



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

3. Pledge of Allegiance – Assistant City Attorney Ervin

4. Approve Order of The Agenda

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

5. Blue Folder Items (Supplemental) – None

6. Public Comments on Non-Agenda Items – None

7. Consent Calendar

7.A. Approve Affidavit of Posting for the Planning Commission Regular Meeting of May 19, 2026

7.B. Approve the Minutes for the April 21, 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, Douglass, Kirkpatrick, Chair Chelf
NOES: None
ABSENT: Soo

8. Excluded Consent Calendar Items – None

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

10. Public Hearings

10.A. Zoning Case No. 26-35: Zoning Case 26-35: Site Plan Review for construction of a new freestanding deck located in the center of an existing riding ring, a Variance for locating

structure in the rear-yard setback, and finding the project exempt from the California Environmental Quality Act for location at 8 Buggy Whip Drive (Sung)(Lot 247-B-2-MS).

Presentation by Code Compliance Officer / Planning Technician Johnson.

Public Comment: Doris Sung

Motion by Commissioner Cardenas, seconded by Commissioner Douglass continuing the public hearing to the next meeting; directing staff to explore other platform options as an alternative to the proposed deck in collaboration with the property owner. Motion carried unanimously with the following vote:

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

11. Discussion Items

11.A. Discussion and Direction on Potential Amendment to Structure Height Standards for Williamsburg Lane.

Presentation by City Manager Bañales.

Motion by Commissioner Cardenas, seconded by Commissioner Douglass to receive and file the report; direct staff to draft the necessary language for increasing the height limit to 25 feet specific to Williamsburg Lane; and complete all required noticing to schedule this item as a public hearing. Motion carried unanimously with the following vote:

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

12. Scheduled Field Trips

Planning Manager Berry announced 1 Storm Hill as a potential field trip.

13. Items from The Planning Commission – None

14. Items from Staff – None

15. Adjournment: 7:10 p.m.

The meeting was adjourned at 7:10 p.m. to the Planning Commission meeting on Tuesday, June 16, 2026, beginning at 6:30 p.m. at 2 Portuguese Bend Road, Rolling Hills, CA 90274.

Respectfully submitted,



Christian Horvath, City Clerk

Approved,



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Brad Chelf, Chair