City of Rolling Hills INCORPORATED JANUARY 24, 1957

NO. 2 PORTUGUESE BEND ROAD
ROLLING HILLS, CA 90274
(310) 377-1521
FAX (310) 377-7288

AGENDA
Regular Planning Commission Meeting

PLANNING COMMISSION
Tuesday, June 15, 2021

CITY OF ROLLING HILLS
6:30 PM

SUPPLEMENTAL

Executive Order N-29-20

This meeting is held pursuant to Executive Order N-29-20 issued by Governor Newsom on March 17, 2020. All Planning Commissioners will participate by teleconference. Public Participation: City Hall will be closed to the public until further notice.

A live audio of the Planning Commission meeting will be available on the City's website (https://www.rolling-hills.org/PC%20Meeting%20Zoom%20Link.pdf).

The meeting agenda is also available on the City's website (https://www.rolling-hills.org/government/agenda/index.php).

Join Zoom Meeting via https://us02web.zoom.us/j/99343882035?pwd=MWZXaG9ISWdud3NpajYwY3dF bllFZz09
Meeting ID: 993 4388 2035 Passcode: 647943

Members of the public may submit comments in real time by emailing the City Clerk's office at cityclerk@cityofrh.net. Your comments will become a part of the official meeting record. You must provide your full name but do not provide any other personal information (i.e., phone numbers, addresses, etc) that you do not want to be published.

1. **CALL MEETING TO ORDER**

2. **ROLL CALL**

3. **APPROVAL OF THE AGENDA**

4. **PUBLIC COMMENTS ON MINUTES AND ANY ITEM NOT ON THE AGENDA**

5. **APPROVAL OF MINUTES**

   5.A. MAY 18, 2021 FIELD TRIP PLANNING COMMISSION MEETING MINUTES MAY 18, 2021 EVENING PLANNING COMMISSION MEETING MINUTES JUNE 01, 2021

SPECIAL EVENING PLANNING COMMISSION MEETING MINUTES
RECOMMENDATION: Receive and file.
05.18.2021 PC Regular Meeting Action Minutes.P.pdf
05.18.2021 Field Trip PC Regular Meeting Minutes.pdf
06.01.2021 PC Special Meeting Action Minutes.v1.pdf

6. RESOLUTIONS

6.A. A RESOLUTION APPROVING CONDITIONAL USE PERMIT FOR A PROPOSED TWO-CAR DETACHED GARAGE; VARIANCES FOR: LOT AND PAD COVERAGE EXCEEDANCE AND FOR GRADING EXPORT; AND SITE PLAN REVIEW FOR GRADING FOR DEVELOPED PROPERTY LOCATED AT 23 CHUCKWAGON ROAD, ROLLING HILLS, CA (RAMIREZ).
RECOMMENDATION: Approve Resolution No. 2021-09
PC_Resolution_2021-09.docx
SUPPLEMENTAL PC_Resolution_2021-09.pdf

7. PUBLIC HEARINGS ON ITEMS CONTINUED FROM PREVIOUS MEETING

NONE.

8. NEW PUBLIC HEARINGS

8.A. CONSIDER RESOLUTION 2021-08 APPROVING CONDITIONAL USE PERMIT FOR A 1,516 SQUARE FOOT SPORTS COURT; SITE PLAN REVIEW FOR 256 CUBIC YARDS OF GRADING; AND VARIANCE FOR ENCROACHMENT OF THE SPORTS COURT INTO THE REQUIRED SETBACKS LOCATED 75 SADDLEBACK DRIVE, (LOT 68-2-RH) ROLLING HILLS, CA (KIM).
RECOMMENDATION: Approve Resolution No. 2021-08 for the proposed sports court.
75 Saddleback_ZC 20-09_plans.pdf
2021-08.PC_RESOLUTION_75_Saddleback_Road_Sports_Court-1.docx
Development Table - ZC 20-09_PC 06.15.21.docx
SUPPLEMENTAL_2021-06-01 Max Court - Drawings_final_06.14.21.pdf
SUPPLEMENTAL_2021-08.PC RESOLUTION 75 Saddleback Road_Sports Court.docx

8.B. CONSIDER RESOLUTION 2021-07 APPROVING CONDITIONAL USE PERMIT FOR A PROPOSED 180 SQUARE-FOOT ATTACHED STUDIO RESULTING IN A MIXED USE STRUCTURE; SITE PLAN REVIEW FOR 71.6 CUBIC YARDS OF GRADING; AND VARIANCE FOR IMPORTING 18 CUBIC YARDS OF GRAVEL FOR THE SUBJECT PROPERTY LOCATED AT 2 SPUR LANE, (LOT 12-B-CH) ROLLING HILLS, CA (RAJEWSKI).
RECOMMENDATION: Consider Resolution No. 2021-07 approving the proposed project.
Development Table - ZC 21-05_PC 06.15.21.v2.docx
2021-07.PC_RESOLUTION_2_Spur_Lane_draft.docx
2 Spur Lane_plans_06.15.21_.pdf
SUPPLEMENTAL_RAJEWSKI RESIDENCE-JUNE15 REVIEW_revised final set.pdf

9. NEW BUSINESS

NONE.

10. OLD BUSINESS
NONE

11. SCHEDULE FIELD TRIPS
TO BE DETERMINED.

12. ITEMS FROM STAFF
NONE.

13. ITEMS FROM THE PLANNING COMMISSION

14. ADJOURNMENT
Next meeting: July 20, 2021 at 7:30 AM for Planning Commission Field Trip with sites to be determined.

Notice:

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.

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.

All of the above resolutions and zoning case items have been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines unless otherwise stated.

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 5.A
Mtg. Date: 06/15/2021

TO: **HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION**

FROM: **JANELY SANDOVAL, CITY CLERK**

THRU: **ELAINE JENG P.E., CITY MANAGER**

SUBJECT: **MAY 18, 2021 FIELD TRIP PLANNING COMMISSION MEETING MINUTES**
MAY 18, 2021 EVENING PLANNING COMMISSION MEETING MINUTES
JUNE 01, 2021 SPECIAL EVENING PLANNING COMMISSION MEETING MINUTES

DATE: **June 15, 2021**

BACKGROUND:
None.

DISCUSSION:
None.

FISCAL IMPACT:
None.

RECOMMENDATION:
None.

ATTACHMENTS:
05.18.2021 PC Regular Meeting Action Minutes.P.pdf
05.18.2021 Field Trip PC Regular Meeting Minutes.pdf
06.01.2021 PC Special Meeting Action Minutes.v1.pdf

REGULAR MEETING
OF THE PLANNING COMMISSION
CITY OF ROLLING HILLS
6:30 P.M.
TUESDAY, MAY 18, 2021
VIA TELECONFERENCE

1. **CALL MEETING TO ORDER**

A regular meeting of the Planning Commission of the City of Rolling Hills was called to order by Chair Chelf at 6:31 p.m. on Tuesday, May 18, 2021 via teleconference.

2. **ROLL CALL**

Present:	Cardenas, Cooley, Douglass, Vice Chair Kirkpatrick, and Chair Chelf.
Absent: None.	
Staff Present:	Meredith T. Elguira, Planning & Community Services Director.
	Brian Byun, Assistant City Attorney.
	Stephanie Grant, Code Enforcement Office and Planner.
	Ashford Ball, Senior Management Analyst.
	Janely Sandoval, City Clerk
	Leah Mirsch, Councilmember.

3. **APPROVAL OF THE AGENDA**

Agenda approved as presented.

4. **PUBLIC COMMENTS ON MINUTES AND ANY ITEM NOT ON THE AGENDA**

None.

5. **APPROVAL OF MINUTES**

Commissioner Cardenas motioned to approve minutes for February 16, 2021 Field Trip Planning Commission Meeting Minutes, and Commissioner Cooley seconded the motion.

AYES:	COMMISSIONERS: Cooley, Vice Chair Kirkpatrick, and Chair Chelf.
NOES:	COMMISSIONERS: None.
ABSENT:	COMMISSIONERS: None.
ABSTAIN:	COMISSIONERS: Cardenas and Douglas

Commissioner Cardenas motioned to approve remaining minutes as presented, and Commissioner Cooley seconded the motion.

AYES: COMMISSIONERS: Cardenas, Cooley, Douglas, Vice Chair Kirkpatrick, and Chair Chelf.
NOES: COMMISSIONERS: None.
ABSENT: COMMISSIONERS: None.
ABSTAIN: COMISSIONERS: None.

6. **RESOLUTIONS**

None.

7. **PUBLIC HEARINGS ON ITEMS CONTINUED FROM PREVIOUS MEETING.**

7A. ZONNING CARE NO. 2021-01: REQUEST FOR; 1) CONDITIONAL USE PERMIT FOR A PROPOSED DETACHED GARAGE; 2) VARIANCES FOR: LOT AND PAD COVERAGE EXCEEDANCE, ENCROACHMENT INTO REQUIRED STABLE/CORRAL SETBACK FROM HABITABLE STRUCTURE AND GARAGE, AND FOR GRADING EXPORT; AND 3) SITE PLAN REVIEW FOR GRADING FOR PROPERTY LOCATED AT 23 CHUCKWAGON ROAD, ROLLING HILLS, CA (RAMIREZ).

New City staff were introduced to the Commissioners.

Planning and Community Services Director Meredith Elguira presented the item and explained the difference between previous plan and the proposed plan. She also provided information on how the project exceeds current code.

Architect Domingo provided additional details between previous project and revised project.

Commissioner Cooley asked for detail how the project was able to meet the thirty-five feet setback between the equestrian use and the ADU.

Architect Domingo stated that decreasing the size of the garage made it possible.

Resident Cheryl Marcs, 8 Chesterfield Road, stated her concerns regarding overdevelopment, and traffic and safety issues that can follow if project is approved.

Resident Gordana Swanson, 2 Chesterfield Road, stated her concerns regarding overdevelopment and potential safety issues. She wants to ensure acreage usage is up to code and efficiently being used for current and future owners.

Residents Bill and Tanya Dilfer, 25 Chuckwagon Road, questioned revisions made to the original plans and stated their concerns regarding view obstruction and overdevelopment.

Planning and Community Services Director read email from resident Martha Bernadette into record, 10 Chesterfield, regarding her traffic and safety concerns, and the importance of proper drainage be installed for safety of the house down the hill.

Chair Chelf informed residents that their comments will be discussed with all Commissioners.

Discussion ensued among the Commissioners and staff.

MOTION: Commissioner Cardenas motioned to direct staff to draft a resolution for approval of the project with amendments presented in the meeting such as, shifting of the barn, and mandate for proper landscaping to obscure the structure and removal of the wall on the Chesterfield side and Vice Chair Kirkpatrick seconded the motion.

AYES:	COMMISSIONERS: Cardenas, Cooley, Douglas, Vice Chair Kirkpatrick, and Chair Chelf.
NOES:	COMMISSIONERS: None.
ABSENT:	COMMISSIONERS: None.
ABSTAIN:	COMISSIONERS: None.

8. **NEW PUBLIC HEARINGS**

8A. ZONING CASE NO. 2021-04: REQUEST FOR: 1) CONDITIONAL USE PERMITS FOR PROPOSED SPORTS COURT AND MIXED USE STRUCTURE; AND 2) REQUEST FOR VARIANCES FRO; ENCROACHMENT INTO THE REQUIRED SETBACKS FOR THE SPORTS COURT AND MIXED USE STRUCUTRE AND PAD COVERAFE EXCEEDANCE.

Planning and Community Service Director Meredith presented the proposed project.

Applicant Keith Muller provided detailed report regarding revisions made to original proposed project.

Vice Chair Kirkpatrick asked what the main purpose of the sports court usage.

Applicant Keith Muller stated the proposed sports court will be used for tennis.

Applicant Heather Docherty stated the chain-link fence around the sports court will be 10 feet high.

Chair Chelf asked additional questions about view impact and landscaping.

Applicant Muller stated vegetation will be planted along the fence line.

Planning and Community Services Director Elguira provided further details regarding the proposed landscape.

Commissioner Cooley asked if there was safety concerns regarding new access from onsite.

Planning and Community Services Director Elguira mentioned there are no safety concerns for first responders.

Resident from 2 Appaloosa Lane called and informed staff he supports the project.

Discussion ensued among the Commissioners.

MOTION: Commissioner Cardenas motioned to approve resolution no. 2021-05 with the conditions set forth by the changes made today to the plans including the three-rail fence maintained on the street side, not allow for a second story being added, and all other said changes made today and Vice Chair Kirkpatrick seconded the motion.

AYES:	COMMISSIONERS: Cardenas, Cooley, Douglas, Vice Chair Kirkpatrick, and Chair Chelf.
NOES:	COMMISSIONERS: None.
ABSENT:	COMMISSIONERS: None.
ABSTAIN:	COMISSIONERS: None.

9. **NEW BUSINESS**

None.

10. **OLD BUSINESS**

None.

11. **SCHEDULED FIELD TRIPS**

11A. 75 SADDLEBACK ROAD (ZONING CASE NO. 20-09)

11B. 2 SPUR LANE (ZONING CASE NO. 21-05)

12. **ITEMS FROM STAFF**

12A. Trees and Views Committee Training on Wednesday, May 26, 2021 at 4 PM.

Planning and Community Director reminded committee members regarding training date and time.

12B. Trees and Views Committee Meeting on Tuesday, June 1, 2021 at 4 PM (field trip) and 5 PM (hearing).

Planning and Community Director informed Commissioners the date and time of the first Trees and Views Committee Meeting.

12C. 5TH Cycle Housing Element will be presented on Tuesday, June 1, 2021 at 6PM.

Planning and Community Director informed Commissioners regarding the special meeting for the Housing Element to attain recommendation for City Council at the Monday, June 14, 2021 meeting.

13. **ITEMS FROM PLANNING COMMISSION**

None.

14. **ADJOURNMENT**

Hearing no further business before the Planning Commission, Chair Chelf adjourned the meeting at 7:45 PM via teleconference.

Next regular meeting: Tuesday, May 18, 2021 at 6:30 p.m. via City's website's link at: https://www.rolling-hills.org/government/agenda/index.php

Join Zoom Meeting via
https://us02web.zoom.us/j/99343882035?pwd=MWZXaG9ISWdud3NpajYwY3dFbllFZz09 Meeting ID: 993 4388 2035 Passcode: 647943

Respectfully submitted,

_____
Janely Sandoval,
City Clerk

Approved,

_____
Brad Chelf
Chairman

FIELD TRIP
OF THE PLANNING COMMISSION
CITY OF ROLLING HILLS
7:30 AM
TUESDAY, MAY 18, 2021

1. CALL MEETING TO ORDER

A field trip meeting of the Planning Commission of the City of Rolling Hills was called to order by Chair Chelf at 7:31 a.m. on Tuesday, May 18, 2021 at 23 Chuckwagon Road.

2. ROLL CALL

Commissioners Present:	Douglass, Cooley, Cardenas, Kirkpatrick, and Chair Chelf
Commissioners Absent:	None.
Staff Present:	Meredith Elguira, Planning and Community Services Director Stephanie Grant, Code Enforcement Officer and Planner

3. APPROVAL OF THE AGENDA

Approved as presented.

4. SCHEDULED FIELD TRIPS

4A ZONING CASE NO. 2021-01: REQUEST FOR: 1) CONDITIONAL USE PERMIT FOR A PROPOSED DETACHED GARAGE AND ADU; 2) VARIANCES FOR: LOT AND PAD COVERAGE EXCEEDANCE, ENCROACHMENT INTO REQUIRED STABLE/CORRAL SETBACK FROM HABITABLE STRUCTURE AND GARAGE, DRIVEWAY SETBACK ENCROACHMENT, AND FOR GRADING EXPORT; AND 3) SITE PLAN REVIEW FOR GRADING. 23 CHUCKWAGON ROAD, ROLLING HILLS, CA (RAMIREZ)

The item was continued from the previous morning Field Trip Planning Commission meeting on April 20, 2021. The Planning Commissioners pulled the item from the April 20, 2021 evening agenda. The Planning Commission gave the applicant more time to address all of their concerns regarding the height of the proposed garage and ADU, floor height, grading, building pad coverage, set asides, orientation of the garage entrance, driveway, access, setbacks, view impacts, size of the garage, and the neighbors' concerns.

The field trip began onsite at 23 Chuckwagon Road. The Planning Commissioners, residents, applicant, and staff walked the proposed site. Planning and Community Services Director, Meredith Elguira presented the proposed project.

The applicant stated the plans have been revised to address the concerns of the Planning Commission and adjacent residents.

The field trip continued to the adjacent neighbors' home, Bill and Tannia Dilfer at 25 Chuckwagon Road. Neighbors expressed their concerns with the height of the proposed garage impacting their view. The Planning Commissioners and staff viewed the line of sight blockage from the Dilfer's backyard to the proposed garage and ADU.

The field trip continued to Martha Bernadett's home located at 10 Chesterfield Road. The Planning Commission and staff viewed the line of sight from her front yard to the rear of the proposed garage and ADU.

The item was continued to the regular evening Planning Commission meeting via teleconference on May 18, 2021 at 6:30 p.m.

5. ADJOURNMENT

Hearing no further business before the meeting was adjourned at 8:00 a.m. The public hearing was continued to the evening of May 18, 2021 at 6:30 p.m. via teleconference.

Respectfully submitted,

_____
Janely Sandoval
City Clerk

_____
Brad Chelf
Chairman

SPECIAL MEETING
OF THE PLANNING COMMISSION
CITY OF ROLLING HILLS
6:00 P.M.
TUESDAY, JUNE 01, 2021
VIA TELECONFERENCE

1. **CALL MEETING TO ORDER**

A special meeting of the Planning Commission of the City of Rolling Hills was called to order by Chair Chelf at 6:09 p.m. on Tuesday, June 01, 2021 via teleconference.

2. **ROLL CALL**

Present:	Cardenas, Cooley, Douglass, Vice Chair Kirkpatrick, and Chair Chelf
Absent:	None
Staff Present:	Meredith T. Elguira, Planning & Community Services Director
	Brian Byun, Assistant City Attorney
	Barry Miller, Housing Consultant
	Stephanie Grant, Code Enforcement Office and Planner
	Ashford Ball, Senior Management Analyst
	Janely Sandoval, City Clerk

3. **APPROVAL OF THE AGENDA**

None.

4. **PUBLIC COMMENTS ON MINUTES AND ANY ITEM NOT ON THE AGENDA**

None.

5. **APPROVAL OF MINUTES**

None.

6. **RESOLUTIONS**

None.

7. **PUBLIC HEARINGS ON ITEMS CONTINUED FROM PREVIOUS MEETING.**

None.

8. **NEW PUBLIC HEARINGS**

8A. RESOLUTION RECOMMENDING CITY COUNCIL ADOPTION OF AMENDED 2013-2021 HOUSING ELEMENT.

Planning and Community Services Director Meredith Elguira introduced Mr. Barry Miller, Housing Consultant who presented the report.

Housing Consultant Barry Miller presented the item and explained previous attempts to conform to State mandated legislation, and the amendments needed throughout the years for approval. Housing Consultant Miller also provided a short recap of future expectations for the 2021–2029 Housing Element time frame, and stated that the report will be forwarded and presented to the City Council on June 14, 2021.

MOTION: Commissioner Cardenas motioned to approve the resolution as written and send to City Council and Vice Chair Kirkpatrick seconded the motion.

AYES:	COMMISSIONERS: Cardenas, Cooley, Douglas, Vice Chair Kirkpatrick, and Chair Chelf.
NOES:	COMMISSIONERS: None.
ABSENT:	COMMISSIONERS: None.
ABSTAIN:	COMISSIONERS: None.

9. **NEW BUSINESS**

None.

10. **OLD BUSINESS**

None.

11. **SCHEDULED FIELD TRIPS**

11A 75 SADDLEBACK ROAD (ZONING CASE NO. 20-09)

11B 2 SPUR LANE (ZONING CASE NO. 21-05)

Chair Chelf reminded Commissioners of upcoming field trips and requested staking schedule.

Planning and Community Director Elguira informed the Commissioners that both field trip sites are currently staked and flagged.

Vice Chair Kirkpatrick requested Planning and Community Director Elguira to confirm if he will need to abstain due to his parents' residence's proximity to 75 Saddleback.

12. **ITEMS FROM STAFF**

None.

13. **ITEMS FROM PLANNING COMMISSION**

None.

14. **ADJOURNMENT**

Hearing no further business before the Planning Commission, Chair Chelf adjourned the meeting at 6:28 PM via teleconference.

Next regular meeting: Tuesday, June 15, 2021 at 6:30 p.m. via City's website's link at: https://www.rolling-hills.org/government/agenda/index.php

Join Zoom Meeting via
https://us02web.zoom.us/j/99343882035?pwd=MWZXaG9ISWdud3NpajYwY3dFbllFZz09 Meeting ID: 993 4388 2035 Passcode: 647943

Respectfully submitted,

_____
Janely Sandoval,
City Clerk

Approved,

_____
Brad Chelf
Chairman

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 6.A
Mtg. Date: 06/15/2021

TO: **HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION**

FROM: **MEREDITH ELGUIRA, PLANNING DIRECTOR**

THRU: **ELAINE JENG P.E., CITY MANAGER**

SUBJECT: **A RESOLUTION APPROVING CONDITIONAL USE PERMIT FOR A PROPOSED TWO-CAR DETACHED GARAGE; VARIANCES FOR: LOT AND PAD COVERAGE EXCEEDANCE AND FOR GRADING EXPORT; AND SITE PLAN REVIEW FOR GRADING FOR DEVELOPED PROPERTY LOCATED AT 23 CHUCKWAGON ROAD, ROLLING HILLS, CA (RAMIREZ).**

DATE: **June 15, 2021**

BACKGROUND:
On May 18, 2021, the Planning Commission directed staff to draft a resolution approving the proposed mixed-use, pool and deck, and equestrian set aside for a proposed project located at 23 Chuckwagon Road. The proposed resolution includes conditions of approval addressing landscape requirements to screen the proposed ADU and repair or replace the existing retaining wall, located along the rear easement, with the same height wall in the same location.

DISCUSSION:
The proposed resolution approves the proposed development subject to conditions of approval contained in Resolution No. 2021-09.

FISCAL IMPACT:
None.

RECOMMENDATION:
Approve Resolution No. 2021-09 approving Conditional Use Permit for a proposed two-car detached garage, attached to an accessory dwelling unit, Variances for: lot and pad coverage exceedance and grading export; and Site Plan Review for grading for a property located at 23 Chuckwagon Road.

ATTACHMENTS:
PC_Resolution_2021-09.docx

SUPPLEMENTAL PC_Resolution_2021-09.pdf

RESOLUTION NO. 2021-09

A RESOLUTION APPROVING CONDITIONAL USE PERMIT FOR A PROPOSED TWO-CAR DETACHED GARAGE; VARIANCES FOR: LOT AND PAD COVERAGE EXCEEDANCE AND FOR GRADING EXPORT; AND SITE PLAN REVIEW FOR GRADING FOR DEVELOPED PROPERTY LOCATED AT 23 CHUCKWAGON ROAD, ROLLING HILLS, CA (RAMIREZ).

THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS DOES HEREBY FIND, RESOLVE AND ORDER AS FOLLOWS:

Section 1. An application was duly filed by Mr. and Mrs. Ramirez requesting Conditional Use Permit for a proposed two-car detached garage, which is attached to an accessory dwelling unit, Variances for: lot and pad coverage exceedance and grading export; and Site Plan Review for grading for a property located at 23 Chuckwagon Road.

Section 2. The Planning Commission conducted duly noticed public hearings to consider the application on May 18, 2021 including a morning field trip and an evening meeting. The applicants were notified of the public hearings in writing by first class mail. Evidence was heard and presented from all persons interested in affecting said proposal and from members of the City staff and the Planning Commission having reviewed, analyzed and studied saidproposal.

Section 3. The property is zoned RAS-1 and has a net lot area of 23,288 square feet. The lot is currently developed with a 2,770 square-foot single family residence and a 439 square-foot attached two-car garage. There are two existing building pads on site with an eight-foot difference in elevation. The existing residence and garage are located on the upper pad (7,581 square feet) towards the front portion of the property and the secondary building pad (3,914 square feet) is on the lower pad on the rear of the property.

Section 4. This project is also categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities) because it involves minor alteration of or addition to an existing developed residential lot. The proposed swimming pool, pool equipment, barbecue, patio and fire pit will be located on primary pad. The secondary building pad is the proposed site for the detached two-car garage, Accessory Dwelling Unit (ADU) and the set aside area for future stable and corral.

Section 5. Sections 17.38.010 through 17.38.050 of the Rolling Hills Municipal Code permit approval of a Variance granting relief from the standards and requirements of the Zoning Ordinance when exceptional or extraordinary circumstances applicable to the property prevent the owner from making use of a parcel of property to the same extent enjoyed by similar properties in the same vicinity or zone. In proposing to exceed the 30% maximum building pad coverage for the pool addition on the first building pad and for the proposed garage and future stable/corral on the second building pad; exporting 384 cubic yards of grading, and exceeding 20% structural coverage, Variances are required to grant relief from the Zoning Ordinance.

With respect to the aforementioned request for a Variance from Zoning Ordinance, the Planning

Commission finds as follows:

A. That there are exceptional or extraordinary circumstances or conditions applicable to the property that do not apply generally to other properties in the same vicinity and zone in that the property has a net lot area of approximately one-half acre, which limits the buildable area on site;

B. That such variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same vicinity and zone but which is denied the property in question due to the limited size and existing topography that make it difficult to comply with the City of Rolling Hills Municipal Code's development standards;

C. That the granting of such variance will not be materially detrimental to the public welfare or injurious to properties or improvements in the vicinity in that the proposed development will comply with the required building code, will not have adverse visual impact to adjacent properties and is in keeping with the character and scale of the community;

D. That in granting the variance, the spirit and intent of this title will be observed in that the proposed development does not prevent anyone from enjoying their property rights, the improvements are visually harmonious with adjacent properties and in scale with adjacent residential development;

E. That the variance does not grant special privilege to the applicant in that the proposed addition is in character and similar in scale with existing residential development and the applicant will have the opportunity to enjoy the same amenities enjoyed by other residents in the community;

F. That the variance is consistent with the portions of the County of Los Angeles Hazardous Waste Management Plan relating to siting and siting criteria for hazardous waste facilities. The proposed location of the project will not be sited near hazardous waste facilities and is surrounded by residential land use;

G. That the variance request is consistent with the general plan of the City of Rolling Hills in that the applicant will enjoy the same rights that residents in the community enjoy, the proposed improvements are in character and scale as the existing neighborhood, it preserves the rural character of the City even with the elimination of the equestrian use.

Section 6. Sections 17.46.010 through 17.46.050 of the Rolling Hills Municipal Code permit approval of a Site Plan Review granting relief from the standards and requirements of the Zoning Ordinance when exceptional or extraordinary circumstances applicable to the property prevent the owner from making use of a parcel of property to the same extent enjoyed by similar properties in the same vicinity or zone. In proposing to grade the site, a Site Plan Review approval is required to grant relief from Section 17.43.010 and 17.16.190 of the Zoning Ordinance.

With respect to the aforementioned request for Site Plan Review from Zoning Ordinance Section 17.46.050, the Planning Commission finds as follows:

A. The project complies with and is consistent with the goals and policies of the general plan and all requirements of the zoning ordinance in that the proposed grading and accessory structures are sensitive to the surrounding uses and will not cause adverse impact on views or harm to surrounding

residences;

B. The project substantially preserves the natural and undeveloped state of the lot by minimizing building coverage on the existing pads. Lot coverage requirements are regarded as maximums, and the actual amount of lot coverage permitted depends upon the existing buildable area of the lot. The proposed development is in located on a parcel less than one acre in size, surrounded by road and driveway easements. The size and existing topography constraints make it difficult to comply with lot coverage requirements however, the proposed pool will have no view impact and the accessory structures will be screened by landscaping from adjacent neighbors and maintains adequate setbacks from the easements and adjacent properties;

C. The project is harmonious in scale and mass with the site, the natural terrain and surrounding residences. The proposed improvements are of similar scale with existing houses in the neighborhood;

D. The project preserves and integrates into the site design, to the greatest extent possible, existing topographic features of the site, including surrounding native vegetation, mature trees, drainage courses and land forms (such as hillsides and knolls). The site is developed with single family residence with two-car garage. The proposed addition will not further increase disturbance of the site and the grading is limited to 641 cubic yards;

E. Grading has been designed to follow natural contours of the site and to minimize the amount of grading required to create the building area. The proposed pool location has previously accommodated a flat open lawn area. The secondary pad has been graded to accommodate a shed and a parking pad, which will be removed;

F. Grading will not modify existing drainage channels nor redirect drainage flow, unless such flow is redirected into an existing drainage course. The proposed excavation for the pool will occur on a flat surface previously disturbed to create a flat lawn for outdoor activities. The proposed pool will not have any impacts on drainage;

G. The project preserves surrounding native vegetation and mature trees and supplements these elements with drought-tolerant landscaping which is compatible with and enhances the rural character of the community, and landscaping provides a buffer or transition area between private and public areas. The proposed improvements will be constructed on previously disturbed lot;

H. The project is sensitive and not detrimental to the convenient and safe movement of pedestrians and vehicles in that the project will not encroach into trails or road easements; and

I. The project conforms to the requirements of the California Environmental Quality Act.

Section 7. The Rolling Hills Municipal Code require a Conditional Use Permit for a project a mixed use structure pursuant to RHMC Section 17.16.040(A)(3) subject to certain conditions pursuant to RHMC Section 17.16.210(A)(6). The project proposes to construct a new mixed use structure consisting of a 419 square-foot, two-car detached garage and 800 square foot Accessory Dwelling Unit. The Planning Commission made the following findings:

A. That the proposed conditional use (a mixed use structure) is consistent with the General Plan. The mixed use structure consisting of a 419 square-foot detached garage and 800 square foot recreation room is consistent with similar uses in the community and is a permitted use with a CUP. Although the mixed use structure requires a variance to allow building pad and lot coverage exceedance, the positioning of the mixed use structure will be located on a previously disturbed area. The proposed structure is setback from the rear and side property lines and will be screened by landscaping;

B. That the nature, condition and development of adjacent uses, buildings and structures have been considered, and that the use will not adversely affect or be materially detrimental to these adjacent uses, building or structures. The mixed use structure will be on a lower pad than the residence and will have no impact on adjacent residences. Due to the existing development and limited size of the lot, Applicants are limited in where the mixed-use could be constructed. In addition, the proposed size and height of the mixed use structure blends in with the scale of the existing development in the neighborhood. The proposed grading required to construct the mixed-use is minimized by locating the structure on a previously graded pad and with existing access to the pad;

C. That the site for the proposed conditional use is of adequate size and shape to accommodate the use and buildings proposed. The mixed use structure is located on the existing secondary building pad, which is at a lower elevation than the primary building pad. Although the secondary pad will need to be expanded to accommodate the required vehicle turning radius in front of the garage, it is the only area that will cause the least disturbance. The current site is already developed with the existing secondary building pad and existing access which help minimize grading and allow for shorter walls.

D. That the proposed conditional use complies with all applicable development standards of the zone district. The mixed use structure complies with all applicable development standards of the zone district as approved by this Resolution. Although the mixed use structure requires a variance, the positioning of the mixed use structure will be located on a previously disturbed area. It will not change the existing configuration of the structures on the lot and it will have adequate setback to minimize impacts on the surrounding properties;

E. That the proposed use is consistent with the portions of the Los Angeles County Hazardous Waste Management Plan relating to siting and siting criteria for hazardous waste facilities because the project site is not listed on the current State of California Hazardous Waste and Substances Sites List.

F. That the proposed conditional use observes the spirit and intent of this title. The construction of the mixed use structure allows the Applicants to build an ADU, which is allowed by code; and to build a garage will is an allowed land use with the approval of a Conditional Use Permit. Even with the construction of the mixed use structure, there is sufficient set aside area on the property for a future stable and corral. Allowing the mixed-use would allow the applicant the same rights to amenities enjoyed by other residents in the community.

