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 | **PLANNING COMMISSION** | **CITY OF ROLLING HILLS**
Regular Planning Meeting | **Tuesday, October 20, 2020** | **6:30 PM**

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).

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**
None.

5. **APPROVAL OF MINUTES**

5.A. MINUTES: 1) APRIL 21, 2020, FIELD TRIP MEETING OF THE PLANNING COMMISSION; 2) APRIL 21, 2020, REGULAR MEETING OF THE PLANNING COMMISSION; 3) MAY 01, 2020, SPECIAL MEETING OF THE PLANNING COMMISSION; 4) JULY 21, 2020, FIELD TRIP MEETING OF THE PLANNING COMMISSION; 5) JULY 21, 2020, REGULAR MEETING OF THE PLANNING COMMISSION; 6) SEPTEMBER 15, 2020, FIELD TRIP MEETING OF THE PLANNING COMMISSION; AND 7) SEPTEMBER 15, 2020, REGULAR MEETING OF THE PLANNING COMMISSION.

RECOMMENDATION: Approve as presented.
04-21-20 PC Regular Minutes.docx
04-21-20 PC Regular Meeting Minutes (Field Trip).docx
5-01-20 PC Special Meeting Minutes.docx
07-21-20 PC Action Minutes (Field Trip).docx
09-15-20 PC Action Minutes (Field Trip).docx
07-21-20 PC Action Minutes.docx
09-15-20 PC Action Minutes.docx

6. RESOLUTIONS
None.

7. PUBLIC HEARINGS ON ITEMS CONTINUED FROM PREVIOUS MEETING.
None.

8. NEW PUBLIC HEARINGS

8.A. ZONING CASE NO. 20-06: SITE PLAN REVIEW MODIFICATION FOR THE CONSTRUCTION OF A NEW 1,005 SQUARE-FOOT SWIMMING POOL/SPA AND 353 SQUARE-FOOT POOL DECK IN THE CENTER EDGE OF THE BACKYARD LOCATED AT 60 EASTFIELD DRIVE (104-A-EF & 105-EF) ROLLING HILLS, CA (ANDREW ARVIDSON).
RECOMMENDATION: Consider a Site Plan Review Modification allowing relocation of a previously approved 1,005 square-foot pool/spa and 353 square-foot deck approximately 21 feet southeast from its original location.
Zoning Case 20-05.pdf
C-SITE PLAN_60 Eastfield (Zoning Case No. 20-05).pdf
Resolution 2020-06 (60 Eastfield Drive) (ZC 20-06).doc

8.B. RESOLUTION NO. 2020-07 OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING TITLE 17 (ZONING) OF THE ROLLING HILLS MUNICIPAL CODE TO ADDÂ CHAPTER 17.60 (HOUSING ACCESSIBILITY FOR THE DISABLED â€“ REASONABLE ACCOMMODATION PERMIT) ESTABLISHING A PROCESS BY WHICH PERSONS WITH DISABILITIES CAN REQUEST REASONABLE ACCOMMODATIONS FOR AN EQUAL OPPORTUNITY TO USE OR ENJOY A DWELLING AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.
RECOMMENDATION: Staff recommends that the Planning Commission consider approving Resolution No. 2020-07.
Resolution 2020-07 Reasonable Accommodation Ordinance.pdf

8.C. DISCUSS PROPOSED ORDINANCE ESTABLISHING LIMITATIONS ON CONSTRUCTION FENCE.
RECOMMENDATION: Planning Commission discuss proposed draft ordinance.
DRAFT Ordinance RE Temporary Uses.DOCX

9. NEW BUSINESS
None.

10. OLD BUSINESS
None.

11. SCHEDULE FIELD TRIPS
None.

12. ITEMS FROM STAFF
None.

13. ITEMS FROM THE PLANNING COMMISSION

14. ADJOURNMENT
Next meeting: November 17, 2020 at 6:30 p.m.
Planning Commission meeting will be available on the City's website (https://www.rolling-hills.org/PC%20Meeting%20Zoom%20Link.pdf).

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: 10/20/2020

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

FROM: **STEPHANIE GRANT , ADMINISTRATIVE CLERK**

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

SUBJECT: **MINUTES: 1) APRIL 21, 2020, FIELD TRIP MEETING OF THE PLANNING COMMISSION; 2) APRIL 21, 2020, REGULAR MEETING OF THE PLANNING COMMISSION; 3) MAY 01, 2020, SPECIAL MEETING OF THE PLANNING COMMISSION; 4) JULY 21, 2020, FIELD TRIP MEETING OF THE PLANNING COMMISSION; 5) JULY 21, 2020, REGULAR MEETING OF THE PLANNING COMMISSION; 6) SEPTEMBER 15, 2020, FIELD TRIP MEETING OF THE PLANNING COMMISSION; AND 7) SEPTEMBER 15, 2020, REGULAR MEETING OF THE PLANNING COMMISSION.**

DATE: **October 20, 2020**

BACKGROUND:
None.

DISCUSSION:
None.

FISCAL IMPACT:
None.

RECOMMENDATION:
Approve as presented.

ATTACHMENTS:
04-21-20 PC Regular Minutes.docx
04-21-20 PC Regular Meeting Minutes (Field Trip).docx
5-01-20 PC Special Meeting Minutes.docx
07-21-20 PC Action Minutes (Field Trip).docx
09-15-20 PC Action Minutes (Field Trip).docx
07-21-20 PC Action Minutes.docx
09-15-20 PC Action Minutes.docx

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ACTION MINUTES

REGULAR MEETING | **PLANNING COMMISSION TUESDAY, APRIL 21, 2020** | **CITY HALL 6:30 P.M.**

1. CALL MEETING TO ORDER

A regular meeting of the Planning Commission of the City of Rolling Hills was called to order by Chairman Chelf at 6:31 p.m. on Tuesday, April 21, 2020 via teleconference.

ROLL CALL

Commissioners Present: Cardenas, Cooley, Kirkpatrick, Seaburn, and Chairman Chelf.

Commissioners Absent: None.

Others Present: Meredith Elguira, Planning & Community Services Director.
Jane Abzug, Assistant City Attorney.
Meredith Elguira, Planning and Community Services Director.
Yohana Coronel, City Clerk.
Stephanie Grant, Administrative Clerk.
Shahriar Eftekharzadeh, PhD, PE, PMP.

2. APPROVAL OF THE AGENDA

ACTION: Commissioner Cooley moved to approve the agenda, Commissioner Seaburn seconded, and the agenda was approved with no objection.

AYES: COMMISSIONERS: Cardenas, Cooley, Seaburn, Kirkpatrick and Chair Chelf.
NOES: COMMISSIONERS: None.
ABSENT: COMMISSIONERS: None.
ABSTAIN: COMMISSIONERS: None.

3. PUBLIC COMMENTS ON MINUTES AND ANY ITEM NOT ON THE AGENDA

None.

4. APPROVAL OF MINUTES

A. January 21, 2020 Regular Meeting of the Planning Commission.

ACTION: Commissioner Cooley moved that the Planning Commission approve the minutes of the Regular Meeting of the Planning Commission held on January 21, 2020 as presented. Commissioner Kirkpatrick seconded the motion, which carried without objection. (Cardenas abstained).

AYES: COMMISSIONERS: Cooley, Seaburn, Kirkpatrick and Chair Chelf.
NOES: COMMISSIONERS: None.
ABSENT: COMMISSIONERS: None.
ABSTAIN: COMMISSIONERS: Cardenas.

5. NEW PUBLIC HEARINGS

A. **ZONING CASE NO. 20-03**: REQUEST FOR A VARIANCE FOR CONSTRUCTION OF A NEW 400 SQUARE-FOOT SWIMMING POOL AND SPA IN THE FRONT YARD LOCATED AT 52 PORTUGUESE BEND ROAD. (WACHS)

Chair Chelf recommended Zoning Case No. 20-03 to be moved to be rescheduled to a different Planning Commission meeting. Planning and Community Services Director Meredith Elguira reported she had contacted all of the commissioners and informed them that the noticing requirements were incomplete because the public notices were not mailed out. She requested the item to be continued to the next meeting on May 1, 2020. The rescheduled meeting date would provide time for Staff to complete all of the public noticing requirements for the project. Chair Chelf confirmed the date of May 1, 2020 for the meeting. He stated all of the commissioners have already walked the site, and this was a reasonable request because the proposed project was truly in the backyard just because the street runs the long way it was still a reasonable request. All of the commissioners agreed on rescheduling the item to the next meeting date on May 1, 2020 at 7:30 a.m.

ACTION: The noticing requirements were not completed therefore this item was continued to a special meeting on Friday, May 01, 2020 at 7:30 a.m.

AYES: COMMISSIONERS: None.
NOES: COMMISSIONERS: None.
ABSENT: COMMISSIONERS: None.
ABSTAIN: COMMISSIONERS: None.

6. NEW BUSINESS

A. PRESENTATION ON AN APPROACH THAT COULD CAPTURE THE 85TH PERCENTILE STORM RUNOFF AND RETAIN WITHIN CITY BOUNDARIES.

Planning and Community Services Director Meredith Elguira introduced the guest presenter Dr. Shahriar Eftekharzadeh who had previously worked on a project for the City for a previous Councilmember Alan Lay. The Director and Dr. Shahriar had been

recently discussing water quality, retention, and erosion in the City. The Director also stated that Dr. Shahriar had recently provided potential feasible ways to retain water on site in response to Dr. Black's mentioning in last week's study session meeting regarding compliance to the State's requirements. Dr. Shahriar was invited to present at tonight's meeting to provide an overview and technical information on how to potentially capture the 85th percentile of runoff within city boundaries.

Dr. Shahriar shared his qualifications with the Planning Commission. He is a civil engineering professor, who is an expert is on hydraulics and hydrology, and recently completed a feasibility study for the County of Los Angeles which was recently funded. Dr. Shahriar's presentation consisted of a quick overview of the storm water situation in the City, compliance, and funding opportunities which include Measure W and Prop Y. He stated the City of Rolling Hills was subject to be in compliance of the MS4 requirements. The City had an opportunity, but the City opted out of preparing the Enhanced Watershed Sub-Management Plans which would have provided a pathway to compliance. However, the City is part of the Coordinated Integrated Monitoring Program that consists of four cities collaborating to comply with the storm water requirements. The MS4 situation, the City of Rolling Hills is part of two watersheds, the San Monica Bay Watershed and Dominguez Channel Watershed, and the discharge flows into the creeks, and Dr. Shahriar presented a map of the City's boundaries and discharge points. Dr. Shahriar stated the primary objective is water quality, the water supply benefit is second objective. The goal is to demonstrate that the project could can meet all of the requirements, and the operation would be set to show that the City can achieve the requirements to be incompliance.

ACTION: Commission received and filed the report.

7. ITEMS FROM THE PLANNING COMMISSION

None.

8. ADJOURNMENT

Hearing no further business before the Planning Commission, Chair Chelf adjourned the meeting at 7:31 p.m. to a special meeting of the Planning Commission scheduled to be held on Friday, May 01, 2020 beginning at 7:30 a.m. via teleconference.

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ACTION MINUTES

FIELD TRIP MEETING | **PLANNING COMMISSION TUESDAY, APRIL 21, 2020** | **CITY HALL 7:30 A.M.**

1. CALL MEETING TO ORDER

A field trip meeting of the Planning Commission of the City of Rolling Hills was called to order by Chairman Chelf at 7:35 a.m. on Tuesday, April 21, 2020 at 52 Portuguese Bend Road.

2. ROLL CALL

Commissioners Present: Chairman Chelf.

Commissioners Absent: Cardenas, Cooley, Kirkpatrick, and Seaburn

Others Present: Meredith Elguira, Planning & Community Services Director.
John Resich, Applicant.
Susana Luna, Resident.

3. APPROVAL OF THE AGENDA

ACTION: Approved as presented.

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

None.

5. NEW PUBLIC HEARINGS

A. ZONING CASE NO. 20-03: REQUEST FOR A VARIANCE FOR CONSTRUCTION OF A NEW 400 SQUARE-FOOT SWIMMING POOL AND SPA IN THE FRONT YARD LOCATED AT 52 PORTUGUESE BEND ROAD. (WACHS)

ACTION: Motion to continue discussion to regular Planning Commission meeting in the evening on April 21, 2020 at 6:30 p.m. The absent Commissioners conducted individual site

visits on their own time. The absent Commissioners planned on presenting their reports at the evening meeting on April 21, 2021.

6. ITEMS FROM THE PLANNING COMMISSION

None.

14. ADJOURNMENT

Hearing no further business before the Planning Commission, Chair Chelf adjourned the meeting at 7:45 a.m. The meeting of the Planning Commission was scheduled to be continued later in the evening on Tuesday, April 21, 2020 at 6:30 p.m. via teleconference.

SPECIAL MEETING
OF THE PLANNING COMMISSION
CITY OF ROLLING HILLS
7:30 AM
FRIDAY, MAY 01, 2020
VIA TELECONFERENCE

CALL MEETING TO ORDER

A special meeting of the Planning Commission of the City of Rolling Hills was called to order by Chairman Chelf at 7:31 a.m. on Friday, May 01, 2020 via teleconference.

ROLL CALL

Commissioners Present: Cooley, Kirkpatrick, Cardenas, Seaburn, and Chairman Chelf

Commissioners Absent: None.

Others Present: Meredith T. Elguira, Planning & Community Services Director.
Jane Abzug, Assistant City Attorney.
Yohana Coronel, City Clerk.
Barton Wachs, 52 Portuguese Bend Road.

APPROVAL OF THE AGENDA

Commissioner Cooley moved that the Planning Commission approve the agenda as presented. Commissioner Cardenas seconded the motion, which carried without objection.

AYES: COMMISSIONERS: Cardenas, Cooley, Seaburn, Kirkpatrick and Chairman Chelf,
NOES: COMMISSIONERS: None.
ABSENT: COMMISSIONERS: None.
ABSTAIN: COMMISSIONERS: None.

