



CITY OF
ROLLING HILLS ESTATES
4045 PALOS VERDES DRIVE NORTH • ROLLING HILLS ESTATES, CA 90274
TELEPHONE 310.377.1577 • FAX 310.377.4468
www.RollingHillsEstates.gov

Regular Meeting Agenda
PLANNING COMMISSION

Monday, August 3, 2026

7:00 PM

Council Chamber

AMENDED AGENDA (UPDATED ITEM 6B)

1. **CALL TO ORDER**
2. **SALUTE TO THE FLAG**
3. **ROLL CALL**
4. **APPROVAL OF MINUTES**
 - A. APPROVAL OF PLANNING COMMISSION MEETING MINUTES, MAY 4, 2026
Attachments: [Draft Minutes](#)
5. **AUDIENCE ITEMS**
6. **CONSENT CALENDAR**
 - A. READING IN FULL OF ALL ORDINANCES AND RESOLUTIONS PRESENTED FOR CONSIDERATION TO THE PLANNING COMMISSION WILL BE WAIVED AND ALL SUCH ORDINANCES AND RESOLUTIONS WILL BE READ BY TITLE ONLY.

- B. BIENNIAL CODE COMPLIANCE REPORT - DECEMBER 8, 2025 TO AUGUST 2, 2026

Memorandum from: Stephanie McFaddin, Code Compliance Officer

Recommendation: That the Planning Commission receive and file the report.

Attachments: [Staff Report](#)

[A. 2026 Biannual Code Compliance Report, December 8, 2025 to August 2, 2026](#)

7. **BUSINESS ITEMS**

8. **PUBLIC HEARINGS**

- A. PLANNING APPLICATION NO. PA-260149; ADDRESS: 6 Encanto Drive, Rolling Hills Estates, CA 90274; APPLICANT: Costa Gurevitch; DESCRIPTION: A request for a Neighborhood Compatibility Determination (NC-260199) for a 626 SF pool and spa located within the front yard and Variances for the construction of a structure within the front yard setback (V-260200), to exceed the allowable lot coverage for the entire lot (V-260201), and to exceed the allowable front yard lot coverage (V-260202).

The application was reviewed in accordance with the California Environmental Quality (Public Resources Code §21000 et seq.: "CEQA") and was determined to be Categorically Exempt under Class 1, Section 15301 Existing Facilities.

Memorandum from: Cameron Hall, Assistant Planner

Recommendation: That the Planning Commission continue Planning Application PA-260149 to the next available Planning Commission meeting.

Attachments: [Staff Report](#)

- B. PLANNING APPLICATION NO. 260213; LOCATION: CITYWIDE;
PROPOSED AMENDMENTS TO TITLE 17 (ZONING) OF THE
MUNICIPAL ADDING OR AMENDING 10 CHAPTERS

Memorandum from: Jeannie Naughton, Community Development Director

Recommendation: Open the Public Hearing; Take public testimony; Discuss the issues related to Zoning Text Amendment ZTA 260214; Close the Public Hearing; and Adopt Resolution No. PA-260213, recommending to the City Council the adoption of amendments to seven existing chapters and the addition of three chapters to the Rolling Hills Estates Municipal Code, and determining the code amendments are exempt from the California Environmental Quality Act.

Attachments: [Staff Report](#)

[Attachment A - Chapter 17.90 - Administration and Enforcement](#)

[Attachment B - Chapter 17.91 - Uniform Procedures](#)

[Attachment C - Public Hearing Notice Procedures - Chapter 17.92](#)

[Attachment D - Chapter 17.94 - Appeals and Council Review](#)

[Attachment E - Chapter 17.50 - Pre-Construction Review, Building Permits, and Certifi](#)

[Attachment F - Chapter 17.58 - Commercial Development Plan and Design Review](#)

[Attachment G - Chapter 17.64 - Nonconforming Uses, Structures, and Parcels](#)

[Attachment H - Variances and Minor Deviations - Chapter 17.66](#)

[Attachment I - Conditional Use Permits - Chapter 17.68](#)

[Attachment J - Special Use Permits - Chapter 17.70](#)

9. **COMMISSION ITEMS**

10. **DIRECTOR ITEMS**

11. **MATTERS OF INFORMATION**

- A. CITY COUNCIL ACTIONS, APRIL 28, 2026

Attachments: [Action Memo](#)

- B. CITY COUNCIL ACTIONS, MAY 12, 2026

Attachments: [Action Memo](#)

C. CITY COUNCIL ACTIONS, MAY 26, 2026

Attachments: [Action Memo](#)

D. CITY COUNCIL ACTIONS, JUNE 9, 2026

Attachments: [Action Memo](#)

E. CITY COUNCIL ACTIONS, JUNE 23, 2026

Attachments: [Action Memo](#)

F. CITY COUNCIL ACTIONS, JULY 28, 2026

Attachments: [Action Memo](#)

12. ADJOURNMENT