Section 8. Based upon the foregoing findings, the Planning Commission hereby approves Variance, Site Plan Review and Conditional Use Permit request in Zoning Case No. 2021-01 for a proposed two-car detached garage, which is attached to an accessory dwelling unit, lot and pad coverage exceedance, grading export, and grading, subject to the following conditions:

A. This approval shall expire within two years from the effective date of approval if construction pursuant to this approval has not commenced within that time period, as required by Sections

17.38.070 and 17.46.080 of the Rolling Hills Municipal Code, or the approval granted is otherwise extended pursuant to the requirements of this section.

B. If any condition of this resolution is violated, the entitlement granted by this resolution shall be suspended and the privileges granted hereunder shall lapse and upon receipt of written notice from the City, all construction work being performed on the subject property shall immediately cease, other than work determined by the City Manager or his/her designee required to cure the violation. The suspension and stop work order will be lifted once the Applicant cures the violation to the satisfaction of the City Manager or his/her designee. In the event that the Applicant disputes the City Manager or his/her designee's determination that a violation exists or disputes how the violation must be cured, the Applicant may request a hearing before the City Council. The hearing shall be scheduled at the next regular meeting of the City Council for which the agenda has not yet been posted, the Applicant shall be provided written notice of the hearing. The stop work order shall remain in effect during the pendency of the hearing. The City Council shall make a determination as to whether a violation of this Resolution has occurred. If the Council determines that a violation has not occurred or has been cured by the time of the hearing, the Council will lift the suspension and the stop work order. If the Council determines that a violation has occurred and has not yet been cured, the Council shall provide the Applicant with a deadline to cure the violation; no construction work shall be performed on the property until and unless the violation is cured by the deadline, other than work designated by the Council to accomplish the cure. If the violation is not cured by the deadline, the Council may either extend the deadline at the Applicant's request or schedule a hearing for the revocation of the entitlements granted by this Resolution pursuant to Chapter 17.58 of the Rolling Hills Municipal Code (RHMC).

C. All requirements of the Building and Construction Ordinance, the Zoning Ordinance, LA County Building Code and of the zone in which the subject property is located must be complied with unless otherwise set forth in the Permit, or shown otherwise on an approved plan.

D. The lot shall be developed and maintained in substantial conformance with the site plan on file dated May 18, 2021 except as otherwise provided in these conditions.

E. Prior to submittal of final working drawings to the Building and Safety Department for issuance of building permits, the plans for the project shall be submitted to City staff for verification that the final plans are in compliance with the plans approved by the Planning Commission.

F. The working drawings submitted to the Department of Building and Safety for plan check review must conform to the development plan approved with this application. A copy of the conditions of this Resolution shall be printed on plans approved when a building permit is issued and a copy of such approved plans, including conditions of approval, shall be available on the building site at all times.

G. A licensed professional preparing construction plans for this project for Building Department review shall execute a Certificate affirming that the plans conform in all respects to this Resolution approving this project and including conformance with all of the conditions set forth therein and the City's Building Code and Zoning Ordinance.

Further, the person obtaining a building permit for this project shall execute a Certificate of Construction stating that the project will be constructed according to this Resolution and any plans approved therewith.

H. Primary pad area coverage will be maximum 52.3%. The proposed building pad coverage for the secondary pad is maximum 42.6%. The maximum overall development is 25.6%.

I. No further disturbance is proposed.

J. A minimum of four-foot level path and/or walkway, which does not have to be paved, shall be provided along the rear of the home, to allow passage around the home. A retaining wall is permitted with a maximum height of 5 feet.

K. Notwithstanding Sections 17.46.020 and 17.46.070 of the Rolling Hills Municipal Code, any modification to this project or to the property, which would constitute additional structural development, grading, excavation of dirt and any modification including, but not be limited to retaining walls, drainage devices, pad elevation and any other deviation from the approved plan, shall require the filing of a new application for approval by the Planning Commission.

L. *During construction*, conformance with the air quality management district requirements, stormwater pollution prevention practices, county and local ordinances and engineering practices so that people or property are not exposed to undue vehicle trips, noise, dust, and objectionable odors shall be required.

M. *During and after construction*, all parking shall take place on the project site. During construction, to maximum extent feasible, employees of the contractor shall car- pool into the City.

N. *During construction*, the property owners shall be required to schedule and regulate construction and related traffic noise throughout the day between the hours of 7 AM and 6 PM, Monday through Saturday only, when construction and mechanical equipment noise is permitted, so as not to interfere with the quiet residential environment of the City of Rolling Hills.

O. The property owners shall be required to conform with the Regional Water Quality Control Board and County Public Works Department Best Management Practices (BMP's) requirements related to solid waste, drainage and storm water management.

P. During construction, all parking shall take place on the project site and, If necessary, any overflow parking shall take place within nearby unimproved roadway easement adjacent to subject site. There shall be no blocking of adjacent driveways orof the roadway easement for passage of pedestrians and equestrians. During construction a flagmen shall be present to direct traffic when it is anticipatedthat a lane may be impeded.

Q. A minimum of 65% of the construction material spoils shall be recycled and diverted. The hauler shall secure a "Construction and Demolition Permit" from the City of Rolling Hills, and provide the required documentation. The permit shall be pulled prior to issuance of the final Planning Approval.

R. The contractor shall not use tools that could produce a spark, including for clearing and grubbing, during red flag warning conditions. Weather conditions can be found at: **http://www.wrh.noaa.gov/lox/main.php?suite=safety&page=hazard_definitions#FIRE.** It is the sole responsibility of the property owner and/or his/her contractor to monitor the red flag warning conditions.

Should a red flag warning be declared and if work is to be conducted on the property, the contractor shall have readily available fire distinguisher.

S. Prior to finaling of the project, "as constructed" plans, electronic copy and certifications shall be provided to the Planning Department and the Building Department to ascertain that the completed project is in compliance with the approved plans. In addition, any modifications made to the project during construction, shall be depicted "as built/as graded".

T. Prior to Final Planning Approval, the applicant shall obtain approval for the proposed landscaping from the Planning and Fire Departments.

U. The retaining wall behind the property, along the rear easement, shall be repaired or replaced with same height wall at the same location.

V. Applicants shall landscape around the proposed ADU to minimize visibility from adjacent neighbors.

W. Until the applicants execute an Affidavit of Acceptance of all conditions of this approval, the approvals shall not be effective. Such affidavit shall be recorded together with the resolution.

PASSED, APPROVED AND ADOPTED THIS 14th DAY OF JUNE, 2021.

_____

BRAD CHELF, CHAIRMAN

ATTEST:

_____

JANELY SANDOVAL, CITY CLERK

Any action challenging the final decision of the City made as a result of the public hearing on this application must be filed within the time limits set forth in section 17.54.070 of the Rolling Hills Municipal Code and Code of Civil Procedure Section 1094.6.

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) §§
CITY OF ROLLING HILLS)

I certify that the foregoing Resolution No. 2021-09 entitled:

A RESOLUTION APPROVING CONDITIONAL USE PERMIT FOR A PROPOSED TWO-CAR DETACHED GARAGE; VARIANCES FOR: LOT AND PAD COVERAGE EXCEEDANCE AND FOR GRADING EXPORT; AND SITE PLAN REVIEW FOR GRADING FOR DEVELOPED PROPERTY LOCATED AT 23 CHUCKWAGON ROAD, ROLLING HILLS, CA (RAMIREZ).

was approved and adopted at a regular meeting of the Planning Commission on June 14, 2021 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

and in compliance with the laws of California was posted at the following: Administrative

Offices.

_____
JANELY SANDOVAL, CITY CLERK

RESOLUTION NO. 2021-09

A RESOLUTION APPROVING CONDITIONAL USE PERMIT FOR A PROPOSED TWO-CAR DETACHED GARAGE; VARIANCES FOR: LOT AND PAD COVERAGE EXCEEDANCE AND FOR GRADING EXPORT; AND SITE PLAN REVIEW FOR GRADING FOR DEVELOPED PROPERTY LOCATED AT 23 CHUCKWAGON ROAD, ROLLING HILLS, CA (RAMIREZ).

THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS DOES HEREBY FIND, RESOLVE AND ORDER AS FOLLOWS:

Section 1. An application was duly filed by Mr. and Mrs. Ramirez requesting Conditional Use Permit for a proposed two-car detached garage, which is attached to an accessory dwelling unit, Variances for: lot and pad coverage exceedance and grading export; and Site Plan Review for grading for a property located at 23 Chuckwagon Road.

Section 2. The Planning Commission conducted duly noticed public hearings to consider the application on May 18, 2021 including a morning field trip and an evening meeting. The applicants were notified of the public hearings in writing by first class mail. Evidence was heard and presented from all persons interested in affecting said proposal and from members of the City staff and the Planning Commission having reviewed, analyzed and studied said proposal.

Section 3. The property is zoned RAS-1 and has a net lot area of 23,288 square feet. The lot is currently developed with a 2,770 square-foot single family residence and a 439 square-foot attached two car garage. There are two existing building pads on site with an eight-foot difference in elevation. The existing residence and garage are located on the upper pad (7,581 square feet) towards the front portion of the property and the secondary building pad (3,914 square feet) is on the lower pad on the rear of the property.

Section 4. This project is also categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities) because it involves minor alteration of or addition to an existing developed residential lot. The proposed swimming pool, pool equipment, barbecue, patio and fire pit will be located on primary pad. The secondary building pad is the proposed site for the detached two-car garage, Accessory Dwelling Unit (ADU) and the set aside area for future stable and corral.

Section 5. Sections 17.38.010 through 17.38.050 of the Rolling Hills Municipal Code permit approval of a Variance granting relief from the standards and requirements of the Zoning Ordinance when exceptional or extraordinary circumstances applicable to the property prevent the owner from making use of a parcel of property to the same extent enjoyed by similar properties in the same vicinity or zone. In proposing to exceed the 30% maximum building pad coverage for the pool addition on the first building pad and for the proposed garage and future stable/corral on the second building pad; exporting 384 cubic yards of grading, and exceeding 20% structural coverage, Variances are required to grant relief from the Zoning Ordinance.

With respect to the aforementioned request for a Variance from Zoning Ordinance, the Planning Commission finds as follows:

A. That there are exceptional or extraordinary circumstances or conditions applicable to the property that do not apply generally to other properties in the same vicinity and zone in that the property has a net lot area of approximately one-half acre, which limits the buildable area on site;

B. That such variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same vicinity and zone but which is denied the property in question due to the limited size and existing topography that make it difficult to comply with the City of Rolling Hills Municipal Code's development standards;

C. That the granting of such variance will not be materially detrimental to the public welfare or injurious to properties or improvements in the vicinity in that the proposed development will comply with the required building code, will not have adverse visual impact to adjacent properties and is in keeping with the character and scale of the community;

D. That in granting the variance, the spirit and intent of this title will be observed in that the proposed development does not prevent anyone from enjoying their property rights, the improvements are visually harmonious with adjacent properties and in scale with adjacent residential development;

E. That the variance does not grant special privilege to the applicant in that the proposed addition is in character and similar in scale with existing residential development and the applicant will have the opportunity to enjoy the same amenities enjoyed by other residents in the community;

F. That the variance is consistent with the portions of the County of Los Angeles Hazardous Waste Management Plan relating to siting and siting criteria for hazardous waste facilities. The proposed location of the project will not be sited near hazardous waste facilities and is surrounded by residential land use; and

G. That the variance request is consistent with the general plan of the City of Rolling Hills in that the applicant will enjoy the same rights that residents in the community enjoy, the proposed improvements are in character and scale as the existing neighborhood, and it preserves the rural character of the City.

Section 6. Sections 17.46.010 through 17.46.050 of the Rolling Hills Municipal Code permit approval of a Site Plan Review granting relief from the standards and requirements of the Zoning Ordinance when exceptional or extraordinary circumstances applicable to the property prevent the owner from making use of a parcel of property to the same extent enjoyed by similar properties in the same vicinity or zone. In proposing to grade the site, a Site Plan Review approval is required to grant relief from Section 17.43.010 and 17.16.190 of the Zoning Ordinance.

With respect to the aforementioned request for Site Plan Review from Zoning Ordinance Section 17.46.050, the Planning Commission finds as follows:

A. The project complies with and is consistent with the goals and policies of the general plan and all requirements of the zoning ordinance in that the proposed grading and accessory structures are sensitive to the surrounding uses and will not cause adverse impact on views or harm to surrounding residences;

B. The project substantially preserves the natural and undeveloped state of the lot by minimizing building coverage on the existing pads. Lot coverage requirements are regarded as maximums, and the actual amount of lot coverage permitted depends upon the existing buildable area of the lot. The proposed development is in located on a parcel less than one acre in size, surrounded by road and driveway easements. The size and existing topography constraints make it difficult to comply with lot coverage requirements however, the proposed pool will have no view impact and the accessory structures will be screened by landscaping from adjacent neighbors and maintains adequate setbacks from the easements and adjacent properties;

C. The project is harmonious in scale and mass with the site, the natural terrain and surrounding residences. The proposed improvements are of similar scale with existing houses in the neighborhood;

D. The project preserves and integrates into the site design, to the greatest extent possible, existing topographic features of the site, including surrounding native vegetation, mature trees, drainage courses and land forms (such as hillsides and knolls). The site is developed with single family residence with two-car garage. The proposed addition will not further increase disturbance of the site and the grading is limited to 641 cubic yards;

E. Grading has been designed to follow natural contours of the site and to minimize the amount of grading required to create the building area. The proposed pool location has previously accommodated a flat open lawn area. The secondary pad has been graded to accommodate a shed and a parking pad, which will be removed;

F. Grading will not modify existing drainage channels nor redirect drainage flow, unless such flow is redirected into an existing drainage course. The proposed excavation for the pool will occur on a flat surface previously disturbed to create a flat lawn for outdoor activities. The proposed pool will not have any impacts on drainage;

G. The project preserves surrounding native vegetation and mature trees and supplements these elements with drought-tolerant landscaping which is compatible with and enhances the rural character of the community, and landscaping provides a buffer or transition area between private and public areas. The proposed improvements will be constructed on previously disturbed lot;

H. The project is sensitive and not detrimental to the convenient and safe movement of pedestrians and vehicles in that the project will not encroach into trails or road easements; and

I. The project conforms to the requirements of the California Environmental Quality Act.

Section 7. The Rolling Hills Municipal Code require a Conditional Use Permit for a project a mixed use structure pursuant to RHMC Section 17.16.040(A)(3) subject to certain conditions pursuant to

RHMC Section 17.16.210(A)(6). The project proposes to construct a new mixed use structure consisting of a 419 square-foot, two-car detached garage and 800 square foot Accessory Dwelling Unit. The Planning Commission made the following findings:

A. That the proposed conditional use (a mixed use structure) is consistent with the General Plan. The mixed use structure consisting of a 419 square-foot detached garage and 800 square foot recreation room is consistent with similar uses in the community and is a permitted use with a CUP. Although the mixed use structure requires a variance to allow building pad and lot coverage exceedance, the positioning of the mixed use structure will be located on a previously disturbed area. The proposed structure is setback from the rear and side property lines and will be screened by landscaping;

B. That the nature, condition and development of adjacent uses, buildings and structures have been considered, and that the use will not adversely affect or be materially detrimental to these adjacent uses, building or structures. The mixed use structure will be on a lower pad than the residence and will have no impact on adjacent residences. Due to the existing development and limited size of the lot, Applicants are limited in where the mixed-use could be constructed. In addition, the proposed size and height of the mixed use structure blends in with the scale of the existing development in the neighborhood. The proposed grading required to construct the mixed-use is minimized by locating the structure on a previously graded pad and with existing access to the pad;

C. That the site for the proposed conditional use is of adequate size and shape to accommodate the use and buildings proposed. The mixed use structure is located on the existing secondary building pad, which is at a lower elevation than the primary building pad. Although the secondary pad will need to be expanded to accommodate the required vehicle turning radius in front of the garage, it is the only area that will cause the least disturbance. The current site is already developed with the existing secondary building pad and existing access which help minimize grading and allow for shorter walls.

D. That the proposed conditional use complies with all applicable development standards of the zone district. The mixed use structure complies with all applicable development standards of the zone district as approved by this Resolution. Although the mixed use structure requires a variance, the positioning of the mixed use structure will be located on a previously disturbed area. It will not change the existing configuration of the structures on the lot and it will have adequate setback to minimize impacts on the surrounding properties;

E. That the proposed use is consistent with the portions of the Los Angeles County Hazardous Waste Management Plan relating to siting and siting criteria for hazardous waste facilities because the project site is not listed on the current State of California Hazardous Waste and Substances Sites List; and

F. That the proposed conditional use observes the spirit and intent of this title. The construction of the mixed use structure allows the Applicants to build an ADU, which is allowed by code; and to build a garage will is an allowed land use with the approval of a Conditional Use Permit. Even with the construction of the mixed use structure, there is sufficient set aside area on the property for a future stable and corral. Allowing the mixed-use would allow the applicant the same rights to amenities enjoyed by other residents in the community.

Section 8. Based upon the foregoing findings, the Planning Commission hereby approves Variance, Site Plan Review and Conditional Use Permit requests for Zoning Case No. 2021-01 for a proposed two car detached garage, which is attached to an accessory dwelling unit, lot and pad coverage exceedance, grading export, and grading, subject to the following conditions:

A. This approval shall expire within two years from the effective date of approval if construction pursuant to this approval has not commenced within that time period, as required by Sections 17.38.070 and 17.46.080 of the Rolling Hills Municipal Code, or the approval granted is otherwise extended pursuant to the requirements of this section.

B. If any condition of this resolution is violated, the entitlement granted by this resolution shall be suspended and the privileges granted hereunder shall lapse and upon receipt of written notice from the City, all construction work being performed on the subject property shall immediately cease, other than work determined by the City Manager or his/her designee required to cure the violation. The suspension and stop work order will be lifted once the Applicant cures the violation to the satisfaction of the City Manager or his/her designee. In the event that the Applicant disputes the City Manager or his/her designee's determination that a violation exists or disputes how the violation must be cured, the Applicant may request a hearing before the City Council. The hearing shall be scheduled at the next regular meeting of the City Council for which the agenda has not yet been posted, the Applicant shall be provided written notice of the hearing. The stop work order shall remain in effect during the pendency of the hearing. The City Council shall make a determination as to whether a violation of this Resolution has occurred. If the Council determines that a violation has not occurred or has been cured by the time of the hearing, the Council will lift the suspension and the stop work order. If the Council determines that a violation has occurred and has not yet been cured, the Council shall provide the Applicant with a deadline to cure the violation; no construction work shall be performed on the property until and unless the violation is cured by the deadline, other than work designated by the Council to accomplish the cure. If the violation is not cured by the deadline, the Council may either extend the deadline at the Applicant's request or schedule a hearing for the revocation of the entitlements granted by this Resolution pursuant to Chapter 17.58 of the Rolling Hills Municipal Code (RHMC).

C. All requirements of the Building and Construction Ordinance, the Zoning Ordinance, LA County Building Code and of the zone in which the subject property is located must be complied with unless otherwise set forth in the Permit, or shown otherwise on an approved plan.

D. The lot shall be developed and maintained in substantial conformance with the site plan on file dated May 18, 2021 except as otherwise provided in these conditions.

E. Prior to submittal of final working drawings to the Building and Safety Department for issuance of building permits, the plans for the project shall be submitted to City staff for verification that the final plans are in compliance with the plans approved by the Planning Commission.

F. The working drawings submitted to the Department of Building and Safety for plan check review must conform to the development plan approved with this application. A copy of the conditions of this Resolution shall be printed on plans approved when a building permit is issued and a copy of such approved plans, including conditions of approval, shall be available on the building site at all times.

G. A licensed professional preparing construction plans for this project for Building Department review shall execute a Certificate affirming that the plans conform in all respects to this Resolution approving this project and including conformance with all of the conditions set forth therein and the City's Building Code and Zoning Ordinance.

Further, the person obtaining a building permit for this project shall execute a Certificate of Construction stating that the project will be constructed according to this Resolution and any plans approved therewith.

H. Primary pad area coverage will be maximum 52.3%. The proposed building pad coverage for the secondary pad is maximum 42.6%. The maximum overall development is 25.6%. I. No further disturbance is proposed.

J. A minimum of four-foot level path and/or walkway, which does not have to be paved, shall be provided along the rear of the home, to allow passage around the home. A retaining wall is permitted with a maximum height of 5 feet.

K. Notwithstanding Sections 17.46.020 and 17.46.070 of the Rolling Hills Municipal Code, any modification to this project or to the property, which would constitute additional structural development, grading, excavation of dirt and any modification including, but not be limited to retaining walls, drainage devices, pad elevation and any other deviation from the approved plan, shall require the filing of a new application for approval by the Planning Commission.

L. *During construction*, conformance with the air quality management district requirements, stormwater pollution prevention practices, county and local ordinances and engineering practices so that people or property are not exposed to undue vehicle trips, noise, dust, and objectionable odors shall be required.

M. *During and after construction*, all parking shall take place on the project site. During construction, to maximum extent feasible, employees of the contractor shall car- pool into the City.

N. *During construction*, the property owners shall be required to schedule and regulate construction and related traffic noise throughout the day between the hours of 7 AM and 6 PM, Monday through Saturday only, when construction and mechanical equipment noise is permitted, so as not to interfere with the quiet residential environment of the City of Rolling Hills.

O. The property owners shall be required to conform with the Regional Water Quality Control Board and County Public Works Department Best Management Practices (BMP's) requirements related to solid waste, drainage and storm water management.

P. During construction, all parking shall take place on the project site and, If necessary, any overflow parking shall take place within nearby unimproved roadway easement adjacent to subject site. There shall be no blocking of adjacent driveways or of the roadway easement for passage of pedestrians and equestrians. During construction a flagmen shall be present to direct traffic when it is anticipated that a lane may be impeded.

Q. A minimum of 65% of the construction material spoils shall be recycled and diverted. The hauler shall secure a "Construction and Demolition Permit" from the City of Rolling Hills, and provide the required documentation. The permit shall be pulled prior to issuance of the final Planning Approval.

R. The contractor shall not use tools that could produce a spark, including for clearing and grubbing, during red flag warning conditions. Weather conditions can be found at: **http://www.wrh.noaa.gov/lox/main.php?suite=safety&page=hazard_definitions#FIRE.** It is the sole responsibility of the property owner and/or his/her contractor to monitor the red flag warning conditions.

Should a red flag warning be declared and if work is to be conducted on the property, the contractor shall have readily available fire distinguisher.

S. Prior to finaling of the project, "as constructed" plans, electronic copy and certifications shall be provided to the Planning Department and the Building Department to ascertain that the completed project is in compliance with the approved plans. In addition, any modifications made to the project during construction, shall be depicted "as built/as graded".

T. Prior to Final Planning Approval, the applicant shall obtain approval for the proposed landscaping from the Planning and Fire Departments.

U. The retaining wall behind the property, along the rear easement, shall be repaired or replaced with same height wall in the same exact location.

V. Applicants shall landscape around the proposed ADU to minimize visibility from adjacent neighbors.

W. Until the applicants execute an Affidavit of Acceptance of all conditions of this approval, the approvals shall not be effective. Such affidavit shall be recorded together with the resolution.

PASSED, APPROVED AND ADOPTED THIS 14th DAY OF JUNE,2021.

_____

BRAD CHELF, CHAIRMAN

ATTEST:

_____

JANELY SANDOVAL, CITY CLERK

Any action challenging the final decision of the City made as a result of the public hearing on this application must be filed within the time limits set forth in section 17.54.070 of the Rolling Hills Municipal Code and Code of Civil Procedure Section 1094.6.

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) §§
CITY OF ROLLING HILLS)

I certify that the foregoing Resolution No. 2021-09 entitled:

A RESOLUTION APPROVING CONDITIONAL USE PERMIT FOR A PROPOSED TWO-CAR DETACHED GARAGE; VARIANCES FOR: LOT AND PAD COVERAGE EXCEEDANCE AND FOR GRADING EXPORT; AND SITE PLAN REVIEW FOR GRADING FOR DEVELOPED PROPERTY LOCATED AT 23 CHUCKWAGON ROAD, ROLLING HILLS, CA (RAMIREZ).

was approved and adopted at a regular meeting of the Planning Commission on June 14, 2021 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

and in compliance with the laws of California was posted at the following: Administrative Offices.

_____
JANELY SANDOVAL, CITY CLERK

Agenda Item No.: 8.A
Mtg. Date: 06/15/2021

TO: **HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION**

FROM: **STEPHANIE GRANT , ADMINISTRATIVE CLERK**

THRU: **ELAINE JENG P.E., CITY MANAGER**

SUBJECT: **CONSIDER RESOLUTION 2021-08 APPROVING CONDITIONAL USE PERMIT FOR A 1,516 SQUARE FOOT SPORTS COURT; SITE PLAN REVIEW FOR 256 CUBIC YARDS OF GRADING; AND VARIANCE FOR ENCROACHMENT OF THE SPORTS COURT INTO THE REQUIRED SETBACKS LOCATED 75 SADDLEBACK DRIVE, (LOT 68-2-RH) ROLLING HILLS, CA (KIM).**

DATE: **June 15, 2021**

BACKGROUND:

Zoning, Land Size and Existing Conditions

The property is zoned RAS-1 and the net lot area for development purposes is 1.8 acres or 78,690 square-feet. The lot is currently developed with an existing 5,069 square-foot residence, 1,612 square-feet garage, 443 square-foot pool, and 679 square feet of entryways.

REQUEST AND PLANNING COMMISSION ACTION

Applicant's Project Scope

The applicant is proposing to build a 1,516 square foot basketball half court with a 3-foot high retaining wall in the northwest corner portion of the triangular shaped lot. The lot is sloped, which makes buildable space limited. The proposed site is the only useable area on which the sport court can be built. The proposed sports court will also require a Variance for the encroachment into the required 50-foot rear yard setback and 20-foot side yard setback. The proposed project will not impede the enjoyment or views of any other neighboring properties. The applicant is proposing to screen the western portion of the basketball court with landscaping.

Variance

Applicants are requesting a Variance for the sports court encroaching into the rear and side yard setbacks.

Site Plan Review

The applicant is requesting a Site Plan Review (SPR) for the proposed 256 cubic yards of grading.

Conditional Use Permit

Applicants are requesting a Conditional Use Permit (CUP) for the proposed basketball court.

DISCUSSION:
MUNICIPAL CODE COMPLIANCE
Variance
The applicant is proposing to construct a 49 x 31 square-foot basketball half court and 3-foot high retaining walls in the northwest corner portion of the triangular shaped lot. The proposed sports court will require a Variance for the encroachment into the required 50-foot rear setback and 20-foot side yard setback. This is the best location for the proposed sports court because most of the site's topography are on a slope. The location of the proposed basketball court abuts the Rolling Hills Community Association trail to the north. The proposed sports court will encroach into the required rear yard setback by 20-feet and the side yard setback by 10-feet.

Many of the residents in the City of Rolling Hills enjoy the amenity of having a sports court on site. A Variance is required for the proposed project pursuant to Section 17.16.210(7)(B) of the RHMC, which states that a game court shall not be located in the front yard or any setback.

Site Plan Review
The RHMC Chapter 17.46 Section 17.46.020(A)(1) states a Site Plan Review is required for grading. The applicant is proposing to grade a total of 180 cubic yards of dirt for the sports court and 76 cubic yards of future grading for the 1,000 square-foot stable and corral set aside. The total proposed grading is 256 cubic yards.

Conditional Use Permit
Section 17.16.210(A)(7) of the RHMC Zoning Ordinance permits recreational game courts, subject to approval of a Conditional Use Permit.

Grading and Stabilization
Construction of the sports court will require a total of 256 cubic yards of grading. The applicant proposes 90 cubic yards cut and 90 cubic yards fill for the proposed basketball court. The applicant proposes 38 cubic yards cut and 38 cubic yards balanced for the future stable. Most of the grading will consist of maximum 4-foot cuts for the proposed basketball court and 2-foot cuts for the proposed future stable and corral. All dirt will be balanced on site. The location of the proposed basketball court abuts

the Rolling Hills Community Association bridle trail, to the north and west, but grading will not have any impact on the existing trail or easements.

Disturbance
The lot was graded in the past and the disturbed area is 23.90% (18,831 square feet). The applicant is proposing to disturb an additional 5% (3,934 square feet, which brings the total disturbed area to 28.9% (22,765 square feet).

Lot Coverage
The lot area is 78,690 square feet. The total overall structural net lot coverage is proposed at 9,894 square feet or 12.6%, (20% max. permitted); and the total lot coverage proposed will be 22,765 square feet or 28.9%, (35% max. permitted).

Environmental Review
The project has been determined to be categorically exempt (Class 3) pursuant to Section 15303 of the California Environmental Quality Act (CEQA) Guidelines.

17.38.050 - Required Variance findings.
In granting a variance, the Commission (and Council on appeal) must make the following findings:
A. That there are exceptional or extraordinary circumstances or conditions applicable to the property that do not apply generally to other properties in the same vicinity and zone;
B. That such variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same vicinity and zone but which is denied the property in question;
C. That the granting of such variance will not be materially detrimental to the public welfare or injurious to properties or improvements in the vicinity;
D. That in granting the variance, the spirit and intent of this title will be observed;
E. That the variance does not grant special privilege to the applicant;
F. That the variance is consistent with the portions of the County of Los Angeles Hazardous Waste Management Plan relating to siting and siting criteria for hazardous waste facilities; and
G. That the variance request is consistent with the general plan of the City of Rolling Hills.

17.46.050 - Required Site Plan Review findings.
A. The Commission shall be required to make findings in acting to approve, conditionally approve, or deny a site plan review application.
B. No project which requires site plan review approval shall be approved by the Commission, or by the City Council on appeal, unless the following findings can be made:
1. The project complies with and is consistent with the goals and policies of the general plan and all requirements of the zoning ordinance;
2. The project substantially preserves the natural and undeveloped state of the lot by minimizing building coverage. Lot coverage requirements are regarded as maximums, and the actual amount of lot coverage permitted depends upon the existing buildable area of the lot;
3. The project is harmonious in scale and mass with the site, the natural terrain and surrounding residences;
4. The project preserves and integrates into the site design, to the greatest extent possible, existing topographic features of the site, including surrounding native vegetation, mature trees, drainage courses and land forms (such as hillsides and knolls);
5. Grading has been designed to follow natural contours of the site and to minimize the amount of grading required to create the building area;
6. Grading will not modify existing drainage channels nor redirect drainage flow, unless such flow is

redirected into an existing drainage course;
7. The project preserves surrounding native vegetation and mature trees and supplements these elements with drought-tolerant landscaping which is compatible with and enhances the rural character of the community, and landscaping provides a buffer or transition area between private and public areas;
8. The project is sensitive and not detrimental to the convenient and safe movement of pedestrians and vehicles; and
9. The project conforms to the requirements of the California Environmental Quality Act.

17.42.050 - Basis for approval or denial of Conditional Use Permit.
The Commission (and Council on appeal), in acting to approve a conditional use permit application, may impose conditions as are reasonably necessary to ensure the project is consistent with the General Plan, compatible with surrounding land use, and meets the provisions and intent of this title. In making such a determination, the hearing body shall find that the proposed use is in general accord with the following principles and standards:
A. That the proposed conditional use is consistent with the General Plan;
B. That the nature, condition and development of adjacent uses, buildings and structures have been considered, and that the use will not adversely affect or be materially detrimental to these adjacent uses, building or structures;
C. That the site for the proposed conditional use is of adequate size and shape to accommodate the use and buildings proposed;
D. That the proposed conditional use complies with all applicable development standards of the zone district;
E. That the proposed use is consistent with the portions of the Los Angeles County Hazardous Waste Management Plan relating to siting and siting criteria for hazardous waste facilities.
F. That the proposed conditional use observes the spirit and intent of this title.