PUBLIC COMMENTS ON MINUTES AND ANY ITEM NOT ON THE AGENDA

NONE.

NEW PUBLIC HEARINGS

A. ZONING CASE NO. 20-03: REQUEST FOR A VARIANCE FOR CONSTRUCTION OF A NEW 400 SQUARE FOOT SWIMMING POOL AND SPA IN THE FRONT YARD LOCATED AT 52 PORTUGUESE BEND ROAD. (WACHS)

Planning and Community Services Director Elguira reported the applicant is requesting a Variance for the construction of a new 400 square-foot swimming pool and spa located in the front yard. There is an existing pool in the rear yard that will be partially demolished and converted to a water fountain. The existing pool equipment area located on side of the residence will remain. The zoning code prohibits any construction in the front yard without a Variance. The lot is an irregularly shaped parcel zoned RAS-2. The net lot area is 74,379 square-feet, which is slightly below the requirements of the RAS-2 that requires a minimum net lot area of 87,120 square-feet. The lot is developed with a 3,960 square-foot residence with a 940 square-foot attached garage. The house is currently under renovation. On October 17, 2017, the Planning Commission approved Zoning Case No. 930 with a Site Plan Review for the construction of a garage addition, covered porches, and trellis. Construction activities will include pool excavation of 220 cubic yards overall. On February 14, 2020, the RHCA approved the proposed project for the pool and spa. The proposed depth of the pool is six feet and no dirt will be exported. The project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA). PCS Director Elguira also pointed out that an amended resolution was posted to the City's website on Thursday, April 30, 2020. She concluded by requesting the Planning Commissioners provide a summary of their field trip to the site and what occurred.

Assistant City Attorney Abzug requested the Commissioners also provide details of any communications with anyone onsite or any evidence that was considered.

Commissioner Cardenas reported visiting the site mid-morning on Monday, April 20, 2020. He viewed the pool area from the driveway and across the street to see if there was any visibility from the street, which there was not.

Commissioner Cooley reported she visited the site on Friday, April 17, 2020 at about 9am with John Resich who showed her the stakeout at the site. She wanted to confirm the view from across the canyon and it looked private. It made sense putting the pool in the designated area. She approves the project.

Commissioner Seaburn reported he visited the site alone on May 19, 2020. He took a look from Portuguese Bend Road, walked down the driveway and then in to the yard and around where the pool is going to be placed and he did not notice any problems. He approved the project.

Vice Chair Kirkpatrick reported visiting the site with his daughter about 10 days ago. He explored the project site alone and he did not see any problems and would approve the project as is.

Chair Chelf reported he visited the site on the scheduled field trip date of April 21, 2020 at 7:30am. He met PCS Director Elguira and the homeowner. They all walked around the site and because of the topography and the way the house is elevated, the new placement of the pool makes more sense and there is no impact on the neighbors. He found no issues with project.

Chair Chelf opened the item for public comment.

Susana Luna commented via email on April 20, 2020 that she was not given the opportunity to provide feedback regarding the variance and that proper procedure was not followed. She expressed concern that the development would have an impact on her ocean view. She requested to visit the site so she can be assured that there will be no further detriment. She objects to the variance until she can be assured there

will be no negative impact and the project keeps to the CC&Rs of the City. She requested that her concerns be taken seriously and that the Planning Commission re-evaluate the project.

Susana Luna submitted another comment via email on April 21, 2020 that after visiting the site, taking pictures, and learning about the project she has no objections to the pool being built as marked. She thanked the Planning Commission and PCS Director for taking the time to meet with her and receiving her feedback.

Commissioner Cardenas moved that the Planning Commission approve the amended resolution that was posted to the website on April 30, 2020. Commissioner Cooley seconded the motion, which carried by voice vote:

AYES: COMMISSIONERS: Cardenas, Cooley, Seaburn, Kirkpatrick and Chairman Chelf,
NOES: COMMISSIONERS: None.
ABSENT: COMMISSIONERS: None.
ABSTAIN: COMMISSIONERS: None.

ITEMS FROM THE PLANNING COMMISSION

NONE.

ADJOURNMENT

Hearing no further business before the Commission, Chairman Chelf adjourned the meeting at 7:45 p.m. The next regular meeting of the Planning Commission is scheduled to be held on Tuesday, May 19, 2020 beginning at 6:30 p.m. via teleconference.

Respectfully submitted,

_____
Yohana Coronel
City Clerk

Approved,

_____
Brad Chelf
Chairman

City of Rolling Hills INCORPORATED JANUARY 24, 1957

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ACTION MINUTES

FIELD TRIP MEETING	**PLANNING COMMISSION TUESDAY, JULY 21, 2020**	**3 Poppy Trail Road 7:30 A.M.**

1. CALL MEETING TO ORDER

A field trip meeting of the Planning Commission of the City of Rolling Hills was called to order by Chairman Chelf at 7:30 a.m. on Tuesday, July 21, 2020 at 3 Poppy Trail Road.

2. ROLL CALL

Commissioners Present: Cardenas, Cooley, Seaburn, Kirkpatrick, and Chairman Chelf.

Commissioners Absent: None.

Others Present: Meredith Elguira, Planning & Community Services Director.
Tony Ferrera, Applicant.

3. APPROVAL OF THE AGENDA

ACTION: Approved as presented.

3. **ZONING CASE NO. 20-04: VARIANCE REQUEST TO ALLOW A PROPOSED 162 SQUARE-FOOT ADDITION TO AN EXISTING TWO-CAR GARAGE TO ENCROACH INTO THE FRONT YARD SETBACK LOCATED AT 3 POPPY TRAIL ROAD (ZONING CASE NO. 20-03 AND RESOLUTION NO. 2020-04/JONAS).**

ACTION: Commissioner Cardenas moved that the Planning Commission continue the meeting to the evening on July 21, 2020 at 6:30 p.m. Commissioner Seaburn seconded the motion. There were no objections.

4. ADJOURNMENT

Hearing no further business before the Planning Commission, Chair Chelf adjourned the meeting at 7:39 a.m. The public hearing was continued to the evening of July 21, 2020 at 6:30 p.m. via teleconference.

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ACTION MINUTES

FIELD TRIP MEETING | **PLANNING COMMISSION TUESDAY, SEPTEMBER 15, 2020** | **60 Eastfield Drive 7:30 A.M.**

1. CALL MEETING TO ORDER

A field trip meeting of the Planning Commission of the City of Rolling Hills was called to order by Commissioner Seaburn at 7:36 a.m. on Tuesday, September 15, 2020 at 60 Eastfield Drive.

2. ROLL CALL

Commissioners Present: Seaburn.

Commissioners Absent: Cardenas, Cooley, Kirkpatrick, and Chairman Chelf.

Others Present: Meredith Elguira, Planning & Community Services Director.
Stephanie Grant, Administrative Clerk.
Andy Arvidson, Applicant.
Dan Bolton, Engineer.
David Tisherman, Architect.

3. APPROVAL OF THE AGENDA

ACTION: Approved as presented.

4. NEW PUBLIC HEARINGS

ZONING CASE NO. 20-05: REQUEST FOR A SITE PLAN REVIEW FOR THE CONTSTRUCTION OF A NEW 1,005 SQUARE FEET SWIMMING POOL AND SPA, 353 SQUARE FEET POOL DECK, AND 107 SQUARE FEET POOL EQUIPMENT AREA PROPOSED IN THE SIDE-YARD OF THE PROPERTY LOCATED AT 60 EASTFIELD DRIVE (ZONING CASE NO. 20-05 AND RESOLUTION NO 2020-05/ARVIDSON).

ACTION: Motion to continue discussion to regular Planning Commission meeting in the evening on September 15, 2020 at 6:30 p.m. The absent Commissioners conducted individual

site visits on their own and planned on presenting their reports at the evening meeting on September 15, 2020.

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 September 15, 2020 at 6:30 p.m. via teleconference.

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ACTION MINUTES

REGULAR MEETING	**PLANNING COMMISSION TUESDAY, JULY 21, 2020**	**CITY HALL 6:30 P.M.**

1. CALL MEETING TO ORDER

A regular meeting of the Planning Commission of the City of Rolling Hills was called to order by Chairman Chelf at 6:30 p.m. on Tuesday, July 21, 2020 via teleconference.

2. ROLL CALL

Commissioners Present: Cardenas, Cooley, Seaburn, Kirkpatrick, and Chairman Chelf.

Commissioners Absent: None.

Others Present: Meredith Elguira, Planning & Community Services Director.
Jane Abzug, Assistant City Attorney.

3. APPROVAL OF THE AGENDA

ACTION: Approved as presented.

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

None.

5. APPROVAL OF MINUTES

None.

6. RESOLUTIONS

RESOLUTION 2020-04: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF A VARIANCE REQUEST TO ENCROACH INTO THE FRONT SETBACK FOR A 162 SQUARE FOOT ADDITION TO AN EXISTING GARAGE, IN ZONING CASE NO. 20-03 AT 3 POPPY TRAIL, (LOT 8-PT), ROLLING HILLS, CA (JONAS).

7. PUBLIC HEARING ON ITEMS CONTINUED FROM PREVIOUS MEETING
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF A VARIANCE REQUEST TO ENCROACH INTO THE FRONT SETBACK FOR 162 SQUARE FOOT ADDITION TO AN EXISTING GARAGE IN ZONING CASE NO. 20-03 AT POPPY TRAIL, (LOT 8-PT), ROLLING HILLS, CA (JONAS).

This item was not new, but merely moved from the wrong heading to the correct heading on the agenda.

A. ZONING CASE NO. 20-04: VARIANCE REQUEST TO ALLOW A PROPOSED 162 SQUARE-FOOT ADDITION TO AN EXISTING TWO-CAR GARAGE TO ENCROACH INTO THE FRONT YARD SETBACK LOCATED AT 3 POPPY TRAIL ROAD (ZONING CASE NO. 20-03 AND REVISED RESOLUTION NO. 2020-04/JONAS).

MOTION: It was moved by Commissioner _____ and seconded by Commissioner _____ to approve as presented.

ACTION: Commissioner Cardenas moved that the Planning Commission approve Resolution No. 2020-04 granting a variance request to allow the proposed 162 square-foot addition to an existing two-car garage to encroach into the front yard setback. It was seconded.

AYES: COMMISSIONERS: Cardenas, Cooley, Seaburn, Kirkpatrick and Chairman Chelf.
NOES: COMMISSIONERS: None.
ABSENT: COMMISSIONERS: None.
ABSTAIN: COMMISSIONERS: None.

8. NEW PUBLIC HEARINGS

None.

9. NEW BUSINESS

None.

10. OLD BUSINESS
None.

11. SCHEDULED FIELD TRIPS

None.

12. ITEMS FROM STAFF

Planning Director Meredith Elguira introduced to the Planning Commission that the City would be transitioning to Action Minutes. The meeting minutes would no longer be written as verbatim,

but summarized with the actions and votes based upon on the audio or video of the meetings. This would be presented to the Planning Commission at a later date.

13. ITEMS FROM PLANNING COMMISSION

None.

14. ADJOURNMENT

Hearing no further business before the Planning Commission, Chair Chelf adjourned the meeting at 6:39 p.m. The next regular meeting of the Planning Commission is scheduled to be held on Tuesday, August 18, 2020 beginning at 6:30 p.m. via teleconference.

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ACTION MINUTES

REGULAR MEETING	**PLANNING COMMISSION TUESDAY, SEPTEMBER 15, 2020**	**CITY HALL 6:30 P.M.**

1. CALL MEETING TO ORDER

A regular meeting of the Planning Commission of the City of Rolling Hills was called to order by Chairman Chelf at 6:30 p.m. on Tuesday, September 15, 2020 via teleconference.

2. ROLL CALL

Commissioners Present: Cardenas, Seaburn, Kirkpatrick, and Chairman Chelf.

Commissioners Absent: Cooley.

Others Present: Meredith Elguira, Planning & Community Services Director.
Stephanie Grant, Administrative Clerk.
Jane Abzug, Assistant City Attorney.

3. APPROVAL OF THE AGENDA

ACTION: Approved as presented.

AYES: COMMISSIONERS: Cardenas, Seaburn, Kirkpatrick and Chairman Chelf,
NOES: COMMISSIONERS: Cooley.
ABSENT: COMMISSIONERS: None.
ABSTAIN: COMMISSIONERS: None.

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

None.

5. APPROVAL OF MINUTES
None.

6. RESOLUTIONS

None.

7. OLD PUBLIC HEARINGS

None.

8. NEW PUBLIC HEARINGS

A. ZONING CASE NO. 20-05: REQUEST FOR A SITE PLAN REVIEW FOR THE CONTSTRUCTION OF A NEW 1,005 SQUARE FEET SWIMMING POOL AND SPA, 353 SQUARE FEET POOL DECK, AND 107 SQUARE FEET POOL EQUIPMENT AREA PROPOSED IN THE SIDE-YARD OF THE PROPERTY LOCATED AT 60 EASTFIELD DRIVE (ZONING CASE NO. 20-05 AND RESOLUTION NO 2020-05/ARVIDSON).

ACTION: Commissioner Cardenas moved that the Planning Commission approve the amended Resolution No. 2020-05 granting a site plan review to allow the construction of a new 1,005 square feet swimming pool and spa, 353 square feet pool deck, and 107 square feet pool equipment area located in the side yard of the property at 60 Eastfield Drive. Commissioner Seaburn seconded the motion, which carried without objection (Cooley, absent).

AYES: COMMISSIONERS: Cardenas, Seaburn, Kirkpatrick and Chairman Chelf,
NOES: COMMISSIONERS: Cooley.
ABSENT: COMMISSIONERS: None.
ABSTAIN: COMMISSIONERS: None.

9. NEW BUSINESS

None.

10. OLD BUSINESS

None.

11. SCHEDULED FIELD TRIPS
None.

12. ITEMS FROM STAFF

Housing Element Update Study Session (Oral).

