City of Rolling Hills INCORPORATED JANUARY 24, 1957

2 PORTUGUESE BEND ROAD
ROLLING HILLS, CA 90274
(310) 377-1521

AGENDA
Special Traffic Commission Meeting

TRAFFIC COMMISSION
Monday, December 11, 2023

CITY OF ROLLING HILLS
8:30 AM

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. APPROVE ORDER OF THE AGENDA

This is the appropriate time for the Chair or Commissioners to approve the agenda as is or reorder.

5. BLUE FOLDER ITEMS (SUPPLEMENTAL)

Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.

6. PUBLIC COMMENTS ON NON-AGENDA ITEMS

This section is intended to provide members of the public with the opportunity to comment on any subject thatdoes not appear on this agenda for action. Each speaker will be permitted to speak only once. Writtenrequests, if any, will be considered first under this section.

7. CONSENT CALENDAR

Business items, except those formally noticed for public hearing, or those pulled for discussion are assigned to the Consent Calendar. The Chair or any Commissioner may request that any Consent Calendar item(s) be removed, discussed, and acted upon separately. Items removed from the Consent Calendar will be taken up under the "Excluded Consent Calendar" section below. Those items remaining on the Consent Calendar will be approved in one motion. The Chair will call on anyone wishing to address the Commission on any Consent Calendar item on the agenda, which has not been pulled by Commission for discussion.

7.A. APPROVE AFFIDAVIT OF POSTING FOR THE TRAFFIC COMMISSION REGULAR MEETING OF DECEMBER 16, 2023
RECOMMENDATION: Approve as presented.
CL_AGN_231211_TC_AffidavitofPosting.pdf

7.B. APPROVE THE FOLLOWING TRAFFIC COMMISSION MINUTES: SEPTEMBER 28, 2023
RECOMMENDATION: Approve as presented.
CL_MIN_230928_TC_F.pdf

8. EXCLUDED CONSENT CALENDAR ITEMS

9. PRESENTATION

9.A. LOS ANGELES COUNTY SHERIFF'S DEPARTMENT LOMITA STATION, TRAFFIC STATISTICS FOR THE CITY OF ROLLING HILLS FOR SEPTEMBER-OCTOBER 2023 (VERBAL REPORT)
RECOMMENDATION: Receive and file.
CO_TRC_231116_October2023RH_Traffic.pdf
RH Traffic Citation Summary 09-01-2023-10-31-2023.pdf

10. OLD BUSINESS

10.A. RECEIVE AND FILE A REPORT ON STORM HILL LANE
RECOMMENDATION: Receive and file.
Attachment 1: RHCA Easement (New Road) - 20220260314 - 03.07.2022.pdf

10.B. RECEIVE AND FILE A FOLLOW-UP TO THE DISCUSSION ABOUT SIGNAGE AT CREST ROAD EAST AND EASTFIELD DRIVE LEADING TO CREST ROAD EAST GATE AND FINDING THE ACTION CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT
RECOMMENDATION: Receive and file.
CL_AGN_TC_230928_TrafficEngineerMemo_Crest-Eastfield Signage.pdf
CO_TRC_230913_CrestRoadEastSigns.pdf

11. NEW BUSINESS

11.A. ZONING CASE NO. 23-070: REQUEST FOR APPROVAL FOR A NEW DRIVEWAY AND DRIVEWAY APRON AS PART OF A SITE PLAN REVIEW, CONDITIONAL USE PERMIT, AND VARIANCE APPLICATION ON A PROPERTY LOCATED AT 23 CREST ROAD EAST (LOT 132A-MS), ROLLING HILLS, CA 90274 (OGASAWARA), AND DETERMINING THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT
RECOMMENDATION: Open the public hearing, receive public testimony, discuss the project, and provide direction to staff and the applicant.
07_Vicinity Map - 23 Crest Road E (ZC 21-11).pdf
CO_TRC_231211_M01_23CrestRd_Dwy11302023.pdf
PL_ADR_23CrestRdE_Photos.pdf
PL_ADR_23CrestRdE_ZC23-070_Site_Grading_Plans.pdf
231107_ZC23-070_23CRE_TrafficCommission_DrivewayApronPlans_1stSubmittal.pdf