FISCAL IMPACT:
None.

RECOMMENDATION:
Approve Resolution No 2021-08 approving Conditional Use Permit for a 1,516 square-foot sports court; Site Plan Review for 256 cubic yards of grading; and Variance for encroachment of the sports court into the rear and side yard setbacks.

ATTACHMENTS:
75 Saddleback_ZC 20-09_plans.pdf
2021-08.PC_RESOLUTION_75_Saddleback_Road_Sports_Court-1.docx
Development Table - ZC 20-09_PC 06.15.21.docx
SUPPLEMENTAL_2021-06-01 Max Court - Drawings_final_06.14.21.pdf
SUPPLEMENTAL_2021-08.PC RESOLUTION 75 Saddleback Road_Sports Court.docx

PROJECT DATA

PROJECT ADDRESS 75 SADDLEBACK RD ROLLING HILLS, CA 90274

CONTACT INFORMATION

PROJECT ADDRESS

75 SADDLEBACK RD
ROLLING HILLS, CA 90274

CLIENT

MAX & SONIA KIM

ARCHITECT

KEVIN TSAI ARCHITECTURE
834 SOUTH BROADWAY SUITE 1205
LOS ANGELES, CA 90014
TEL: (310) 486-9328

STRUCTURAL ENGINEER

THANG LE & ASSOCIATES STRUCTURAL ENGINEERS, INC.
319 E. FOOTHILL BLVD., SUITE C
ARCADIA, CALIFORNIA 91006
TEL: (626)731-1539

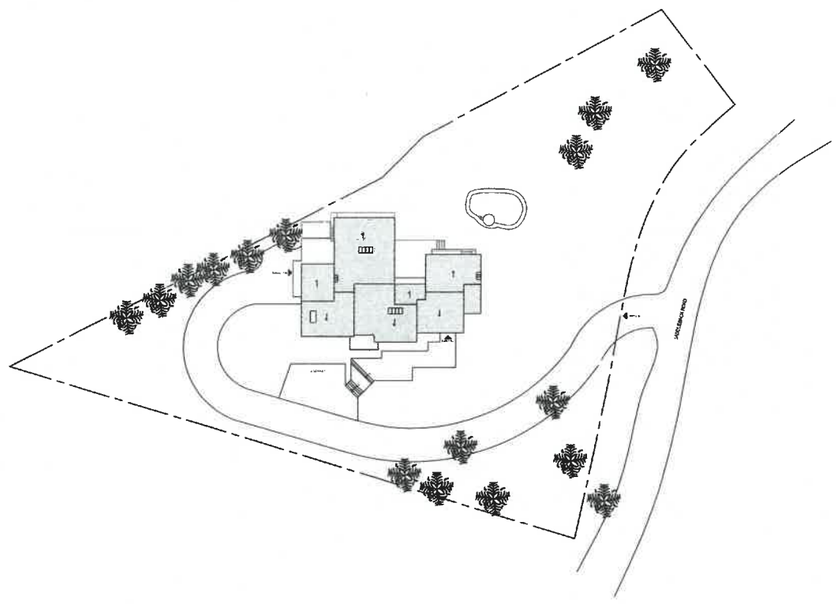
VICINITY MAP



AERIAL VIEW



SITE MAP



SHEET INDEX

ARCHITECTURAL

A0.0 TITLE SHEET
PLOT PLAN

STRUCTURAL

A1.0 OVERALL SITE PLAN
A2.0 ENLARGED SITE PLAN
A3.0 ELEVATIONS
C1 GRADING AND DRAINAGE PLAN

Kevin Tsai Architecture
834 S. Broadway, Los Angeles, CA 90014
T. 310.486.9328 www.kevin-tsai.com

architects stamp

consultant

All designs, ideas, arrangements and plans indicated by or represented in these documents are the property of the ARCHITECT and shall not be used by any person for any purpose whatsoever without written consent of the ARCHITECT. Visual contact with these documents shall constitute acceptance of these restrictions. Any unauthorized use shall be cause for legal action. Any unauthorized changes to these documents shall void the ARCHITECT from all responsibility for the incorrect construction resulting therefrom.

#	DATE	ISSUE DESCRIPTION
01	10/01/2017	

DRAFT
NOT FOR CONSTRUCTION

PROJECT TITLE:
SADDLEBACK
SPORT COURT

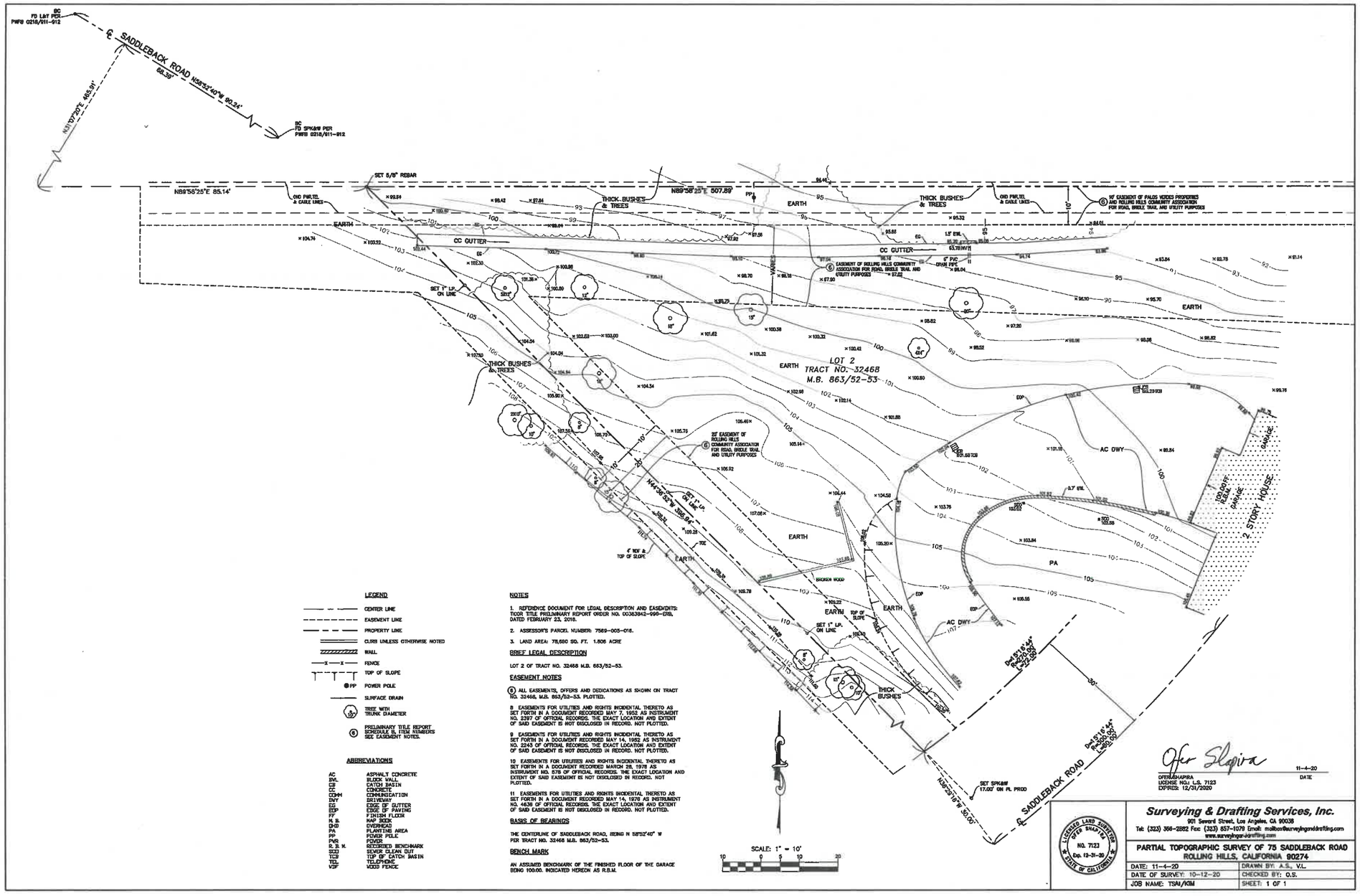
75 SADDLEBACK ROAD
ROLLING HILLS, CA 90274

PIC/PM:	KT
DRAWN BY:	PT
JOB NO:	16-04

DRAWING TITLE:

TITLE SHEET

A0.0



LEGEND

- CENTER LINE
- EASEMENT LINE
- PROPERTY LINE
- CURB UNLESS OTHERWISE NOTED
- WALL
- FENCE
- TOP OF SLOPE
- PP POWER POLE
- SURFACE DRAIN
- TREE WITH TRUNK DIAMETER
- (6) PRELIMINARY TITLE REPORT SCHEDULE B, ITEM NUMBERS SEE EASEMENT NOTES.

ABBREVIATIONS

AC	ASPHALT CONCRETE
BW.	BLOCK WALL
CB	CATCH BASIN
CC	CONCRETE
COMM	COMMUNICATION
DWY	DRIVEWAY
EG	EDGE OF GUTTER
EOP	EDGE OF PAVING
FF	FINISH FLOOR
M. B.	MAP BOOK
OHD	OVERHEAD
PA	PLANTING AREA
PP	POWER POLE
PWR	POWER
R. B. M.	RECORDED BENCHMARK
SCO	SEWER CLEAN OUT
TCB	TOP OF CATCH BASIN
TEL.	TELEPHONE
WDF	WOOD FENCE

NOTES

1. REFERENCE DOCUMENT FOR LEGAL DESCRIPTION AND EASEMENTS: TICOR TITLE PRELIMINARY REPORT ORDER NO. 00383942-996-DNB, DATED FEBRUARY 23, 2016.
2. ASSESSOR'S PARCEL NUMBER: 7569-005-016.
3. LAND AREA: 78,680 SQ. FT. 1.806 ACRE

BRIEF LEGAL DESCRIPTION

LOT 2 OF TRACT NO. 32468 M.B. 863/52-53.

EASEMENT NOTES

(6) ALL EASEMENTS, OFFERS AND DEDICATIONS AS SHOWN ON TRACT NO. 32468, M.B. 863/52-53. PLOTTED.

8 EASEMENTS FOR UTILITIES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED MAY 7, 1952 AS INSTRUMENT NO. 2397 OF OFFICIAL RECORDS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED IN RECORD. NOT PLOTTED.

9 EASEMENTS FOR UTILITIES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED MAY 14, 1952 AS INSTRUMENT NO. 2243 OF OFFICIAL RECORDS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED IN RECORD. NOT PLOTTED.

10 EASEMENTS FOR UTILITIES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED MARCH 28, 1978 AS INSTRUMENT NO. 578 OF OFFICIAL RECORDS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED IN RECORD. NOT PLOTTED.

11 EASEMENTS FOR UTILITIES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED MAY 14, 1978 AS INSTRUMENT NO. 4636 OF OFFICIAL RECORDS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED IN RECORD. NOT PLOTTED.

BASIS OF BEARINGS

THE CENTERLINE OF SADDLEBACK ROAD, BEING N 56°52'40" W PER TRACT NO. 32468 M.B. 863/52-53.

BENCH MARK

AN ASSUMED BENCHMARK OF THE FINISHED FLOOR OF THE GARAGE BEING 100.00. INDICATED HEREON AS R.B.M.

Ofer Shapira 11-4-20
OFER SHAPIRA DATE
LICENSE NO.: L.S. 7123
EXPIRES: 12/31/2020

LICENSED LAND SURVEYOR OFER SHAPIRA NO. 7123 Exp. 12-31-20 STATE OF CALIFORNIA

Surveying & Drafting Services, Inc.
901 Seward Street, Los Angeles, CA 90038
Tel: (323) 366-2882 Fax: (323) 857-1079 Email: mailbox@surveyinganddrafting.com
www.surveyinganddrafting.com

PARTIAL TOPOGRAPHIC SURVEY OF 75 SADDLEBACK ROAD ROLLING HILLS, CALIFORNIA 90274

DATE: 11-4-20	DRAWN BY: A.S., V.L.
DATE OF SURVEY: 10-12-20	CHECKED BY: O.S.
JOB NAME: TSAI/KIM	SHEET: 1 OF 1

Kevin Tsai Architecture
834 S. Broadway, Los Angeles, CA 90014
T. 310.486.9328 www.kevin-tsai.com

architects stamp

consultant

#	DATE	ISSUE DESCRIPTION

DRAFT
NOT FOR CONSTRUCTION

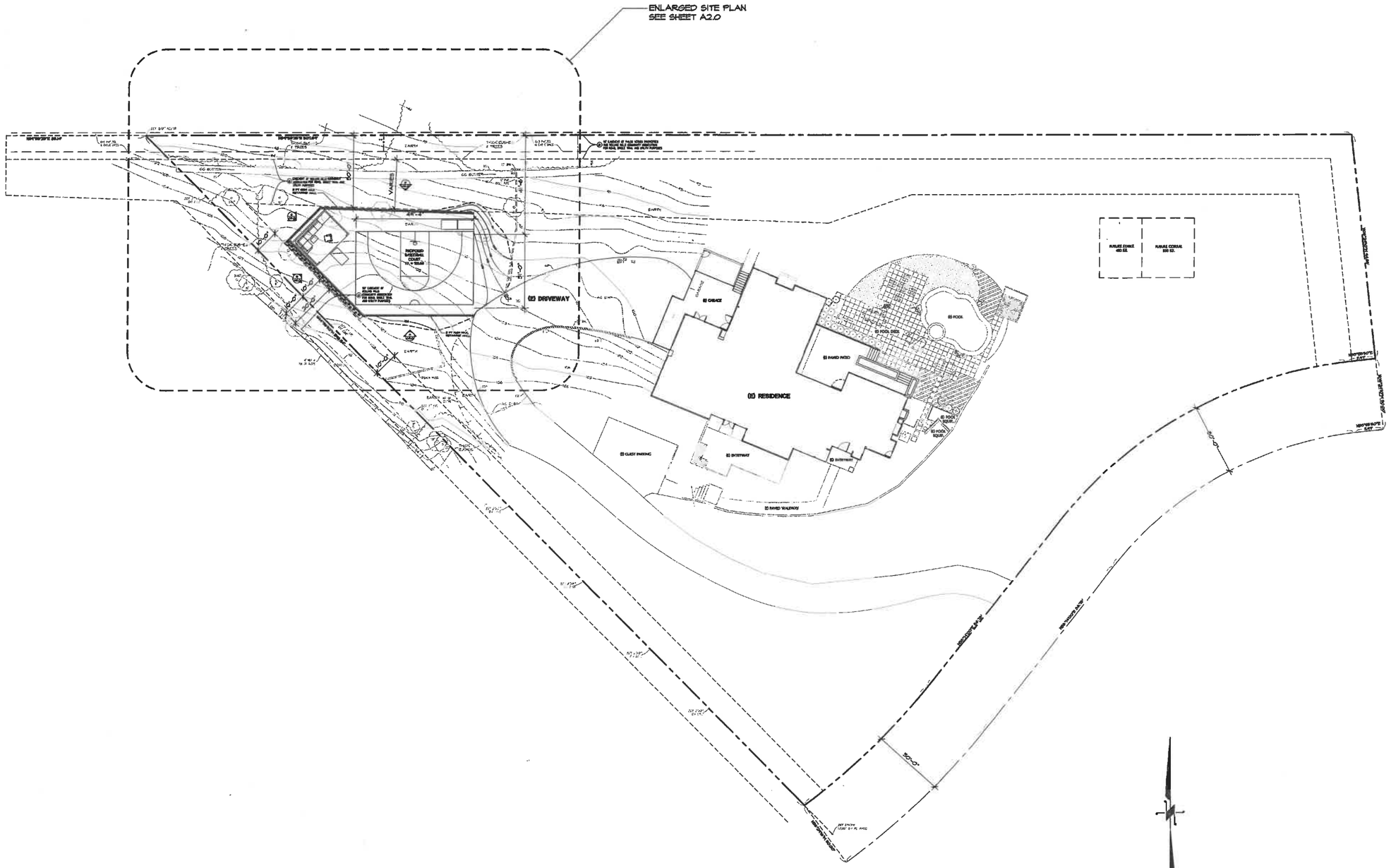
PROJECT TITLE:
SADDLEBACK SPORT COURT

75 SADDLEBACK ROAD
ROLLING HILLS, CA 90274

P/C/PM	KT
DRAWN BY:	PT
JOB NO:	16-04

DRAWING TITLE:

PLOT PLAN



1 **SITE PLAN** 1/16"=1'

No	DATE	REVISION DESCRIPTION
1	08-01-2020	PLANNING DEPARTMENT SUBMITTAL
2	02-23-2021	PLAN CHECK CORRECTIONS
3	03-22-2021	PLAN CHECK CORRECTIONS
4	06-01-2021	PLAN CHECK CORRECTIONS

DATE ISSUED 09-01-2020

DRAWN BY ML

CHECKED BY TL

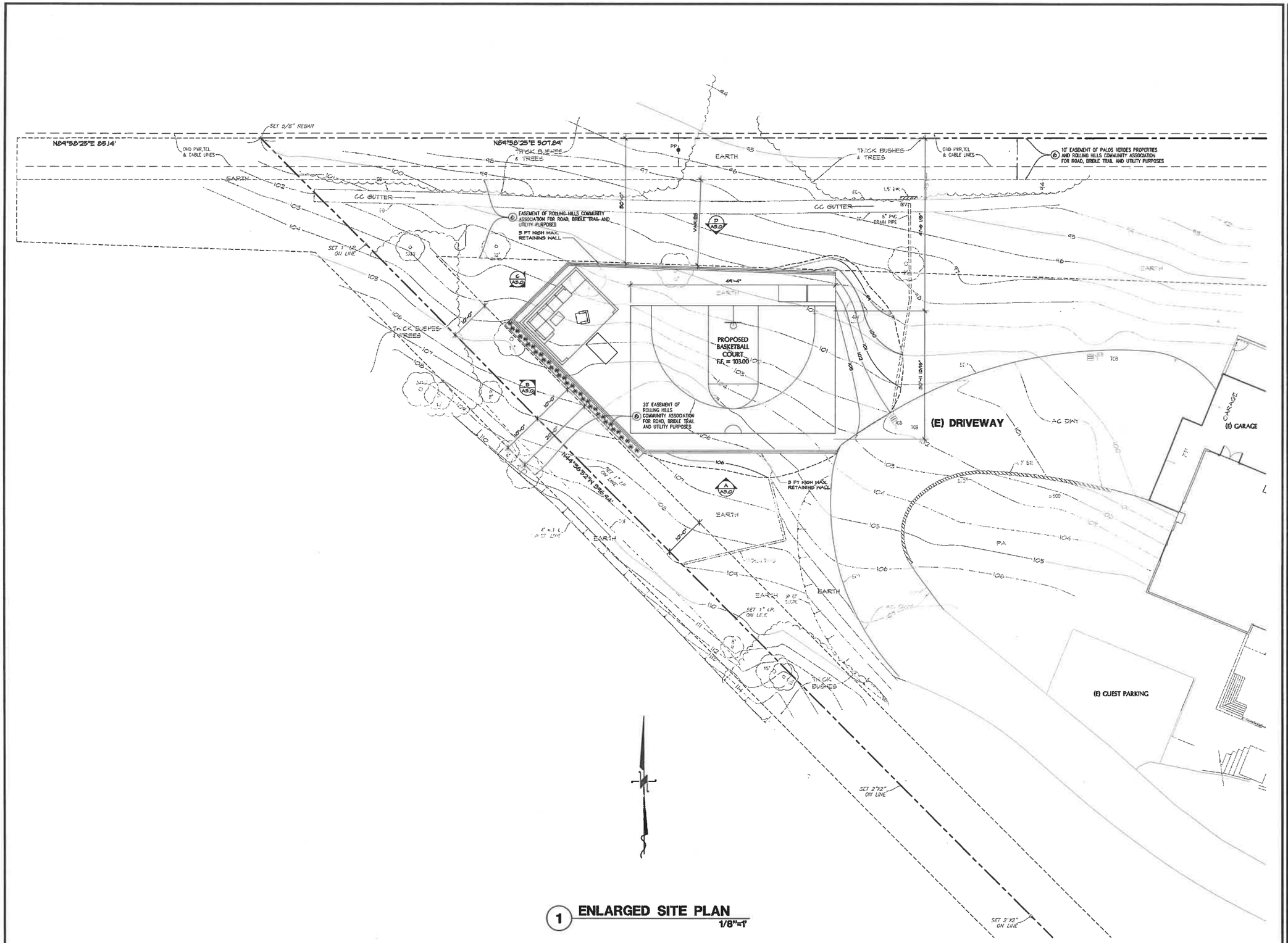
THANG LE & ASSOCIATES
STRUCTURAL ENGINEERS, INC.
319 E. FOOTHILL BLVD., SUITE C
ARCADIA, CALIFORNIA 91006
PHONE: (626) 731-1539

07.01.2021

SPORT COURT
75 SADDLEBACK ROAD
ROLLING HILLS, CA 90274

OVERALL SITE PLAN

A1.0



1 **ENLARGED SITE PLAN**
1/8"=1'

No.	DATE	REVISION DESCRIPTION
1	09-01-2020	PLANNING DEPARTMENT SUBMITTAL
2	02-23-2021	PLAN CHECK CORRECTIONS
3	03-22-2021	PLAN CHECK CORRECTIONS
4	06-01-2021	PLAN CHECK CORRECTIONS

DATE ISSUED 09-01-2020
DRAWN BY ML
CHECKED BY TL

THANG LE & ASSOCIATES
STRUCTURAL ENGINEERS, INC.
319 E. FOOTHILL BLVD., SUITE C
ARCADIA, CALIFORNIA 91006
PHONE: (626) 731-1539

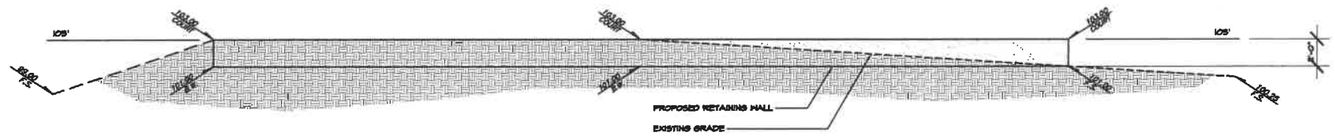
06.01.2021

SPORT COURT

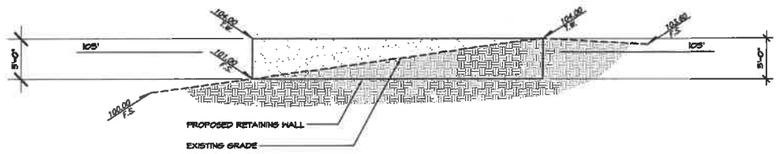
75 SADDLEBACK ROAD
ROLLING HILLS, CA 90274

ENLARGED SITE PLAN

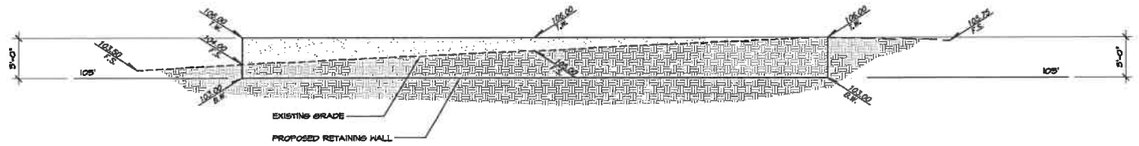
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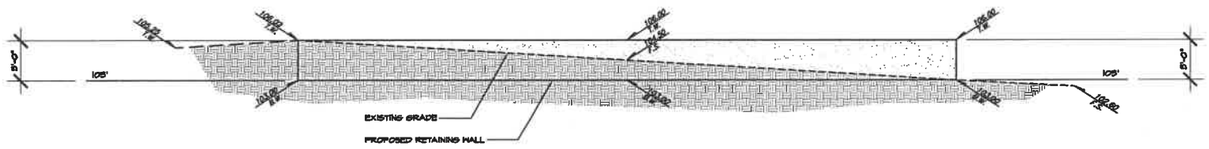
ELEVATION 'D'



ELEVATION 'C'



ELEVATION 'B'



ELEVATION 'A'

No.	DATE	REVISION DESCRIPTION
1	09-01-2020	PLAN CHECK / PLANNING DEPARTMENT SUBMITTAL
2	02-25-2021	PLAN CHECK CORRECTIONS
3	03-22-2021	PLAN CHECK CORRECTIONS
4	06-01-2021	PLAN CHECK CORRECTIONS

DATE ISSUED 09-01-2020

DRAWN BY ML

CHECKED BY TL

THANG LE & ASSOCIATES
STRUCTURAL ENGINEERS, INC.
319 E. FOOTHILL BLVD., SUITE C
ARCADIA, CALIFORNIA 91006
PHONE: (626) 731-1539

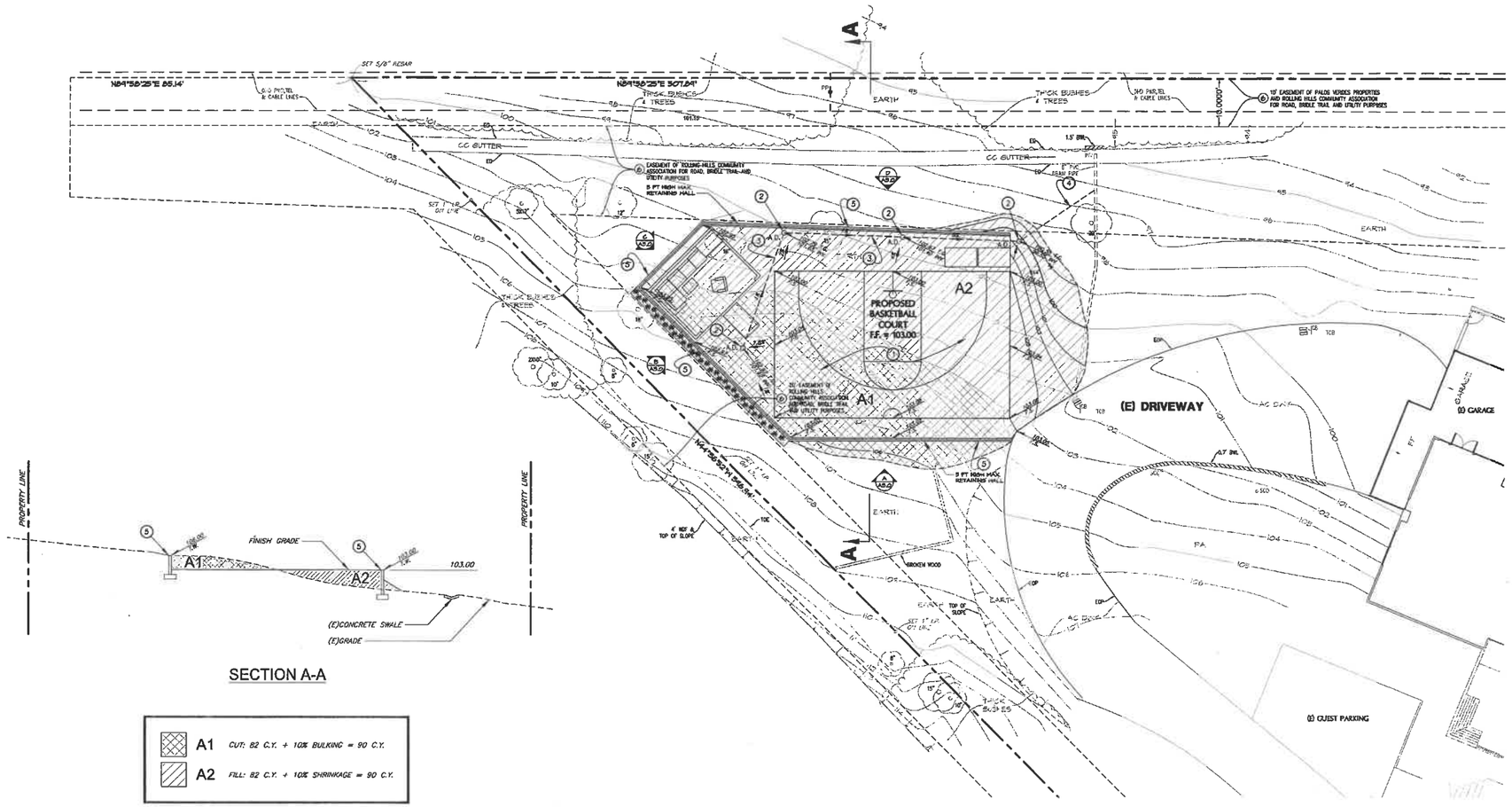
REGISTERED PROFESSIONAL ENGINEER
THANG K. LE
S 4678
EXP 06/30/22
CIVIL
06.01.2021

SPORT COURT

75 SADDLEBACK ROAD
ROLLING HILLS, CA 90274

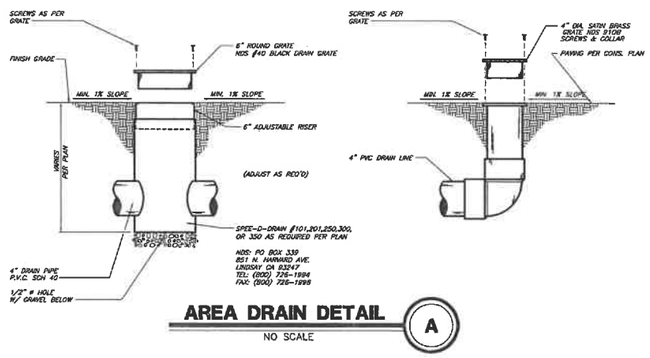
ELEVATIONS

A3.0



SECTION A-A

A1	CUT: 82 C.Y. + 10% BULKING = 90 C.Y.
A2	FILL: 82 C.Y. + 10% SHRINKAGE = 90 C.Y.



AREA DRAIN DETAIL (A) — NO SCALE

Additional Notes:

A. REGISTERED DEPUTY GRADING INSPECTOR IS REQUIRED ON GRADING AND FOUNDATION EARTHWORK WHERE SITE EXCEEDS 50,000 SF) (CUT OR FILL SLOPES EXCEED 2:1) (CUTS EXCEED 40 FT IN HEIGHT AND WITHIN 20 FT OF A PROPERTY LINE) (FOUNDATION EXCAVATION BELOW A 1:1 PLANE FROM PROPERTY LINE) (PROJECTS INVOLVEE UNUSUAL HARZARDS) (SHORING WORK INCLUDING SLOT-CUTS).

B. CONTINUOUS INSPECTION BY THE SOILS ENGINEERING/GEOLOGIST IS REQUIRED FOR GRADING AND FOUNDATION EARTHWORK.

C. ALL GRADING SLOPES SHALL BE PLANTED AND SPRINKLERED.

D. STANDARD 12 INCH HIGH BERM IS REQUIRED AT TOP OF ALL GRADED SLOPES.

E. NO FILL TO BE PLACED, UNTIL THE CITY GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.

F. MAN-MADE FILL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90% MAX. DRY DENSITY WITHIN 40 FEET BELOW FINISH GRADE AND 93% OF MAX. DRY DENSITY DEEPER THAN 40 FEET BELOW FINISH GRADE, UNLESS A LOWER RELATIVE COMPACTION (NOT LESS THAN 90% OF MAX. DRY DENSITY) IS JUSTIFIED BY THE SOILS ENGINEERS.

G. TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15. OBTAIN GRADING INSPECTOR'S AND DEPARTMENT OF PUBLIC WORKS APPROVAL OF PROPOSED PROCEDURES.

H. NO GRADING PERMIT CAN BE ISSUED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS WHEN SITE IS LOCATED WITHIN AREA DESIGNATED AS GRADING ORDINANCE HILLSIDE.