ACTION: Received and filed the presentation.

AYES: COMMISSIONERS: Cardenas, Seaburn, Kirkpatrick and Chairman Chelf,
NOES: COMMISSIONERS: Cooley.
ABSENT: COMMISSIONERS: None.
ABSTAIN: COMMISSIONERS: None.

13. ITEMS FROM THE PLANNING COMMISSION

None.

14. ADJOURNMENT

Hearing no further business before the Planning Commission, Chair Chelf adjourned the meeting at 6:50 p.m. The next regular meeting of the Planning Commission is scheduled to be held on Tuesday, October 20, 2020 beginning at 6:30 p.m. via teleconference.

Agenda Item No.: 8.A
Mtg. Date: 10/20/2020

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

FROM: **MEREDITH ELGUIRA, PLANNING DIRECTOR**

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

SUBJECT: **ZONING CASE NO. 20-06: SITE PLAN REVIEW MODIFICATION FOR THE CONSTRUCTION OF A NEW 1,005 SQUARE-FOOT SWIMMING POOL/SPA AND 353 SQUARE-FOOT POOL DECK IN THE CENTER EDGE OF THE BACKYARD LOCATED AT 60 EASTFIELD DRIVE (104-A-EF & 105-EF) ROLLING HILLS, CA (ANDREW ARVIDSON).**

DATE: **October 20, 2020**

BACKGROUND:
The applicant is requesting a Site Plan Review Modification for a previously approved Site Plan Review Zoning Case No. 20-05 and Resolution No. 2020-05 for the construction of a 1,005 square feet swimming pool/spa with an infinity edge, 353 square foot pool deck with a beach entry. The applicant is proposing to relocate the swimming pool/spa and deck to the the center edge of the backyard, approximately 21feet from the original location. The 107 square foot pool equipment area with a maximum 3 foot high wall will remain the original proposed location on the side yard area of the property. Section 17.16.200.G.3 of the Rolling Hills Municipal Code states, that a swimming pool/spa that is eight hundred square feet or greater, requires a Site Plan Review approval.

DISCUSSION:
Zoning, Land Size and Existing Conditions

The lot is an irregularly shaped parcel zoned RAS-1. The gross lot area is 133,520 square feet, and the net lot area is 126,888 square feet, which exceeds the requirements of the RAS-1 that requires a minimum net lot area of 43,560 square feet. There is a Water Company easement located on the northeast section of the subject property. In addition, there is also an existing dirt road adjacent to RHCA easement to the north and adjacent to the Water Company easement to the northeast, and a dirt road leads to the existing stable and corral area. Records show that the existing single family home have had several additions, including a basement. The previous owners requested a Lot Line Adjustment to merge the two legal lots (Lot 105-EF) and an adjacent vacant lot to the north (Lot 104-A-EF) and was approved by the Planning Commission.

Lot Coverage

Structural coverage on the existing lot is 8,473 square feet or 6.68%, which includes all of the structures. The proposed project will add 1,562 square feet, bringing the total structural coverage to 10,035 square feet or 7.91%. The project will add 1,065 square feet to the existing 25,903 square foot building pad. The proposed project will add 1,539 square feet of new structures, bringing the total structures on the pad to 8,137 square feet. This equates to a building pad coverage of 26.76%.

Neighbor Concerns

No public comments have been received on the date of publication of this Agenda item.

Past Approvals for the Property

In 1999 the Planning Commission granted the approval Zoning Case No. 596A and Resolution No. 99-14 for a lot line adjustment to merge two lots into one for the subject property.

On September 21, 1999, the Planning Commission approved Zoning Case No. 596 B and Resolution No. 99-15 granting a Site Plan Review for the construction of a stable with a loft with an adjacent corral and substantial one-story additions to an existing two story single story family residence that required grading.

In February 2001, Planning Commission approved a modification to add more square footage to the roofline of the existing house and basement, walls to reduce grading, and the grading quantities were reduced. In January 2002, a grading permit was issued.

In 1999, the City approved the access to the stable across the Water Company's easement located on the adjacent 58 Eastfield Drive. The applicant was denied permission from the property owners of 58 Eastfield Drive. The City Manager granted an administrative approval of additional grading along the north slope of the property that increased the disturbance to 37.7%, which granted access to the stable from the north side of the property. In September 2001, the applicant submitted a request for another modification to retain as built decorative walls. The walls were approved along the driveway but not the motor court, the applicant decided to apply for a Variance.

On October 16, 2001, the Planning Commission approved Modification No. 2 Zoning Case No. 596, for Resolution No. 99-15 and Resolution No. 2001-05 approving a variance request to construct retaining walls encroaching into the front yard setback located along a driveway.

March 25, 2010, the Traffic Commission approved an application for access to the stable and the combined apron.

On August 17, 2010, the Planning Commission approved a Site Plan Review and Variances to retain "As Graded" and "As Built" developments on a property, and this amended the previously approved applications and conditions. The amended Site Plan Review allowed for an increase of grading, building pad size, construction of larger pool/spa, and the retaining of outdoor as built structures and walls. The Variances were approved to increase the disturbance of the net lot area from 40% to 63.7% and retain as built walls in the setbacks.

On September 15, 2020, the Planning Commission approved a Site Plan Review Zoning Case No. 20-05 and Resolution No. 2020-06 for the construction of a new 1,005 square feet swimming pool/spa with an infinity edge, 353 square foot pool deck with a beach entry, and 107 square foot pool equipment area

with a maximum 3 foot high wall located on the side yard area of the property.

MUNICIPAL CODE COMPLIANCE

Grading, Structural and Total Lot Coverage

The applicant is intending to conduct minimal grading. Overall grading will include 325 cubic yards cut, 0 cubic yards fills, 110 cubic yards over excavation, and 110 cubic yards re-compaction. The total grading for the site is proposed to be 545 cubic yards with 325 cubic yards of dirt to be exported from the site coming solely from the pool excavation. The proposed pool/spa and deck will be constructed on the center edge of the backyard on the building pad where the main residence is located. The proposed trough will be constructed on the top of the slope of the building pad with minimal grading. The proposed pool equipment area will be located on the on the slope side yard.

The lot is developed with a 6,200 square foot residence with a 3,821 square foot basement, 1,175 square foot garage, 954 square foot attached covered porches, 130 square foot outdoor kitchen, 56 square foot fireplace, 127 square foot portable shed, 302 square foot water feature, 144 square foot service yard bringing the total existing structural coverage to 8,473 square feet or 6.68%. The project proposes an additional 1,562 square feet which will bring the total proposed structural and lot coverage to 10,035.

Disturbance

Existing disturbance of the lot is 61.8% has been previously approved. There will be no additional disturbance as a result of the proposed project. Therefore, no variance for disturbance is required.

Walls

There are several existing walls on the subject property. These walls were used to retain the grading on the lot and have previously been approved.

Rolling Hills Community Association Review

Rolling Hills Community Association will review this project at a later date.

Planning Commission Responsibilities

When reviewing a resolution for a development application, the Planning Commission must consider whether the proposed project meets the findings for a Site Plan Review request. Environmental Review The project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA).

CRITERIA FOR SITE PLAN REVIEW

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.

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.

FISCAL IMPACT:
None.

RECOMMENDATION:
Staff recommends that the Planning Commission approve the request to modify previously approved Site Plan Review and allow relocation of a new 1,005 square-foot swimming pool/spa and 353 square-foot pool deck.

ATTACHMENTS:
Zoning Case 20-05.pdf
C-SITE PLAN_60 Eastfield (Zoning Case No. 20-05).pdf
Resolution 2020-06 (60 Eastfield Drive) (ZC 20-06).doc

Agenda Item No.: 8.A
Mtg. Date: 09/15/2020

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

FROM: **MEREDITH ELGUIRA, PLANNING DIRECTOR**

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

SUBJECT: **ZONING CASE NO. 20-05: REQUEST FOR A SITE PLAN REVIEW FOR THE CONSTRUCTION OF A NEW 1,005 SQUARE-FOOT SWIMMING POOL AND SPA, 353 SQUARE-FOOT POOL DECK, AND 107 SQUARE-FOOT POOL EQUIPMENT AREA LOCATED AT 60 EASTFIELD DRIVE, (ARVIDSON).**

DATE: **September 15, 2020**

BACKGROUND:

The applicant is requesting a Site Plan Review for the construction of a new 1,005 square feet swimming pool/spa with an infinity edge, 353 square foot pool deck with a beach entry, and 107 square foot pool equipment area with a maximum 5 foot high wall surrounded by existing grade and landscaping. The project will be located on the side yard area of the property. Section 17.16.200.G.3 of the Rolling Hills Municipal Code states, that a swimming pool/spa that is eight hundred square feet or greater, requires a Site Plan Review approval.

DISCUSSION:

Zoning, Land Size and Existing Conditions

The lot is an irregularly shaped parcel zoned RAS-1. The gross lot area is 133,520 square feet, and the net lot area is 126,888 square feet, which exceeds the requirements of the RAS-1 that requires a minimum net lot area of 43,560 square feet. There is a Water Company easement located on the northeast section of the subject property. In addition, there is also an existing dirt road adjacent to RHCA easement to the north and adjacent to the Water Company easement to the northeast, and a dirt road leads to the existing stable and corral area. Records show that the existing single family home have had several additions, including a basement. The previous owners requested a Lot Line Adjustment to merge the two legal lots (Lot 105-EF) and an adjacent vacant lot to the north (Lot 104-A-EF) and was approved by the Planning Commission.

Lot Coverage

Structural coverage on the existing lot is 8,473 square feet or 6.68%, which includes all of the structures. The proposed project will add 1,562 square feet, bringing the total structural coverage to 10,035 square feet or 7.91%.

The project will add 1,065 square feet to the existing 25,903 square foot building pad. The proposed project will add 1,539 square feet of new structures, bringing the total structures on the pad to 8,137 square feet. This equates to a building pad coverage of 26.76%.

Neighbor Concerns

No public comments have been received on the date of publication of this Agenda item.

Past Approvals for the Property

In 1999 the Planning Commission granted the approval Zoning Case No. 596A and Resolution No. 99-14 for a lot line adjustment to merge two lots into one for the subject property.

On September 21, 1999, the Planning Commission approved Zoning Case No. 596 B and Resolution No. 99-15 granting a Site Plan Review for the construction of a stable with a loft with an adjacent corral and substantial one-story additions to an existing two story single story family residence that required grading.

In February 2001, Planning Commission approved a modification to add more square footage to the roofline of the existing house and basement, walls to reduce grading, and the grading quantities were reduced. In January 2002, a grading permit was issued.

In 1999, the City approved the access to the stable across the Water Company's easement located on the adjacent 58 Eastfield Drive. The applicant was denied permission from the property owners of 58 Eastfield Drive. The City Manager granted an administrative approval of additional grading along the north slope of the property that increased the disturbance to 37.7%, which granted access to the stable from the north side of the property.

In September 2001, the applicant submitted a request for another modification to retain as built decorative walls. The walls were approved along the driveway but not the motor court, the applicant

decided to apply for a Variance.

On October 16, 2001, the Planning Commission approved Modification No. 2 Zoning Case No. 596, for Resolution No. 99-15 and Resolution No. 2001-05 approving a variance request to construct retaining walls encroaching into the front yard setback located along a driveway.

March 25, 2010, the Traffic Commission approved an application for access to the stable and the combined apron.

On August 17, 2010, the Planning Commission approved a Site Plan Review and Variances to retain "As Graded" and "As Built" developments on a property, and this amended the previously approved applications and conditions. The amended Site Plan Review allowed for an increase of grading, building pad size, construction of larger pool/spa, and the retaining of outdoor as built structures and walls. The Variances were approved to increase the disturbance of the net lot area from 40% to 63.7% and retain as built walls in the setbacks.

MUNICIPAL CODE COMPLIANCE

Grading, Structural and Total Lot Coverage

The applicant is intending to conduct minimal grading. Overall grading will include 325 cubic yards cut, 0 cubic yards fills, 110 cubic yards over excavation, and 110 cubic yards re-compaction. The total grading for the site is proposed to be 545 cubic yards with 325 cubic yards of dirt to be exported from the site coming solely from the pool excavation.

The proposed pool/spa and deck will be entirely constructed on the building pad where the main residence is located. The proposed trough will be constructed on the top of the slope of the building pad with minimal grading. The proposed pool equipment area will be located on the slope below the pool/spa and deck.

The lot is developed with a 6,200 square foot residence with a 3,821 square foot basement, 1,175 square foot garage, 954 square foot attached covered porches, 130 square foot outdoor kitchen, 56 square foot fireplace, 127 square foot portable shed, 302 square foot water feature, 144 square foot service yard bringing the total existing structural coverage to 8,473 square feet or 6.68%. The project proposes an additional 1,562 square feet which will bring the total proposed structural and lot coverage to 10,035 square feet or 7.91%.

Disturbance

Existing disturbance of the lot is 61.8% has been previously approved. There will be no additional disturbance as a result of the proposed project. Therefore, no variance for disturbance is required.

Walls

There are several existing walls on the subject property. These walls were used to retain the grading on the lot and have previously been approved

Rolling Hills Community Association Review

Rolling Hills Community Association will review this project at a later date.

Planning Commission Responsibilities

When reviewing a resolution for a development application, the Planning Commission must consider whether the proposed project meets the findings for a Site Plan Review request.

Environmental Review

The project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA).

CRITERIA FOR SITE PLAN REVIEW

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 Counci 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.

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.

FISCAL IMPACT:
None.