11.B. ZONING CASE NO. 23-100: REQUEST FOR APPROVAL FOR NEW DRIVEWAYS AND DRIVEWAY APRONS AS PART OF A SITE PLAN REVIEW, CONDITIONAL USE PERMIT, AND VARIANCE APPLICATION ON A PROPERTY LOCATED AT 4 SPUR LANE (LOT 11-B-CH), ROLLING HILLS, CA 90274 (LUKIC), AND DETERMINING THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT
RECOMMENDATION: Open the meeting, receive public testimony, discuss the project, and provide direction to staff and the applicant.
PL_ADR_4SpurLane_ZC23-100_VicinityMap.pdf
CO_TRC_231211_M01_4SpurLane_Dwy11302023.pdf
PL_ADR_4SpurLane_231031_DrivewayPics.pdf
PL_ADR_4SpurLane_231101_Lukic_4 Spur Lane_PlansOnly.pdf

12. MATTERS FROM MEMBERS OF THE TRAFFIC COMMISSION

13. MATTERS FROM STAFF

13.A. INSTALLATION OF LED PAVEMENT MARKERS BY THE ROLLING HILLS COMMUNITY ASSOCIATION ON PORTUGUESE BEND ROAD AND OTHER AREAS

RECOMMENDATION: Discuss and provide direction or receive and file.

CO_TRC_231116_3MSolarRoadReflectors.pdf
CO_TRC_231116_RoadReflectors_Amazon.pdf

14. ADJOURNMENT

Next meeting: Thursday, January 25, 2024 at 8:30 a.m. in the City Council Chamber, Rolling Hills City Hall, 2 Portuguese Bend Road, Rolling Hills, California, 90274.

Notice:

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.

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.

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 7.A
Mtg. Date: 12/11/2023

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

FROM: **CHRISTIAN HORVATH, CITY CLERK / EXECUTIVE ASSISTANT TO CITY MANAGER**

THRU: **KARINA BAÑALES**

SUBJECT: **APPROVE AFFIDAVIT OF POSTING FOR THE TRAFFIC COMMISSION REGULAR MEETING OF DECEMBER 16, 2023**

DATE: **December 11, 2023**

BACKGROUND:
None.

DISCUSSION:
None.

FISCAL IMPACT:
None.

RECOMMENDATION:
Approve as presented.

ATTACHMENTS:
CL_AGN_231211_TC_AffidavitofPosting.pdf

Administrative Report

7.A., **File #** 2111 **Meeting Date**: 12/11/2023

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

AFFIDAVIT OF POSTING

In compliance with the Brown Act, the following materials have been posted at the locations below.

Legislative Body	Traffic Commission
Posting Type	Regular Meeting Agenda
Posting Location	2 Portuguese Bend Road, Rolling Hills, CA 90274 City Hall Window City Website: https://www.rolling-hills.org/government/agenda/index.php https://www.rolling-hills.org/government/city_council/city_council_archive_agendas/index.php
Meeting Date & Time	DECEMBER 11, 2023 8:30am

As City Clerk of the City of Rolling Hills, I declare under penalty of perjury, the document noted above was posted at the date displayed below.

Christian Horvath, City Clerk

Date: December 7, 2023

Agenda Item No.: 7.B
Mtg. Date: 12/11/2023

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

FROM: **CHRISTIAN HORVATH, CITY CLERK / EXECUTIVE ASSISTANT TO CITY MANAGER**

THRU: **KARINA BAÑALES**

SUBJECT: **APPROVE THE FOLLOWING TRAFFIC COMMISSION MINUTES: SEPTEMBER 28, 2023**

DATE: **December 11, 2023**

BACKGROUND:
None.

DISCUSSION:
None.

FISCAL IMPACT:
None.

RECOMMENDATION:
Approve as presented.

ATTACHMENTS:
CL_MIN_230928_TC_F.pdf

Minutes
Rolling Hills Traffic Commission
Thursday, September 28, 2023
Regular Meeting 8:30 a.m.

1. CALL MEETING TO ORDER

The Traffic Commission of the City of Rolling Hills met on the above date at 8:30 a.m. Chair Wilson presiding.