J. RETAINING WALLS LOCATED CLOSER TO THE PROPERTY LINE THAN THE HEIGHT OF THE WALL SHALL BE BACKFILLED NOT LATER THAN 10 DAYS. AFTER CONSTRUCTION OF THE WALL AND NECESSARY STRUCTURAL SUPPORTING MEMBERS UNLESS RECOMMENDED OTHERWISE BY RESPONSIBLE ENGINEER.

K. REGISTERED DEPUTY GRADING INSPECTOR IS REQUIRED ON GRADING AND FOUNDATION EARTHWORK WHERE FOUNDATION EXCAVATION BELOW A 1:1 PLANE FROM PROPERTY LINE AND SHORING WORK INCLUDING SLOT-CUTS.



Construction Notes:

1. CONSTRUCT BASKETBALL COURT BY OTHERS.
2. CONSTRUCT AREA DRAIN PER DETAIL 'A' ON SHEET C1.
3. CONSTRUCT 4" PVC DRAIN PIPE WITH 1% MINIMUM SLOPE.
4. CONNECT 4" PVC DRAIN PIPE TO EXISTING 6" STORM DRAIN.
5. CONSTRUCT 6 FT HT. MAX. RETAINING WALL WITH 4 FT STEEL FENCE ON TOP (10 FT MAX.).

DIGALERT
Call Toll Free
1-800-422-4133
2 Working Days Before You Dig
Underground Service Alert of Southern California

No.	DATE	REVISION DESCRIPTION
1	09-01-2020	PLANNING DEPARTMENT SUBMITTAL
2	02-23-2021	PLAN CHECK CORRECTIONS
3	03-22-2021	PLAN CHECK CORRECTIONS
4	06-01-2021	PLAN CHECK CORRECTIONS

THANG LE & ASSOCIATES
STRUCTURAL ENGINEERS, INC.
319 E. FOOTHILL BLVD., SUITE C
ARCADIA, CALIFORNIA 91006
PHONE: (626) 731-1539

DATE ISSUED 09-01-2020
DRAWN BY ML
CHECKED BY TL

REGISTERED PROFESSIONAL ENGINEER THANG N. LE S 4978 EXP 08/30/22 CIVIL STATE OF CALIFORNIA
06.01.2021

SPORT COURT

75 SADDLEBACK ROAD
ROLLING HILLS, CA 90274

GRADING AND DRAINAGE PLAN

C1

RESOLUTION NO. 2021-08

A RESOLUTION OF THE PLANNNING COMMISSION OF THE CITY OF ROLLING HILLS APPROVING CONDITIONAL USE PERMIT FOR THE CONSTRUCTION OF A 1,516 SQUARE FOOT SPORTS COURT; SITE PLAN REVIEW FOR 256 CUBIC YARDS OF GRADING; AND VARIANCE FOR THE ENCROACHMENT OF THE SPORTS COURT INTO THE REQUIRED SIDE AND REAR SETBACKS LOCATED 75 SADDLEBACK ROAD, (LOT 68-2-RH) ROLLING HILLS, CA (KIM).

THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS DOES HEREBY FIND, RESOLVE AND ORDER AS FOLLOWS:

Section 1. On December 10, 2020, an application was duly filed by Mr. and Mrs. Kim requesting for 1) Conditional Use Permit for the construction of a 1,516 square foot sports court; 2) Site Plan Review for 256 cubic yards grading; 3) Variance for encroachment into the side setback and rear setback for the proposed sports court located at 75 Saddleback Road, Rolling Hills, CA 90274.

Section 2. The Planning Commission conducted duly noticed public hearings to consider the application on June 15, 2021 including a morning field trip and an evening meeting. The applicants were notified of the public hearings in writing by first class mail. Evidence was heard and presented from all persons interested in affecting said proposal and from members of the City staff and the Planning Commission having reviewed, analyzed and studied said proposal.

Section 3. The property is zoned RAS-1 and the net lot area for development purposes is 1.8 acres or 78,690 square-feet. The lot is currently developed with an existing 5,069 square-foot residence, 1,612 square-feet garage, 443 square-foot pool and 679 square feet of entryways. The applicant is proposing to build a 1,516 square foot basketball half court with 3-foot high retaining walls.

Section 4. This project is also categorically exempt from CEQA pursuant to Section 15301. The project consists 1,516 square foot sports court, 3-foot retaining walls, landscaping and 256 cubic yards of grading.

Section 5. Sections 17.38.010 through 17.38.050 of the Rolling Hills Municipal Code permit approval of a Variance granting relief from the standards and requirements of the Zoning Ordinance when exceptional or extraordinary circumstances applicable to the property prevent the owner from making use of a parcel of property to the same extent enjoyed by similar properties in the same vicinity or zone. In proposing to encroach into the rear and side yard setbacks for the proposed 1,516 square foot basketball half court, a Variance is required to grant relief from Section 17.16.130 17.16.120 of the Zoning Ordinance.

With respect to the aforementioned request for a Variance from Zoning Ordinance, the Planning Commission finds as follows:

A. That there are exceptional or extraordinary circumstances or conditions applicable to the property that do not apply generally to other properties in the same vicinity and zone in that the property is on a slope, which limits viable buildable site that would accommodate a 1,550 square-foot sports court;

B. That such variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same vicinity and zone but which is denied the property in question due to the existing topography and adjacent trail easement that make it difficult to comply with the Zoning Code;

C. That the granting of such variance will not be materially detrimental to the public welfare or injurious to properties or improvements in the vicinity in that the proposed development will comply with the required building code and visual impacts will be minimized by adding landscaping around the sports court;

D. That in granting the variance, the spirit and intent of this title will be observed in that the proposed development does not prevent anyone from enjoying their property rights, the improvements are low in profile and will be screened by landscaping, and it will be located in the rear of the property to minimize noise and visibility from adjacent properties;

E. That the variance does not grant special privilege to the applicant in that the proposed sports court is an amenity available and enjoyed by other residents in the community;

F. That the variance is consistent with the portions of the County of Los Angeles Hazardous Waste Management Plan relating to siting and siting criteria for hazardous waste facilities. The proposed location of the project will not be sited near hazardous waste facilities and is surrounded by residential land use; and

G. That the variance request is consistent with the general plan of the City of Rolling Hills in that the applicant will enjoy the same rights that residents in the community enjoy, the proposed improvements are in character and scale as the existing neighborhood, and it does not impact the rural character of the City.

Section 6. The Rolling Hills Municipal Code require a Conditional Use Permit for recreational game court pursuant to RHMC Section 17.16.210(A)(6). The applicant is proposing to build a 1,516 square foot basketball half court in the northwest corner portion of an irregularly shaped lot. The Planning Commission makes the following findings:

A. That the proposed conditional use for a 1,516 square foot basketball court is consistent with the General Plan. The sports court is a permitted use with an approval of a Conditional Use Permit;

B. That the nature, condition and development of adjacent uses, buildings and structures have been considered, and that the use will not adversely affect or be materially detrimental to these adjacent uses, building or structures. The proposed sports court is located on a developed lot and is surrounded by parcels with existing residential developments;

C. That the site for the proposed conditional use is of adequate size and shape to accommodate

the uses proposed. The net lot area is 78,690 square feet and is adequate to support the proposed use. There is no other location to place the proposed sports court onsite without causing significant change to the existing natural terrain;

D. The sports court complies with all applicable development standards of the zone district as approved by this Resolution. The existing disturbance is 10.1% and the additional disturbance is 2.5%, therefore the total proposed disturbance is 12.6%, which is below the maximum 40%;

E. That the proposed use is consistent with the portions of the Los Angeles County Hazardous Waste Management Plan relating to siting and siting criteria for hazardous waste facilities because the project site is not listed on the current State of California Hazardous Waste and Substances Sites List; and

F. That the proposed conditional use observes the spirit and intent of this title. The construction of the sports court is an allowed use with approved Conditional Use Permit. The proposed use is a common amenity in the community and the project is subject to the conditions of this Resolution to minimize or prevent any adverse impacts to the adjacent properties.

Section 6. The Rolling Hills Municipal Code requires a Site Plan Review for grading pursuant to Chapter 17.46 Section 17.46.020(A)(1). The applicant is proposing 256 cubic yards of grading, which will be balanced on site. The Planning Commission makes the following findings:

A. The project complies with and is consistent with the goals and policies of the general plan and all requirements of the zoning ordinance. The proposed 256 cubic yards of grading will be balanced on site and the impacted areas are limited to the proposed sports court and future equestrian use set aside areas only;

B. The project substantially preserves the natural and undeveloped state of the lot by minimizing building coverage. Lot coverage requirements are regarded as maximums, and the actual amount of lot coverage permitted depends upon the existing buildable area of the lot. The proposed sports court is a half court, which helps minimize grading and lot disturbance. In addition, cut and fill will be balanced on site as required by Code;

C. The project is harmonious in scale and mass with the site, the natural terrain and surrounding residences. The proposed sports court will be located in the rear of the property where visibility from public view is minimized and impact to the natural terrain is lessened by building a half court instead of a full basketball court. The proposed sports court will also be screened by landscaping;

D. The project preserves and integrates into the site design, to the greatest extent possible, existing topographic features of the site, including surrounding native vegetation, mature trees, drainage courses and land forms (such as hillsides and knolls). The proposed sports court's finished elevation is cut into the slope by at least four feet, which minimizes its visual impact on the adjacent properties and also helps lower the height of the fence that is visible from above grade.

E. Grading has been designed to follow natural contours of the site and to minimize the amount of grading required to create the building area. The applicant proposes 90 cubic yards cut and 90 cubic yards fill for the proposed basketball court. In addition, the applicant proposes 38 cubic yards of cut and 38 cubic yards fill for the future stable. Most of the grading will consist of maximum 4-foot cuts for

the proposed basketball court and 2-foot cuts for the proposed future stable and corral. Grading will be balanced on site. The areas chosen for the proposed grading are have shallow slopes, which help minimize alteration to existing terrain;

F. Grading will not modify existing drainage channels nor redirect drainage flow, unless such flow is redirected into an existing drainage course. Building and Safety will review the proposed grading and drainage plans for the site and ensure proper drainage is achieved and erosion is minimized;

G. The project preserves surrounding native vegetation and mature trees and supplements these elements with drought-tolerant landscaping which is compatible with and enhances the rural character of the community, and landscaping provides a buffer or transition area between private and public areas. The applicant is proposing landscaping along the west portion of the court. The proposed project will preserve the natural and native vegetation currently exiting on site;

H. The project is sensitive and not detrimental to the convenient and safe movement of pedestrians and vehicles. The proposed sports court is located in the northwest corner of the property and will not impact the existing pedestrian and vehicular circulation on the lot and off-site; and

I. The project conforms to the requirements of the California Environmental Quality Act. This project is also categorically exempt from CEQA pursuant to Section 15301.

Section 7. Based upon the foregoing findings, the Planning Commission hereby approves the Conditional Use Permit for the construction of a 1,516 square foot sports court; 2) Site Plan Review for 256 cubic yards grading; 3) Variance for encroachment into the side and rear setback for the proposed sports court, subject to the following conditions:

A. This approval shall expire within two years from the effective date of approval if construction pursuant to this approval has not commenced within that time period, as required by Sections 17.38.070 and 17.46.080 of the Rolling Hills Municipal Code, or the approval granted is otherwise extended pursuant to the requirements of this section.

B. If any condition of this resolution is violated, the entitlement granted by this resolution shall be suspended and the privileges granted hereunder shall lapse and upon receipt of written notice from the City, all construction work being performed on the subject property shall immediately cease, other than work determined by the City Manager or his/her designee required to cure the violation. The suspension and stop work order will be lifted once the Applicant cures the violation to the satisfaction of the City Manager or his/her designee. In the event that the Applicant disputes the City Manager or his/her designee's determination that a violation exists or disputes how the violation must be cured, the Applicant may request a hearing before the City Council. The hearing shall be scheduled at the next regular meeting of the City Council for which the agenda has not yet been posted, the Applicant shall be provided written notice of the hearing. The stop work order shall remain in effect during the pendency of the hearing. The City Council shall make a determination as to whether a violation of this Resolution has occurred. If the Council determines that a violation has not occurred or has been cured by the time of the hearing, the Council will lift the suspension and the stop work order. If the Council determines that a violation has occurred and has not yet been cured, the Council shall provide the Applicant with a deadline to cure the violation; no construction work shall be performed on the property until and unless the violation is cured by the deadline, other than work designated by the Council to accomplish the cure. If the violation is not

cured by the deadline, the Council may either extend the deadline at the Applicant's request or schedule a hearing for the revocation of the entitlements granted by this Resolution pursuant to Chapter 17.58 of the Rolling Hills Municipal Code (RHMC).

C. All requirements of the Building and Construction Ordinance, the Zoning Ordinance, LA County Building Code and of the zone in which the subject property is located must be complied with unless otherwise set forth in the Permit, or shown otherwise on an approved plan.

D. The lot shall be developed and maintained in substantial conformance with the site plan on file dated April 1, 2021 except as otherwise provided in these conditions.

E. Prior to submittal of final working drawings to the Building and Safety Department for issuance of building permits, the plans for the project shall be submitted to City staff for verification that the final plans are in compliance with the plans approved by the Planning Commission.

F. The working drawings submitted to the Department of Building and Safety for plan check review must conform to the development plan approved with this application. A copy of the conditions of this Resolution shall be printed on plans approved when a building permit is issued and a copy of such approved plans, including conditions of approval, shall be available on the building site at all times.

G. A licensed professional preparing construction plans for this project for Building Department review shall execute a Certificate affirming that the plans conform in all respects to this Resolution approving this project and including conformance with all of the conditions set forth therein and the City's Building Code and Zoning Ordinance.

Further, the person obtaining a building permit for this project shall execute a Certificate of Construction stating that the project will be constructed according to this Resolution and any plans approved therewith.

H. Structural lot coverage shall not exceed 9,894 square feet or 12.6% of net lot area.

I. The disturbed area of the lot shall not exceed 28.9% (of net lot area). No further disturbance is proposed.

J. Notwithstanding Sections 17.46.020 and 17.46.070 of the Rolling Hills Municipal Code, any modification to this project or to the property, which would constitute additional structural development, grading, excavation of dirt and any modification including, but not be limited to retaining walls, drainage devices, pad elevation and any other deviation from the approved plan, shall require the filing of a new application for approval by the Planning Commission.

K. *During construction,* conformance with the air quality management district requirements, stormwater pollution prevention practices, county and local ordinances and engineering practices so that people or property are not exposed to undue vehicle trips, noise, dust, and objectionable odors shall be required.

L. *During and after construction,* all parking shall take place on the project site. During construction, to maximum extent feasible, employees of the contractor shall car- pool into the City.

M. *During construction*, the property owners shall be required to schedule and regulate construction and related traffic noise throughout the day between the hours of 7 AM and 6 PM, Monday through Saturday only, when construction and mechanical equipment noise is permitted, so as not to interfere with the quiet residential environment of the City of Rolling Hills.

N. The property owners shall be required to conform with the Regional Water Quality Control Board and County Public Works Department Best Management Practices (BMP's) requirements related to solid waste, drainage and storm water management.

O. During construction, all parking shall take place on the project site and, If necessary, any overflow parking shall take place within nearby unimproved roadway easement adjacent to subject site. There shall be no blocking of adjacent driveways orof the roadway easement for passage of pedestrians and equestrians. During construction a flagmen shall be present to direct traffic when it is anticipated that a lane may be impeded.

P. A minimum of 65% of the construction material spoils shall be recycled and diverted. The hauler shall secure a "Construction and Demolition Permit" from the City of Rolling Hills, and provide the required documentation. The permit shall be pulled prior to issuance of the final Planning Approval.

Q. The contractor shall not use tools that could produce a spark, including for clearing and grubbing, during red flag warning conditions. Weather conditions can be found at: **http://www.wrh.noaa.gov/lox/main.php?suite=safety&page=hazard_definitions#FIRE.** It is the sole responsibility of the property owner and/or his/her contractor to monitor the red flag warning conditions. Should a red flag warning be declared and if work is to be conducted on the property, the contractor shall have readily available fire distinguisher.

R. Prior to issuance of Final Planning Approval, shall submit approved landscape plans by the Fire Department and the City's Landscape Architect.

S. Applicant shall pull Planning permit for temporary construction prior to issuance of Final Planning Approval.

T. Prior to finaling of the project, "as constructed" plans, electronic copy and certifications shall be provided to the Planning Department and the Building Department to ascertain that the completed project is in compliance with the approved plans. In addition, any modifications made to the project during construction, shall be depicted "as built/as graded".

U. Until the applicants execute an Affidavit of Acceptance of all conditions of this approval, the approvals shall not be effective. Such affidavit shall be recorded together with the resolution.

PASSED, APPROVED AND ADOPTED THIS 15th DAY OF JUNE, 2021.

BRAD CHELF, CHAIRMAN

ATTEST:

JANELY SANDOVAL
CITY CLERK

Any action challenging the final decision of the City made as a result of the public hearing on this application must be filed within the time limits set forth in section 17.54.070 of the Rolling Hills Municipal Code and Code of Civil Procedure Section 1094.6.

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) §§
CITY OF ROLLING HILLS)

I certify that the foregoing Resolution No. 2021-05 entitled:

A RESOLUTION OF THE PLANNNING COMMISSION OF THE CITY OF ROLLING HILLS APPROVING CONDITIONAL USE PERMIT FOR THE CONSTRUCTION OF A 1,516 SQUARE FOOT SPORTS COURT; SITE PLAN REVIEW FOR 256 CUBIC YARDS OF GRADING; AND VARIANCE FOR THE ENCROACHMENT OF THE SPORTS COURT INTO THE REQUIRED SIDE AND REAR SETBACKS LOCATED 75 SADDLEBACK ROAD, (LOT 68-2-RH) ROLLING HILLS, CA (KIM).

was approved and adopted at a regular meeting of the Planning Commission on June 15, 2021 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

and in compliance with the laws of California was posted at the following: Administrative Offices.

JANELY SANDOVAL
CITY CLERK

Development Table Zoning Case No. 2020-09 (75 Saddleback Road)			
Site Plan Review, Conditional Use Permit & Variance	EXISTING	PROPOSED	TOTAL
RA-S- 1 Zone Setbacks Front: 50 ft. from front easement line Side: 20 ft. from side property line Rear: 50 ft. from rear easement line	The lot is currently developed with an existing 5,069 square-foot residence, 1,612 square-feet garage, 443 square-foot pool and 679 square feet of entryways.	Conditional Use Permit for a 1,516 square foot Sports Court, Site Plan Review for 156 cubic yard of grading, and Variances to encroach into the rear and side yard setbacks.	
Net Lot Area	78,690 SF	0 SF	78,690 SF
Residence	5,069 SF	0 SF	5,069 SF
Garage	1,612 SF	0 SF	1,612 SF
Swimming Pool/Spa	443 SF	0 SF	125 SF
Pool Equipment	125 SF	0 SF	20 SF
Guest House	0 SF	0 SF	0 SF
Cabana	0 SF	0 SF	0 SF
Stable	0 SF	450 SF	450 SF
Recreation Court	0 SF	1,516 SF	1,516 SF
Attached Covered Porches, (Rear Porch-Cabana) Entryway, Porte Cochere, Breezeways	0 SF 679 SF	0 SF 0 SF	0 SF 679 SF
Attached Trellis	0 SF	0 SF	0 SF
2 Sheds	0 SF	SF	SF
Lightwell	0 SF	0 SF	0 SF
Service Yard	0 SF	0 SF	0 SF
Basement Area	0 SF	0 SF	556 SF
Total Structure Area	7,928 SF	1,966 SF	9,894 SF
Depth of Basement			
Structural Coverage	10.1 %	2.5 %	12.6 %
Total Structures Excluding: up to 5 legal and up to 800 SF detached structures that are not higher than 12 ft (no more than 120 SF per structure per deduction, except for trellis)	SF	SF	SF
Structural Coverage (20% maximum)	10.1%	2.5%	12.6%
Grading (balanced on site)		256 CY	256 CY
Total Lot Coverage (35% maximum)	23.9%	5%	28.9%
Building Pad Coverage 1 (30%maximum)	%	%	28%
Building Pad Coverage 2 (30%maximum)	N/A	0%	%

Building Pad Coverage 3 (30%maximum)	%	%	%
Disturbed Area (40% maximum)	23.9%	5%	28.9%
Stable min. 450 S.F.	SF	450 SF	450 SF
Corral min. 550 S.F.	N / A	550 SF	550 SF
Riding Ring	N / A	SF	SF
Retaining / Garden Wall			
Roadway Access			

ENLARGED SITE PLAN
SEE SHEET A2.0

N84°38'25"E 88.14'

N84°38'25"E 507.64'

10' EASEMENT OF PALOS VERDES PROPERTIES AND ROLLING HILLS COMMUNITY ASSOCIATION FOR ROAD, BRIDLE TRAIL AND UTILITY PURPOSES

EASEMENT OF ROLLING HILLS COMMUNITY ASSOCIATION FOR ROAD, BRIDLE TRAIL AND UTILITY PURPOSES

8 FT HIGH MAX. RETAINING WALL

30'-0"

VARIES

41'-6"

44'-4"

PROPOSED BASKETBALL COURT 72' x 90.00

81'-0"

(E) DRIVEWAY

20'-0"

10'-0"

8 FT HIGH MAX. RETAINING WALL

N34°39'57"W 84.42'

(E) GARAGE

(E) POOL

(E) POOL DECK

(E) PAVED PATIO

(E) RESIDENCE

(E) POOL EQUIP.

(E) POOL EQUIP.

(E) CURST PARKING

(E) ENTRYWAY

(E) ENTRYWAY

(E) PAVED WALKWAY

FUTURE STABLE 450 S.F.

FUTURE CORRAL 550 S.F.

N55°39'30"E 1,477'

N55°39'30"E 1,477'

90'-0"

N34°20'30"W 1,477'

N34°20'30"W 1,477'

90'-0"

N34°20'30"W 50.00'

SET 3"x3" ON LINE

SET 3"x3" ON LINE

SET 3"x3" ON LINE

SET SPIKE& 1"I.D. DK PL PROD

1 SITE PLAN
1/16"=1'

No.	DATE	REVISION DESCRIPTION
1	09-01-2020	PLANNING DEPARTMENT SUBMITTAL
2	02-23-2021	PLAN CHECK CORRECTIONS
3	03-22-2021	PLAN CHECK CORRECTIONS
4	06-01-2021	PLAN CHECK CORRECTIONS

DATE ISSUED 09-01-2020
DRAWN BY ML
CHECKED BY TL

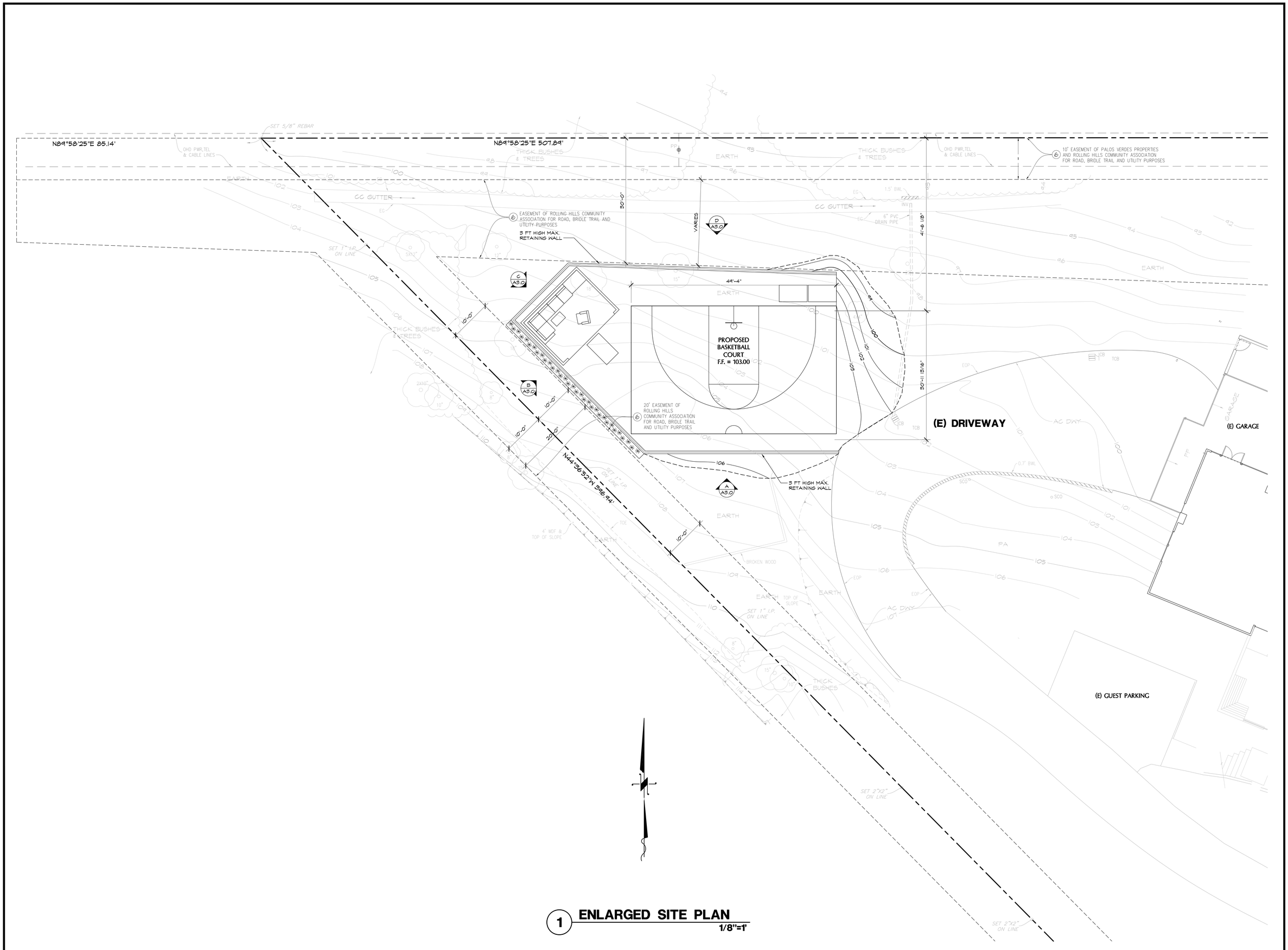
THANG LE & ASSOCIATES
STRUCTURAL ENGINEERS, INC.
319 E. FOOTHILL BLVD. SUITE C
ARCADIA, CALIFORNIA 91006
PHONE: (626) 731-1539

THANG N. LE
S. 4978
EXP. 06/30/22
STRUCTURAL

SPORT COURT
75 SADDLEBACK ROAD
ROLLING HILLS, CA 90274

OVERALL SITE PLAN

A1.0



1 **ENLARGED SITE PLAN**
1/8"=1'

No.	DATE	REVISION DESCRIPTION
1	09-01-2020	PLANNING DEPARTMENT SUBMITTAL
2	02-23-2021	PLAN CHECK CORRECTIONS
3	03-22-2021	PLAN CHECK CORRECTIONS
4	06-01-2021	PLAN CHECK CORRECTIONS

DATE ISSUED 09-01-2020 | DRAWN BY ML | CHECKED BY TL

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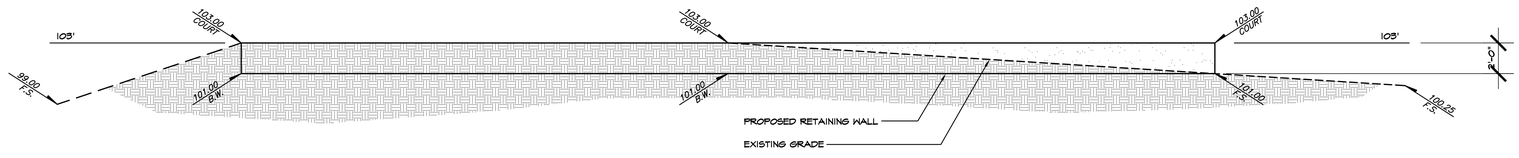
S. 4978 EXP. 06/30/22
06.01.2021

SPORT COURT

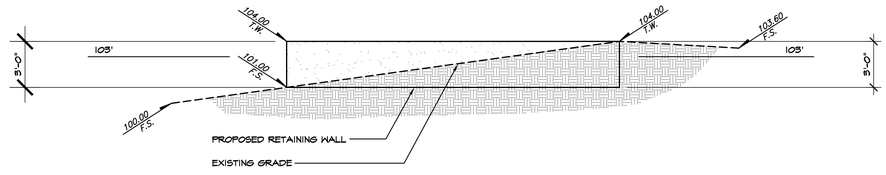
75 SADDLEBACK ROAD
ROLLING HILLS, CA 90274

ENLARGED SITE PLAN

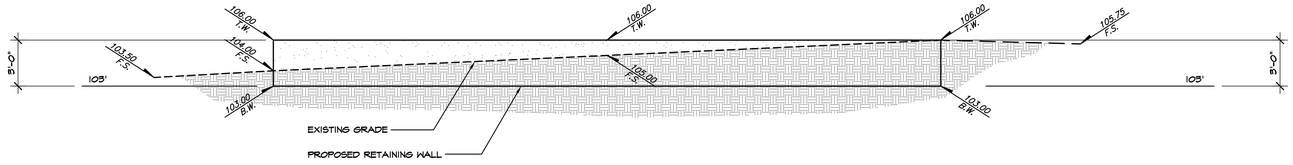
A2.0



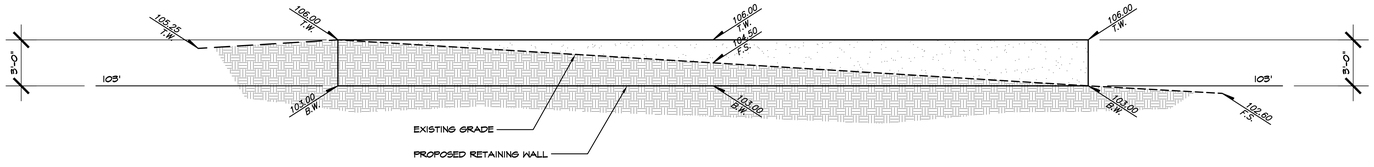
ELEVATION 'D'



ELEVATION 'C'



ELEVATION 'B'



ELEVATION 'A'

No.	DATE	REVISION DESCRIPTION
1	09-01-2020	PLANNING DEPARTMENT SUBMITTAL
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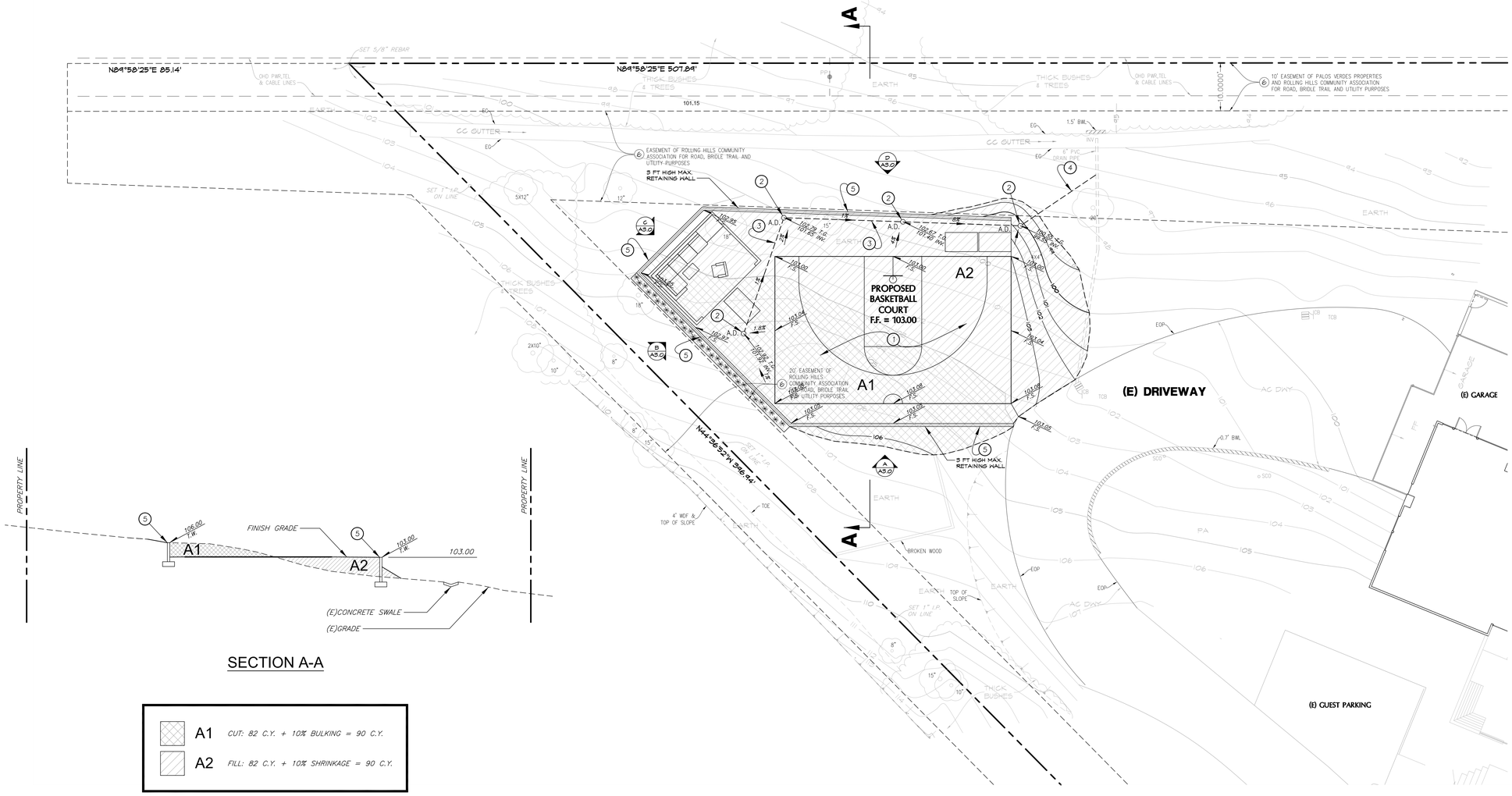
REGISTERED PROFESSIONAL ENGINEER
THANG H. LE
S. 4978
EXP. 06/30/22
STRUCTURAL
STATE OF CALIFORNIA
06.01.2021

SPORT COURT

75 SADDLEBACK ROAD
ROLLING HILLS, CA 90274

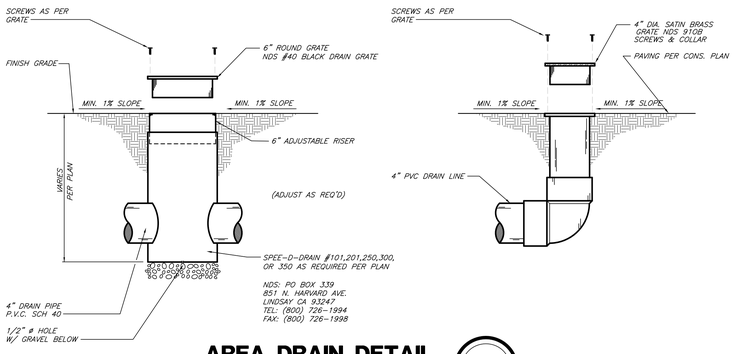
ELEVATIONS

A3.0



SECTION A-A

A1	CUT: 82 C.Y. + 10% BULKING = 90 C.Y.
A2	FILL: 82 C.Y. + 10% SHRINKAGE = 90 C.Y.