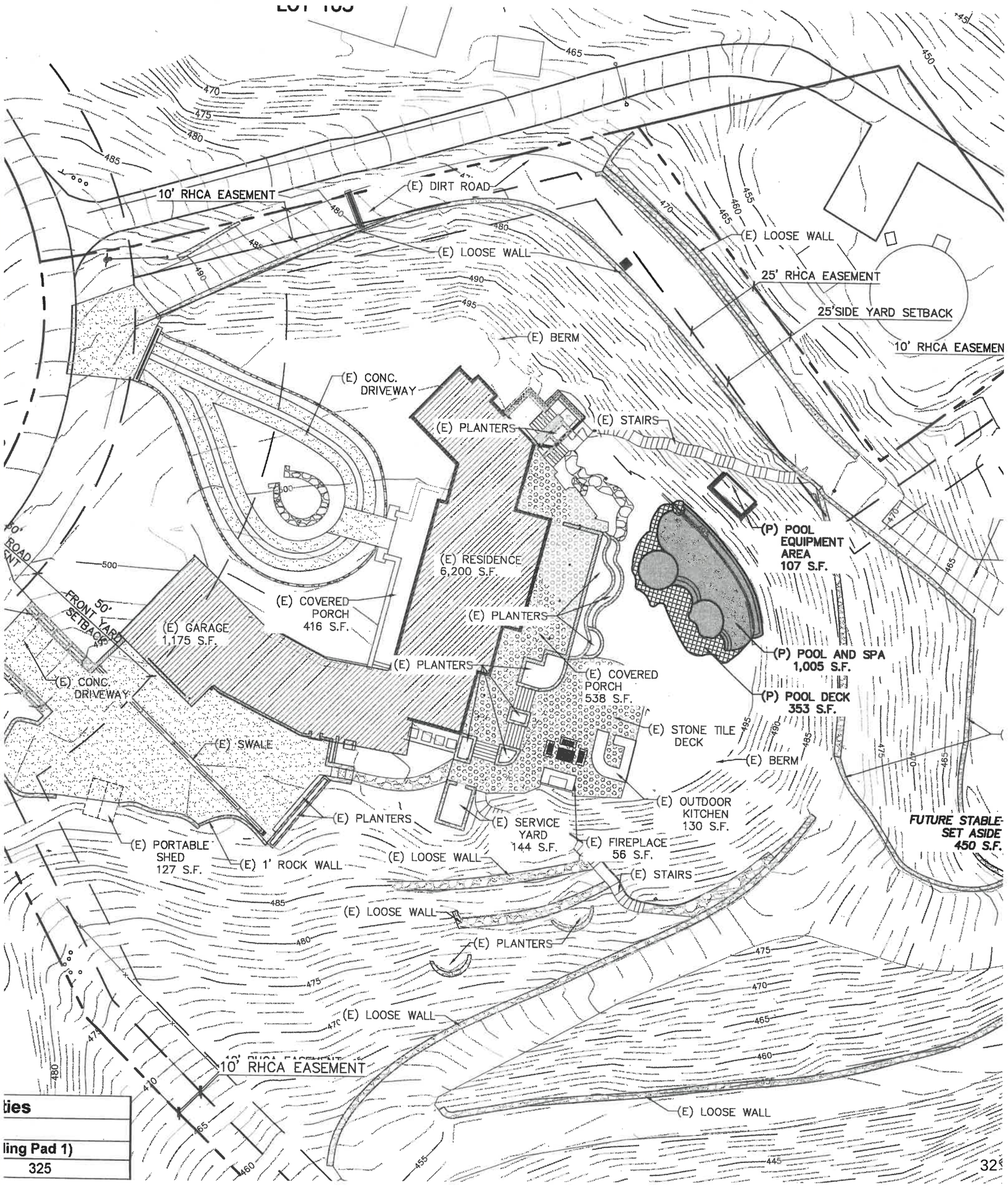
RECOMMENDATION:

It is recommended that the Planning Commission consider and approve the Site Plan Review request for the proposed construction of a new 1,005 square-foot swimming pool and spa with an infinity edge, 353 square-foot pool deck, and 107 square-foot pool equipment area.

ATTACHMENTS:
60 Eastfield Plans.pdf
Resolution_2020-05__60_Eastfield.docx

ARVIDSON RESIDENCE

60 EASTFIELD DRIVE
ROLLING HILLS, CA 90274



ties
ling Pad 1)
325



AS GRADED/CONSTRUCTED - 5/10

Sheet 1 of 1 Sheets

Title: AS BUILT GRADING PLAN
LOT 104 & 105, R.S. 58-7
Rolling Hills, Ca. 90274

Date: MAR. 3, 2009
Scale: 1" = 30'
Drawn: TW
Checked: RM
Job No. 19205

Client: Bob Wolfenden
#60 Eastfield Drive
Rolling Hills, Ca. 90274

Bolton Engineering Corp.
Civil Engineering
9350 Soquel Avenue, Suite 204
Santa Ca. 95062
Ph 831-426-3560 Fax 831-426-3560

Revisions By

RESOLUTION NO. 2020-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING GRANTING APPROVAL FOR A SITE PLAN REVIEW FOR THE CONSTRUCTION OF A NEW 1,005 SQUARE FOOT SWIMMING POOL AND SPA, 353 SQUARE FOOT POOL DECK, AND 107 SQUARE FOOT POOL EQUIPMENT AREA PROPOSED IN THE SIDE YARD OF THE PROPERTY LOCATED AT 60 EASTFIELD DRIVE (104-A-EF & 105-EF), (ARVIDSON)

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. Andrew Arvidson with respect to real property located at 60 Eastfield Drive, (104-A-EF & 105-EF), Rolling Hills, CA requesting a Site Plan Review for the construction of a new 1,005 square foot swimming pool/spa with an infinity edge, 353 square foot pool deck with a beach entry, and 107 square foot pool equipment area with a maximum 3 foot high wall. The project will be located behind the residence.

Section 2. The Planning Commission conducted duly noticed public hearings to consider the application at an onsite meeting on September 15, 2020 at 7:30 AM and at their regular meeting on September 15, 2020 at 6:30 PM. Neighbors within 1,000-foot radius were notified of the public hearings and a notice was published in the Daily Breeze on September 4, 2020. The applicants and their agents were notified of the public hearings in writing by first class mail and the applicant and their agents were in attendance at the hearings.

Section 3. The property is zoned RAS-1 with a net lot area of 2.91 acres 126,886 square feet, exceeds the requirements of the RAS-1 that requires a minimum net lot area of 43,560 square feet. The existing property is currently developed with a 6,200 square foot residence with a 3,821 square foot basement, 1,175 square foot garage, 954 square foot attached covered porches, 130 square foot outdoor kitchen, 56 square foot fireplace, 127 square foot portable shed, 302 square foot water feature, 144 square foot service yard. The lot contains two graded building pads that have a steep descending slope, front to rear.

Section 4. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303, Class 3 exemption Guidelines.

Section 5. Section 17.16.200.G.3 of the Rolling Hills Municipal Code states, a swimming pool/spa that is eight hundred square feet or greater, requires a Site Plan Review approval. The application is for a Site Plan Review for the construction of a

new 1,005 square foot swimming pool/spa with an infinity edge, 353 square foot pool deck with a beach entry, and 107 square foot pool equipment area with a maximum 3 foot high wall. With respect to the aforementioned request for a Site Plan Review, 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.

The proposed project complies with and is consistent with the goals and policies of the general plan and all requirements of the zoning ordinance. The proposed pool/spa and deck will be constructed on the existing main building pad in the side yard of the subject property. Although the disturbed area exceeds the maximum permitted amount of 40% at 61.8%, the proposed project will be developed in an area that has already been disturbed. No further encroachment into undisturbed area is proposed. The granting of a Site Plan Review for the new pool/spa 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 maximum size, 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 project substantially preserves the natural and undeveloped state of the lot by minimizing building coverage. The topography and the configuration of the irregular 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 project will be constructed on the side yard of the property on an existing building pad currently used for backyard activities. The pool equipment will be located on a previously graded slope just below the pool elevation and it will be screened and landscaped. The project will not impact the view or privacy of surrounding neighbors. The project requires minimal grading totaling 545 cubic yards of excavation for the pool.

C. The project is harmonious in scale and mass with the site, the natural terrain and surrounding residences. The project is harmonious in scale and mass with the site and preserves the natural terrain. It poses no adverse impacts to the surrounding residences. The proposed project will be orderly, attractive, and will not affect the rural character of the community. The proposed project is located on the side yard 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 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 will remain undisturbed. The proposed pool will be built on an existing pad. The net lot is over 126,886 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 pool/spa and deck will be constructed in an already disturbed area. The existing topography or topographic features will not be affected and the trees, vegetation, plants, flowers, and natural landscaping will all remain on the lot as is. There will be no change to the drainage course.

E. Grading will not modify existing drainage channels nor redirect drainage flow, unless such flow is redirected into an existing drainage course. Grading has been designed to follow natural contours of the site and to minimize the amount of grading required to create the building area. Grading will not affect the natural topography of the site. The proposed project will be built on an existing pad and previously graded slope. The project proposes minimal grading totaling 545 cubic yards. Overall grading will include 325 cubic yards cut, 110 cubic yards over excavation, and 110 cubic yards re-compaction. There will be 325 cubic yards of dirt exported from the site coming solely from the pool excavation.

The proposed grading is already located in a disturbed area for the construction of the proposed pool/spa. The proposed pool equipment will require minimal grading into the lower slope previously graded for the house development just beneath the pool.

F. 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 on the subject property. The existing landscaping surrounding the pool and equipment area will remain. Removal of vegetation will be limited to the project area only; removal of proposed vegetation consist of grass and rosemary bushes.

G. The project is sensitive and not detrimental to the convenient and safe movement of pedestrians and vehicles. The proposed pool/spa, deck, and pool equipment are located in the rear side yard. The project is not located near any roads, driveways, garages, or any vehicular areas. There are safe walkways and stairs surrounding the proposed location of the pool/spa and deck. The proposed pool

equipment will be integrated into the slope and will be screened. The existing pervious vehicular road accesses are not near the proposed project.

I. The project conforms to the requirements of the California Environmental Quality Act. The project is categorically exempt pursuant to Section 15303, Class 3

Section 6. Based upon the foregoing findings, the Planning Commission hereby approves the Site Plan Review in Zoning Case No. 20-05 for the construction of a new 1,005 square foot swimming pool and spa subject to the following conditions:

A. The Site Plan Review Permit 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 Section 17.46.080 of the Rolling Hills Municipal Code, or the approval granted is otherwise extended pursuant to the requirements of those sections.

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, 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.

The lot shall be developed and maintained in substantial conformance with the site plan on file dated August 1, 2020, except as otherwise provided in these conditions. 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.

The 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.

D. The total overall lot coverage of the net lot area shall not exceed 19,764 square feet or 15.58%.

E. The total structural coverage of the net lot shall not exceed 10,035 square feet or 7.91%.

F. The disturbed area of the lot shall not exceed 78,412 square feet or 61.80% (of net lot area).

G. At any time there are horses on the property, Best Management Practices (BMPs) shall be applied for manure control, including but not be limited to removal of the manure on a daily basis or provision of a receptacle with a tight closing lid that is constructed of brick, stone, concrete, metal or wood lined with metal or other sound material and that is safeguarded against access by flies. The contents of said receptacles shall be removed once a week. It is prohibited to dispose of manure or any animal waste into the Municipal Separate Storm Sewer System (MS4) or into natural drainage course.

H. 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 the pool and decking.

I. The property shall be maintained free of dead trees and vegetation

J. Per LA County Building Code, a pool barrier and/or fencing shall be required for the pool.

K. A drainage plan, as 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.

L. The pool equipment shall utilize the most quiet and technologically advanced equipment to dampen the sound. The pool equipment area shall be screened by landscaping and walls must not exceed 3 feet in height from finished grade.

M. *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.

N. *During construction,* all parking shall take place on the project site and, if necessary, any overflow parking shall take place within the unimproved roadway easements located on the north side adjacent to project site only, and shall not obstruct neighboring driveways. During construction, to the maximum extent feasible, employees of the contractor shall car-pool into the City.

O. *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.

P. 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 and comply with the City's Low Impact development Ordinance (LID), if applicable.

Q. A minimum of 65% of the construction material spoils shall be recycled and diverted. The hauler shall provide the appropriate documentation to the City.

R. All graded areas shall be landscaped. In addition, the swimming pool, spa and pool equipment area shall be screened from the neighbors and a landscaping plan shall be submitted to the City for review and approval. If landscaping of 5,000 square foot area or greater is introduced or redeveloped, the landscaping shall be subject to the

requirements of the City's Water Efficient Landscape Ordinance. Any plants introduced for this project shall not grow into a hedge but be offset and shall not exceed the ridgeline of the recreation room. The landscaping plan shall utilize to the maximum extent feasible, plants that are native to the area and are consistent with the rural character of the community.

S. The project must be reviewed and approved by the Rolling Hills Community Association (RHCA) Architectural Review Committee. Perimeter 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 RHCA.

T. 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.

U. All requirements of the Building and Construction Code, the Zoning Code, and of the zone in which the subject property is located must be complied with, including the Outdoor Lighting Ordinance.

V. Prior to finaling of the project an "as graded" and an "as constructed" plans 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 on the "as built / as graded" plan.

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 15th DAY OF SEPTEMER 2020.

_____
BRAD CHELF, CHAIRMAN

ATTEST:

_____
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. 2020-05 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING GRANTING APPROVAL FOR A SITE PLAN REVIEW FOR THE CONTSTRUCTION OF A NEW 1,005 SQUARE FOOT SWIMMING POOL AND SPA, 353 SQUARE FOOT POOL DECK, AND 107 SQUARE FOOT POOL EQUIPMENT AREA PROPOSED IN THE SIDE-YARD OF THE PROPERTY LOCATED AT 60 EASTFIELD DRIVE (104-A-EF & 105-EF), (ARVIDSON).

was approved and adopted at a regular meeting of the Planning Commission on September 15, 2020, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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

City Hall Administrative Office.