2. ROLL CALL

Commissioners Present:	Virtue, Raine, Vice Chair Bobit, Chair Wilson
Commissioners Absent:	Margeta
Staff Present:	John Signo, Planning & Community Services Director
	Christian Horvath, City Clerk / Executive Assistant to the City Manager
	Vanessa Munoz, Traffic Engineer

3. PLEDGE OF ALLEGIANCE – Chair Wilson

4. APPROVE ORDER OF THE AGENDA

Motion by Vice Chair Bobit, seconded by Commissioner Virtue to approve order of the agenda. Motion carried unanimously with the following vote:

AYES:	Virtue, Raine, Bobit, Chair Wilson
NOES:	None
ABSTAIN:	None

5. BLUE FOLDER ITEMS (SUPPLEMENTAL) – NONE

6. PUBLIC COMMENTS ON NON-AGENDA ITEMS

Public Comment: Fred Ripley

7. CONSENT CALENDAR

7.A. APPROVE AFFIDAVIT OF POSTING FOR THE TRAFFIC COMMISSION REGULAR MEETING OF SEPTEMBER 28, 2023

7.B. APPROVE THE FOLLOWING TRAFFIC COMMISSION MINUTES: JULY 27, 2023

Motion by Commissioner Virtue, seconded by Commissioner Raine to approve consent calendar. Motion carried unanimously with the following vote:

AYES:	Virtue, Raine, Bobit, Chair Wilson
NOES:	None
ABSTAIN:	None

8. EXCLUDED CONSENT CALENDAR ITEMS – NONE

9. PRESENTATION

9.A. LOS ANGELES COUNTY SHERIFF'S DEPARTMENT LOMITA STATION, TRAFFIC STATISTICS FOR THE CITY OF ROLLING HILLS FOR JULY-AUGUST 2023 (VERBAL REPORT)

Presentation by Planning & Community Services Director John Signo

Motion by Commissioner Raine, seconded by Vice Chair Bobit to receive and file. Motion carried unanimously with the following vote:

AYES: Virtue, Raine, Bobit, Chair Wilson
NOES: None
ABSTAIN: None

10. OLD BUSINESS

10.A. RECEIVE AND FILE A REPORT ON STORM HILL LANE

Presentation by Planning & Community Services Director John Signo

Motion by Vice Chair Bobit, seconded by Commissioner Virtue to receive and file. Motion carried unanimously with the following vote:

AYES: Virtue, Raine, Bobit, Chair Wilson
NOES: None
ABSTAIN: None

11. NEW BUSINESS

11.A. ZONING CASE NO. 23-018: REQUEST FOR APPROVAL FOR A NEW DRIVEWAY AND DRIVEWAY APRON AS PART OF A SITE PLAN REVIEW AND VARIANCE APPLICATION ON A PROPERTY LOCATED AT 1 SOUTHFIELD DRIVE, ROLLING HILLS, CA 90274 (LOT 1-SF) (LEVINE) AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Presentation by Planning & Community Services Director John Signo
Traffic Engineer Vanessa Munoz

Public Comment: Dave Blasio

Motion by Commissioner Raine, seconded by Commissioner Virtue to approve. Motion carried unanimously with the following vote:

AYES: Virtue, Raine, Bobit, Chair Wilson
NOES: None
ABSTAIN: None

11.B. DISCUSS SIGNAGE AT CREST ROAD EAST AND EASTFIELD DRIVE LEADING TO CREST ROAD EAST GATE AND FINDING THE ACTION CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Presentation by Planning & Community Services Director John Signo
Traffic Engineer Vanessa Munoz

Public Comment: Arty Beckler

Motion by Chair Wilson, seconded by Vice Chair Bobit to receive and file. Motion carried unanimously with the following vote:

AYES: Virtue, Raine, Bobit, Chair Wilson
NOES: None
ABSTAIN: None

12. MATTERS FROM MEMBERS OF THE TRAFFIC COMMISSION – NONE

13. MATTERS FROM STAFF – NONE

City Clerk / Executive Assistant to the City Manager Christian Horvath mentioned that Commissioner Margeta has been absent due to a medical issue.

Traffic Engineer Munoz asked a question of Arty Beckler regarding roadway striping.