AREA DRAIN DETAIL — A — NO SCALE

Additional Notes:

A. *REGISTERED DEPUTY GRADING INSPECTOR IS REQUIRED ON GRADING AND FOUNDATION EARTHWORK WHERE (SITE EXCEEDS 60,000 SF) (CUT OR FILL SLOPES EXCEED 2:1) (CUTS EXCEED 40 FT IN HEIGHT AND WITHIN 20 FT OF A PROPERTY LINE) (FOUNDATION EXCAVATION BELOW A 1:1 PLANE FROM PROPERTY LINE) (PROJECTS INVOLVEE UNUSUAL HARZARDS) (SHORING WORK INCLUDING SLOT-CUTS).*

B. *CONTINUOUS INSPECTION BY THE SOILS ENGINEERING/GEOLOGIST IS REQUIRED FOR GRADING AND FOUNDATION EARTHWORK.*

C. *ALL GRADING SLOPES SHALL BE PLANTED AND SPRINKLERED.*

D. *STANDARD 12 INCH HIGH BERM IS REQUIRED AT TOP OF ALL GRADED SLOPES.*

E. *NO FILL TO BE PLACED, UNTIL THE CITY GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.*

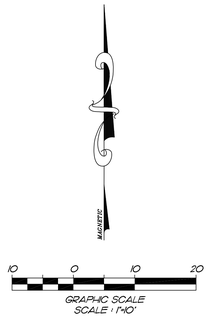
F. *MAN-MADE FILL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90% MAX. DRY DENSITY WITHIN 40 FEET BELOW FINISH GRADE AND 93% OF MAX. DRY DENSITY DEEPER THAN 40 FEET BELOW FINISH GRADE, UNLESS A LOWER RELATIVE COMPACTION (NOT LESS THAN 90% OF MAX. DRY DENSITY) IS JUSTIFIED BY THE SOILS ENGINEERS.*

G. *TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15. OBTAIN GRADING INSPECTOR'S AND DEPARTMENT OF PUBLIC WORKS APPROVAL OF PROPOSED PROCEDURES.*

H. *NO GRADING PERMIT CAN BE ISSUED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS WHEN SITE IS LOCATED WITHIN AREA DESIGNATED AS GRADING ORDINANCE HILLSIDE.*

J. *RETAINING WALLS LOCATED CLOSER TO THE PROPERTY LINE THAN THE HEIGHT OF THE WALL SHALL BE BACKFILLED NOT LATER THAN 10 DAYS AFTER CONSTRUCTION OF THE WALL AND NECESSARY STRUCTURAL SUPPORTING MEMBERS UNLESS RECOMMENDED OTHERWISE BY RESPONSIBLE ENGINEER.*

K. *REGISTERED DEPUTY GRADING INSPECTOR IS REQUIRED ON GRADING AND FOUNDATION EARTHWORK WHERE FOUNDATION EXCAVATION BELOW A 1:1 PLANE FROM PROPERTY LINE AND SHORING WORK INCLUDING SLOT-CUTS.*



Construction Notes:

1. *CONSTRUCT BASKETBALL COURT BY OTHERS.*
2. *CONSTRUCT AREA DRAIN PER DETAIL 'A' ON SHEET C1.*
3. *CONSTRUCT 4" PVC DRAIN PIPE WITH 1% MINIMUM SLOPE.*
4. *CONNECT 4" PVC DRAIN PIPE TO EXISTING 6" STORM DRAIN.*
5. *CONSTRUCT 6 FT HT. MAX. RETAINING WALL WITH 4 FT STEEL FENCE ON TOP (10 FT MAX.).*

DIG ALERT
Call Toll Free
1-800-422-4133
2 Working Days Before You Dig
Underground Service Alert
of Southern California

No.	DATE	REVISION DESCRIPTION
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2	02-23-2021	PLAN CHECK CORRECTIONS
3	03-22-2021	PLAN CHECK CORRECTIONS
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DATE ISSUED 09-01-2020
DRAWN BY ML
CHECKED BY TL

THANG LE & ASSOCIATES STRUCTURAL ENGINEERS, INC.
319 E. FOOTHILL BLVD, SUITE C
ARCADIA, CALIFORNIA 91006
PHONE: (626) 731-1539

REGISTERED PROFESSIONAL ENGINEER THANG H. LE S 4978 EXP 06/30/22 STRUCTURAL STATE OF CALIFORNIA
06.01.2021

SPORT COURT

75 SADDLEBACK ROAD
ROLLING HILLS, CA 90274

GRADING AND DRAINAGE PLAN

C1

RESOLUTION NO. 2021-08

A RESOLUTION ZONING CASE NO. 20-09 REQUEST FOR: 1) CONDITIONAL USE PERMIT FOR THE CONSTRUCTION OF A 1,516 SQUARE FOOT SPORTS COURT; 2 SITE PLAN REVIEW FOR 256 CUBIC YARDS OF GRADING; 3) VARIANCES FOR ENCROACHMENT INTO THE REQUIRED SETBACKS FOR THE SPORTS COURT FOR THE SUBJECT PROPERTY LOCATED 75 SADDLEBACK ROAD, (LOT 68-2-RH) ROLLING HILLS, CA (KIM).

THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS DOES HEREBY FIND, RESOLVE AND ORDER AS FOLLOWS:

Section 1. On December 10, 2020, an application was duly filed by Mr. and Mrs. Kim requesting for 1) Conditional Use Permit for the construction of a 1,516 square foot sports court; 2) Site Plan Review for 256 cubic yards grading; 3) Variance for encroachment into the side setback and rear setback for the proposed sports court for the subject property located at 75 Saddleback Road, Rolling Hills, CA 90274.

Section 2. The Planning Commission conducted duly noticed public hearings to consider the application on June 15, 2021 including a morning field trip and an evening meeting. The applicants were notified of the public hearings in writing by first class mail. Evidence was heard and presented from all persons interested in affecting said proposal and from members of the City staff and the Planning Commission having reviewed, analyzed and studied said proposal.

Section 3. The property is zoned RAS-1 The property is zoned RAS-1 and the net lot area for development purposes is 1.8 acres or 78,690 square-feet. The lot is currently developed with an existing 5,069 square-foot residence, 1,612 square-feet garage, 443 square-foot pool and 679 square feet of entryways. The applicant is proposing to build a 1,516 square foot basketball half court with a 3-foot high retaining walls.

Section 4. This project is also categorically exempt from CEQA pursuant to Section 15301. The project consists 1,516 square foot sports court and 3-foot retaining walls. The project also consists of 256 cubic yards of grading

Section 5. Sections 17.38.010 through 17.38.050 of the Rolling Hills Municipal Code permit approval of a Variance granting relief from the standards and requirements of the Zoning Ordinance when exceptional or extraordinary circumstances applicable to the property prevent the owner from making use of a parcel of property to the same extent enjoyed by similar properties in the same vicinity or zone. In proposing to encroach into the rear and side yard setback for the proposed 1,516 square foot basketball half court with a 3-foot high retaining wall Variances are required to grant relief from Section 17.16.130 17.16.120 of the Zoning Ordinance.

With respect to the aforementioned request for a Variance from Zoning Ordinance, the Planning

Commission finds as follows:

A. That there are exceptional or extraordinary circumstances or conditions applicable to the property that do not apply generally to other properties in the same vicinity and zone in that the property is sloped and inclined so the site's buildable space is limited. The proposed location is the suitable due to the incline and slopes on the lot;

B. That such variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same vicinity and zone but which is denied the property in question due to the existing topography that make it difficult to comply;

C. That the granting of such variance will not be materially detrimental to the public welfare or injurious to properties or improvements in the vicinity in that the proposed development will comply with the required building code, will not have adverse visual impact to adjacent properties and is in keeping with the character and scale of the community;

D. That in granting the variance, the spirit and intent of this title will be observed in that the proposed development does not prevent anyone from enjoying their property rights, the improvements are visually harmonious with adjacent properties and in scale with adjacent residential development;

E. That the variance does not grant special privilege to the applicant in that the proposed addition is in character and similar in scale with existing residential development and the applicant will have the opportunity to enjoy the same amenities enjoyed by other residents in the community;

F. That the variance is consistent with the portions of the County of Los Angeles Hazardous Waste Management Plan relating to siting and siting criteria for hazardous waste facilities. The proposed location of the project will not be sited near hazardous waste facilities and is surrounded by residential land use; and

G. That the variance request is consistent with the general plan of the City of Rolling Hills in that the applicant will enjoy the same rights that residents in the community enjoy, the proposed improvements are in character and scale as the existing neighborhood, it preserves the rural character of the City.

Section 6. The Rolling Hills Municipal Code require a Conditional Use Permit for a project a Recreational Game Court pursuant to RHMC Section 17.16.210(A)(6). The applicant is proposing to build a 1,516 square foot basketball half court with a 3-foot high retaining wall in the northwest corner portion of the triangular shaped lot. The proposed sports court will also require a Variance for the encroachment into the required 50-foot rear setback by 20 feet and 20-foot side setback by 10 feet. The Planning Commission makes the following findings:

A. That the proposed conditional use 1,516 square foot basketball court is consistent with the General Plan. The sports court is consistent with similar uses in the community and is a permitted use with a CUP. Although the basketball court requires a variance to allow it in the rear and side yard setback, the location of the court. The proposed project is located in the northwest corner of the lot and is out of the views of the neighboring properties.

B. That the nature, condition and development of adjacent uses, buildings and structures have been considered, and that the use will not adversely affect or be materially detrimental to these adjacent uses, building or structures. Due to the configuration of the lot, easements, and configuration of the lot, the proposed sports court was limited to the construction location.

C. That the site for the proposed conditional use is of adequate size and shape to accommodate the uses proposed, the net lot area is 78,690 square feet adequate to support the proposed use. There is no other location to place the proposed sports court onsite without causing significant change to the current terrain.

D. That the proposed conditional use complies with all applicable development standards of the zone district. The sports court complies with all applicable development standards of the zone district as approved by this Resolution. The existing disturbance is 10.1% and the additional disturbance is 2.5%, therefore the total proposed disturbance is 12.6%, which is below the maximum 40%.

E. That the proposed use is consistent with the portions of the Los Angeles County Hazardous Waste Management Plan relating to siting and siting criteria for hazardous waste facilities because the project site is not listed on the current State of California Hazardous Waste and Substances Sites List.

F. That the proposed conditional use observes the spirit and intent of this title. The construction of the sports court, and conversion and addition to the stable allows the Applicants the ability to enjoy rights enjoyed by other residents in the City. Construction of the sports court in the rear yard setback and side yard setback, allows the applicants to minimize the amount of grading on the lot. The applicant proposes grading of 256 cubic yards.

Section 6. The Rolling Hills Municipal Code require a Site Plan Review for a grading pursuant to Chapter 17.46 Section 17.46.020(A)(1) states a Site Plan Review is required for grading.. The applicant is proposing to build a 1,516 square foot sports court, 256 cubic yards of grading, and all dirt will be balanced on site. The Planning Commission makes the following findings:

A. The project complies with and is consistent with the goals and policies of the general plan and all requirements of the zoning ordinance. The Site Plan Review for the proposed 1,516 square foot sports is consistent with the purposes and objectives of the General Plan because the proposed project is consistent with similar amenities in the community, meets all the applicable code development standards, with the exception of encroaching in the required setbacks, and is located in an area on the property that is adequately sized to accommodate the proposed project

B. The project substantially preserves the natural and undeveloped state of the lot by minimizing building coverage. Lot coverage requirements are regarded as maximums, and the actual amount of lot coverage permitted depends upon the existing buildable area of the lot; The topography and the configuration of the triangular shaped lot have been considered, and it was determined that the proposed project will not adversely affect or be materially detrimental to adjacent uses, buildings, or structures. The proposed sports court located on the northwest corner portion of the lot.

C. The project is harmonious in scale and mass with the site, the natural terrain and

surrounding residences. The proposed sports court will be located on the northwest corner of the property and will not impact views of the surrounding residences, but will enhance the use of the project site.

D. The project preserves and integrates into the site design, to the greatest extent possible, existing topographic features of the site, including surrounding native vegetation, mature trees, drainage courses and land forms (such as hillsides and knolls); The proposed pool will be built on an existing pad. The net lot area is over 78,690 square feet and is sufficient to accommodate the proposed use. There will be no significant changes to the site design, as the residential uses will remain and the proposed sports court will be constructed in an that is suitable for the use.

E. Grading has been designed to follow natural contours of the site and to minimize the amount of grading required to create the building area. The proposed sports court will require a total of 256 cubic yards of grading. The applicant proposes 90 cubic yards cut and 90 cubic yards fill for the proposed basketball court. The applicant proposes 38 cubic yards cut and 38 cubic yards balanced for the future stable. Most of the grading will consist of maximum 4-foot cuts for the proposed basketball court and 2-foot cuts for the proposed future stable and corral. All dirt shall be balanced on site. The location of the proposed basketball court abuts the Rolling Hills Community Association Easements to the north and west, Bridle Trail, and grading will not have any impact on the existing trails or easements.

F. Grading will not modify existing drainage channels nor redirect drainage flow, unless such flow is redirected into an existing drainage course; no drainage channels will be affected by the proposed grading.

G. The project preserves surrounding native vegetation and mature trees and supplements these elements with drought-tolerant landscaping which is compatible with and enhances the rural character of the community, and landscaping provides a buffer or transition area between private and public areas. The applicant is proposing landscaping along the west portion of the court. The proposed project will preserve the natural and native vegetation.

H. The project is sensitive and not detrimental to the convenient and safe movement of pedestrians and vehicles; and The proposed sports court is located in the at the northwest corner of the property and will not impact the existing circulation on the lot.

I. The project conforms to the requirements of the California Environmental Quality Act. This project is also categorically exempt from CEQA pursuant to Section 15301.

Section 7. Based upon the foregoing findings, the Planning Commission hereby approves the Conditional Use Permit, Variance, and Site Plan Review request in Zoning Case No. 20- 09 for Conditional Use Permit for the construction of a 1,516 square foot sports court; 2) Site Plan Review for 256 cubic yards grading; 3) Variance for encroachment into the side and rear setback for the proposed sports court, subject to the following conditions:

A. This approval shall expire within two years from the effective date of approval if construction pursuant to this approval has not commenced within that time period, as required by Sections 17.38.070 and 17.46.080 of the Rolling Hills Municipal Code, or the approval granted is otherwise extended pursuant to the requirements of this section.

B. If any condition of this resolution is violated, the entitlement granted by this resolution shall be suspended and the privileges granted hereunder shall lapse and upon receipt of written notice from the City, all construction work being performed on the subject property shall immediately cease, other than work determined by the City Manager or his/her designee required to cure the violation. The suspension and stop work order will be lifted once the Applicant cures the violation to the satisfaction of the City Manager or his/her designee. In the event that the Applicant disputes the City Manager or his/her designee's determination that a violation exists or disputes how the violation must be cured, the Applicant may request a hearing before the City Council. The hearing shall be scheduled at the next regular meeting of the City Council for which the agenda has not yet been posted, the Applicant shall be provided written notice of the hearing. The stop work order shall remain in effect during the pendency of the hearing. The City Council shall make a determination as to whether a violation of this Resolution has occurred. If the Council determines that a violation has not occurred or has been cured by the time of the hearing, the Council will lift the suspension and the stop work order. If the Council determines that a violation has occurred and has not yet been cured, the Council shall provide the Applicant with a deadline to cure the violation; no construction work shall be performed on the property until and unless the violation is cured by the deadline, other than work designated by the Council to accomplish the cure. If the violation is not cured by the deadline, the Council may either extend the deadline at the Applicant's request or schedule a hearing for the revocation of the entitlements granted by this Resolution pursuant to Chapter 17.58 of the Rolling Hills Municipal Code (RHMC).

C. All requirements of the Building and Construction Ordinance, the Zoning Ordinance, LA County Building Code and of the zone in which the subject property is located must be complied with unless otherwise set forth in the Permit, or shown otherwise on an approved plan.

D. The lot shall be developed and maintained in substantial conformance with the site plan on file dated April 1, 2021 except as otherwise provided in these conditions.

E. Prior to submittal of final working drawings to the Building and Safety Department for issuance of building permits, the plans for the project shall be submitted to City staff for verification that the final plans are in compliance with the plans approved by the Planning Commission.

F. The working drawings submitted to the Department of Building and Safety for plan check review must conform to the development plan approved with this application. A copy of the conditions of this Resolution shall be printed on plans approved when a building permit is issued and a copy of such approved plans, including conditions of approval, shall be available on the building site at all times.

G. A licensed professional preparing construction plans for this project for Building Department review shall execute a Certificate affirming that the plans conform in all respects to this Resolution approving this project and including conformance with all of the conditions set forth therein and the City's Building Code and Zoning Ordinance.

Further, the person obtaining a building permit for this project shall execute a Certificate of Construction stating that the project will be constructed according to this Resolution and any plans approved therewith.

H. Structural lot coverage shall not exceed 9,894 square feet, or 12.6% and total lot coverage shall not exceed 28.9% or 2 square feet.

I. The disturbed area of the lot shall not exceed 28.9% (of net lot area). No further disturbance is proposed.

J. Notwithstanding Sections 17.46.020 and 17.46.070 of the Rolling Hills Municipal Code, any modification to this project or to the property, which would constitute additional structural development, grading, excavation of dirt and any modification including, but not be limited to retaining walls, drainage devices, pad elevation and any other deviation from the approved plan, shall require the filing of a new application for approval by the Planning Commission.

K. *During construction*, conformance with the air quality management district requirements, stormwater pollution prevention practices, county and local ordinances and engineering practices so that people or property are not exposed to undue vehicle trips, noise, dust, and objectionable odors shall be required.

L. *During and after construction*, all parking shall take place on the project site. During construction, to maximum extent feasible, employees of the contractor shall car- pool into the City.

M. *During construction*, the property owners shall be required to schedule and regulate construction and related traffic noise throughout the day between the hours of 7 AM and 6 PM, Monday through Saturday only, when construction and mechanical equipment noise is permitted, so as not to interfere with the quiet residential environment of the City of Rolling Hills.

N. The property owners shall be required to conform with the Regional Water Quality Control Board and County Public Works Department Best Management Practices (BMP's) requirements related to solid waste, drainage and storm water management.

O. During construction, all parking shall take place on the project site and, If necessary, any overflow parking shall take place within nearby unimproved roadway easement adjacent to subject site. There shall be no blocking of adjacent driveways orof the roadway easement for passage of pedestrians and equestrians. During construction a flagmen shall be present to direct traffic when it is anticipated that a lane may be impeded.

P. A minimum of 65% of the construction material spoils shall be recycled and diverted. The hauler shall secure a "Construction and Demolition Permit" from the City of Rolling Hills, and provide the required documentation. The permit shall be pulled prior to issuance of the final Planning Approval.

Q. The contractor shall not use tools that could produce a spark, including for clearing and grubbing, during red flag warning conditions. Weather conditions can be found at: **http://www.wrh.noaa.gov/lox/main.php?suite=safety&page=hazard_definitions#FIRE.** It is the sole responsibility of the property owner and/or his/her contractor to monitor the red flag warning conditions. Should a red flag warning be declared and if work is to be conducted on the property, the contractor shall have readily available fire distinguisher.

R. Prior to issuance of Final Planning Approval, shall submit approved landscape plans by the Fire Department and the City's Landscape Architect.

S. Applicant shall pull Planning permit for temporary construction prior to issuance of Final Planning Approval.

T. Prior to finaling of the project, ”as constructed” plans, electronic copy and certifications shall be provided to the Planning Department and the Building Department to ascertain that the completed project is in compliance with the approved plans. In addition, any modifications made to the project during construction, shall be depicted “as built/as graded”.

U. Until the applicants execute an Affidavit of Acceptance of all conditions of this approval, the approvals shall not be effective. Such affidavit shall be recorded together with the resolution.

V. The applicant shall plant landscaping to screen the proposed sports court from the adjacent bridle trails. Landscaping shall not encroach into any of trail easements.

W. The flat area surrounding the sports court shall consist of permeable surface materials.

PASSED, APPROVED AND ADOPTED THIS 15th DAY OF JUNE, 2021.

_____
BRAD CHELF, CHAIRMAN

ATTEST:

_____
JANELY SANDOVAL
CITY CLERK

Any action challenging the final decision of the City made as a result of the public hearing on this application must be filed within the time limits set forth in section 17.54.070 of the Rolling Hills Municipal Code and Code of Civil Procedure Section 1094.6.

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) §§
CITY OF ROLLING HILLS)

I certify that the foregoing Resolution No. 2021-05 entitled:

A RESOLUTION ZONING CASE NO. 20-09 REQUEST FOR: 1) CONDITIONAL USE PERMIT FOR A 1,516 SQUARE FOOT SPORTS COURT; 2) REQUEST FOR SITE PLAN REVIEW FOR 256 CUBIC YARDS OF GRADING; 3) REQUEST FOR VARIANCES FOR ENCROACHMENT INTO THE REQUIRED SETBACKS FOR THE SPORTS COURT FOR THE SUBJECT PROPERTY LOCATED 75 SADDLEBACK ROAD, (LOT 68-2-RH) ROLLING HILLS, CA (KIM).

was approved and adopted at a regular meeting of the Planning Commission on June 15, 2021 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

and in compliance with the laws of California was posted at the following: Administrative

Offices.

JANELY SANDOVAL
CITY CLERK

Agenda Item No.: 8.B
Mtg. Date: 06/15/2021

TO: **HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION**

FROM: **STEPHANIE GRANT , ADMINISTRATIVE CLERK**

THRU: **ELAINE JENG P.E., CITY MANAGER**

SUBJECT: **CONSIDER RESOLUTION 2021-07 APPROVING CONDITIONAL USE PERMIT FOR A PROPOSED 180 SQUARE-FOOT ATTACHED STUDIO RESULTING IN A MIXED USE STRUCTURE; SITE PLAN REVIEW FOR 71.6 CUBIC YARDS OF GRADING; AND VARIANCE FOR IMPORTING 18 CUBIC YARDS OF GRAVEL FOR THE SUBJECT PROPERTY LOCATED AT 2 SPUR LANE, (LOT 12-B-CH) ROLLING HILLS, CA (RAJEWSKI).**

DATE: **June 15, 2021**

BACKGROUND:

Zoning, Land Size and Existing Conditions

The property is zoned RAS-1 and the gross lot area is 2.04 acres or 88,740 square feet. The net lot area, for development purposes, is 1.9 acres or 82,874 square feet. The lot is currently developed with an existing 4,104 square-foot residence, 575 square-foot garage, 316 square-foot guesthouse, 134 square-foot detached studio, 556 square-foot basement area, and 557 square-foot pool. There are two building pads on site. The existing residence and garage are located on the upper building pad (28,485 square feet) and the pool is located on the lower building pad (3,395 square feet).

There is currently active construction on site that comprise of: interior remodel, 236 square-foot addition to existing 316 SF guesthouse (guesthouse will be converted to a shop totaling 552 square feet), 312 square-foot addition to existing two-car garage, 62 square-foot addition to the front porch entry 738 square foot porch, 595 square foot driveway addition, 1,244 square feet paved area/walkways, 245 square-foot partial demolition of the main residence, demolition of 134 square-foot studio, and widening of an existing 12-foot wide driveway to 20 feet per L.A. County Fire Department. The current construction added less than 999 square feet to the residence and demolished less than 50% of the

exterior walls therefore, the current project was approved by the Planning Department under Administrative Review.

The applicant is proposing to build a 180 square-foot (SF) studio that will attach to the guesthouse/garage. The 180 SF addition will result in the two structures having a shared wall and thus, requires a Conditional Use Permit approval for the proposed mixed use structure. In addition, staff later discovered that the applicant imported gravel to use as fill in the driveway expansion and conducted grading without permits, these past actions require Variance and Site Plan review, respectively.

DISCUSSION:
REQUEST AND PLANNING COMMISSION ACTION
Applicant's Project Scope
The applicant is proposing to build a 180 SF studio and attach it to the guesthouse, legalize imported gravel used in driveway expansion and legalize grading.

Variance
The LA County Fire Department required the expansion of the existing driveway for fire access that resulted in the importation of gravel. The applicant is requesting Variance for importing 18 cubic yards of gravel without a permit. In order to extend the existing driveway, 18 cubic yards of gravel were imported to fill the additional area.

Site Plan Review
The applicant is requesting Site Plan Review (SPR) for 68 cubic yards grading. The total cut for the proposed project is 34 cubic yards: 18 cubic yards for the driveway and 16 cubic yards for the front patio. The total fill for the project is 34 cubic yards: 13 cubic yards for the garage addition, 3 cubic yards for the new planter area, 3.6 cubic yards for the basement, and 18 cubic yards (maximum 24 inches) for the driveway.

Conditional Use Permit
The applicant is requesting a Conditional Use Permit (CUP) for the proposed 180 SF studio. The 136 SF studio was demolished without a permit. The applicant is proposing to build a new studio that will attach to the workshop (previously a guesthouse)/garage.

Past Approvals for the Property
On October 19, 2020, the applicant submitted an application for Administrative Review. The application was for: a remodel, demolition, re-roof, 312 SF garage addition, addition of 237 SF to existing shop (previously guesthouse), 738 SF covered porches, 62 SF breezeway, 57 SF to existing detached shed, and 7 cubic yards of grading.

Staff approved the project on November 3, 2020 and the applicant submitted the approved plans for plan check to the Building and Safety Department. During plan check, it was determined by the Fire Dept. that a wider driveway would be required for Fire access.

On January 15, 2021, the applicant submitted revised Administrative Review Application (Case No. 21-05) and revised plans for: a remodel, 537 SF addition, re-roof, 738 SF covered porches, 312 SF garage

addition, demolition, and 40 cubic yards of grading. The grading quantity increased due to the expansion of the driveway.

On March 2, 2021, the Fire Dept. approved the 20-foot driveway expansion.

The expansion of the driveway also required and received Traffic Commission approval. On March 25, 2021 the Traffic Commission approved the driveway expansion. The applicant started construction during this phase prior to receiving final approval from the Planning Department. During Planning's review, staff discovered that grading, importing gravel and demolition of the studio had occurred without permits.

The City of Rolling Hills approved the revised project (Case No. 21-05) on March 26, 2021 for: a remodel, 537 SF addition, re-roof, 738 SF covered porches, 312 SF garage addition, demolition, and 40 cubic yards of grading. The proposed 180 SF studio that will be attached to the guesthouse/garage will be approved at a later date by the Planning Commission.

On April 5, 2021, the applicant submitted plans and application for Variance for the import of gravel and Conditional Use Permit application for the mixed-use structure. After the review of grading, the Site Plan Review was added because the proposed grading exceeded 50 cubic yards of dirt (proposed total 71.6 cubic yards).

MUNICIPAL CODE COMPLIANCE

Disturbance

The lot was graded in the past and the disturbed area is 59.90% (49,720 square feet). The RHMC states there are exceptions for disturbance to exceed the maximum 40% of the net lot area. As defined in Section 17.16.070, in order to encourage gradual transition in grade and natural appearance the disturbed area may be a maximum of sixty percent of the net lot area, provided that at no point the slopes resulting from the grading are greater (steeper) than 3:1, or three units horizontal (run) to one unit vertical (rise). The 59.9% disturbance is in accordance with Section 17.16.070, therefore a Variance is not required. Grading is proposed on previously disturbed areas.

Lot Coverage

The residential building pad is 23,485 square feet and second building pad is 3,395 square feet for a total combined building pad area of 26,880 square feet. The proposed structure will be located on the first pad, attached to the new shop and existing garage. The structural coverage on this building pad is proposed to be 6,772 square feet or 28.37%. The total overall structural net lot coverage is proposed at 7 square feet or 10.5%, (20% max. permitted); and the total lot coverage proposed will be 48,881 square feet or 21.6%, (35% max. permitted).

Grading

The grading is necessary for the widening of the driveway to meet Fire Code access requirements. The Fire Code requires a 20-foot driveway, clear of any horizontal or vertical obstructions, to accommodate the width and height of a fire truck and its equipment. In order to extend the existing driving, 18 cubic yards of gravel was imported to fill the strip. The total cut for the proposed project is 34 cubic yards: 18 cubic yards for the driveway and 16 cubic yards for the front patio. The total fill for the project is 34 cubic yards: 13 cubic yards for the under garage addition, 3.6 cubic yards for the basement, 3 cubic yards for the new planter area, and 18 cubic yards (maximum 24 inches) for the driveway. All grading activities will be balanced onsite

Buildable Pad

The buildable pad area for Pad No. 1 is 23,485 SF and the existing structures total 28.37% (6,772 SF).

