



1. Call to Order

The Planning Commission of the City of Rolling Hills met in person on the above date at 6:30 p.m. Chair Chelf presiding.

2. Roll Call

Commissioners Present: Cardenas, Soo, Kirkpatrick, Chair Chelf
Commissioners Absent: Douglass
Staff Present: Karina Bañales, City Manager
Michael Ervin, Assistant City Attorney
Téa Takaoka, Administrative Assistant
Whitney Berry, Planning Manager
Reina Schaetzi, Willdan Contract Senior Planner
Benjamin Johnson, Code Compliance Officer / Planning Technician

3. Pledge of Allegiance – City Manager Bañales

4. Approve Order of The Agenda

Chair Chelf approved the order of the agenda. Without objection, so approved.

5. Blue Folder Items (Supplemental)

Motion by Commissioner Cardenas, seconded by Vice Chair Kirkpatrick to receive and file. Motion carried unanimously with the following vote:

AYES: Cardenas, Soo, Kirkpatrick, Chair Chelf
NOES: None
ABSENT: Douglass

6. Public Comments on Non-Agenda Items – None

7. Consent Calendar

7.A. Approve Affidavit of Posting for the Planning Commission Regular Meeting of April 21, 2026

7.B. Approve the Minutes for the February 17, 2026 Planning Commission Meetings

Motion by Commissioner Cardenas, seconded by Vice Chair Kirkpatrick to approve the Consent Calendar. Motion carried unanimously with the following vote:

AYES: Cardenas, Soo, Kirkpatrick, Chair Chelf
NOES: None
ABSENT: Douglass

8. Excluded Consent Calendar Items – None

9. Public Hearings on Items Continued from Previous Meetings – None

10. Public Hearings

- 10.A. Zoning Case No. 26-38: A request for the approval of a Site Plan Review for a 135-square-foot covered gazebo and outdoor kitchen, Conditional Use Permit for the use of such structure, a Variance to construct in the front yard and to waive the requirement for a stable and corral set-aside area, and finding the project exempt from the California Environmental Quality Act for a property located at 1 Chestnut Ln (Icarus LP, Mittal) (Lot 239-A-6-MS).**

Presentation by Code Compliance Officer / Planning Technician Johnson.

Public Comment: Monique Hansen

Motion by Commissioner Cardenas, seconded by Commissioner Soo to Adopt Resolution 2026-04 as presented. Motion carried unanimously with the following vote:

AYES: Cardenas, Soo, Kirkpatrick, Chair Chelf
NOES: None
ABSENT: Douglass

- 10.B. Zoning Case No. 26-37: A request for Site Plan Review to demolish an existing residence, expand the residential building pad, construct a new residence, attached garage, swimming pool, retaining walls exceeding a height of 3 feet (up to a maximum height of 5 feet), non-exempt grading, and other improvements; and variance to exceed the 40% disturbance; and finding the project categorically exempt from the California Quality Act for a property located at 4 Spur Lane (Lukic) (LOT 11-B-CH)**

Commissioner Soo recused herself and left the dais at 6:52 p.m.

Presentation by Willdan Contract Senior Planner Schaetzel.

Public Comment: Luis de Moraes, Dan Bolton, Alfred Visco, Melissa McNabb, James Bellis, Maureen Hill, Nebojsa Lukic

Motion by Commissioner Cardenas, seconded by Vice Chair Kirkpatrick to Adopt Resolution 2026-05 as presented. Motion carried unanimously with the following vote:

AYES: Cardenas, Kirkpatrick, Chair Chelf
NOES: None
ABSENT: Soo, Douglass

Commissioner Soo returned to the dais at 7:50 p.m.

11. Discussion Items – None

12. Scheduled Field Trips

Willdan Contract Senior Planner Schaetzel announced 8 Buggy Whip Drive and 15 Chuckwagon Road were scheduled as potential field trips.

13. Items from The Planning Commission – None

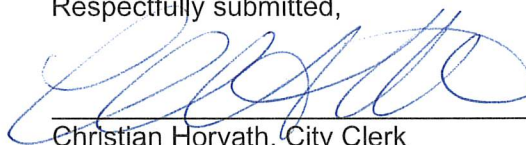
14. Items from Staff

City Manager Bañales informed Commissioners of direction provided by the City Council to readdress Williamsburg Lane height standards at an upcoming meeting and introduced new Planning Manager, Whitney Berry.

15. Adjournment: 7:54 p.m.

The meeting was adjourned at 7:54 p.m. to the Planning Commission meeting on Tuesday, May 19, 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