



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: Whitney Berry, Planning Manager
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) – 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 July 21, 2026

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

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)

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)

Motion by Commissioner Cardenas, seconded by Commissioner Soo 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. 26-75: 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)

Presentation by Planning Manager Berry.

Motion by Commissioner Cardenas, seconded by Vice Chair Kirkpatrick to approve Resolution No. 2026-12 as presented. Motion carried unanimously with the following vote:

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

10.B. Zoning Case No. 26-55: 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)

Presentation by Planning Manager Berry.

Public Comment: Brett Buchmann, Judith Haenel

Motion by Commissioner Cardenas, seconded by Vice Chair Kirkpatrick to approve Resolution No. 2026-13 as presented. Motion carried unanimously with the following vote:

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

11. Discussion Items – None

12. Scheduled Field Trips

Planning Manager Berry announced 7 Outrider Road and 2 Williamsburg Lane as potential field trips.

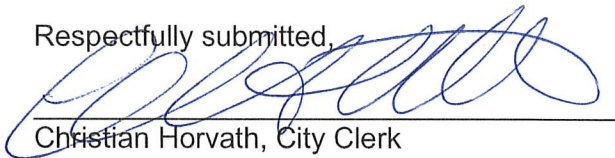
13. Items from The Planning Commission – None

14. Items from Staff – None

15. Adjournment: 7:08 p.m.

The meeting was adjourned at 7:08 p.m. to the Planning Commission meeting on Tuesday, August 18, 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