The buildable pad are for Pad No. 2 is 16.99% (3,395 SF).

Stable and Corral Set Aside

The applicant proposes to set aside a 1,000 square feet for a future stable and corral west of the mixed-use structure. Access to the future stable corral is also available.

Environmental Review

The project has been determined to be categorically exempt (Class 3) pursuant to Section 15303 of the California Environmental Quality Act (CEQA) Guidelines.

17.38.050 - Required Variance findings.

In granting a variance, the Commission (and Council on appeal) must make the following findings:

1. That there are exceptional or extraordinary circumstances or conditions applicable to the property that do not apply generally to other properties in the same vicinity and zone;
2. That such variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same vicinity and zone but which is denied the property in question;
3. That the granting of such variance will not be materially detrimental to the public welfare or injurious to properties or improvements in the vicinity;
4. That in granting the variance, the spirit and intent of this title will be observed;
5. That the variance does not grant special privilege to the applicant;
6. That the variance is consistent with the portions of the County of Los Angeles Hazardous Waste Management Plan relating to siting and siting criteria for hazardous waste facilities; and
7. That the variance request is consistent with the general plan of the City of Rolling Hills.

17.46.050 - Required Site Plan Review findings.

1. The Commission shall be required to make findings in acting to approve, conditionally approve, or deny a site plan review application.
2. No project which requires site plan review approval shall be approved by the Commission, or by the City Council on appeal, unless the following findings can be made:
3. The project complies with and is consistent with the goals and policies of the general plan and all requirements of the zoning ordinance;
4. The project substantially preserves the natural and undeveloped state of the lot by minimizing building coverage. Lot coverage requirements are regarded as maximums, and the actual amount of lot coverage permitted depends upon the existing buildable area of the lot;
5. The project is harmonious in scale and mass with the site, the natural terrain and surrounding residences;
6. The project preserves and integrates into the site design, to the greatest extent possible, existing topographic features of the site, including surrounding native vegetation, mature trees, drainage courses and land forms (such as hillsides and knolls);
7. Grading has been designed to follow natural contours of the site and to minimize the amount of grading required to create the building area;
8. Grading will not modify existing drainage channels nor redirect drainage flow, unless such flow is redirected into an existing drainage course;
9. The project preserves surrounding native vegetation and mature trees and supplements these elements with drought-tolerant landscaping which is compatible with and enhances the rural character of the community, and landscaping provides a buffer or transition area between private and public areas;
10. The project is sensitive and not detrimental to the convenient and safe movement of pedestrians and vehicles; and
11. The project conforms to the requirements of the California Environmental Quality Act.
12. If all of the above findings cannot be made with regard to the proposed project, or cannot be made

even with changes to the project through project conditions imposed by City staff and/or the Planning Commission, the site plan review application shall be denied.

17.42.050 - Basis for approval or denial of Conditional Use Permit.

The Commission (and Council on appeal), in acting to approve a conditional use permit application, may impose conditions as are reasonably necessary to ensure the project is consistent with the General Plan, compatible with surrounding land use, and meets the provisions and intent of this title. In making such a determination, the hearing body shall find that the proposed use is in general accord with the following principles and standards:

1. That the proposed conditional use is consistent with the General Plan;
2. That the nature, condition and development of adjacent uses, buildings and structures have been considered, and that the use will not adversely affect or be materially detrimental to these adjacent uses, building or structures;
3. That the site for the proposed conditional use is of adequate size and shape to accommodate the use and buildings proposed;
4. That the proposed conditional use complies with all applicable development standards of the zone district;
5. That the proposed use is consistent with the portions of the Los Angeles County Hazardous Waste Management Plan relating to siting and siting criteria for hazardous waste facilities;
6. That the proposed conditional use observes the spirit and intent of this title.

FISCAL IMPACT:

None.

RECOMMENDATION:

Approve Resolution No. 2021-07 approving Conditional Use Permit for the mixed use, Site Plan Review for 71.6 cubic yards of grading, and Variance to legalize importation of gravel.

ATTACHMENTS:

Development Table - ZC 21-05_PC 06.15.21.v2.docx
2021-07.PC_RESOLUTION_2_Spur_Lane_draft.docx
2 Spur Lane_plans_06.15.21_.pdf
SUPPLEMENTAL_RAJEWSKI RESIDENCE-JUNE15 REVIEW_revised final set.pdf

Development Table Zoning Case No. 21-05 (2 Spur Lane)			
CONDITIONAL USE PERMIT, SITE PLAN REVIEW, & VARIANCE	EXISTING	PROPOSED	TOTAL
RA-S- 1 Zone Setbacks Front: 50 ft. from front easement line Side: 20 ft. from side property line Rear: 50 ft. from rear easement line	SINGLE FAMILY RESIDENCE WITH GARAGE, GUEST HOUSE, STUDIO, POOL	CONDITIONAL USE PERMIT FOR A PROPOSED 180 SQUARE-FOOT ATTACHED STUDIO RESULTING IN A MIXED USE STRUCTURE; SITE PLAN REVIEW FOR 71.6 CUBIC YARDS OF GRADING; AND VARIANCE FOR IMPORTING 18 CUBIC YARDS OF GRAVEL FOR THE SUBJECT PROPERTY LOCATED AT 2 SPUR LANE, (LOT 12-B-CH) ROLLING HILLS, CA (RAJEWSKI).	
Net Lot Area	82,874 SF	0 SF	82,874 SF
Residence	4,104 SF	-245 SF	3,859 SF
Garage	575 SF	-312 SF	887 SF
Swimming Pool/Spa	557 SF	0 SF	557 SF
Pool Equipment	20 SF	0 SF	20 SF
Guest House	0 SF	0 SF	0 SF
Shop (old Guest House)	316 SF	236 SF	552 SF
Stable	0 SF	0 SF	0 SF
Recreation Court	0 SF	0 SF	0 SF
Attached Covered Porches, (Rear Porch-Cabana) Entryway, Porte Cochere, Breezeways	463 SF 47 SF	573 SF 62 SF	1,036 SF 109 SF
Attached Trellis	0 SF	0 SF	0 SF
Studio	134 SF	46 SF	180 SF
Lightwell	0 SF	0 SF	0 SF
Service Yard	0 SF	0 SF	0 SF
Basement Area	556 SF	0 SF	556 SF
Total Structure Area	6,772 SF	984 SF	7,756 SF
Structural Coverage	8.17%	1.18%	9.35%
Total Structures Excluding: up to 5 legal and up to 800 SF detached structures that are not higher than 12 ft (no more than 120 SF per structure per deduction, except for trellis)	SF	SF	SF
Structural Coverage	%	%	%

(20% maximum)			
Grading (balanced on site)	Unknown	CY	CY
Total Lot Coverage (35% maximum)	8.17%	1.38%	9.55%
Building Pad Coverage 1 (30%maximum)	23.81 %	4.56 %	28.37%
Building Pad Coverage 2 (30%maximum)	16.99%	0%	16.99%
Building Pad Coverage 3 (30%maximum)	%	%	%
Disturbed Area (40% maximum)	59.9 %	0%	59.9%
Stable min. 450 S.F.	SF	SF	SF
Corral min. 550 S.F.	N / A	SF	SF
Riding Ring	N / A	SF	SF
Retaining / Garden Wall			
Roadway Access			

RESOLUTION NO. 2021-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL FOR A CONDITIONAL USE PERMIT FOR A MIXED-USE STRUCTURE; A VARIANCE FOR THE IMPORTATION OF GRAVEL; AND A SITE PLAN REVIEW FOR LEGALIZING 71.6 CUBIC YARDS OF GRADING LOCATED AT 2 SPUR LANE (LOT 12-B-CH) ROLLING HILLS, CA (RAJEWSKI).

THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS DOES HEREBY FIND, RESOLVE AND ORDER AS FOLLOWS:

Section 1. An application was duly filed by Mr. Paul Rajewski on April 5, 2021 with respect to real property located at 2 Spur Lane, Rolling Hills (Lot 12-B-CH) requesting a Conditional Use Permit for the construction of an attached 180 square foot mixed-use structure to an existing shop and garage, a Site Plan Review for 71.6 cubic yards of grading and Variance for the importation of gravel for the expansion of an existing 12-foot wide driveway to comply with L.A. County Fire requirements.

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the proposed project during an on-site field trip and an evening teleconference meeting on the same day, June 15, 2021. The applicants were notified of the field trip and public teleconference hearing in writing by first class mail and email.

Neighbors within 1,000-foot radius were notified of the public hearings and a notice was published in the Daily Breeze on June 5, 2021. The applicants and their agents were notified of the public hearings in writing by first class mail and the applicants and agents were in attendance at the hearings evidence was heard and presented from all person interested in affecting said proposal, and from members of the City staff.

On October 19, 2020, the applicant submitted an Administrative Review Application and plans to the Planning Department for a residential addition less than 999 square feet, remodel, 7 cubic yards of grading, and less than 50% demolition of exterior walls. The Administrative Review application and plans were approved by staff on November 3, 2020. The applicant submitted the approved plans for plan check to the Building and Safety Department. The Fire Department Plan check review triggered an expansion of the existing driveway. The applicant revised the approved plans and re-submitted to the Planning Department for approval. The expansion of the driveway also required Traffic Commission approval.

The site is currently undergoing active construction and was approved at ministerial level on March 26, 2021. The existing improvements on the property comprise of existing, approved and under construction elements of development including a remodel, residential addition less than 999 square feet, demolition, and re-roof.

Section 3. The property is zoned RAS-1 and the gross lot area is 2.04 acres or 88,740 square feet. The net lot area for development purposes is 1.9 acres or 82,874 square-feet. The lot is currently developed with an existing 4,104 square-foot residence, 575 square-feet garage, 316 square-feet shop/old

guest house, 134 square-feet detached studio, and 556 square feet basement area, 556 square foot basement, and 557 square-foot pool. There are two building pads, the existing residence and garage are located on the upper building pad (28,485 square feet), and the pool is located on the lower building pad (3,395 square feet).

Section 4. The Planning Commission finds that the project is exempt from the California Environmental Quality Act, (CEQA) pursuant to Class 3, Section 15303 (a) and (3) of the CEQA guidelines.

Section 5. Site Plan Review. The Rolling Hills Municipal Code requires a Site Plan Review for a project that proposes grading pursuant to RHMC Section 17.46.020(A)(1). The project proposes total grading of 71.6 cubic yards. The Planning Commission makes the following findings:

A. The project complies with and is consistent with the goals and policies of the general plan and all requirements of the zoning ordinance.

The property is 1.90 acres, which is within the requirements of the RAS-1 zone. The proposed 71.6 cubic yards of grading meet the requirements of the City. The existing 12-foot wide driveway had to be widened to 20-feet to comply with the Fire Department's access requirements. The grading is necessary for the widening of the driveway to meet Fire Code access requirements. The Fire Code requires a 20-foot driveway, clear of any horizontal or vertical obstructions, to accommodate the width and height of a fire truck and its equipment. In order to extend the existing driving, 18 cubic yards of gravel was imported to fill the strip. The total cut for the proposed project is 34 cubic yards: 18 cubic yards for the driveway and 16 cubic yards for the front patio. The total fill for the project is 34 cubic yards: 13 cubic yards for the under garage addition, 3.6 cubic yards for the basement, 3 cubic yards for the new planter area, and 18 cubic yards (maximum 24 inches) for the driveway. All grading activities will be balanced onsite

B. The project substantially preserves the natural and undeveloped state of the lot by minimizing building coverage. Lot coverage requirements are regarded as maximums, and the actual amount of lot coverage permitted depends upon the existing buildable area of the lot.

The project substantially preserves the natural and undeveloped state of the lot by minimizing building coverage. The topography and the configuration of the lot have been considered, and it was determined that the proposed development will not adversely affect or be materially detrimental to adjacent uses, buildings, or structures, because the development will be constructed on the existing area that has already been developed and is below the allowable maximum 30% building pad coverage. The building pad coverage on Pad No. 1 is 28% (6,772 square feet) and Pad No. 1 is 16.99% (577 square feet). The lot is 1.90 acres net in size and is sufficiently large to accommodate the proposed uses.

The disturbed area of the lot is existing at 59.9% which was previously approved above the 40% maximum disturbance. All work for the proposed project will be constructed within the existing disturbed area.

C. The project is harmonious in scale and mass with the site, the natural terrain and surrounding residences. The proposed mixed-use development, as conditioned, is harmonious in scale and mass with the site. The proposed project is located out of sight of the street and will be visible to one neighbor, and is consistent with the scale of the neighborhood when compared to properties in the vicinity.

The site is currently under construction, and developed with a single family residence that has been partially demolished for renovation. The overall project upon completion will consist of a 3,859 main residence, 8,887 square foot garage, 552 square-foot shop, 1,036 square feet of covered porches, 109 square foot breezeway, 556 square foot basement, 20 foot wide fire approved driveway, and 180 square foot studio (proposed mixed-use). The development complies with the low profile residential development pattern of the community and will not give the property an over-built look. The mixed-use is low in profile, and the massing is will not be seen by the adjacent neighbors.

D. The project preserves and integrates into the site design, to the greatest extent possible, existing topographic features of the site, including surrounding native vegetation, mature trees, drainage courses and land forms (such as hillsides and knolls).

The proposed remodel, addition, mixed-use structure, and grading will not further increase disturbance of the site. The grading is limited to a total of 71.6 cubic yards (3.5 cubic yards for the basement). In addition, the project will be conditioned to use native vegetation that will blend in with the surrounding area to preserve the natural sand native vegetation, while complying with the Fire Department's Fuel Modification requirements.

E. Grading has been designed to follow natural contours of the site and to minimize the amount of grading required to create the building area.

The development previously graded and disturbed. The majority of the grading that is required is to meet the emergency access and fill in the front patio, under the garage addition, 3.6 for the basement, and new planter area. The grading is very minimal and will not exceed 71.6 cubic yards.

F. Grading will not modify existing drainage channels nor redirect drainage flow, unless such flow is redirected into an existing drainage course.

The proposed grading will not modify existing drainage channels nor redirect drainage flow. The drainage will remain the same.

G. The project preserves surrounding native vegetation and mature trees and supplements these elements with drought-tolerant landscaping which is compatible with and enhances the rural character of the community, and landscaping provides a buffer or transition area between private and public areas.

H. The project is sensitive and not detrimental to the convenient and safe movement of pedestrians and vehicles.

The development is sensitive and not detrimental to the convenience and safety of circulation for pedestrians and vehicles because the existing 20-foot wide driveway and apron has met all of the requirements of the L.A. County Fire Department and approved by the Traffic Commission. There is ample parking in the garage and parking for guests on site. There are not changes to the circulation patterns on the site.

I. The project conforms to the requirements of the California Environmental Quality Act.

The project is exempt from the California Environmental Quality Act, (CEQA) pursuant to Class 3, Section 15303 (a) and (3) of the CEQA guidelines.

Section 6. Conditional Use Permit. Section 17.12.130 of the Rolling Hills Municipal Code permits approval of a mixed-use structure with a Conditional Use Permit. The proposed 180 square foot mixed-use structure complies with all requirements of these sections. With respect to this request for a Conditional Use Permit, the Planning Commission finds as follows:

A. That the proposed conditional use is consistent with the General Plan.

That the proposed conditional use (a mixed-use structure) is consistent with the General Plan. The mixed use is a permitted use with a Conditional Use Permit.

B. That the nature, condition and development of adjacent uses, buildings and structures have been considered, and that the use will not adversely affect or be materially detrimental to these adjacent uses.

The proposed size and height of the mixed use structure blends with the existing development and adjacent residences in the neighborhood.

C. That the site for the proposed conditional use is of adequate size and shape to accommodate the use and buildings proposed.

The mixed-use structure is located on the existing primary building pad, which is on the same elevation of the shop, 7.5 feet below the floor level of garage. The net lot size of 1.90 acres and can accommodate the proposed use.

D. That the proposed conditional use complies with all applicable development standards of the zone district.

The project complies with the zoning regulations of the RAS-1 Zone with a Conditional Use Permit.

E. That the proposed use is consistent with the portions of the Los Angeles County Hazardous Waste Management Plan relating to siting and siting criteria for hazardous waste facilities because the project site is not listed on the current State of California Hazardous Waste and Substances Sites List.

The proposed conditional uses are consistent with the portions of the Los Angeles County Hazardous Waste Management Plan relating to siting criteria for hazardous waste facilities because the project site is not listed on the current State of California Hazardous Waste and Substances Sites List.

F. That the proposed conditional use observes the spirit and intent of this title.

The property currently is being improved with a remodel and less than 999 square foot addition. The project promotes the City's goal for promoting equestrian uses and maintaining rural character. The proposed structure is 180 square feet and blends in with existing structures.

E. The proposed conditional use complies with all applicable development standards of the zone district and requires Conditional Use Permits pursuant to Section 17.12.130 of the Zoning Ordinance.

The project is harmonious in scale and mass with the site, the natural terrain, and surrounding residences in that the proposed use complies with the low profile residential development pattern of the community and will not give the property an over-built look. The gross lot is 2.04 acres net in size and is sufficiently sized to accommodate the proposed use.

Section 7. The City of Rolling Hills requires a Variance pursuant to Section 15.04.110(1) states no import of soil shall be permitted to any lot in the City, except where a variance pursuant to Chapter 17.38 has been approved. The LA County Fire Department required the expansion of the existing driveway for fire access. The applicant is requesting a Variance for the import of 18 cubic yards of gravel. With respect to the aforementioned request for a Variance from Zoning Ordinance, the Planning Commission finds as follows:

A. That there are exceptional or extraordinary circumstances or conditions applicable to the property that do not apply generally to other properties in the same vicinity and zone.

The City requires a Variance for the import of any soils. The LA County Fire Department required the expansion the existing 12-foot wide driveway by 8 feet to meet the 20-foot wide fire code requirement. The 20-foot wide driveway has been constructed, the applicant is requesting a Variance for legalize the work.

B. That such variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same vicinity and zone but which is denied the property in question.

In order to comply with the Zoning, the applicant is requesting a Variance to allow the import of 18 cubic yards of gravel. The import of 18 cubic yards of gravel is necessary for the widening of the driveway to accommodate Fire Department access and vehicular access to the house in case of an emergency.

C. That the granting of such variance will not be materially detrimental to the public welfare or injurious to properties or improvements in the vicinity.

The proposed development will comply with the required fire code, will not have adverse visual impact to adjacent properties and is in keeping with the character and scale of the community

D. That in granting the variance, the spirit and intent of this title will be observed. The granting of relief from the code will allow the applicant to enjoy the same rights enjoyed by other residents in the community.

The proposed addition required a Fire and Building Code compliant driveway. The granting of the variance will comply with the required health and safety measures required by the Fire Department.

E. That the variance does not grant special privilege to the applicant.

The proposed addition is in character and similar in scale with existing residential development and the applicant will have the opportunity to enjoy the same amenities enjoyed by other residents in the community.

F. That the variance is consistent with the portions of the County of Los Angeles Hazardous Waste Management Plan relating to siting and siting criteria for hazardous waste facilities.

The proposed project site is not on the current State of California Hazardous Waste and Substances Sites List.

G. That the variance request is consistent with the general plan of the City of Rolling Hills.

The proposed improvements are in character and scale as the existing neighborhood and preserves the rural character of the City.

Based upon the foregoing findings, and the evidence in the record, the Planning Commission hereby approves Zoning Case No. 21-05 request for a Conditional Use Permit for the construction of a 180 square feet mixed-use, a Site Plan Review for 71.6 cubic yards of grading, and a Variance for the import of 18 cubic yards of gravel, subject to the following conditions:

A. This approval shall expire within two years from the effective date of approval unless the approval granted is otherwise extended pursuant to the requirements of RHMC Sections 17.38.070 and 17.46.080.

B. If any condition of this resolution is violated, the entitlement granted by this resolution shall be suspended and the privileges granted hereunder shall lapse and upon receipt of written notice from the City, all construction work being performed, if any, on the subject property shall immediately cease, other than work determined by the City Manager or his/her designee required to cure the violation. The stop work order will be lifted once the Applicant cures the violation to the satisfaction of the City Manager or his/her designee. In the event that the Applicant disputes the City Manager or his/her designee's determination that a violation exists or disputes how the violation must be cured, the Applicant may request a hearing before the City Council. The hearing shall be scheduled at the next regular meeting of the City Council for which the agenda has not yet been posted, the Applicant shall be provided written notice of the hearing. The stop work order shall remain in effect during the pendency of the hearing. The City Council shall make a determination as to whether a violation of this Resolution has occurred. If the Council determines that a violation has not occurred or has been cured by the time of the hearing, the Council will lift the stop work order. If the Council determines that a violation has occurred and has not yet been cured, the Council shall provide the Applicant with a deadline to cure the violation; no construction work shall be performed on the property until and unless the violation is cured by the deadline, other than work designated by the Council to accomplish the cure. If the violation is not cured by the deadline, the Council may either extend the deadline at the Applicant's request or schedule a hearing for the revocation of the entitlements granted by this Resolution pursuant to Chapter 17.58 of the RHMC.

C. All requirements of the Building and Construction Ordinance, the Zoning Ordinance, and of the zone in which the subject property is located must be complied with unless otherwise set forth in this permit, or shown otherwise on an approved plan. Construction fencing may be required.

D. The lot shall be developed and maintained in substantial conformance with the site plan on file received on April 5, 2021 except as otherwise provided in these conditions. The working drawings submitted to the Department of Building and Safety for plan check review shall conform to the approved development plan. All conditions of the Site Plan Review approval shall be incorporated into the building permit working drawings, and where applicable complied with prior to issuance of a grading or building permit from the building department.

The conditions of approval of this Resolution shall be printed onto building plans submitted to the Building Department for review and shall be kept on site at all times.

Any modifications and/or changes to the approved project, including resulting from field conditions, shall be discussed and approved by staff prior to implementing the changes.

E. Prior to submittal of final working drawings to Building and Safety Department for issuance of building permits, the plans for the project shall be submitted to City staff for verification that the final plans are in compliance with the plans approved by the Planning Commission.

F. A licensed professional preparing construction plans for this project for Building Department review shall execute a Certificate affirming that the plans conform in all respects to this Resolution approving this project and all of the conditions set forth therein and the City's Building Code and Zoning Ordinance.

Further, the person obtaining a building and/or grading permit for this project shall execute a Certificate of Construction stating that the project will be constructed according to this Resolution and any plans approved therewith.

G. Structural lot coverage of the lot shall not exceed 7,756 square feet or 9.35% of the net lot area, in conformance with lot coverage limitations (20% maximum).

The total lot coverage proposed, including structures and flatwork, shall not exceed 15,802 square feet or 19.06%, of the net lot area, in conformance with lot coverage limitations (35% max).

H. 71.6 cubic yards of grading shall take place for the proposed project. The proposed grading of the lot, including the approved stable and corral set aside shall not exceed 59.9%.

I. A minimum of five-foot level path and/or walkway, which does not have to be paved, shall be provided around the entire perimeter of all structures, or as otherwise required by the Fire Department.

J. The applicant shall comply with all requirements of the Lighting Ordinance of the City of Rolling Hills (RHMC 17.16.190 E), pertaining to lighting on said property, roofing and material requirements of properties in the Very High Fire Hazard Severity Zone.

K. All utility lines to the residence, stable, and garage shall be placed underground, subject to all applicable standards and requirements.

L. A drainage plan, if required by the Building Department, shall be prepared and approved by City Staff prior to issuance of a construction permit. Such plan shall be subject to LA County Code requirements.

M. If applicable, the new landscaping shall be subject to the requirements of the City's Water Efficient Landscape Ordinance, (Chapter 13.18of the RHMC).

N. The setback lines and roadway easement lines in the vicinity of the construction for this project shall remain marked throughout the construction.

O. Perimeter easements, including roadway easements and trails, if any, shall remain free and clear of any improvements including, but not be limited to fences-including construction fences, any hardscape, driveways, landscaping, irrigation and drainage devices, except as otherwise approved by the Rolling Hills Community Association.

P. Minimum of 65% of any construction materials must be recycled or diverted from landfills. The hauler of the materials shall obtain City's Construction and Demolition permits for waste hauling prior to start of work and provide proper documentation to the City.

Q. *During construction*, conformance with the air quality management district requirements, stormwater pollution prevention practices, county and local ordinances and engineering practices so that people or property are not exposed to undue vehicle trips, noise, dust, and objectionable odors shall be required.

R. *During construction*, the property owners shall be required to schedule and regulate construction and related traffic noise throughout the day between the hours of 7 AM and 6 PM, Monday through Saturday, when construction and mechanical equipment noise is permitted, so as not to interfere with the quiet residential environment of the City of Rolling Hills.

S. The contractor shall not use tools that could produce a spark, including for clearing and grubbing, during red flag warning conditions. Weather conditions can be found at: **http://www.wrh.noaa.gov/lox/main.php?suite=safety&page=hazard_definitions#FIRE.** It is the sole responsibility of the property owner and/or his/her contractor to monitor the red flag warning conditions. Should a red flag warning be declared and if work is to be conducted on the property, the contractor shall have readily available fire distinguisher.

T. The property owners shall be required to conform with the Regional Water Quality Control Board and County Public Works Department Best Management Practices (BMP's) requirements related to solid waste, drainage and storm water drainage facilities management. Further the property owners shall be required to conform to the County Health Department requirements for a septic system, if a new septic system is required.

U. Prior to finaling of the project an "as constructed" set of plans and certifications, including certifications of ridgelines of the structures, shall be provided to the Planning Department and the Building Department to ascertain that the completed project is in compliance with the approved plans. In addition, any modifications made to the project during construction, shall be depicted on the "as built" plan.

V. The applicant shall execute an Affidavit of Acceptance of all conditions of this permit pursuant to Zoning Ordinance, or the approval shall not be effective. The affidavit shall be recorded together with the resolution.

PASSED, APPROVED AND ADOPTED THIS 15TH DAY OF JUNE 2021.

_____

BRAD CHELF, CHAIRMAN

ATTEST:

_____

JANELY SANDOVAL, CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) §§
CITY OF ROLLING HILLS)

I certify that the foregoing Resolution No. 2021-07 entitled:

> A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL FOR A CONDITIONAL USE PERMIT FOR AN ATTACHED MIXED-USE STRUCTURE; A VARIANCE FOR THE IMPORTATION OF GRAVEL; AND A SITE PLAN REVIEW FOR GRADING LOCATED AT 2 SPUR LANE (LOT 12-B-CH) ROLLING HILLS, CA (RAJEWSKI). THE PROJECT HAS BEEN DETERMINED TO BE EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT

was approved and adopted at a regular meeting of the Planning Commission on June 15, 2021 by the following roll call vote:

AYES:

NOES:

ABSENT:

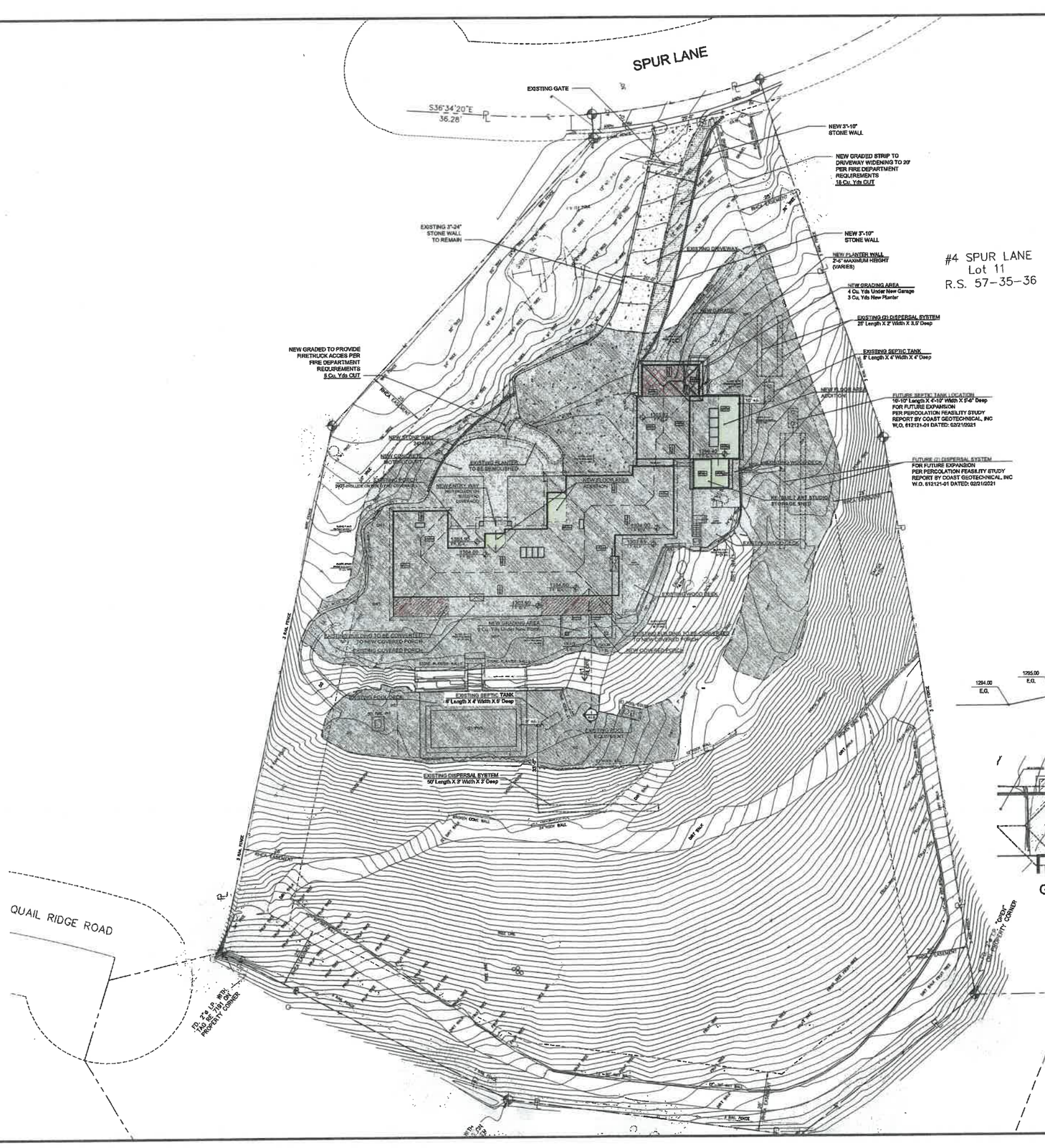
ABSTAIN:

and in compliance with the laws of California was posted at the following:

Administrative Offices.

_____
JANELY SANDOVAL, CITY CLERK

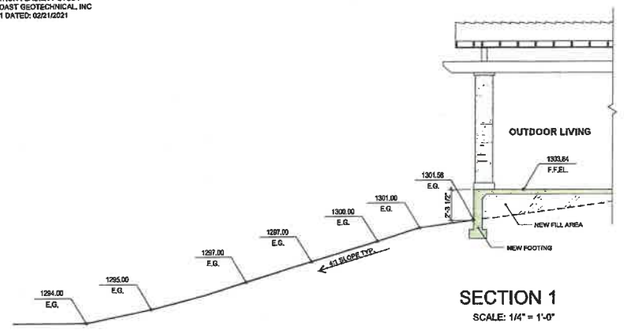
Drawings and specifications as instruments of service are and shall remain the property of the design professional. Copies of the drawings and specifications marked by the client may be utilized only for his use and for occupying the project for which they were prepared, and not for the construction of any other projects. Any use or reproduction of these drawings in whole or part by any means whatsoever is strictly prohibited except with specific written consent of Envirotechno Architecture.



