



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

2 PORTUGUESE BEND ROAD, ROLLING HILLS, CA 90274 | (310) 377-1521

Planning Commission

Tuesday, July 21, 2026, 6:30 PM

Regular Meeting
City of Rolling Hills

The meeting agenda is available on the City's website. The Planning Commission meeting will be live-streamed on the City's website. View both the [agenda and the live-streamed video](#).

Members of the public may submit written comments in real-time by [emailing the City Clerk's office](#). Your comments will become part of the official meeting record. You must provide your full name, but please do not provide any other personal information that you do not want to be published.

View [recordings to Planning Commission meetings](#) online.

AGENDA

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Approve Order of the Agenda

This is the appropriate time for the Chair or Commissioners to approve the agenda as is or reorder.

5. Blue Folder Items (Supplemental)

Blue folder (supplemental) items are additional back up materials to administrative reports, changes to the posted agenda packet, and/or public comments received after the printing and distribution of the agenda packet for receive and file.

6. Public Comment on Non-Agenda Items

This is the appropriate time for members of the public to make comments regarding items not listed on this agenda. Pursuant to the Brown Act, no action will take place on any items not on the agenda.

7. Consent Calendar

Business items, except those formally noticed for public hearing, or those pulled for discussion are assigned to the Consent Calendar. The Chair or any Commissioner may request that any Consent Calendar item(s) be removed, discussed, and acted upon separately. Items removed from the Consent Calendar will be taken up under the "Excluded Consent Calendar" section below. Those items remaining on the Consent Calendar will be approved in one motion. The Chair will call on anyone wishing to address the Planning Commission on any Consent Calendar item on the agenda, which has not been pulled by Commissioners for discussion.

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

RECOMMENDATION: Approve.

7.B. Approve the Minutes for the June 16, 2026 Planning Commission Meetings

RECOMMENDATION: Approve as presented.

7.C. Zoning Case No. 24-017: A Resolution of the Planning Commission of the City of Rolling Hills granting a two-year time extension for a previously approved Zoning Case No. 24-017 for a Conditional Use Permit for a detached pergola that exceeds 200 square feet, and Variances for a new swimming pool and pergola to encroach into the front yard and pool equipment to encroach into the side yard setback, and finding the project categorically exempt from CEQA for 9 Outrider Road (Lot 92-B-EF)(Sonstein)

RECOMMENDATION: Staff recommend that the Planning Commission consider and approve the request to adopt Resolution No. 2026-10 granting a two-year extension for this project. If granted, the project would expire on July 21, 2028.

7.D. Zoning Case No. 24-016: A Resolution of the Planning Commission of the City of Rolling Hills granting a two-year time extension for a previously approved Zoning Case No. 24-016 for a Site Plan Review to construct a new stable, non-exempt grading, retaining walls to exceed 3 feet (maximum 5 feet height), and related improvements; Conditional Use Permit to convert an existing recreational sports court into an equestrian riding area, and for a stable greater than 200 square feet; and Variances for construction of a stable in the front yard, corral in the front and side yard setbacks, import of dirt, and to exceed the maximum 40% disturbed area; and finding the project categorically exempt from CEQA for 1 Morgan Lane (Lot 170-1-MS)(Hu)

RECOMMENDATION: Staff recommend that the Planning Commission consider and approve the request to adopt Resolution No. 2026-11 granting a two-year extension for this project. If granted, the project would expire on July 21, 2028.

8. Excluded Consent Calendar Items

9. Public Hearings on Items Continued From a Previous Meeting

10. Public Hearings

10.A. Zoning Case No. 26-75: Request for a Variance to waive the stable and corral set aside requirement related to an addition to an existing residence; and finding the project exempt from CEQA for 87 Eastfield Drive (AIN 7567-005-025)(Brockway)

RECOMMENDATION: Open the public hearing, take public testimony, close the public hearing, discuss the proposed project, and consider Resolution No. 2026-12 for approval.

10.B. Zoning Case No. 26-55: Site Plan Review for non-exempt grading related to additions and site improvements; and Variance requests to construct in the front yard setback and to waive the requirement for a stable and corral set aside area; and finding the project exempt from CEQA for 29 Eastfield Drive (Lot 45-EF)(Aquino)

RECOMMENDATION: Open the public hearing, take public testimony, close the public hearing, discuss the proposed project, and consider Resolution No. 2026-13 for approval.

11. Discussion Items

12. Scheduled Field Trips

13. Matters From Members of the Planning Commission

14. Matters From Staff

15. Adjournment

Next regular meeting: Tuesday, August 18, 2026 at 6:30 p.m. in the City Council Chamber, Rolling Hills City Hall, 2 Portuguese Bend Road, Rolling Hills, California, 90274.

Notice:

Documents pertaining to an agenda item received after the posting of the agenda are available for review in the City Clerk's office or at the meeting at which the item will be considered.

In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this meeting due to your disability, please contact the City Clerk at (310) 377-1521 at least 48 hours prior to the meeting to enable the City to make reasonable arrangements to ensure accessibility and accommodation for your review of this agenda and attendance at this meeting.