_____

CITY CLERK

ARVIDSON RESIDENCE

60 EASTFIELD DRIVE
ROLLING HILLS, CA 90274

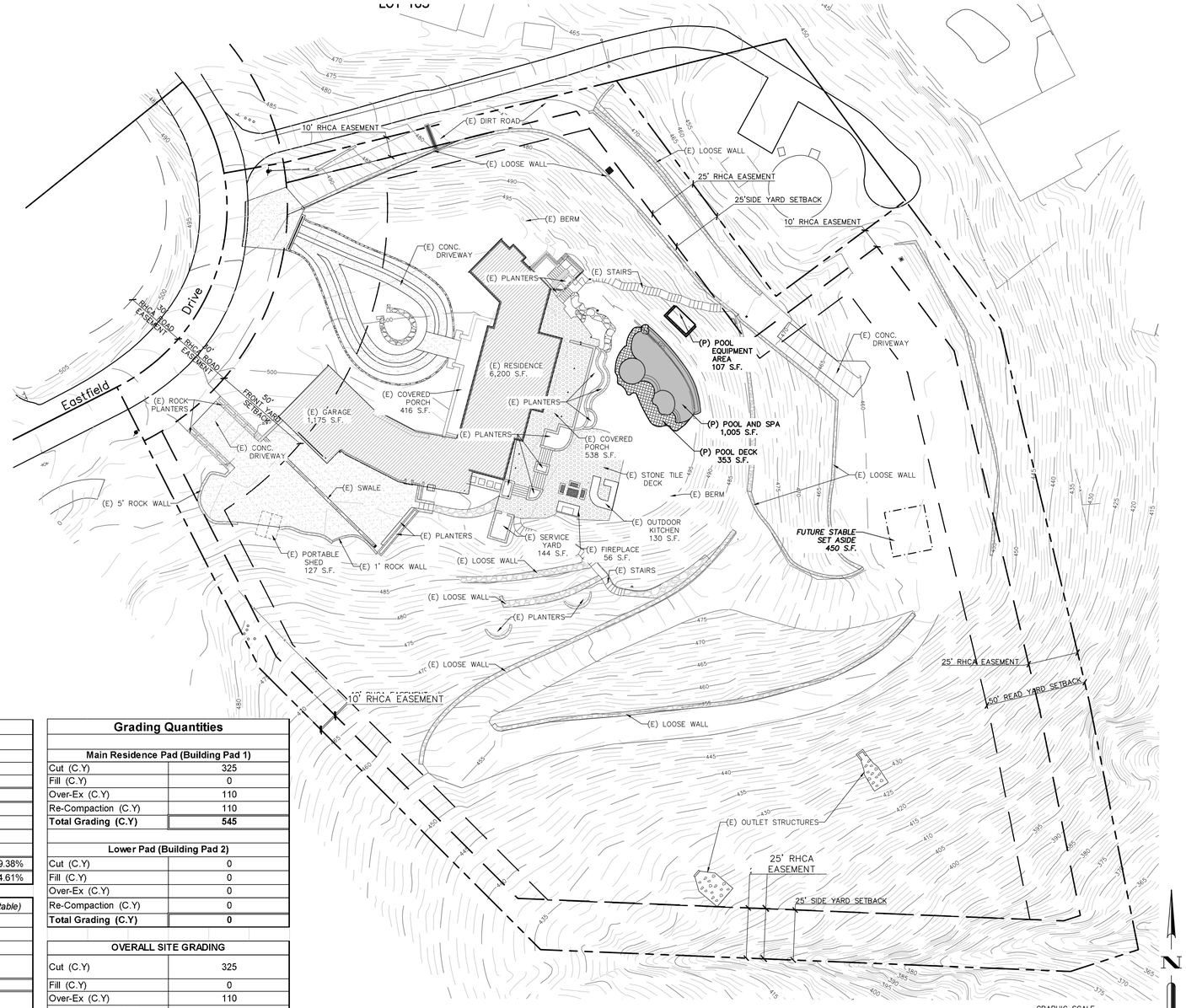


VICINITY MAP

SCALE: 1" = 500'

VICINITY MAP ADDRESSES

1	60 EASTFIELD DRIVE	11	50 EASTFIELD DRIVE
2	62 EASTFIELD DRIVE	12	52 EASTFIELD DRIVE
3	66 EASTFIELD DRIVE	13	CAL WATER RESERVOIR
4	68 EASTFIELD DRIVE	14	58 EASTFIELD DRIVE
5	0 OPENBRAND ROAD	15	63 EASTFIELD DRIVE
6	2 OPENBRAND ROAD	16	65 EASTFIELD DRIVE
7	4 OPENBRAND ROAD	17	67 EASTFIELD DRIVE
8	6 OPENBRAND ROAD	18	69 EASTFIELD DRIVE
9	13 OPENBRAND ROAD	19	71 EASTFIELD DRIVE
10	48 EASTFIELD DRIVE		



OVERALL SITE PLAN

SCALE: 1" = 30'

GRAPHIC SCALE

30 0 30 60

(IN FEET)

1 inch = 30 ft.

Overall Site Quantities		
Site Structural Coverage		
Existing Net Lot Area	126,886	
Proposed Net Lot Area	0	
Total Net Lot Area	126,886	
Existing Site Structures	9,088	7.16%
Proposed Site Structures	1,562	
Total Structural Coverage	10,650	8.39%
w/ Deductions	10,035	7.91%
Site Hardscape		
Existing Site Hardscape	9,376	7.39%
Proposed Site Hardscape	353	
Total Site Hardscape	9,729	7.67%
Total Site Structural & Flatwork Coverage	20,379	16.06%
Total Site Structural & Flatwork Coverage w/ Deductions	19,764	15.58%
Disturbed Area		
Existing Disturbed Area	78,412	61.80%
Proposed Disturbed Area	0	
Total Disturbed Area	78,412	61.80%

Pad 1: House Pad Quantities		
Pad Coverage		
Existing Pad Area	25,903	
Proposed Pad Area	0	
Total Pad Area	25,903	
Pad Structures		
Existing Pad Structures	9,088	
Proposed Pad Structures	1,112	
Total Pad Structures	10,200	39.38%
W/ Deductions	8,965	34.61%

Pad 2: Lower Pad Quantities *(Future Stable)*		
Pad Coverage		
Existing Pad Area	5,667	
Proposed Pad Area	0	
Total Pad Area	5,667	
Pad Structures		
Existing Pad Structures	0	
Future Pad Structures	450	
Total Pad Structures	450	7.94%
W/ Deductions	450	7.94%

Grading Quantities	
Main Residence Pad (Building Pad 1)	
Cut (C.Y)	325
Fill (C.Y)	0
Over-Ex (C.Y)	110
Re-Compaction (C.Y)	110
Total Grading (C.Y)	**545**
Lower Pad (Building Pad 2)	
Cut (C.Y)	0
Fill (C.Y)	0
Over-Ex (C.Y)	0
Re-Compaction (C.Y)	0
Total Grading (C.Y)	**0**

OVERALL SITE GRADING	
Cut (C.Y)	325
Fill (C.Y)	0
Over-Ex (C.Y)	110
Re-Compaction (C.Y)	110
Total Grading (C.Y)	**545**
Export From Site	**325**

PROJECT INFORMATION

Owner

Owner: Andy Arvidson
60 Eastfield Drive

Legal Description

Address: 60 Eastfield Drive
Rolling Hills, CA 90274

APN: 7567-014-031

Tract: R.S. 58-7

Lot: LOT 105

Zoning Summary

Zone: RAS-1

Setbacks:
Front: 50'
Rear: 50'
Side: 25'
Equestrian: N/A

Required Reviews:
Site Plan Review: New Pool

Variance: N/A

Conditional Use Permit: N/A

Project Summary

Work Description: Construction of new pool, pool deck and pool equipment area with wall.

No Landscaping

Low Impact Development

Designated Project: No

Selected BMPs: N/A

Consultants

Civil Engineer Dan Bolton RCE63290
Bolton Engineering Corporation
25834 Narbonne Ave. Suite 210
Lomita, CA 90717

Architect David Tisherman
David Tisherman's Visuals, Inc.
504 6th Street
Manhattan Beach, CA 90266

Soils & Geology N/A

LEGEND

- PROPERTY LINE
- EASEMENT
- SETBACK
- EXISTING STRUCTURE
- EXISTING CONCRETE
- EXISTING DECK
- PROPOSED STRUCTURE
- PROPOSED POOL
- PROPOSED POOL DECK
- 450 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- FUTURE MAJOR CONTOUR
- FUTURE MINOR CONTOUR

ACRONYMS

(E)	EXISTING
EP	EDGE OF PAD
(P)	PROPOSED
FG	FINISHED GRADE
FS	FINISHED SURFACE
WL	WATER LEVEL

INDEX OF SHEETS:

C0.0	OVERALL SITE PLAN
C0.1	EXISTING SITE CONDITIONS
C1.0	PROPOSED POOL AREA SITE PLAN
C1.1	SECTIONS AND ELEVATION VIEWS
C2.0	COLOR SITE MAP

Revisions	By

BOLTON ENGINEERING CORP.

BEC

CLIENT: ANDY ARVIDSON
60 EASTFIELD DRIVE
ROLLING HILLS, CA 90274

TITLE: OVERALL SITE PLAN
NEW POOL
60 EASTFIELD DRIVE
ROLLING HILLS, CA 90274

Date: JULY 30, 2020
Scale: AS SHOWN
Drawn: JPD
Checked: DJB
Job No. 20332
Sheet C0.0
Of 5 Sheets

(E) LOOSE ROCK WALL
25' RHCA EASEMENT
25'SIDE YARD SETBACK
10' RHCA EASEMENT
10' RHCA EASEMENT
(E) DIRT ROAD
(E) STAIRS
(E) LAWN
(E) BERM
(E) WATER FEATURE 302 S.F.
(E) LOOSE ROCK WALL
(E) CONCRETE DRIVEWAY
50' FRONT YARD SETBACK
30' RHCA ROAD EASEMENT
30' RHCA ROAD EASEMENT
(E) PLANTERS
(E) COVERED PORCH 538 S.F. 500.0 FS
500.30 FF
501.50 TW
500.00 BW
(E) RESIDENCE 6,200 S.F.
(E) COVERED PORCH 416 S.F.
(E) GRASS
(E) STONE TILE DECK
(E) OUTDOOR KITCHEN 130 S.F.
(E) PLANTERS
(E) FIREPLACE 56 S.F.
(E) GARAGE 1,175 S.F.
Eastfield Drive

ACRONYMS

(E)	EXISTING
EP	EDGE OF PAD
(P)	PROPOSED
FG	FINISHED GRADE
FS	FINISHED SURFACE
WL	WATER LEVEL

LEGEND

- PROPERTY LINE
- EASEMENT
- SETBACK
- EXISTING STRUCTURE
- EXISTING CONCRETE
- EXISTING DECK
- 450 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

GRAPHIC SCALE
10 0 10 20
(IN FEET)
1 inch = 10 ft.

ENLARGED SITE PLAN: EXISTING CONDITIONS

SCALE: 1" = 10'

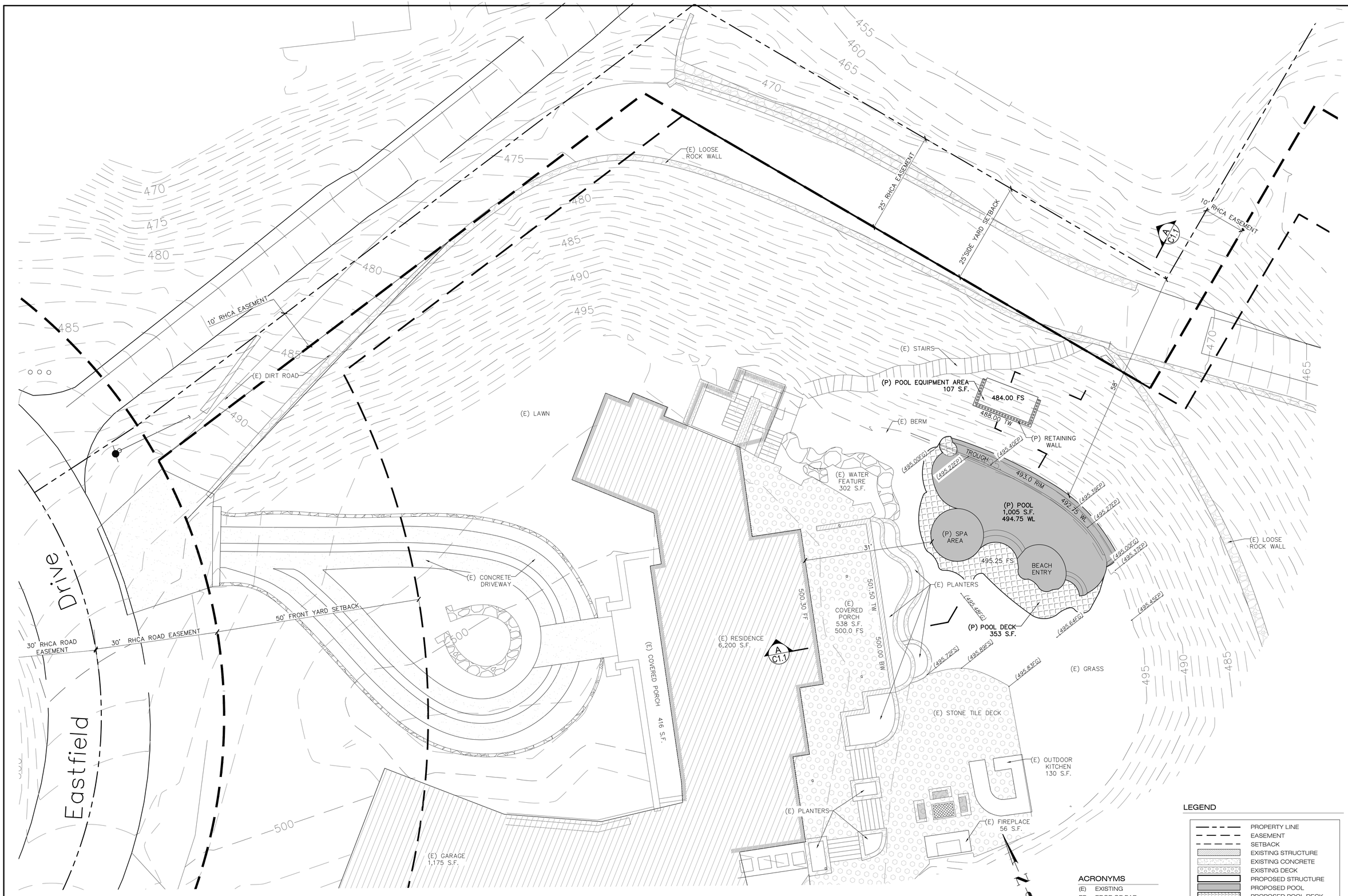
Revisions	By

BOLTON ENGINEERING CORP.