14. ADJOURNMENT: 9:27 A.M.

The meeting was adjourned at 9:27 a.m. to a regular meeting of the Traffic Commission scheduled to be held on Thursday, November 16, 2023, beginning at 8:30 a.m. in the City Council Chamber, Rolling Hills City Hall, 2 Portuguese Bend Road, Rolling Hills, California, 90274.

Respectfully submitted,

_____
Christian Horvath, City Clerk

Approved,

_____
Patrick Wilson, Chair

Agenda Item No.: 9.A
Mtg. Date: 12/11/2023

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

FROM: **CHRISTIAN HORVATH, CITY CLERK / EXECUTIVE ASSISTANT TO CITY MANAGER**

THRU: **KARINA BAÑALES**

SUBJECT: **LOS ANGELES COUNTY SHERIFF'S DEPARTMENT LOMITA STATION, TRAFFIC STATISTICS FOR THE CITY OF ROLLING HILLS FOR SEPTEMBER-OCTOBER 2023 (VERBAL REPORT)**

DATE: **December 11, 2023**

BACKGROUND:

Supplemental Citations

For supplemental traffic enforcement, Los Angeles County Sheriff's Department reported the following citations in October:

- 8 citations (4 residents, 4 non-residents)
  - Stop sign violations: 3
  - Speeding: 8
- TOTAL: 8

There were no supplemental traffic enforcement citations issued in September.

Regular Citations

For regular enforcement, the Sheriff's Department reported the following for September and October:

- 8 hazardous citations (speeding, failure to stop at stop sign, any moving violations)
- 2 non-hazardous citations (broken tail light, no license plate, turn signal etc.)
- TOTAL: 10

Traffic Collisions (year to date) : None

DUI Arrests (year to date): None

DISCUSSION:
None.

FISCAL IMPACT:
None.

RECOMMENDATION:
Receive and file.

ATTACHMENTS:
CO_TRC_231116_October2023RH_Traffic.pdf
RH Traffic Citation Summary 09-01-2023-10-31-2023.pdf

Oct-23

ROLLING HILLS TRAFFIC 24RE010450

DATE	LOCATION	VIOLATION	SPEED	RESIDENT CITES	NON-RESIDENT CITES	DEPUTY
10/18/2023	Blackwater Canyon Rd/Portuguese Bend Rd	Stop Sign		0	1	Gutierrez
	Blackwater Canyon Rd/Portuguese Bend Rd	Stop Sign		1	0	Gutierrez
	Blackwater Canyon Rd/Portuguese Bend Rd	Stop Sign		0	1	Gutierrez
	Crest Road/St. John's Canyon Road	Speed	49	1	0	Gutierrez
	Crest Road/St. John's Canyon Road	Speed	46	1	0	Gutierrez
	Crest Road/St. John's Canyon Road	Speed	43	0	1	Gutierrez
	Crest Road/St. John's Canyon Road	Speed	45	1	0	Gutierrez
	Crest Road/St. John's Canyon Road	Speed	44	0	1	Gutierrez
		TOTAL		**4**	**4**	

Los Angeles County Sheriff's Department
Lomita Sheriff's Station

Citation Summary Report

11/7/2023

From 9/1/2023 to 10/31/2023 City: ROLLING HILLS

Category	Quantity
Total Number of Citations	10
Total Number of Violations	10
Total Number of Hazardous Citations	8
Total Number of Hazardous Violations	8
Total Number of Non-Hazardous Citations	2
Total Number of Non-Hazardous Violations	2
Total Number of DUI Arrests	0
Total Number of DUI Citations	0
Total Actual DUI	0
Total Number of Parking Citations	0
Total Number of Radar Citations	0
Total Number of Pedestrian Citations	0
Total Number of Pedestrian Violations	0
Total Number of Bicycle Citations	0
Total Number of Bicycle Violations	0
Total Number of Safety Belt Citations	0
Total Number of Safety Belt Violations	0
Total Number of Child Restraint Citations	0
Total Number of Child Restraint Violations	0
Total Number of Financial Responsibility Citations	0

Agenda Item No.: 10.A
Mtg. Date: 12/11/2023

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

FROM: **JOHN SIGNO, DIRECTOR OF PLANNING & COMMUNITY SERVICES**

THRU: **KARINA BAÑALES**

SUBJECT: **RECEIVE AND FILE A REPORT ON STORM HILL LANE**

DATE: **December 11, 2023**

BACKGROUND:
Staff reported this item at the September 28th Traffic Commission meeting. At that meeting, the Commission asked about future maintenance of the new road and storm drains.

