



Minutes
Rolling Hills Planning Commission
Tuesday, July 21, 2026
Field Trip Meeting 7:30 a.m.
87 Eastfield Drive.

1. Call to Order

The Planning Commission of the City of Rolling Hills met in person at 87 Eastfield Drive on the above date at 7:34 a.m. Chair Chelf presiding.

2. Roll Call

Commissioners Present: Soo, Cardenas, Kirkpatrick, Chair Chelf,
Commissioners Absent: Douglass
Staff Present: Whitney Berry, Planning Manager
Karina Banales, City Manager
Joshua White, Intern
Ethan Yu, Intern

3. Public Comment on Non-Agenda Items - None

4. Public Hearing Field Trips

4.A. Approve Affidavit of Posting for the Planning Commission Special Field Trip Meeting of July 21, 2026

4.B. 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)

Public Present: Leah Mirsch (4 Cinchring Road)
Domingo Ottolia (Project Applicant, Architect)
Cody Dodge (Project Contractor)
Kathryn Bishop (Rolling Hills Community Association)

Presentation by Planning Manager Berry.

Commissioners and public walked the site. Commissioner Kirkpatrick asked about story poles and the Applicant confirmed that the addition is located under existing roof line so no silhouette was warranted. No decision was made by the Commission and the item was continued to the evening meeting.

At 7:45 a.m. the Commission moved to 29 Eastfield Drive and reconvened at 7:50 a.m.

4.C. 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)

Public Present: Judith Haenel (31 Eastfield Drive)
Leah Mirsch, (4 Cinchring Road)
Brett Buchmann (Project Applicant, Architect)

Kathryn Bishop (Rolling Hills Community Association)

Presentation by Planning Manager Berry.

Commissioners and public walked the site and inspected the silhouette. Commissioners discussed the driveway access and whether changes were proposed. Kathryn Bishop, RHCA Architectural Inspector, confirmed that any repaving proposed within an RHCA easement requires RHCA Board approval. Commissioners also discussed feasibility of locating a stable and corral on the property and asked the Project Applicant to consider further and discuss at the evening meeting. Public comments were made by the property owner of 31 Eastfield who expressed interest in landscaping for privacy along their shared property line and the visibility of the proposed addition's roof. No decision was made by the Commission and the item was continued to the evening meeting.

The meeting was adjourned at 8:00 a.m. to the regular 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