CLIENT: ANDY ARVIDSON
60 EASTFIELD DRIVE
ROLLING HILLS, CA 90274

TITLE: EXISTING SITE CONDITIONS
NEW POOL
60 EASTFIELD DRIVE
ROLLING HILLS, CA 90274

Date:	JULY 30, 2020
Scale:	AS SHOWN
Drawn:	JPD
Checked:	DJB
Job No.	20332
Sheet	C0.1
Of	5 Sheets



ENLARGED SITE PLAN: PROPOSED POOL AREA

SCALE: 1" = 10'

GRAPHIC SCALE
10 0 10 20
(IN FEET)
1 inch = 10 ft.

ACRONYMS

(E)	EXISTING
EP	EDGE OF PAD
(P)	PROPOSED
FG	FINISHED GRADE
FS	FINISHED SURFACE
WL	WATER LEVEL

LEGEND

- PROPERTY LINE
- EASEMENT
- SETBACK
- EXISTING STRUCTURE
- EXISTING CONCRETE
- EXISTING DECK
- PROPOSED STRUCTURE
- PROPOSED POOL
- PROPOSED POOL DECK
- 450 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- FUTURE MAJOR CONTOUR
- FUTURE MINOR CONTOUR

Revisions	By

BOLTON ENGINEERING CORP.

BEC

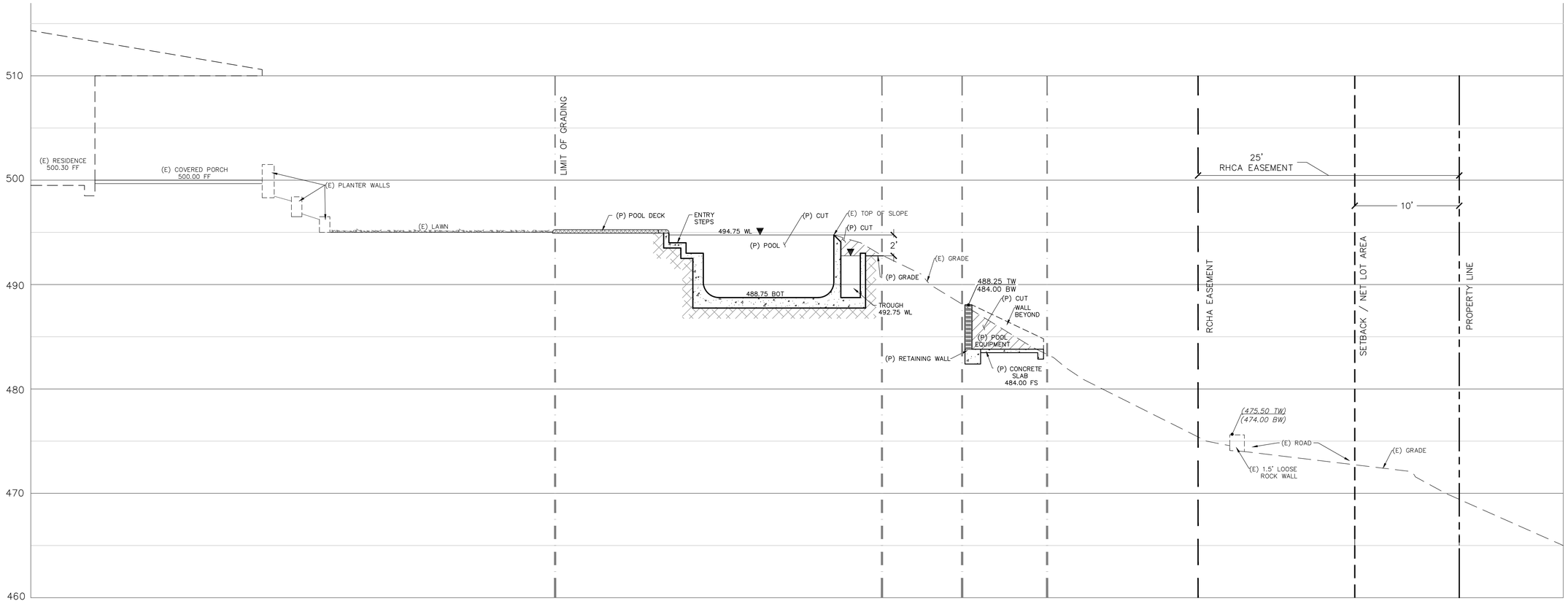
CLIENT: ANDY ARVIDSON
60 EASTFIELD DRIVE
ROLLING HILLS, CA 90274

TITLE: PROPOSED POOL AREA SITE PLAN
NEW POOL
60 EASTFIELD DRIVE
ROLLING HILLS, CA 90274

Date: JULY 30, 2020
Scale: AS SHOWN
Drawn: JPD
Checked: DJB
Job No. 20332
Sheet
C1.0
Of 5 Sheets

LEGEND

- PROPERTY LINE
- EASEMENT
- SETBACK
- EXISTING STRUCTURE
- EXISTING CONCRETE
- EXISTING DECK
- PROPOSED STRUCTURE
- PROPOSED POOL
- PROPOSED POOL DECK
- 450 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- FUTURE MAJOR CONTOUR
- FUTURE MINOR CONTOUR



SECTION A-A: POOL AREA

SCALE: 1" = 5'

A
C1.1

Revisions	By

BOLTON ENGINEERING CORP.

BEC

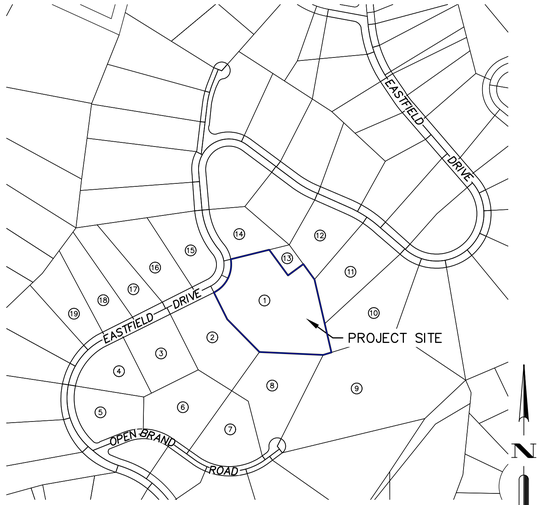
CLIENT: ANDY ARVIDSON
60 EASTFIELD DRIVE
ROLLING HILLS, CA 90274

TITLE: SECTIONS AND ELEVATION VIEWS
NEW POOL
60 EASTFIELD DRIVE
ROLLING HILLS, CA 90274

Date: JULY 30, 2020
Scale: AS SHOWN
Drawn: JPD
Checked: DJB
Job No. 20332
Sheet
C1.1
Of 5 Sheets

ARVIDSON RESIDENCE

60 EASTFIELD DRIVE
ROLLING HILLS, CA 90274



VICINITY MAP

SCALE: 1" = 500'

VICINITY MAP ADDRESSES

1	60 EASTFIELD DRIVE	11	50 EASTFIELD DRIVE
2	62 EASTFIELD DRIVE	12	52 EASTFIELD DRIVE
3	66 EASTFIELD DRIVE	13	CAL WATER RESERVOIR
4	68 EASTFIELD DRIVE	14	58 EASTFIELD DRIVE
5	0 OPENBRAND ROAD	15	63 EASTFIELD DRIVE
6	2 OPENBRAND ROAD	16	65 EASTFIELD DRIVE
7	4 OPENBRAND ROAD	17	67 EASTFIELD DRIVE
8	6 OPENBRAND ROAD	18	69 EASTFIELD DRIVE
9	13 OPENBRAND ROAD	19	71 EASTFIELD DRIVE
10	48 EASTFIELD DRIVE		



OVERALL COLOR SITE PLAN

SCALE: 1" = 30'

GRAPHIC SCALE
30 0 30 60
(IN FEET)
1 inch = 30 ft.

Overall Site Quantities

Site Structural Coverage		
Existing Net Lot Area	126,886	
Proposed Net Lot Area	0	
Total Net Lot Area	126,886	
Existing Site Structures	9,088	7.16%
Proposed Site Structures	1,562	
Total Structural Coverage	10,650	8.39%
w/ Deductions	10,035	7.91%
Site Hardscape		
Existing Site Hardscape	9,376	7.39%
Proposed Site Hardscape	353	
Total Site Hardscape	9,729	7.67%
Total Site Structural & Flatwork Coverage	20,379	16.06%
Total Site Structural & Flatwork Coverage w/ Deductions	19,764	15.58%
Disturbed Area		
Existing Disturbed Area	78,412	61.80%
Proposed Disturbed Area	0	
Total Disturbed Area	78,412	61.80%

Pad 1: House Pad Quantities

Pad Coverage		
Existing Pad Area	25,903	
Proposed Pad Area	0	
Total Pad Area	25,903	
Pad Structures		
Existing Pad Structures	9,088	
Proposed Pad Structures	1,112	
Total Pad Structures	10,200	39.38%
W/ Deductions	8,965	34.61%

Pad 2: Lower Pad Quantities *(Future Stable)*

Pad Coverage		
Existing Pad Area	5,667	
Proposed Pad Area	0	
Total Pad Area	5,667	
Pad Structures		
Existing Pad Structures	0	
Future Pad Structures	450	
Total Pad Structures	450	7.94%
W/ Deductions	450	7.94%

Grading Quantities

Main Residence Pad (Building Pad 1)	
Cut (C.Y)	325
Fill (C.Y)	0
Over-Ex (C.Y)	110
Re-Compaction (C.Y)	110
Total Grading (C.Y)	**545**
Lower Pad (Building Pad 2)	
Cut (C.Y)	0
Fill (C.Y)	0
Over-Ex (C.Y)	0
Re-Compaction (C.Y)	0
Total Grading (C.Y)	**0**

OVERALL SITE GRADING	
Cut (C.Y)	325
Fill (C.Y)	0
Over-Ex (C.Y)	110
Re-Compaction (C.Y)	110
Total Grading (C.Y)	**545**
Export From Site	**325**

PROJECT INFORMATION

Owner

Owner: Andy Arvidson
60 Eastfield Drive

Legal Description

Address: 60 Eastfield Drive
Rolling Hills, CA 90274

APN: 7567-014-031

Tract: R.S. 58-7

Lot: LOT 105

Zoning Summary

Zone: RAS-1

Setbacks:
Front: 50'
Rear: 50'
Side: 25'
Equestrian: N/A

Required Reviews:
Site Plan Review: New Pool

Variance: N/A

Conditional Use Permit: N/A

Project Summary

Work Description: Construction of new pool, pool deck and pool equipment area with wall.

No Landscaping

Low Impact Development

Designated Project: No

Selected BMPs: N/A

Consultants

Civil Engineer
Dan Bolton RCE63290
Bolton Engineering Corporation
25834 Narbonne Ave. Suite 210
Lomita, CA 90717

Architect
David Tisherman
David Tisherman's Visual's, Inc.
504 6th Street
Manhattan Beach, CA 90266

Soils & Geology N/A

LEGEND

- PROPERTY LINE
- EASEMENT
- SETBACK
- NET LOT AREA
- EXISTING DISTURBANCE
- BUILDING PAD 1
- BUILDING PAD 2
- EXISTING STRUCTURE
- EXISTING CONCRETE
- EXISTING DECK
- PROPOSED STRUCTURE
- PROPOSED POOL
- PROPOSED POOL DECK
- 450 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- FUTURE MAJOR CONTOUR
- FUTURE MINOR CONTOUR

ACRONYMS

(E)	EXISTING
EP	EDGE OF PAD
(P)	PROPOSED
FG	FINISHED GRADE
FS	FINISHED SURFACE
WL	WATER LEVEL

Revisions	By

BOLTON ENGINEERING CORP.

BEC

CLIENT: ANDY ARVIDSON
60 EASTFIELD DRIVE
ROLLING HILLS, CA 90274

TITLE: COLOR SITE MAP
NEW POOL
60 EASTFIELD DRIVE
ROLLING HILLS, CA 90274

Date: JULY 30, 2020
Scale: AS SHOWN
Drawn: JPD
Checked: DJB
Job No. 20332
Sheet
C2.0
Of 5 Sheets

RESOLUTION NO. 2020-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING GRANTING A SITE PLAN REVIEW MODIFICATION FOR THE CONSTRUCTION OF A NEW 1,005 SQUARE-FOOT SWIMMING POOL/SPA AND 353 SQUARE-FOOT POOL DECK IN THE CENTER EDGE OF THE BACKYARD LOCATED AT 60 EASTFIELD DRIVE (104-A-EF & 105-EF) ROLLING HILLS, CA (ANDREW ARVIDSON).

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

Section 1. A request for a Site Plan Review Modification for a previously approved Site Plan Review for the real property located at 60 Eastfield Drive, (104-A-EF & 105-EF), Rolling Hills, CA requesting a Site Plan Review for the construction of a new 1,005 square foot swimming pool/spa with an infinity edge, and 353 square foot pool deck with a beach entry relocated to the center edge of the back yard; and 107 square foot pool equipment area with a maximum 3 foot high wall located in the side rear yard of the property. The project will be located behind the residence.