History
The Traffic Commission reviewed and approved an item to relocate the intersection of Storm Hill Lane with Johns Canyon Road on November 21, 2019. City Council received and filed the Traffic Commission and Planning Commission's actions on the project on January 13, 2020. Construction to install the new road has been ongoing for the past several months and is nearing completion.

DISCUSSION:
Maintenance
The new road, including the storm drains, will be maintained by the RHCA after completion/sign offs. The applicant recorded an easement for the ongoing access/maintenance of this road by RHCA (see attachment). The applicant also has a preferred storm drain maintenance company that was used in the past. The applicant and RHCA have been in communication and the feedback has been positive as the cost of storm drain maintenance is relatively low.

New Lots Supported by Storm Hill Lane

The new road will support new lots created by a subdivision. There are four lots which have access to the new road: one developed and the other three vacant. The road is approximately 564 feet in length and terminates at a cul-de-sac. The road was approved by the Fire Department and constructed to LA County road construction standards. The intersection at Storm Hill Lane is 57 feet wide and has a 30-foot paved surface within a 60-foot-wide roadway easement area. The project was approved by the Planning Commission on November 19, 2019. The City's Traffic Engineer reviewed the plans prior to City approval.

Progress Update
Road work is complete. All utilities have been installed, the area has been graded, the road is paved, rolled curbs have been installed, and hydroseeding has been planted. Onward Engineering was hired by the City to inspect the dry sewer, which has been installed. Public Works inspections for the road is handled by LA County Building and Safety. Mulch and hydroseeding has been added. RHCA is reviewing the bridle trail easement on the side of the road which leads down toward the canyon. A lot line adjustment is expected to align the easement with the property line. The applicant will be working on the lot line adjustment in the foreseeable future.

The "as-built" plan has been submitted as required in the conditions of approval. There were two minor revisions from the original approved plan which included:

1. Relocation of a storm drain grate to align with the rolled curb in order to collect storm water properly; and
2. Substitution of decomposed granite with wood chips/mulch on horse trails per RHCA.

The County inspector has signed off on the grading/drainage permit card regarding the underground drainage, grading, asphalt, etc.

The applicant is working on obtaining confirmation emails from the utility companies regarding the ability to serve the area.

The applicant's civil engineer will be installing monumentation needed for future surveying.

FISCAL IMPACT:
None. Project funded by applicant.

RECOMMENDATION:
Receive and file.

ATTACHMENTS:
Attachment 1: RHCA Easement (New Road) - 20220260314 - 03.07.2022.pdf

This page is part of your document - DO NOT DISCARD

20220260314

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

03/07/22 AT 08:00AM

Pages:
0014

FEES:	76.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	151.00

PCOR SURCHARGE $20.00

LEADSHEET

202203071100061

00022044077

013217592

SEQ:
06

SECURE - 8:00AM

THIS FORM IS NOT TO BE DUPLICATED

E269820

STORM-AM

FOR REFERENCE ONLY: 20220260314

Recording Requested By:
Fidelity National Title Builder Services

MAIL TAX STATEMENTS AND
WHEN RECORDED MAIL TO

Storm Properties, Inc.
Attn: Jay Ahluwalia
23223 Normandie Avenue
Torrance, CA 90501

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

APN: 7570-024-019,
7570-024-020,
7570-024-021,
7570-024-024

EASEMENT DEED

THE UNDERSIGNED DECLARE(S):

DOCUMENTARY TRANSFER TAX IS $0.00
_____Computed on full value of property conveyed, or
_____Computed on full value less liens and encumbrances remaining at time of sale.
__X___Conveyance of an easement where the consideration and value is less than $100 R&T 11911.

