



Minutes
Rolling Hills Planning Commission
Tuesday, February 17, 2026
Field Trip Meeting 7:30 a.m.
26 Caballeros Road

1. Call to Order

The Planning Commission of the City of Rolling Hills met in person at 26 Caballeros Road on the above date at 7:37 a.m. Chair Chelf presiding.

2. Roll Call

Commissioners Present: Douglass, Cardenas, Chair Chelf,
Commissioners Absent: Soo, Kirkpatrick
Staff Present: Benjamin Johnson, Code Compliance Officer/Planning Technician
Reina Schaetzl, Willdan Contract Senior Planner
Emma Montes, Assistant Planner
Karina Banales, City Manager

3. Public Comment on Non-Agenda Items - None

4. Public Hearing Field Trips

4.A. Approve Affidavit of Posting for the Planning Commission Special Field Trip Meeting of February 17, 2026

4.B. Zoning Case No. 25-111: Site Plan Review for construction of a new mixed-use structure with garage and storage, non-exempt grading and other improvements; Conditional Use Permit for a detached mixed-use accessory structure greater than 200 square feet, and finding the project exempt from the California Environmental Quality Act for location at 26 Caballeros Road (Ziegler) (Lot 11-SK).

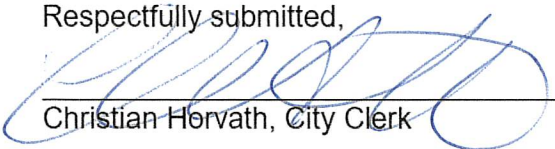
Public Present: V'Etta Virtue (4 Maverick Lane)

Presentation by Code Compliance Officer/Planning Technician Johnson

Commissioners and the public walked the site. No decision was made by the Commission and the item was continued to the evening meeting.

The meeting was adjourned at 7:45 a.m. to the regular Planning Commission meeting on Tuesday, February 17, 2026, beginning at 6:30 p.m. at 2 Portuguese Bend Road, Rolling Hills, CA 90274.

Respectfully submitted,


Christian Horvath, City Clerk

Approved,


Brad Chelf, Chair