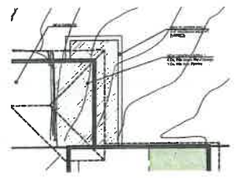
#4 SPUR LANE
Lot 11
R.S. 57-35-36

LEGEND:

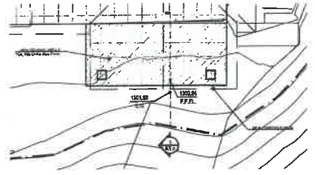
- BUILDING FOOTPRINT
- EXISTING HARDSCAPE
- NEW HARDSCAPE
- NEW FLOOR AREA ADDITION (+ 586 SQ.FT.)
- NEW GARAGE AREA ADDITION (+ 312 SQ.FT.)
- EXISTING FLOOR AREA DEDUCTION (- 415 SQ.FT.)
- EXISTING BUILDING PAD AREA: BUILDING PAD #1: 23,465 BUILDING PAD #2: 3,395
- PROPERTY MARKER
- PROPERTY LINE
- BUILDING PAD LINE
- RETAINING WALL



SECTION 1
SCALE: 1/4" = 1'-0"



GRADING AREA 1
SCALE: 1/8" = 1'-0"



GRADING AREA 2
SCALE: 1/8" = 1'-0"

PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

ENVIROTECHNO
INTERACTIVE ARCHITECTURE + INTERIOR DESIGN
116 S. CATALINA AVE. SUITE 102
REDONDO BEACH, CA 90277
VOICE: 310-379-9716
e-mail: bb@envirotechno.com
website: envirotechno.com

ARCHITECTURAL STAMP:

LICENSED ARCHITECT — LUIS DE MORALES — No. C-12446 — REGISTERED — STATE OF CALIFORNIA

CLIENT NAME:
MR. AND MRS. RAJEWSKI
RESIDENCE
2 SPUR LANE
ROLLING HILLS, CA 90274

PROJECT TITLE:
RAJEWSKI
RESIDENCE
2 SPUR LANE
ROLLING HILLS, CA 90274

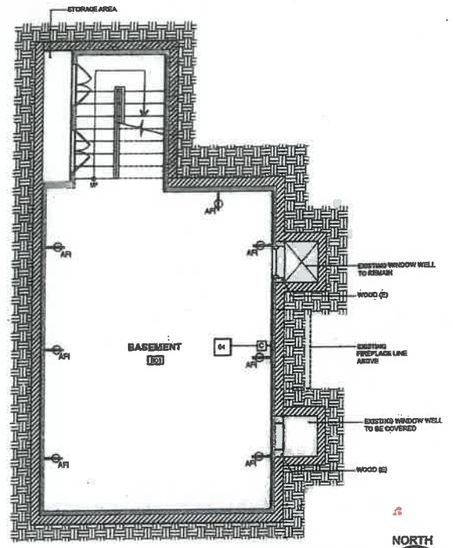
SHEET TITLE:
PROPOSED
SITE PLAN

BID SET - 01/15/2021

JOB NO:	20-011
DATE:	01-15-2021
SCALE:	AS NOTED
DRAWN BY:	BF
CHECKED BY:	LdM

SHEET NO:
A1.0

Kyrstal Thomsen No. 841 EXP 12/31/22 REGISTERED STATE OF CALIFORNIA



PROPOSED BASEMENT LEVEL ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

NORTH

PROPOSED ENTRY LEVEL ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

NORTH

1. PROVIDE PREWIRE FOR SECURITY SYSTEM.
2. ALL APPLIANCES WITH MOTOR LARGER THAN ¼ HORSEPOWER SHALL BE ON A SEPARATE ELECTRICAL CIRCUIT SUPPLIED BY 12 AWG WIRE, MINIMUM.
3. PROVIDE FOR STEREO SPEAKER 16 GA OR LARGER WIRING THROUGHOUT THE HOUSE AND A CAT 6E CONTROL WIRE - COORDINATE LOCATION WITH OWNER
4. PROVIDE FOR COMPUTER WIRING AT OFFICE AND ALL BEDROOMS - COORDINATE LOCATION WITH OWNER
5. ELECTRICAL CONTRACTORS SHALL SUBMIT LOAD CALCULATIONS TO BUILDING DEPARTMENT TO JUSTIFY SIZE OF ELECTRICAL SERVICE PRIOR TO INSTALLATION
6. PROVIDE "CATEGORY 6E" TELEPHONE CABLING.
7. PROVIDE RG-6 QUAD T.V. CABLING.
8. PROVIDE "HOME RUN" WIRING TYP. FOR TELEPHONE, T.V. & COMPUTER JACKS.
9. BUNDLE "CATEGORY 6E" TELEPHONE DATA CABLING & RG-6 QUAD CABLING TOGETHER IN A STRUCTURED FORMAT.
10. BATHROOM RECEPTACLES SHALL BE SERVED BY A DEDICATED 20 AMP CIRCUIT.
11. ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE, 15 AND 20 AMP, RECEPTACLE OUTLETS INSTALLED IN BEDROOMS SHALL BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTER(S) - NEC SECT. 210-12(D)
12. ELECTRICAL PANEL TO BE NO LESS THAN 200 AMPERES. IF MORE THAN 200 AMPERES IS REQUIRED, CONTRACTOR TO SUBMIT PLANS UNDER SEPARATE PERMIT. SUCH PLANS WILL INCLUDE BUT NOT LIMITED TO: WIRING DIAGRAMS, LOAD SCHEDULE, HOMERUNS, WIRE SIZES, LOCATION AND SIZE OF SERVICE PANELS AND SUBPANELS, METHOD OF GROUNDING OF SERVICE, PURVIEW, PROVIDE A 3" DIAMETER STUB-OUT CONDUIT, VERIFY LOAD NEEDS W/ ELECTRICAL SUB-CONTRACTOR TO ENSURE PROPER SUPPLY AND DISTRIBUTION, VERIFY FINAL LOCATION W/ OWNER AND UTILITY COMPANY
13. TWO 20-AMP SMALL APPLIANCE BRANCH CIRCUITS SERVING THE KITCHEN COUNTER RECEPTACLES SHALL HAVE NO OTHER OUTLETS PER CEC ARTICLE 210.52(B)
14. ALL BEDROOM RECEPTACLES SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT PER CEC ARTICLE 210.12(B)
15. ALL NEW PLUMBING FIXTURES SHALL BE CERTIFIED LOW FLOW FIXTURES
16. RECEPTACLES IN THE KITCHEN COUNTER SHALL BE STARTED WITHIN 24" OF THE WALL OR COUNTER EDGE AND SPACED NOT MORE THAN 48" O.C. PER CEC ARTICLE 210.52(C)
17. ALL NEW BRANCH CIRCUITS SHALL COMPLY WITH CEC 2004 ARTICLES 210-52 AND 210-12
18. ALL RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLE PER CEC SECTION 406.11.
19. GAS POWERED WATER HEATING SYSTEM SHALL HAVE A 120V ELECTRICAL RECEPTACLE THAT IS WITHIN 3 FEET FROM THE WATER HEATER, A CATEGORY III OR IV VENT, OR A TYPE B-VENT WITH STRAIGHT PIPE BETWEEN THE OUTSIDE TERMINATION AND THE WATER HEATER SPACE, A CONDENSATE DRAIN THAT IS NO MORE THAN 2" HIGHER THAN THE BASE OF THE WATER HEATER, AND A GAS SUPPLY LINE WITH A CAPACITY OF AT LEAST 200,000 BTU/HR.
20. AN APPROVED HERS PROVIDER AND CERTIFIED HERS RATER SHALL CONDUCT THE FIELD VERIFICATION AND DIAGNOSTIC TESTING.
21. CONTRACTOR SHALL PROVIDE A CERTIFICATE OF FIELD VERIFICATION AND DIAGNOSTIC TESTING (CF-4R), SIGNED AND DATED BY THE HERS RATER TO THE BUILDING DEPARTMENT PRIOR TO FINAL INSPECTION.
22. THE CF-4R FORM SHALL BE COMPLETED PRIOR TO FINAL INSPECTIONS.
23. PROVIDE AT LEAST ONE OUTSIDE WEATHERPROOF 120-VOLT RECEPTACLE OUTLET INSTALLED WITHIN THE PERIMETER OF THE BALCONY, DECK, OR PORCH AND LOCATED NOT MORE THAN 6'-6" ABOVE GRADE INSTALLED AT THE FRONT AND BACK OF DWELLING UNIT. CEC 210 - 52(E)(1).
24. PROVIDE AND SHOW AT LEAST ONE OUTSIDE WEATHERPROOF 120-VOLT RECEPTACLE OUTLET INSTALLED WITHIN THE PERIMETER OF THE BALCONY, DECK OR PORCH AND LOCATED NOT MORE THAN 6-1/2 FEET ABOVE THE ENGINEERED SURFACE. EXCEPTION AREAS LESS THAN 20 SQUARES FEET ARE NOT REQUIRED TO HAVE A RECEPTACLE INSTALLED. CEC 210 - 52(E)(3).
25. PROVIDE LIFER OR OTHER APPROVED GROUND PER NOTE CEC 250 -50.
26. PHOTOVOLTAIC SYSTEMS: INSTALLATION OF CONDUIT LEADING FROM AN EXTERIOR SOUTH-FACING EAST-FACING OR WEST-FACING ROOF, WHERE A MINIMUM OF 4 HOURS OF DIRECT SUNLIGHT IS ACHIEVED. TO A STUBBED JUNCTION BOX NEXT TO THE ELECTRICAL PANEL. ALL EXPOSED CONDUIT SHALL BE CAPPED AND PROVIDED WITH ADEQUATE FLASHING. THE CONDUIT SHALL NOT BE LOCATED ON OR IN THE DIRECTION OF A NORTH-FACING ROOF. (ROOF REINFORCEMENT SHALL BE ADDRESSED AT THE TIME OF INSTALLATION).

KEY NOTES

01	PROVIDE STUB-OUT/CONDUIT FOR AUDIO/VISUAL EQUIPMENT - VERIFY EXACT LOCATION OF TERMINATION POINT W/ OWNER
02	NEW ELECTRICAL SERVICE PANEL LOCATION. VERIFY CAPACITY AND UPGRADE AS NEEDED - COORDINATE EXACT LOCATION WITH UTILITY COMPANY AND OWNER ON SITE
03	AIR SWITCH BUTTON FOR GARBAGE DISPOSAL. COORDINATE EXACT LOCATION W/OWNER
04	COORDINATE W/PERMIT OF ELECTRICAL AND CABLE OUTLET (IF APPLICABLE) W/ OWNER
05	PROVIDE ONE 208/240 VOLT, 40-AMP, GROUNDED AC OUTLET FOR FUTURE ELECTRIC VEHICLE CHARGER

ELECTRICAL LEGEND

AS	WALL MOUNTED DUPLEX OUTLET 18" A.F.F. - U.N.O. AFI = ARC FAULT INTERRUPTER (VERIFY EXACT LOCATION W/ OWNER)
GFI	WALL MOUNTED DUPLEX OUTLET GFI = GROUND FAULT INTERRUPTER (SEE PLAN FOR HEIGHTS) (VERIFY EXACT LOCATION W/ OWNER)
W.P.	WALL MOUNTED DUPLEX OUTLET WEATHER PROOF - 18" A.F.F. - U.N.O.
C	WALL MOUNTED CABLE OUTLET - COAX CABLE (VERIFY EXACT LOCATION W/ OWNER)
	SWITCH FOR FIREPLACE / GARBAGE DISPOSAL (VERIFY EXACT LOCATION W/ OWNER)
	FLOOR MOUNTED FLAT ELECTRICAL OUTLET (VERIFY EXACT LOCATION W/ OWNER) CONTRACTOR FINISH COLOR TO OWNER
EV CAPABLE	DEDICATED 208/240 VOLT ELECTRICAL CIRCUIT FOR FUTURE EV CHARGING SUPPLIED BY 40-AMP, CIRCUIT, OUTLET / CIRCUIT SHALL BE LABELED "EV CAPABLE" - PER 2019 CEBSC

ENVIROTECHNO
INTERACTIVE ARCHITECTURE + INTERIOR DESIGN
116 S. CATALINA AVE. SUITE 102
REDONDO BEACH, CA 90277
VOICE: 310-373-0716
e-mail: info@envirotechno.com
website: envirotechno.com

ARCHITECTURAL STAMP:

CLIENT NAME: MR. AND MRS. RAJEWSKI

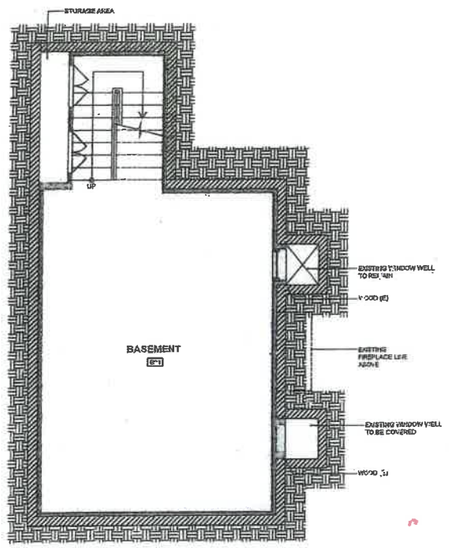
PROJECT TITLE: RAJEWSKI RESIDENCE
2 SPUR LANE
ROLLING HILLS, CA 90274

SHEET TITLE: PROPOSED ELECTRICAL PLAN

BID SET - 01/15/2021

JOB NO:	20-011
DATE:	01-15-2021
SCALE:	AS NOTED
DRAWN BY:	BF
CHECKED BY:	LVM

SHEET NO: A4.0



CALCULATION OF LOT COVERAGE

AREA AND STRUCTURES	EXISTING	PROPOSED	TOTAL
NET LOT AREA	62,874 sq.ft.	0 sq.ft.	62,874 sq.ft.
RESIDENCE	4,104 sq.ft.	246 sq.ft.	3,869 sq.ft.
GARAGE	875 sq.ft.	312 sq.ft. less 180 sq.ft.	857 sq.ft.
SWIMMING POOL/SPA	857 sq.ft.	0 sq.ft.	857 sq.ft.
POOL EQUIPMENT	20 sq.ft.	0 sq.ft.	20 sq.ft.
GUEST HOUSE	sq.ft.	sq.ft.	sq.ft.
CABANA/ SHOP (old guest house)	316 sq.ft.	336 sq.ft.	652 sq.ft.
STABLE (40% volume to be included in grading quantities)	sq.ft.	sq.ft.	sq.ft.
RECREATION COURT	sq.ft.	sq.ft.	sq.ft.
ATTACHED COVERED PORCHES (front porch - entry)	453 sq.ft.	573 sq.ft.	1,026 sq.ft.
ENCLOSED PORTE COCHERE, BREEZEWAYS	47 sq.ft.	62 sq.ft.	109 sq.ft.
ATTACHED TRELLISES	sq.ft.	sq.ft.	sq.ft.
DETACHED STRUCTURES (check all that applies) cabana, gazebo, pool house, STUDIO	134 sq.ft.	(180-134) 46 sq.ft.	180 sq.ft.
BARBECUE, OUTDOOR KITCHEN,	sq.ft.	sq.ft.	sq.ft.
ENCLOSED PLAY AREA - over 10 ft. high and over 120 sq. ft. in area,	sq.ft.	sq.ft.	sq.ft.
WATER FEATURES, ETC.	sq.ft.	sq.ft.	sq.ft.
SERVICE YARD	sq.ft.	sq.ft.	sq.ft.
OTHER	sq.ft.	sq.ft.	sq.ft.
BASEMENT AREA (volume to be included in grading quantities)	656 sq.ft.	0 sq.ft.	656 sq.ft.
DEPTH OF BASEMENT			
TOTAL STRUCTURES	6,772 sq.ft.	984 sq.ft.	7,756 sq.ft.
% STRUCTURAL COVERAGE	8.17 %	1.48 %	9.65 %

FLATWORK

	EXISTING	PROPOSED	TOTAL
PRIMARY DRIVEWAY(S)	3,780 sq.ft.	586 sq.ft.	4,366 sq.ft.
PAVED WALKS, PATIO AREAS, COURTYARDS	1,768 sq.ft.	1,244 sq.ft.	3,012 sq.ft.
POOL DECKING	670 sq.ft.	0 sq.ft.	670 sq.ft.
OTHER PAVED DRIVEWAYS, ROAD EASEMENTS, PARKING PADS	sq.ft.	sq.ft.	sq.ft.
TOTAL FLATWORK	6,207 sq.ft.	1,839 sq.ft.	8,046 sq.ft.
% TOTAL FLATWORK COVERAGE	7.48 %	2.22 %	9.70 %
TOTAL STRUCTURAL & FLATWORK COVERAGE	12,979 sq.ft.	2,823 sq.ft.	15,802 sq.ft.
% TOTAL COVERAGE	15.65 %	3.40 %	19.05 %
TOTAL DISTURBED AREA	49,720 sq.ft.	0 sq.ft.	49,720 sq.ft.
% DISTURBED AREA	59.80 %	0 %	59.80 %
GRADING QUANTITY (include footer grades, crawl and private sewer; basement and all other areas to be graded/excavated)			0 cubic yards

NATURE OF PROPOSED PROJECT:

1. Deduction of 549 sq.ft. from existing total building area and the addition of 37 sq.ft. (586 - 549 = 37).
2. Addition of 236 sq.ft. to the guest house/shop conversion.
3. Addition of 312 sq.ft. garage.
4. Demolition of existing Studio / Shead - 134 sq.ft.
5. Addition of new studio 180 sq.ft.
6. Addition of new entry porch 62 sq.ft.
7. Addition of rear cabana and rear poch 573 sq.ft.
8. New 1,839 sq. ft. Hardscape (Driveway + Motor Court) per Fire Department requirement.

AREA CALCULATION

NEW FLOOR LIVING AREA ADDITION

A = 6'-4" X 9'-4"	=	59	SQ FT
B = 7'-10" X 12'-0"	=	95	SQ FT
C = 2'-6" X 10'-0"	=	25	SQ FT
D = 10'-8" X 12'-0"	=	130	SQ FT
E = 6'-0" X 38'-0"	=	228	SQ FT
TOTAL	=	536	SQ FT

RESIDENTIAL ADDITION = 179 SQ.FT.

NEW GARAGE AREA ADDITION

AA = 24'-0" X 13'-0"	=	312	SQ FT

EXISTING FLOOR AREA DEDUCTION

1 = 22'-8" X 9'-6"	=	234	SQ FT
2 = 22'-8" X 6'-0"	=	135	SQ FT
3 = 5'-4" X 18'-0"	=	124	SQ FT
TOTAL	=	493	SQ FT

RESIDENTIAL DEDUCTION = 493 SQ.FT.
NET RESIDENTIAL DIFFERENCE = 043 SQ.FT.

ENTRY LEVEL AREA DIAGRAM PLAN

SCALE: 1/4" = 1'-0"

NORTH

ENVIROTECHNO
116 S. CATALINA AVE. SUITE 102
REDONDO BEACH, CA 90277
VOICE: 310-379-9716
e-mail: bill@envirotechno.com
website: envirotechno.com

ARCHITECTURAL STAMP:

CLIENT NAME: MR. AND MRS. RAJEWSKI RESIDENCE
2 SPUR LANE
ROLLING HILLS, CA 90274

PROJECT TITLE: RAJEWSKI RESIDENCE
2 SPUR LANE
ROLLING HILLS, CA 90274

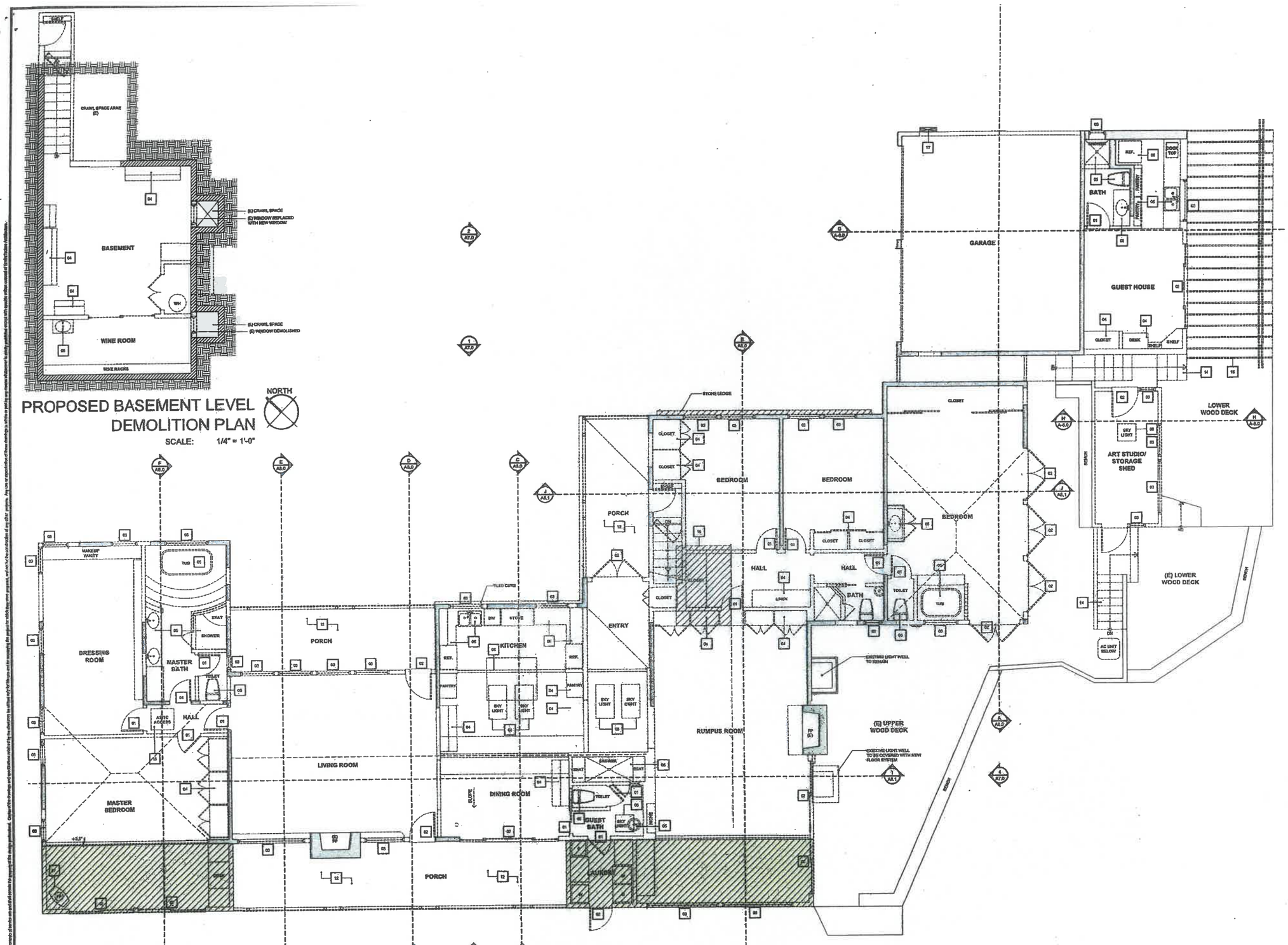
SHEET TITLE: AREAS DIAGRAM CALCULATION

BID SET - 01/15/2021

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SCALE:	AS NOTED
DRAWN BY:	EF
CHECKED BY:	LdM

SHEET NO: A3.2

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PROPOSED BASEMENT LEVEL DEMOLITION PLAN

SCALE: 1/4" = 1'-0"

PROPOSED ENTRY LEVEL DEMOLITION PLAN

SCALE: 1/4" = 1'-0"

DEMOLITION NOTES

1. CONTRACTOR TO VERIFY EXTENT OF EXISTING EQUIPMENT DEMOLITION THROUGHOUT. SALVAGE ANY ITEMS FOR POSSIBLE RE-USE, VERIFY WITH OWNER.
2. CAP-OFF OR / AND RELOCATE ANY PLUMBING OR ELECTRICAL AFFECTED BY DEMOLITION.
3. RELOCATE ALL SWITCHING AND ELECTRICAL OUTLETS AFFECTED BY NEW WORK. VERIFY NEW LOCATION WITH OWNER AND ARCHITECT.
4. REFER TO ROOF PLAN A4.0 FOR PORTIONS OF ROOF TO BE REMOVED REMOVE ALL EXISTING ROOF FINISH
5. REMOVE EXISTING STUCCO AND STONE FINISH. PREPARE SURFACE FOR NEW EXTERIOR FINISH - SEE ELEVATION.
6. REMOVE EXISTING MILLWORK / CABINETS - CONFIRM EXTENT W/ OWNER.
7. REMOVE EXISTING FINISHED FLOOR AND PREPARE SURFACE FOR NEW FLOORING MATERIAL.
8. REFER TO REFLECTED CEILING PLAN FOR NEW CEILING / SOFFIT LAYOUT PRIOR TO DEMOLISHING ANY EXISTING CEILINGS AND SOFFITS

DEMOLITION LEGEND

LEGEND:

- EXISTING STUD WALL TO REMAIN.
- EXISTING STUD WALL TO BE DEMOLISHED
- EXISTING FLOOR TO BE DEMOLISHED
- EXISTING INTERNAL SPACE TO BE CONVERTED TO EXTERIOR SPACE

DEMOLITION KEY NOTES

01	REMOVE EXISTING INTERIOR DOOR
02	REMOVE EXISTING EXTERIOR DOOR REFER TO DOOR SCHEDULE FOR POSSIBLE RE-USE CONFIRM WITH OWNER
03	REMOVE EXISTING WINDOW REFER TO WINDOW SCHEDULE FOR POSSIBLE RE-USE CONFIRM WITH OWNER
04	REMOVE EXISTING MILLWORK
05	REMOVE EXISTING BATH FIXTURES AND CABINETS
06	REMOVE EXISTING KITCHEN FIXTURES AND CABINETS
07	REMOVE EXISTING FIREPLACE
08	REMOVE EXISTING SKYLIGHTS
09	REMOVE EXISTING STAIRS AT BASEMENT
10	REMOVE EXISTING EXTERIOR STAIRS FINISH - EXISTING STAIRS STRUCTURE TO REMAIN
11	REMOVE EXISTING FLOOR FINISH AND PREPARE FOR NEW FLOORING MATERIAL
12	REMOVE EXISTING FINISH TILE AND PREPARE SURFACE FOR NEW "LOMPOC" STONE FINISH - COORDINATE HEIGHT, SLOPE AND DRAINAGE AWAY FROM BUILDING W/ LANDSCAPE ARCHITECT
13	ATTIC ACCESS TO BE RELOCATED
14	REMOVE EXISTING EXTERIOR STAIRS. REFER TO CONSTRUCTION PLAN FOR NEW LAYOUT
15	REMOVE EXISTING EXISTING TRELLIS/ POST.
16	CUT-OUT EXISTING FLOOR FINISH TO ACCOMMODATE NEW BASEMENT ACCESS STAIRS - REFER TO CONSTRUCTION PLAN
17	EXISTING ELECTRICAL PANEL TO BE REMOVED AND RELOCATED

ENVIROTECHNO
ARCHITECTURE • INTERIOR DESIGN
116 S. CATALINA AVE, SUITE 102
REDONDO BEACH, CA 90277
VOICE: 310-379-8716
e-mail: info@envirotechno.com
website: envirotechno.com

ARCHITECTURAL STAMP:

CLIENT NAME:
MR. AND MRS. RAJEWSKI
RESIDENCE
2 SPUR LANE
ROLLING HILLS, CA 90274

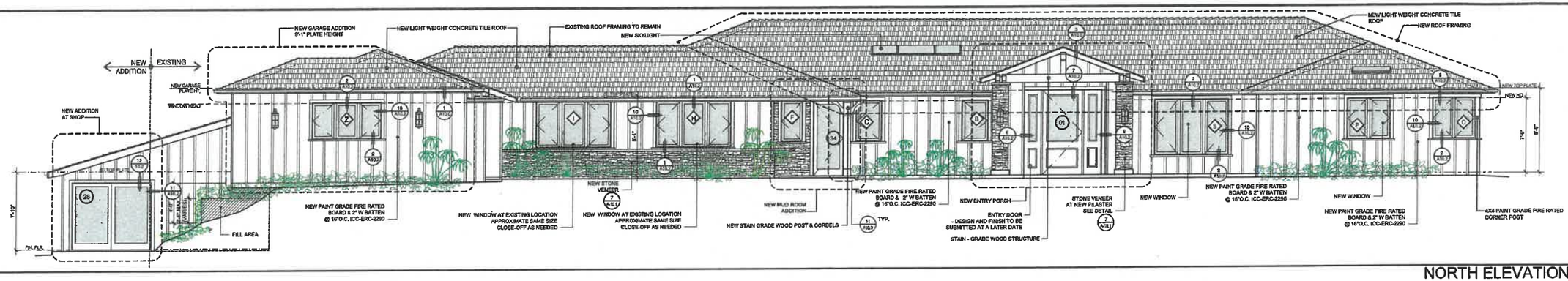
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RESIDENCE
2 SPUR LANE
ROLLING HILLS, CA 90274

SHEET TITLE:
DEMOLITION PLAN

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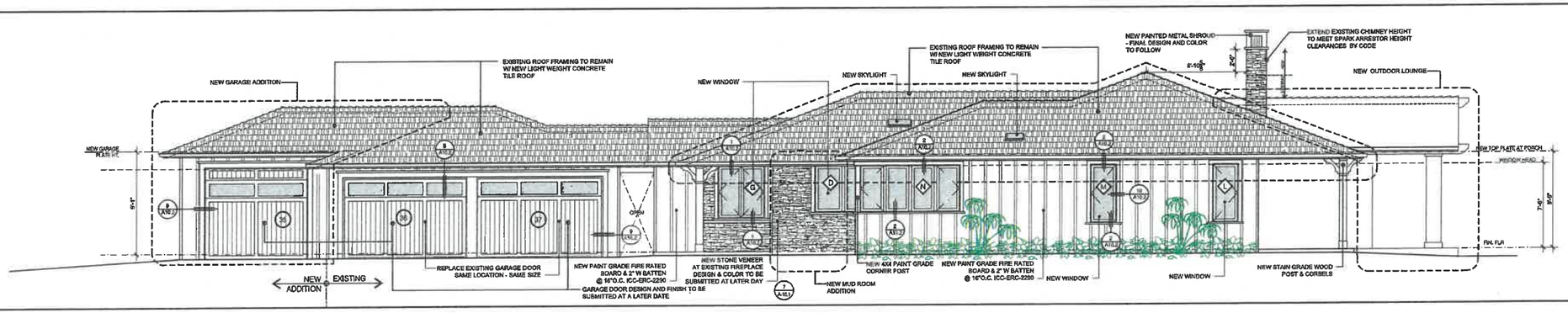
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CHECKED BY:	LdM

SHEET NO:
A2.0



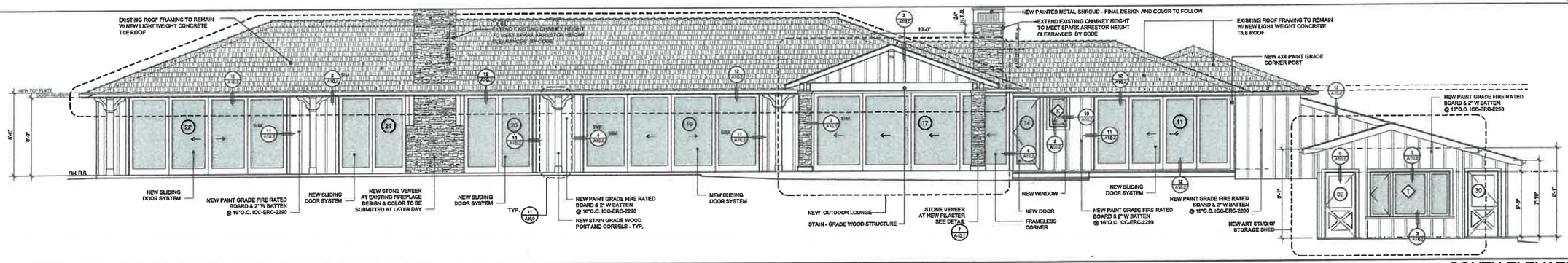
NORTH ELEVATION 1

1/4" = 1'-0"