FOR A NO CONSIDERATION, STORM PROPERTIES, INC., a California corporation; CLAUDIA STORM GRZYWACZ, trustee of the Claudia Storm Bird Trust dated August 3, 1995, as to an undivided ¼ interest; STORM PROPERTIES, INC., a California corporation; STORM PROPERTIES, INC., a California corporation (hereinafter referred to as "Grantor(s)"), hereby GRANT(s) to the ROLLING HILLS COMMUNITY ASSOCIATION OF RANCHO PALOS VERDES, a California non-profit corporation (hereinafter referred to as "Grantee") a non-exclusive easement as described in Exhibits A, B, C & D attached hereto, in the City of Rolling Hills, County of Los Angeles, State of California.

Said easements are for any legal purpose including without limitation:

(a) driveways, roads, streets, and walkways,
(b) bridle and walking trails,
(c) poles, wires, and conduits for the transmission of lighting, heating, power, telephone and other purposes,
(d) public and private sewer, storm water drains and facilities, land drains and pipes, water heating and gas mains or pipes,
(e) any other method of conducting and performing any public or quasi-public utility services or function, and,
(f) planting, care of, trimming or removal of trees and plantings for any purpose including but not limited to protection and preservation of views for other properties.

[Signatures on Following Page]

Exempt from fee per GC 27388.1 (a) (1); fee cap of $225.00 reached.

STORM PROPERTIES, INC., a California Corporation

Jaideep Ahluwalia

By: JAIDEEP AHLUWALIA

Date: 01-26-22

CLAUDIA STORM GRZYWACZ,
trustee of the Claudia Storm Bird Trust dated August 3, 1995, as to an undivided 1/4 interest.

Claudia Storm Grzywacz

By: Claudia Storm Grzywacz

Date: 1·28·22

STORM PROPERTIES, INC., a California Corporation

Jaideep Ahluwalia

By: JAIDEEP AHLUWALIA

Date: 01-26-22

STORM PROPERTIES, INC., a California Corporation

Jaideep Ahluwalia

By: JAIDEEP AHLUWALIA

Date: 01-26-22

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF Los Angeles)

On January 26, 2022 before me, Sandy SOK, Notary Public, personally appeared Jaideep Anumalla, who proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

SANDY SOK
Notary Public - California
Los Angeles County
Commission # 2315232
My Comm. Expires Jan 7, 2024

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

Dated: January 26 2022

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF Los Angeles)

On 1-28-2022 before me, Nick Sartini, Notary Public, personally appeared Claudia Storm Brzywicz, who proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

NICK SARTINI
COMM. #2337898
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
Commission Expires NOV 20, 2024

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

GOVERNMENT CODE 27361.7

I CERTIFY UNDER PENALTY OF PERJURY THAT THIS MATERIAL IS A TRUE COPY OF THE ORIGINAL MATERIAL CONTAINED IN THE DOCUMENT: ATTACHED FOR CLARITY

JAIDEEP AHLUWALIA

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA

County of ORANGE

On JANUARY 26, 2022 (Date) before me, SANDY SOK, notary public (Here Insert Name and Title of the Officer), personally appeared JAIDEEP AHLUWALIA (Name(s) of Signer(s)) who proved to me the basis of satisfactory evidence to be the person (s) whose name (s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her their authorized capacity (ies), and that by his/her/their signature (s) on the instrument the person (s), or the entity upon behalf of which the person (s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Signature _____

DATED: JANUARY 26, 2022

PLACE OF EXECUTION: RIVERSIDE

DATE: 3 / 7 / 2022

FIDELITY TITLE COMPANY

_____
Signature

ILLEGIBLE NOTARY SEAL DECLARATION
GOVERNMENT CODE SECTION 27361.7

I CERTIFY UNDER PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS:

