



1. Call to Order

The Planning Commission of the City of Rolling Hills met in person on the above date at 6:31 p.m. Chair Chelf presiding.

2. Roll Call

Commissioners Present: Cardenas, Soo, Douglass, Chair Chelf
Commissioners Absent: Kirkpatrick
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 – Planning Manager Berry

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 Commissioner Soo to receive and file Blue Folder Item 10A. Motion carried unanimously with the following vote:

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

6. Public Comments on Non-Agenda Items – None

7. Consent Calendar

7.A. Approve Affidavit of Posting for the Planning Commission Regular Meeting of June 16, 2026

7.B. Approve the Minutes for the May 19, 2026 Planning Commission Meetings

7.C. Pulled by Commissioner Cardenas

Motion by Commissioner Cardenas, seconded by Commissioner Soo to approve the Consent Calendar with the exception of Item 7C. Motion carried unanimously with the following vote:

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

8. Excluded Consent Calendar Items

- 7.C. Zoning Case No. 24-018: A Resolution of the Planning Commission of the City of Rolling Hills granting a one-year time extension for a previously approved Zoning Case No. 24-018 for a Lot Line Adjustment between four parcels at 1-4 Storm Hill Lane, and determining the project exempt from CEQA (Storm Properties, Inc.) (APN 7570-024-019, 7570-024-020, 7570-024-021, and 7570-024-024)**

Motion by Commissioner Cardenas, seconded by Commissioner Douglass to adopt Resolution No. 2026-08 as presented. Motion carried unanimously with the following vote:

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

9. Public Hearings on Items Continued from Previous Meetings

- 9.A. 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).**

Motion by Commissioner Cardenas, seconded by Commissioner Douglass to continue the public hearing to September 15, 2026. Motion carried unanimously with the following vote:

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

10. Public Hearings

- 10.A. Zoning Case No. 26-02: Request for a Site Plan Review to construct a new 7,050 square foot residence with basement, an attached three-car garage, a swimming pool/spa, non-exempt grading and other site improvements and finding the project exempt from CEQA for 1 Storm Hill Lane (Storm Properties, Inc.)(APN 7570-024-019)**

Presentation by Planning Manager Berry.

Public Comment: Storm Bird, Doris Sung

Motion by Commissioner Cardenas, seconded by Commissioner Douglass to adopt Resolution No. 2026-07 with additional language mandating landscape not exceed the roof ridge line of the primary structure. Motion carried unanimously with the following vote:

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

- 10.B. Consideration of an Ordinance amending Chapter 17.16 of the Municipal Code regarding the height limits of single-family residential homes located on Williamsburg Lane, and finding the**

action to be statutorily exempt from CEQA under Section 21080.17 of the Public Resources Code.

Presentation by Planning Manager Berry.

Motion by Commissioner Cardenas, seconded by Commissioner Douglass to adopt Resolution No. 2026-09 as presented and recommend City Council adopt proposed Ordinance No. 390. Motion carried unanimously with the following vote:

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

11. Discussion Items – None

12. Scheduled Field Trips

Planning Manager Berry announced 15 Chuckwagon Road as a potential field trip.

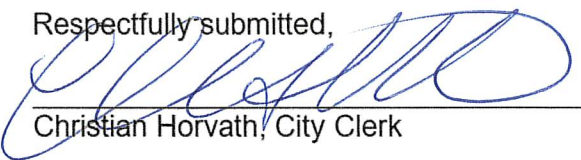
13. Items from The Planning Commission – None

14. Items from Staff – None

15. Adjournment: 6:58 p.m.

The meeting was adjourned at 6:58 p.m. to the Planning Commission meeting on Tuesday, July 21, 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