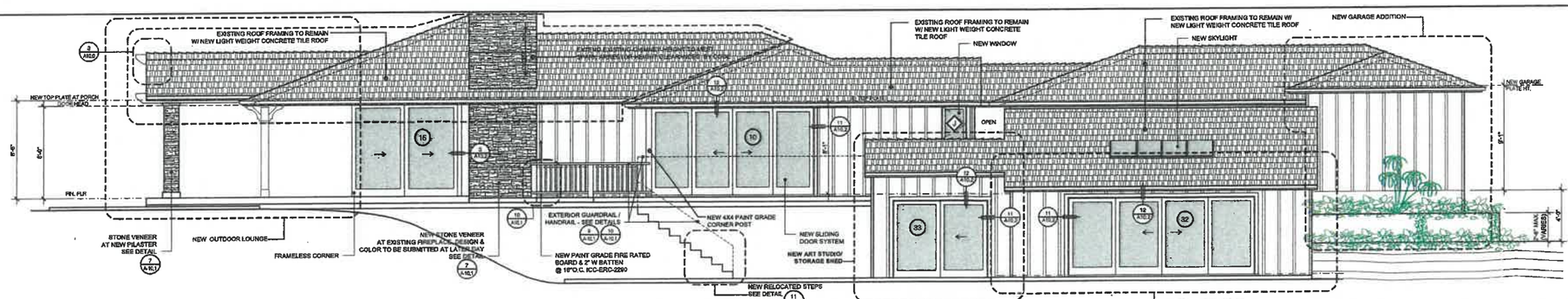
EAST ELEVATION 2

1/4" = 1'-0"



SOUTH ELEVATION 3

1/4" = 1'-0"



WEST ELEVATION 4

1/4" = 1'-0"

ENVIROTECHNO
INTEGRATIVE ARCHITECTURE + INTERIOR DESIGN
116 S. CATALINA AVE., SUITE 102
REDONDO BEACH, CA 90277
VOICE: 310-379-9716
e-mail: lida@envirotechno.com
website: envirotechno.com

ARCHITECTURAL STAMP:

CLIENT NAME:
MR. AND MRS. RAJEWSKI
RESIDENCE
2 SPUR LANE
ROLLING HILLS, CA 90274

PROJECT TITLE:
RAJEWSKI
RESIDENCE
2 SPUR LANE
ROLLING HILLS, CA 90274

SHEET TITLE:
ELEVATIONS

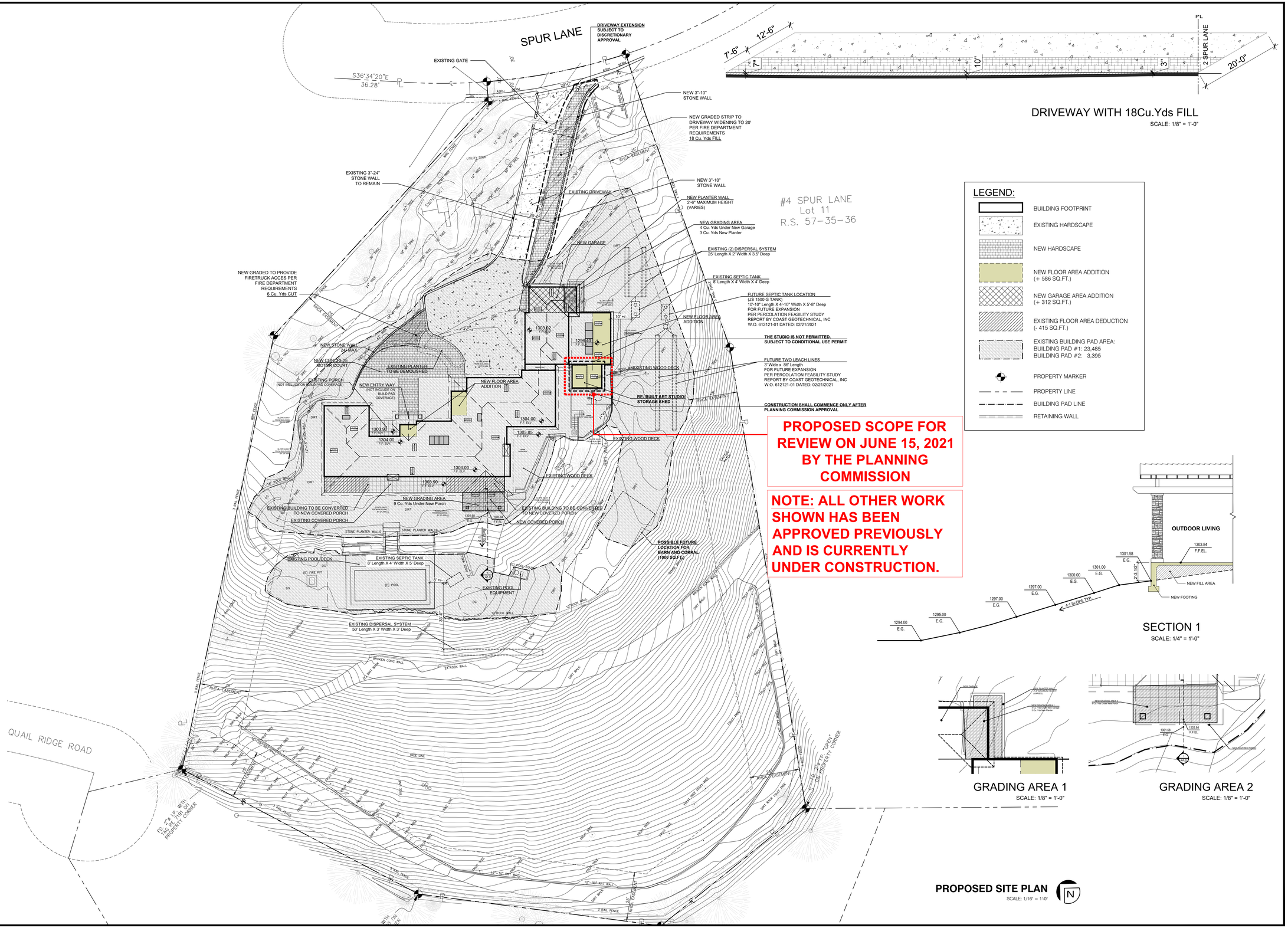
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PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

DRIVEWAY WITH 18Cu.Yds FILL
SCALE: 1/8" = 1'-0"

LEGEND:

- BUILDING FOOTPRINT
- EXISTING HARDSCAPE
- NEW HARDSCAPE
- NEW FLOOR AREA ADDITION (+ 586 SQ.FT.)
- NEW GARAGE AREA ADDITION (+ 312 SQ.FT.)
- EXISTING FLOOR AREA DEDUCTION (- 415 SQ.FT.)
- EXISTING BUILDING PAD AREA:
  BUILDING PAD #1: 23,485
  BUILDING PAD #2: 3,395
- PROPERTY MARKER
- PROPERTY LINE
- BUILDING PAD LINE
- RETAINING WALL

SECTION 1
SCALE: 1/4" = 1'-0"

GRADING AREA 1
SCALE: 1/8" = 1'-0"

GRADING AREA 2
SCALE: 1/8" = 1'-0"

ENVIROTECHNO
INTERACTIVE ARCHITECTURE + INTERIOR DESIGN
116 S. CATALINA AVE. SUITE 102
REDONDO BEACH, CA 90277
VOICE: 310-379-9716
e-mail: luis@envirotechno.com
website: envirotechno.com

ARCHITECTURAL STAMP:

LICENSED ARCHITECT LUIS DE MONTALVO LIC # C32440 Expiration 08-31-2022 STATE OF CALIFORNIA

CLIENT NAME:
MR. AND MRS. RAJEWSKI
RESIDENCE
2 SPUR LANE
ROLLING HILLS, CA 90274

PROJECT TITLE:
RAJEWSKI
RESIDENCE
2 SPUR LANE
ROLLING HILLS, CA 90274

SHEET TITLE:
PROPOSED
SITE PLAN

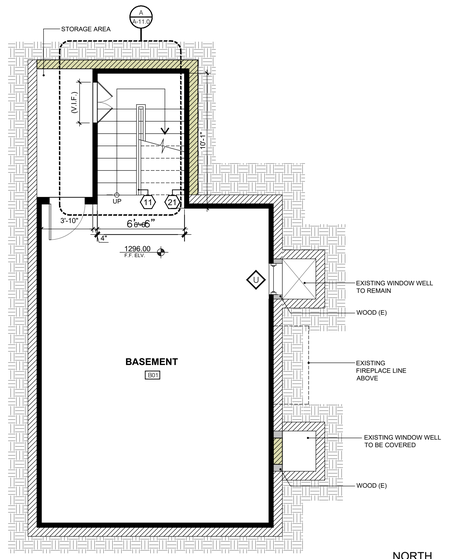
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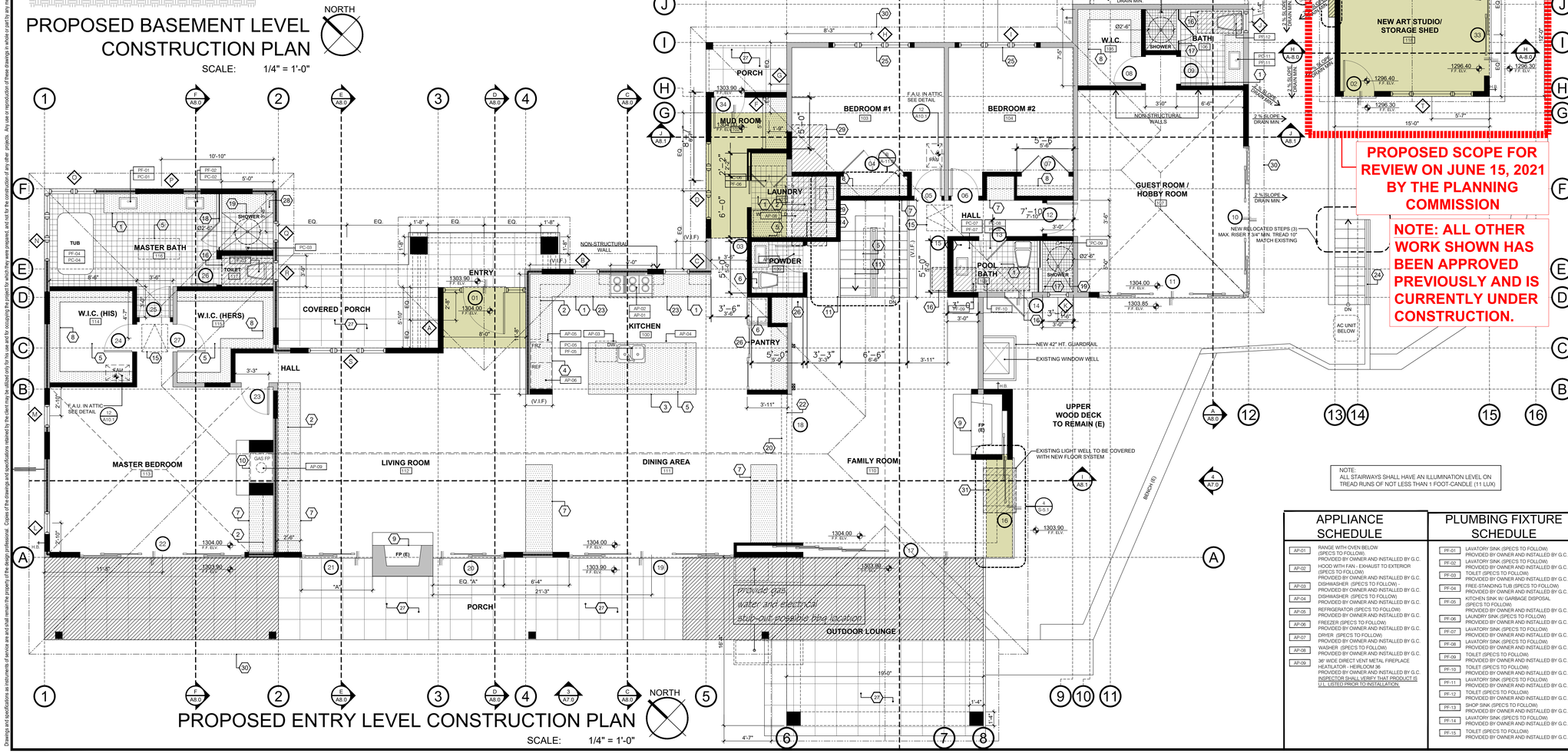
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PROPOSED BASEMENT LEVEL CONSTRUCTION PLAN

SCALE: 1/4" = 1'-0"



PROPOSED ENTRY LEVEL CONSTRUCTION PLAN

SCALE: 1/4" = 1'-0"

ELECTRIC PANEL
Remove window becomes "P"
TANKLESS WATER HEATERS LOCATION VERIFY WITH ARCHITECT ON SITE - SEE T-24 SHEETS FOR SIZE
RELOCATED ELECTRICAL PANEL 200 amps V.I.F.
NEW PLANTER
NEW GARAGE
123
MIN. 2% SLOPE
GARAGE
121
SHOP
119
BATH
120
BREEZE WAY
PC-10
W.I.C.
195
BATH
196
SHOWER
NEW ART STUDIO/ STORAGE SHED
118
2% SLOPE DRAIN MIN.
NON-STRUCTURAL WALLS
2% SLOPE DRAIN MIN.
2% SLOPE DRAIN MIN.
2% SLOPE DRAIN MIN.

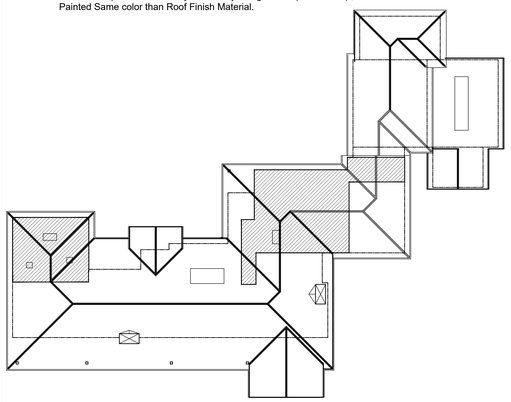
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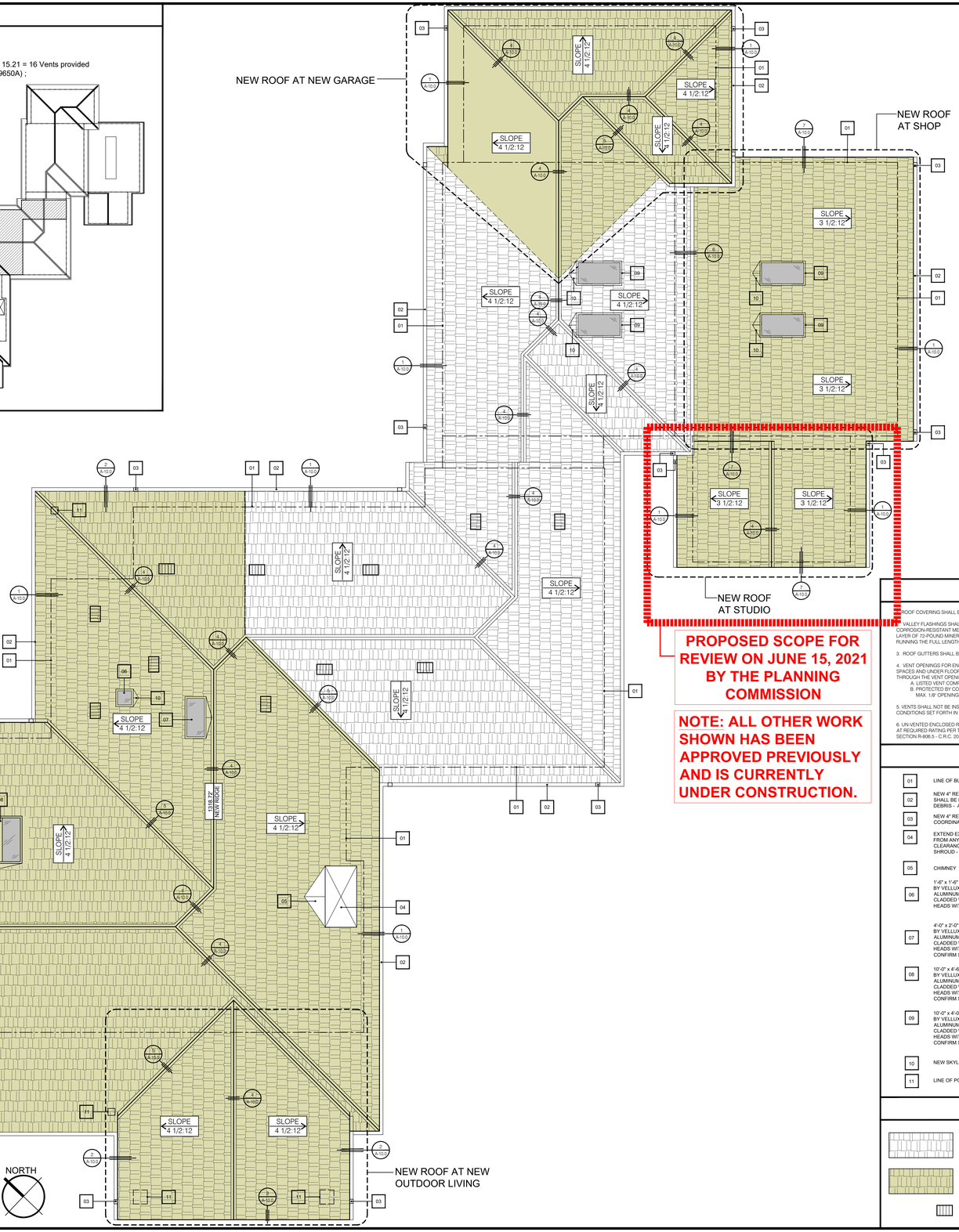
ATTIC AREA

Attic Vent Calculations:

Vent Area = 0.67 sq. ft.

Attic area = 1,529 sq. ft. / 150 = 10.19 sq. ft. of vents / 0.67 = 15.21 = 16 Vents provided
attic vents - provided - Flat Style Vents by Ohagins Inc. (ICC-9650A) ;
Painted Same color than Roof Finish Material.





PROPOSED ROOF PLAN

SCALE: 1/4" = 1'-0"

NORTH

PROPOSED SCOPE FOR REVIEW ON JUNE 15, 2021 BY THE PLANNING COMMISSION

NOTE: ALL OTHER WORK SHOWN HAS BEEN APPROVED PREVIOUSLY AND IS CURRENTLY UNDER CONSTRUCTION.

ROOF NOTES

1. ROOF COVERING SHALL BE CLASS "A" AS SPECIFIED IN SECTION 1505.2

2. VALLEY FLASHINGS SHALL BE NO LESS THAN 0.019 INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER 36-IN. WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF 72-POUND MINERAL SURFACED NON-PERFORATED CAP SHEET MEETING ASTM D3909 RUNNING THE FULL LENGTH OF THE VALLEY.

3. ROOF GUTTERS SHALL BE DESIGNED TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS.

4. VENT OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES AND UNDER FLOOR VENTS SHALL RESIST THE INTRUSION OF BURNING EMBERS AND FLAME THROUGH THE VENT OPENING. VENT OPENING SHALL COMPLY WITH THE FOLLOWING:
   A. LISTED VENT COMPLYING WITH ASTM E2886 OR
   B. PROTECTED BY CORROSION RESISTANT, NON-COMBUSTIBLE WIRE MESH WITH MIN. 1/16" AND MAX. 1/8" OPENINGS

5. VENTS SHALL NOT BE INSTALLED ON UNDERSIDE OF EAVES AND CORNICES UNLESS ONE OF THE CONDITIONS SET FORTH IN SECTION 706A.3 OR R337.6.3 ARE MET.

6. UN-VENTED ENCLOSED RAFTER ASSEMBLIES AT "CONTACT CEILING" SHALL BE COMPLETELY FILLED AT REQUIRED RATING PER T-24 SHEETS WITH OPEN CELL INSULATION AND SHALL COMPLY WITH SECTION R-806.5 - C.R.C. 2013.

KEY NOTES

01	LINE OF BUILDING BELOW
02	NEW 4" RECTANGULAR PAINTED, GALVANIZED ALUMINUM GUTTER. SHALL BE DESIGNED TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS - AT EXISTING ROOF EAVE ADD 2X PAINTED FASCIA BOARD
03	NEW 4" RECTANGULAR PAINTED, GALVANIZED ALUMINUM DOWNSPOUT. COORDINATE FINAL LOCATION W/ OWNER ON SITE.
04	EXTEND EXISTING CHIMNEY HEIGHT (10'-0" CLEAR AND 2'-0" HIGH FROM ANY ADJACENT ROOF) TO MEET SPARK ARRESTOR HEIGHT CLEARANCES REQUIRED BY CODE - PROVIDE NEW PAINTED METAL SHROUD - CONFIRM DESIGN AND FINISH W/ ARCHITECT
05	CHIMNEY CRICKET AS NEED IT- SEE DETAIL 11/A10.0
06	1'-6" x 1'-6" FLAT SKYLIGHT W/ SOLAR GREY GLASS AS MANUFACTURED BY VELUX, ICC-ES LEGACY REPORT NER-216, GREY ANODIZED ALUMINUM SKYLIGHT MOUNTED ON A GREY ANODIZED ALUMINUM CLADDED WOOD FRAME CURB. SCREW TO CURB AND SEAL SCREW HEADS WITH SILICONE CAULKING - SEE DETAIL 12/A10.0
07	4'-0" x 2'-0" FLAT SKYLIGHT W/ SOLAR GREY GLASS AS MANUFACTURED BY VELUX, ICC-ES LEGACY REPORT NER-216, GREY ANODIZED ALUMINUM SKYLIGHT MOUNTED ON A GREY ANODIZED ALUMINUM CLADDED WOOD FRAME CURB. SCREW TO CURB AND SEAL SCREW HEADS WITH SILICONE CAULKING - SEE DETAIL 12/A10.0 CONFIRM SIZE AND FINAL LOCATION W/ OWNER.
08	10'-0" x 4'-0" FLAT SKYLIGHT W/ SOLAR GREY GLASS AS MANUFACTURED BY VELUX, ICC-ES LEGACY REPORT NER-216, GREY ANODIZED ALUMINUM SKYLIGHT MOUNTED ON A GREY ANODIZED ALUMINUM CLADDED WOOD FRAME CURB. SCREW TO CURB AND SEAL SCREW HEADS WITH SILICONE CAULKING - SEE DETAIL 12/A10.0 CONFIRM SIZE AND FINAL LOCATION W/ OWNER.
09	10'-0" x 4'-0" FLAT SKYLIGHT W/ SOLAR GREY GLASS AS MANUFACTURED BY VELUX, ICC-ES LEGACY REPORT NER-216, GREY ANODIZED ALUMINUM SKYLIGHT MOUNTED ON A GREY ANODIZED ALUMINUM CLADDED WOOD FRAME CURB. SCREW TO CURB AND SEAL SCREW HEADS WITH SILICONE CAULKING - SEE DETAIL 12/A10.0 CONFIRM SIZE AND FINAL LOCATION W/ OWNER.
10	NEW SKYLIGHT CRICKET - SEE DETAIL 9/A10.0
11	LINE OF POST OR COLUMN BELOW

ROOF LEGEND

EXISTING ROOF STRUCTURE AND FINISH TO REMAIN PATCH AND REPAIR AS NEEDED

NEW ROOF STRUCTURE AND FINISH - WITH LIGHT WEIGHT TILE TO MATCH EXISTING - CLASS "A"
ICC - ES EVALUATION REPORT No. ESR - 1900 ; LARR 25021
CRRC #: 0918-0003

ATTIC VENTS BY O.HAGIN PAINTED METAL VENT 'FLAT STYLE' TO MATCH ROOF TILE AND COLOR - (ICC - ES SBCO) - 9650A)

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INTERACTIVE ARCHITECTURE + INTERIOR DESIGN

116 S. CATALINA AVE. SUITE 102
REDONDO BEACH, CA 90277
VOICE: 310-379-9716

e-mail: luis@envirotechno.com
website: envirotechno.com

ARCHITECTURAL STAMP:

LICENSED ARCHITECT · LUIS DE MONASTERIO · LIC. # C32440 · REGISTERED IN STATE OF CALIFORNIA

CLIENT NAME:
MR. AND MRS. RAJEWSKI
RESIDENCE
2 SPUR LANE
ROLLING HILLS, CA 90274

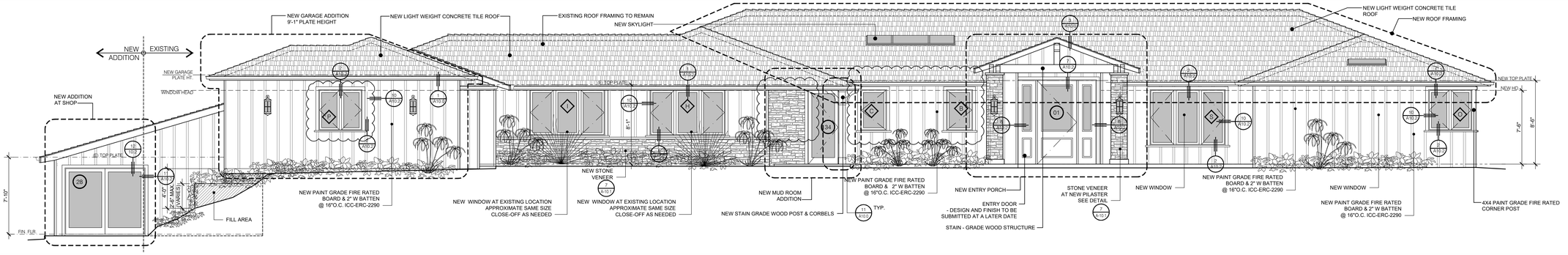
PROJECT TITLE:
RAJEWSKI
RESIDENCE
2 SPUR LANE
ROLLING HILLS, CA 90274

SHEET TITLE:
PROPOSED
ROOF PLAN

REVISIONS 05-02-2021

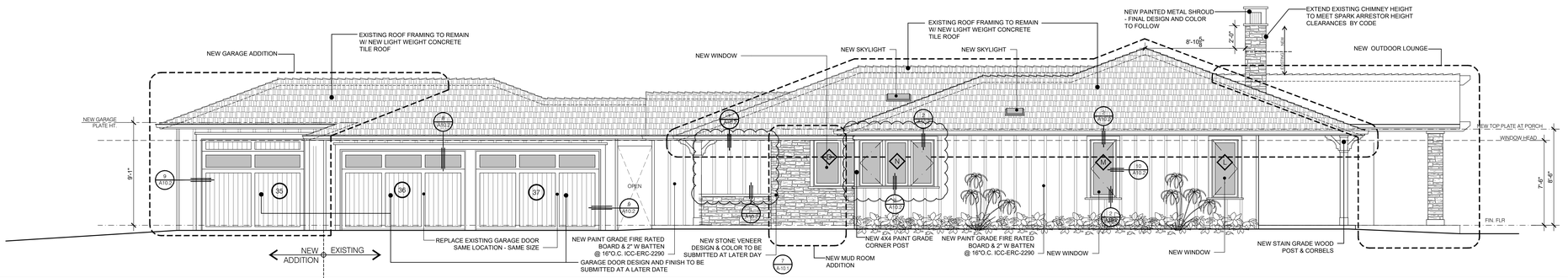
JOB NO:	20-011
DATE:	01-15-2021
SCALE:	AS NOTED
DRAWN BY:	BF
CHECKED BY:	LdM
SHEET NO:	

A6.0



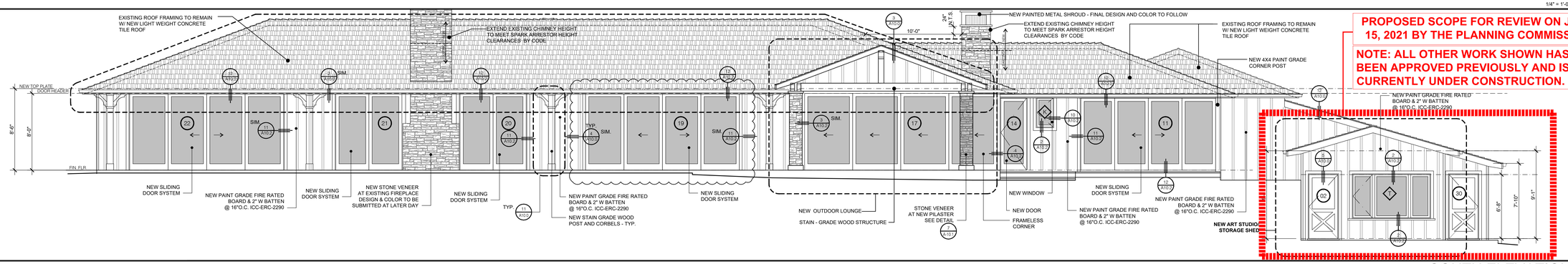
NORTH ELEVATION 1

1/4" = 1'-0"



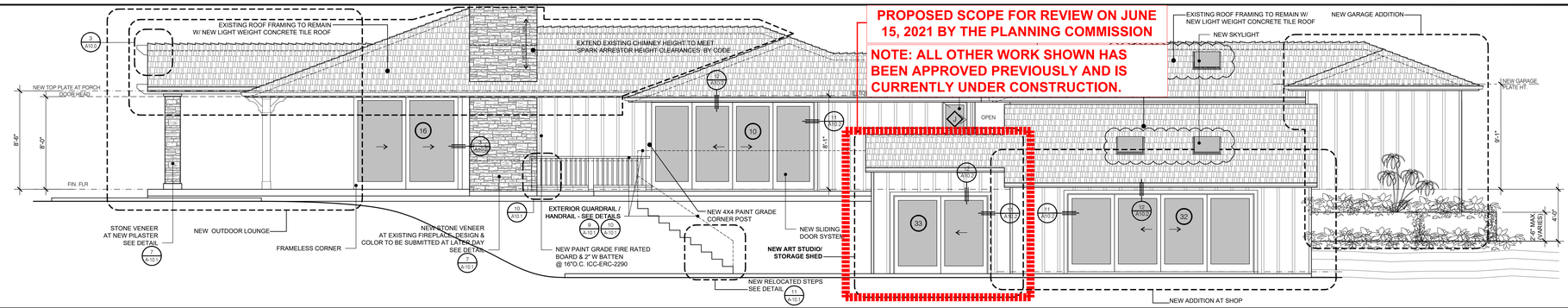
EAST ELEVATION 2

1/4" = 1'-0"



SOUTH ELEVATION 3

1/4" = 1'-0"



WEST ELEVATION 4

1/4" = 1'-0"

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ENVIROTECHNO
INTERACTIVE ARCHITECTURE + INTERIOR DESIGN
116 S. CATALINA AVE. SUITE 102
REDONDO BEACH, CA 90277
VOICE: 310-379-9716
e-mail: luis@envirotechno.com
website: envirotechno.com

ARCHITECTURAL STAMP:

LICENSED ARCHITECT LUIS DE MONASTERIO LIC # C32440 RENEWAL 08/31/2021 STATE OF CALIFORNIA

CLIENT NAME:
MR. AND MRS. RAJEWSKI
RESIDENCE
2 SPUR LANE
ROLLING HILLS, CA 90274

PROJECT TITLE:
RAJEWSKI
RESIDENCE
2 SPUR LANE
ROLLING HILLS, CA 90274

SHEET TITLE:
ELEVATIONS

REVISIONS 05-02-2021

JOB NO:	20-011
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