Section 2. The Planning Commission conducted duly noticed public hearings to consider the application at an onsite meeting on October 20, 2020 at 7:30 AM and at their regular meeting on October 20, 2020 at 6:30 PM. Neighbors within 1,000-foot radius were notified of the public hearings and a notice was published in the Daily Breeze on October 9, 2020. The applicants and their agents were notified of the public hearings in writing by first class mail and the applicant and their agents were in attendance at the hearings.

Section 3. The property is zoned RAS-1 with a net lot area of 2.91 acres 126,886 square feet, exceeds the requirements of the RAS-1 that requires a minimum net lot area of 43,560 square feet. The existing property is currently developed with a 6,200 square foot residence with a 3,821 square foot basement, 1,175 square foot garage, 954 square foot attached covered porches, 130 square foot outdoor kitchen, 56 square foot fireplace, 127 square foot portable shed, 302 square foot water feature, 144 square foot service yard. The lot contains two graded building pads that have a steep descending slope, front to rear.

Section 4. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303, Class 3 exemption Guidelines.

Section 5. Section 17.16.200.G.3 of the Rolling Hills Municipal Code states, a swimming pool/spa that is eight hundred square feet or greater, requires a Site Plan Review approval. The application is for a Site Plan Review Modification the

construction of 1,005 square foot swimming pool/spa with an infinity edge, and 353 square foot pool deck with a beach entry located in the center edge of the back yard; and 107 square foot pool equipment area with a maximum 3 foot high wall. With respect to the aforementioned request for a Discretionary Approval Modification for a Site Plan Review, the Planning Commission finds as follows:

A. The proposed project complies with and is consistent with the goals and policies of the general plan and all requirements of the zoning ordinance. The proposed pool/spa and deck will be constructed on the existing main building pad in the side yard of the subject property. Although the disturbed area exceeds the maximum permitted amount of 40% at 61.8%, the proposed project will be developed in an area that has already been disturbed. No further encroachment into undisturbed area is proposed. The granting of a Site Plan Review for the new pool/spa 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 maximum size, 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. The topography and the configuration of the irregular 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 pool/spa and deck will be located on the center edge of the back yard property on an existing building pad currently used for backyard activities. The pool equipment will be located on a previously graded slope just below the pool elevation and it will be screened and landscaped. The project will not impact the view or privacy of surrounding neighbors. The project requires minimal grading totaling 545 cubic yards of excavation for the pool.

C. The project is harmonious in scale and mass with the site and preserves the natural terrain. It poses no adverse impacts to the surrounding residences. The proposed project will be orderly, attractive, and will not affect the rural character of the community. The proposed pool/spa and deck are located are located on the center edge of the back yard center of the property, and the proposed pool equipment area will be located on the side yard on the slope 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 will remain undisturbed. The proposed pool will be built on an existing pad. The net lot is over 126,886 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 pool/spa and deck will be constructed in an already disturbed area. The existing topography or topographic features will not be affected and the trees, vegetation, plants, flowers, and natural landscaping will all remain on the lot as is. There will be no change to the drainage course.

E. Grading will not affect the natural topography of the site. The proposed project will be built on an existing pad and previously graded slope. The project proposes minimal grading totaling 545 cubic yards. Overall grading will include 325 cubic yards cut, 110 cubic yards over excavation, and 110 cubic yards re-compaction. There will be 325 cubic yards of dirt exported from the site coming solely from the pool excavation.

F. Grading will not modify existing drainage channels nor redirect drainage flow. No drainage channels will be affected by the proposed grading. The proposed grading is already located in a disturbed area for the construction of the proposed pool/spa. The proposed pool equipment will require minimal grading into the lower slope previously graded for the house development just beneath the pool.

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 in the subject property. The existing landscaping surrounding the pool and equipment area will remain. Removal of vegetation will be limited to the project area only; removal of proposed vegetation consist of grass and rosemary bushes.

H. The project is sensitive and not detrimental to the convenient and safe movement of pedestrians and vehicles. The proposed pool/spa and deck are located in the center edge of the back yard of the property, and pool equipment are located in the rear side yard. The project is not located near any roads, driveways, garages, or any vehicular areas. There are safe walkways and stairs surrounding the proposed location of the pool/spa and deck. The proposed pool equipment will be integrated into the slope and will be screened. The existing pervious vehicular road accesses are not near the proposed project.

I. "The project conforms to the requirements of the California Environmental Quality Act. The project has been determined not to have a significant effect on the environment and is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303, Class 3, subdivision (e) because it consists of construction and location of a new, small structure. Specifically, the project consists of an accessory structure which is a swimming pool."

Section 6. Based upon the foregoing findings, the Planning Commission hereby approves the Site Plan Review in Zoning Case No. 20-06 for the construction of a new 1,005 square foot swimming pool and spa subject to the following conditions:

A. The Site Plan Review Permit 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 Section 17.46.080 of the Rolling Hills Municipal Code, or the approval granted is otherwise extended pursuant to the requirements of those sections.

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, 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.

The lot shall be developed and maintained in substantial conformance with the site plan on file dated August 1, 2020, except as otherwise provided in these conditions. 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.

The 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.

D. The total overall lot coverage of the net lot area shall not exceed 19,764 square feet or 15.58%.

E. The total structural coverage of the net lot shall not exceed 10,035 square feet or 7.91%.

F. The disturbed area of the lot shall not exceed 78,412 square feet or 61.80% (of net lot area).

G. At any time there are horses on the property, Best Management Practices (BMPs) shall be applied for manure control, including but not be limited to removal of the manure on a daily basis or provision of a receptacle with a tight closing lid that is constructed of brick, stone, concrete, metal or wood lined with metal or other sound material and that is safeguarded against access by flies. The contents of said receptacles shall be removed once a week. It is prohibited to dispose of manure or any animal waste into the Municipal Separate Storm Sewer System (MS4) or into natural drainage course.

H. 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 the pool and decking.

I. During the construction, the site shall be maintained in a safe manner so as not to threaten the health, safety, or general welfare of the public.

J. Per LA County Building Code, a pool barrier and/or fencing shall be required for the pool.

K. A drainage plan, as 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.

L. The pool equipment shall utilize the most quiet and technologically advanced equipment to dampen the sound. The pool equipment area shall be screened by landscaping and walls must not exceed 3 feet in height from finished grade.

M. *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.

N. *During construction*, all parking shall take place on the project site and, if necessary, any overflow parking shall take place within the unimproved roadway easements located on the north side adjacent to project site only, and shall not obstruct neighboring driveways. During construction, to the maximum extent feasible, employees of the contractor shall car-pool into the City.

O. *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.

P. 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 and comply with the City's Low Impact development Ordinance (LID), if applicable.

Q. A minimum of 65% of the construction material spoils shall be recycled and diverted. The hauler shall provide the appropriate documentation to the City.

R. All graded areas shall be landscaped. In addition, the swimming pool, spa and pool equipment area shall be screened from the neighbors and a landscaping plan shall be submitted to the City for review and approval. If landscaping of 500 square foot area or greater is introduced or redeveloped, the landscaping shall be subject to the requirements of the City's Water Efficient Landscape Ordinance. Any plants introduced for this project shall not grow into a hedge but be offset and shall not exceed the ridgeline of the recreation room. The landscaping plan shall utilize to the maximum extent feasible, plants that are native to the area and are consistent with the rural character of the community.

S. The project must be reviewed and approved by the Rolling Hills Community Association (RHCA) Architectural Review Committee.

T. 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.

U. All requirements of the Building and Construction Code, the Zoning Code, and of the zone in which the subject property is located must be complied with, including the Outdoor Lighting Ordinance.

V. Prior to finaling of the project an "as graded" and an "as constructed" plans 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 on the "as built/as graded" plan.

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 20th DAY OF OCTOBER 2020.

_____
BRAD CHELF, CHAIRMAN

ATTEST:

_____
ELAINE JENG,
ACTING 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. 2020-06 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING GRANTING A SITE PLAN REVIEW MODIFICATION FOR THE CONSTRUCTION OF A NEW 1,005 SQUARE FOOT SWIMMING POOL/SPA AND 353 SQUARE FOOT POOL DECK IN THE CENTER EDGE OF THE BACKYARD LOCATED AT 60 EASTFIELD DRIVE (104-A-EF & 105-EF) ROLLING HILLS, CA (ANDREW ARVIDSON).

was approved and adopted at a regular meeting of the Planning Commission on October 20, 2020, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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

City Hall Administrative Office.

_____

ELAINE JENG,
ACTING CITY CLERK

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 8.B
Mtg. Date: 10/20/2020

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

FROM: **MEREDITH ELGUIRA, PLANNING DIRECTOR**

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

SUBJECT: **RESOLUTION NO. 2020-07 OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING TITLE 17 (ZONING) OF THE ROLLING HILLS MUNICIPAL CODE TO ADD CHAPTER 17.60 (HOUSING ACCESSIBILITY FOR THE DISABLED – REASONABLE ACCOMMODATION PERMIT) ESTABLISHING A PROCESS BY WHICH PERSONS WITH DISABILITIES CAN REQUEST REASONABLE ACCOMMODATIONS FOR AN EQUAL OPPORTUNITY TO USE OR ENJOY A DWELLING AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

DATE: **October 20, 2020**

BACKGROUND:

The current Housing Element sets forth Program 25 ("Reasonable Accommodation Procedures") to establish specific written procedures for requesting and granting a reasonable accommodation consistent with State and Federal statutes, as summarized below.

Pursuant to the Federal Fair Housing Amendments Act of 1988 and California's Fair Employment and Housing Act, jurisdictions are required to have in place a process by which persons with disabilities can request reasonable accommodations (modifications or exceptions) to the jurisdiction's codes, rules, policies, practices or services, necessary to afford persons with disabilities an equal opportunity to use or enjoy a dwelling. Procedures must provide clear rules, policies, and procedures for obtaining reasonable accommodation. The implemented ordinance must be monitored to ensure consistent compliance with the previously stated fair housing laws. Section 804 of the Fair Housing Amendments Act specifically cites a refusal to provide reasonable accommodation through rules, policies, practices,

or services as an act of discrimination. These laws prohibit discrimination against individuals with disabilities and eliminate practices that deny housing opportunities to this population.

DISCUSSION:

In order to comply with State and Federal law, and as specified under Program 25 of the current Housing Element, staff prepared a draft Ordinance to amend Title 17 (Zoning) of the Rolling Hills Municipal Code procedures for granting reasonable accommodations with respect to zoning and permit processing, see Attachment for Planning Commission Resolution No. 2020-07. The draft Ordinance for Planning Commission review is provided in Attachment A.

FISCAL IMPACT:
None.

RECOMMENDATION:
Planning Commission approve Resolution No. 2020-07 amending Title 17 of the Rolling Hills Municipal Code establishing a process by which persons with disabilities can request reasonable accommodations for an equal opportunity to use or enjoy a dwelling and determining the ordinance exempt from CEQA.

ATTACHMENTS:
Resolution 2020-07 Reasonable Accommodation Ordinance.pdf

RESOLUTION NO. 2020-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING TITLE 17 (ZONING) OF THE ROLLING HILLS MUNICIPAL CODE TO ADD CHAPTER 17.60 (HOUSING ACCESSIBILITY FOR THE DISABLED – REASONABLE ACCOMMODATION PERMIT) ESTABLISHING A PROCESS BY WHICH PERSONS WITH DISABILITIES CAN REQUEST REASONABLE ACCOMMODATIONS FOR AN EQUAL OPPORTUNITY TO USE OR ENJOY A DWELLING AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

RECITALS

A. The Federal Fair Housing Amendments Act of 1988 and California Fair Employment and Housing Act require local jurisdictions to establish a process by which persons with disabilities can request reasonable accommodations to the jurisdiction's codes, rules, policies, practices or services, necessary to afford persons with disabilities an equal opportunity to use or enjoy a dwelling;

B. Pursuant to Government Code Section 65583, each city must analyze in its housing element the special needs of disabled persons. Each housing element also must analyze governmental constraints to the development and maintenance of housing for disabled persons, and include a program to provide reasonable accommodations from zoning and land use regulations to allow for the development of housing for disabled persons. Although the City currently accommodates accessibly needs on a case-by-case basis, the City does not have a formal process for requesting reasonable accommodations from the City's zoning and land use regulations.

C. The City desires to amend its municipal code to establish a process by which persons with disabilities can request reasonable accommodations, necessary to afford such persons an equal opportunity to use or enjoy a dwelling;

D. Staff and the City Attorney prepared the proposed ordinance, including the proposed language and terminology, and any additional information and documents deemed necessary for the Planning Commission to take action;

E. On October 9, 2020, the City gave public notice of the public hearing for the proposed ordinance by publishing notice in the Torrance Daily Breeze a newspaper of general circulation of a Planning Commission public hearing at which the ordinance would be considered;

F. On October 20, 2020, the Planning Commission held a duly-noticed public hearing and considered the staff report, recommendations by staff, and public testimony concerning the proposed ordinance.

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

Section 1. The project is categorically exempt from California Environmental Quality Act (CEQA) pursuant to Section 15061.b.3 of the CEQA Guidelines because adoption of the zoning ordinance amendment is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment, and this project does not have the potential for causing a significant effect on the environment. The resulting accommodations would be exempt from CEQA under Sections 15301, 15303, 15304, and 15332 of the CEQA Guidelines, as minor alterations to project sites and buildings that do not increase intensity or density within an urban area with availability of all services. If requested as part of a larger discretionary development project, the impacts of the accommodation would be analyzed as part of the project as a whole.

Section 2. Based on the entire record before the Planning Commission, and all written and oral evidence presented, the Planning Commission hereby finds that the proposed ordinance 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.

Section 3. Based on the entire record before the Planning Commission, and all written and oral evidence presented, the Planning Commission hereby finds that the proposed ordinance is consistent with the City's adopted General Plan as the proposed ordinance is to comply with The Federal Fair Housing Amendments Act of 1988 and California Fair Employment and Housing Act. The proposed ordinance does not otherwise conflict with any of the General Plan's goals or policies.

Section 4. The Planning Commission hereby recommends that the City Council adopt the attached ordinance (Exhibit A) entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS AMENDING TITLE 17 (ZONING) OF THE ROLLING HILLS MUNICIPAL CODE TO ADD A NEW CHAPTER ESTABLISHING A PROCESS BY WHICH PERSONS WITH DISABILITIES CAN REQUEST REASONABLE ACCOMMODATIONS FOR AN EQUAL OPPORTUNITY TO USE OR ENJOY A DWELLING AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PASSED, APPROVED, AND ADOPTED THIS 20TH DAY OF OCTOBER 2020.

_____
BRAD CHELF, CHAIRMAN

ATTEST: _____
ELAINE JENG,
ACTING CITY CLERK

EXHIBIT A

Chapter 17.60 Housing Accessibility for the Disabled – Reasonable Accommodation Permit

17.60.010 – Purpose.

The purpose of this chapter is to establish a procedure for requesting reasonable accommodation for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act (the "Acts") in the application of zoning and building laws and other land use regulations, policies, and procedures.

17.60.020 Applicability.

A. Definition of Disability. Under the Acts, an individual with a disability is someone who has a physical or mental impairment that limits one or more major life activities; anyone who is regarded as having such impairment; or anyone with a record of such impairment. Individuals in recovery from drug or alcohol abuse are protected by federal and state fair housing laws although individuals currently using illegal substances are not protected under the law unless they have a separate disability. This chapter is intended to apply to those persons who are defined as disabled under the Acts.

B. Scope of Accommodation. A request for a reasonable accommodation may include a modification or exception to the rules, standards, and practices for the siting, development, and use of housing or housing-related facilities that would eliminate regulatory barriers and provide an individual with a disability equal opportunity to housing of their choice. Requests for reasonable accommodation shall be made in the manner prescribed by Section 17.60.040 (Application Contents and Submittal), and shall not require a fundamental alteration to the City's zoning or building laws, policies, or procedures, as defined under the Acts. A modification approved under this chapter is considered a personal accommodation for the individual applicant and does not run with the land.

C. Eligibility to Request Accommodation. A request for reasonable accommodation may be made by any individual with a disability, his or her representative, or a developer or provider of housing for individuals with disabilities, when the application of a land use, zoning, or building regulation, policy, practice, or procedure acts as a barrier to fair housing opportunities.

17.60.030 Notice to the Public of Availability of Accommodation Process

Notice of the availability of reasonable accommodation shall be displayed at the public information counter in the Planning and Community Services Department advising the public of the availability of the procedure for eligible individuals. Forms for requesting reasonable accommodation shall also be made available.

17.60.040 Application Contents and Submittal

Requests for reasonable accommodation shall be submitted on an application form provided by the Planning and Community Services Department and shall contain the following information:

A. The applicant's name, address, and telephone number.

B. Address of the property for which the request is being made and the name, address, and telephone number of the property owner.

C. The current existing use of the property.

D. The basis for the claim that the individual is considered disabled under the Acts.

E. The zoning code provision, regulation, or policy from which reasonable accommodation is being requested.

F. Reason the requested accommodation may be necessary to make the specific property accessible to the individual.

17.60.050 Authority

A. Planning and Community Services Department Director. Requests for reasonable accommodation shall be reviewed by the Planning and Community Services Department Director, or his/her designee ("Director") if no approval is sought other than the request for reasonable accommodation.

B. Other Review Authority. Requests for reasonable accommodation submitted for concurrent review with another discretionary land use application shall be reviewed by the authority reviewing the discretionary land use application.

17.60.060 Review Procedure.

A. Director Review. The Planning and Community Services Department Director, or his/her designee ("Director"), shall make a written determination within 45 days of submittal of a complete application and either grant, grant with modifications, or deny a request for reasonable accommodation in accordance with Section G (Findings and Decision). The Director shall mail a notice of a request for reasonable accommodation to contiguous owners of property, as shown on the latest equalized Los Angeles County assessment roll, but may include other property owners as determined by Director. Said notice shall be mailed at least ten days prior to making a determination.

B. Other Reviewing Authority. Written determinations on requests for reasonable accommodation submitted for concurrent review with another discretionary land use application shall be made by the authority responsible for reviewing the discretionary land use application. The written determination to grant or deny the request for reasonable accommodation shall be made in accordance with Section 17.60.070 (Findings and Decision).

C. Additional Information. If necessary to reach a determination on the request for reasonable accommodation, the reviewing authority may request further information from the applicant consistent with the Acts, specifying in detail the information that is required. In the event that a request for additional information is made, the 45 day period to issue a decision is stayed until the applicant responds to the request.

D. The reviewing authority may approve an alternative reasonable accommodation that provides the applicant an opportunity to use and enjoy a dwelling equivalent to that provided by the specific accommodation requested, where such an alternative accommodation would:

1. Reduce impacts to neighboring properties or the surrounding area; or

2. Not require a deviation from the provisions of Title 15 or Title 17 of the Municipal Code or would require less of a deviation than the requested accommodation.

17.60.070 Findings and Decision.

A. Findings. The reasonable accommodation shall be approved, with or without conditions, if the reviewing authority finds, based upon all of the evidence presented, that all of the following findings can be made:

1. The housing, which is the subject of the request, will be occupied by an individual considered disabled under the Acts.

2. The requested accommodation is necessary to provide a disabled individual with an equal opportunity to use and enjoy a dwelling.

3. The requested accommodation would not impose an undue financial or administrative burden on the City, as defined under the Acts.

4. The requested accommodation would not require a fundamental alteration to the City's zoning or building laws, policies, or procedures, as defined under the Acts. In considering whether the accommodation would require such a fundamental alteration, the reviewing authority may consider, among other factors:

   i. Whether the requested accommodation would fundamentally alter the character of the neighborhood; and

   ii. Whether the requested accommodation would substantially undermine any express purpose of either the City's General Plan or any applicable specific plan.

5. There are no other reasonable accommodation(s) that would allow the applicant to use and enjoy the dwelling which would:

   i. Be less impactful to neighboring properties or the surrounding area; or

   ii. Not require a deviation from the provisions of Title 15 or Title 17 of the Municipal Code or require less of deviation than the requested accommodation.

17.60.080 Conditions of Approval

In granting a request for reasonable accommodation, the reviewing authority may impose any conditions of approval deemed reasonable and necessary to ensure that the reasonable accommodation would comply with the findings required by Section 17.60.070 above, including but not limited to the following:

A. Inspection of the property periodically, as specified, to verify compliance with this section and any conditions of approval.

B. Recordation of a deed restriction requiring removal of the improvements when the need for which the accommodation was granted no longer exists, except where the Director finds that removal would constitute an unreasonable financial burden or is physically integrated with the structure and cannot feasibly be removed.

C. Time limits or expiration of the approval if the need for which the accommodation was granted no longer exists.

D. Measures to reduce the impact on surrounding uses.

E. Measures in consideration of the physical attributes of the property and structures.

F. Revocation terms in the event any condition or term of such reasonable accommodation are violated, or if any law or ordinance is violated in connection therewith.

G. Other conditions necessary to protect the public health, safety and welfare.

17.60.090 Written Decision

The written decision on the request for reasonable accommodation shall explain in detail the basis of the decision, including the reviewing authority's findings required by Section 17.60.070 (Findings and Decision) above. All written decisions shall give notice of the applicant's right to appeal and to request reasonable accommodation in the appeals process as set forth below.

17.60.090 Appeals

A determination by the reviewing authority to grant or deny a request for reasonable accommodation may be appealed in compliance with Chapter 17.54 and Chapter 17.55 of the Rolling Hills Municipal Code. Appeals shall be submitted on an application form provided by the Planning and Community Services Department. If an individual needs assistance in filing an appeal on an adverse decision, the City will provide assistance to ensure the appeals process is accessible.

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 8.C
Mtg. Date: 10/20/2020

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

FROM: **MEREDITH ELGUIRA, PLANNING DIRECTOR**

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

SUBJECT: **DISCUSS PROPOSED ORDINANCE ESTABLISHING LIMITATIONS ON CONSTRUCTION FENCE.**

DATE: **October 20, 2020**

BACKGROUND:
The proposed draft ordinance establishes a review process for temporary construction fence. This is in response to Planning Commission's request to address construction fences that remain erected for extended period of time without construction activity on site.

DISCUSSION:
The proposed ordinance establishes standards for construction related temporary fence. The Municipal Code currently does not have any existing standards that regulate construction fences. The proposed draft ordinance will establish allowed uses, review authority, application process, findings and decisions, conditions of approval, standards, and post-approval procedures.

FISCAL IMPACT:
None.

RECOMMENDATION:
Planning Commission provide directions to staff and continue public hearing on the proposed ordinance to the next meeting.

ATTACHMENTS:
DRAFT Ordinance RE Temporary Uses.DOCX

DRAFT TEMPORARY USE PERMITS PROCESS

Chapter 17.48 Temporary Use Permits

17.48.010 Purpose

This chapter provides a process for reviewing proposed temporary uses to ensure that basic health, safety, and community welfare standards are met, while approving suitable temporary uses with the minimum necessary conditions or limitations consistent with the temporary nature of the activity. A temporary use permit allows short-term activities that might not meet the normal development or use standards of the applicable zoning district, but may otherwise be acceptable because of their temporary nature. However, these activities should be regulated to avoid incompatibility between the proposed activity and surrounding areas.

17.48.020 Applicability.

A. Permit Requirement. A temporary use permit approved by the applicable review authority shall be required for all uses identified in Section 17.48.030 (Allowed Temporary Uses), and shall be issued before the commencement of the activity.

B. Exempt Activities. Emergency public health and safety activities are exempt from the requirement for a temporary use permit and other city approval. Other uses shall comply with Section 17.48.030 (Allowed Temporary Uses).

17.48.030 Allowed Temporary Uses.

The following temporary uses may be allowed, subject to the issuance of a temporary use permit by the applicable review authority. Uses other than the following shall comply with the use and development regulations and permit requirements that otherwise apply to the property, except uses that are exempt from the provisions of this chapter in compliance with Section 17.48.020 (Applicability).

A. Allowed Temporary Uses.

1. Temporary Fences. Temporary fences, including temporary construction fences.

2. Storage. Enclosed temporary storage, including a cargo container and sea-train.

3. Similar Temporary Uses. Similar temporary uses which, in the opinion of the review authority, are compatible with the zoning district and surrounding land uses.

17.48.040 Review Authority.

Director Review (Temporary Uses). The Planning and Community Services Director shall be responsible for the review and approval of all permits for temporary uses identified in Section 17.48.030(A) (Allowed Temporary Uses), and the extension of these permits.

17.48.050 Application Filing, Processing, and Review.

A. Application Preparation and Filing – General Application Requirements. An application for a temporary use permit shall be prepared, filed, and processed in compliance with Chapter 17.30 (Application Procedures). It is the responsibility of the applicant to establish evidence in support of the findings required by Section 17.48.060 (Findings and Decision – Temporary Use Permits), below.

B. Time for Filing. A temporary use permit application shall be filed at least 14 days in advance of the proposed commencement of the use.

C. Public Notice and Hearing. The type and extent of public notice provided to area residents shall be determined by the Planning and Community Services Director for temporary use permits, and the extensions of these permits. The applicant shall pay for all noticing costs.

D. Additional Permits Required. Temporary uses may be subject to additional permits and other city approvals, licenses, and inspections required by applicable laws or regulations.

17.48.060 Findings and Decision – Temporary Use Permits.

A temporary use permit may be approved, modified, or conditioned only if the review authority first finds that:

A. The proposed temporary use is allowed within the applicable zoning district with the approval of a temporary use permit and complies with all other applicable provisions of this Zoning Ordinance and the Municipal Code; and

B. The proposed temporary use would not unduly impair the integrity and character of the zoning district in which it is located.

17.48 .070 Conditions of Approval.

In approving a temporary use permit, the review authority may impose reasonable and necessary specific design, locational, and operational conditions to ensure that:

A. The use is limited to a duration that is less than the maximum allowed duration, as determined appropriate by the review authority;

B. The site is physically adequate for the type, density, and intensity of use being proposed, including the absence of physical constraints;

C. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses on-site and in the vicinity of the subject property;

D. The temporary use will be removed and the site restored as necessary to ensure that no changes to the site will limit the range of possible future land uses otherwise allowed by this Zoning Ordinance;

E. The use will comply with applicable provisions of other local, State, or Federal laws or regulations; and

F. Any other pertinent factors affecting the operation of the temporary use will be addressed, including the following, to ensure the orderly and efficient operation of the proposed use, in compliance with the intent and purpose of this chapter.

17.48.080 Development and Operating Standards.

A. General Standards. Standards for heights, setbacks, and other structure and property development standards that apply to the category of use or the zoning district of the subject parcel shall be used as a guide for determining the appropriate development standards for temporary uses. However, the review authority may authorize an adjustment from the specific requirements as deemed necessary and appropriate.

B. Standards for Specific Temporary Activities. Specific temporary land use activities shall comply with the development standards identified in Title 17 (Zoning) as applicable to the use, in addition to those identified in subsection A of this section, and Section 17.48.070 (Conditions of Approval).

17.48.090 Post-Approval Procedures.

A. Appeal. The approval or denial of a temporary use permit may be appealed in compliance with Chapter 17.55.

B. Revocation. A temporary use permit may be revoked or modified, with only a 24-hour notice, in compliance with Chapter 17.58 (Revocation).

C. Extension of the Permit. The Director may extend the operational length of the Temporary Permit if the delay is beyond the control of and was not the result of actions by the permittee.

D. Expiration. A temporary use permit shall be considered to have expired when the approved use has ceased or was suspended.