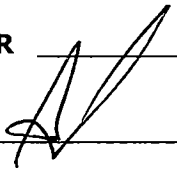
NAME OF NOTARY SANDY SOK

NAME OF COUNTY LOS ANGELES

DATE COMMISSION EXPIRES 1-7-2024

COMMISSION NUMBER 2315232

VENDOR NUMBER NNA1

SIGNED 

PLACE OF EXECUTION RIVERSIDE, CA

DATE 2/9/22

EXHIBIT A
LEGAL DESCRIPTION

STORM HILL LANE
ASSOCIATION GENERAL EASEMENT - PARCEL 1

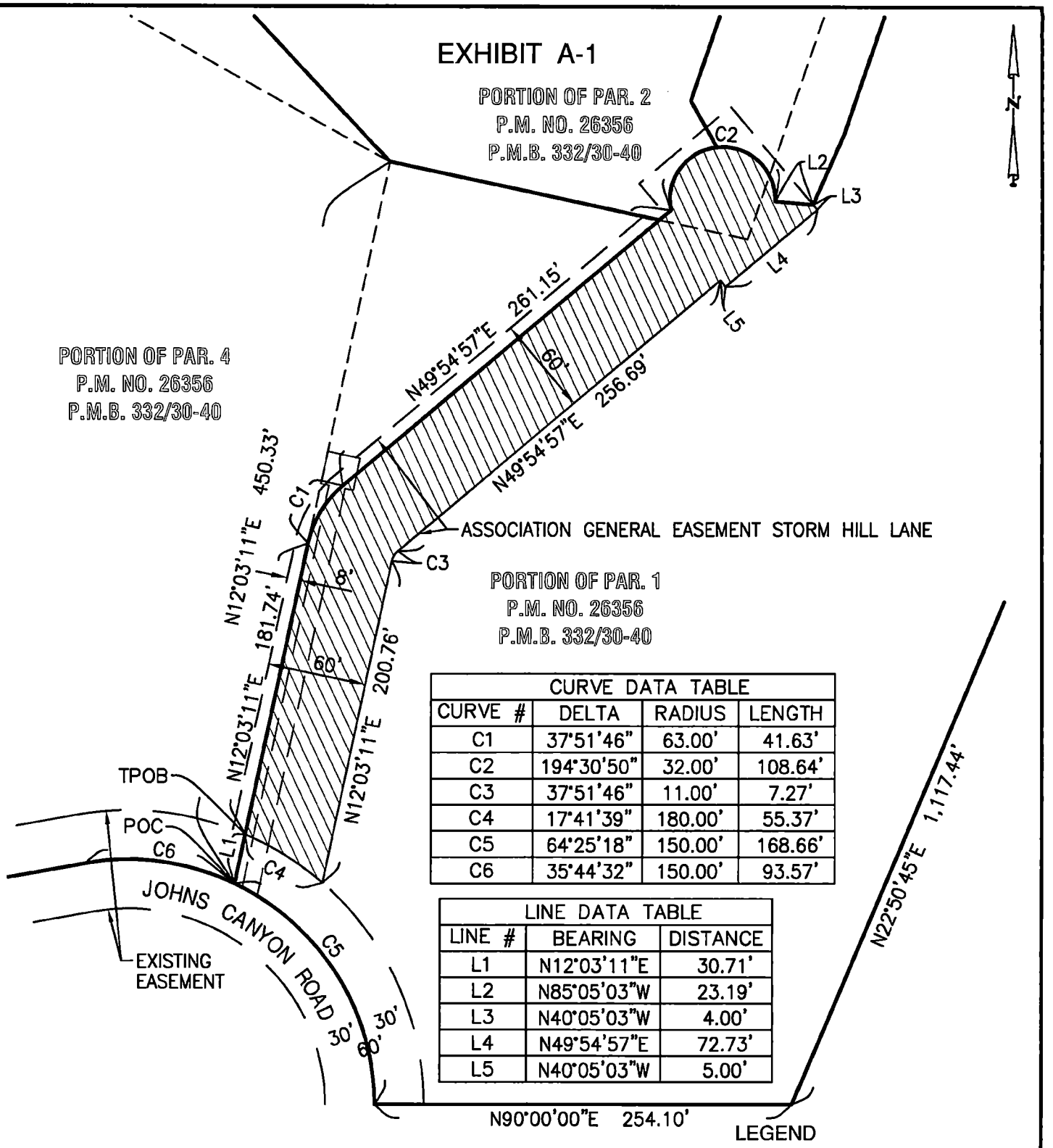
THOSE PORTIONS OF PARCELS 1 AND 2 OF PARCEL MAP NO. 26356 IN THE CITY OF ROLLING HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS FILED IN BOOK 332, PAGES 30 THROUGH 40, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SEE PLOT ATTACHED AS EXHIBIT A-1

11/23/21-JEK

EXHIBIT A-1



CURVE DATA TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	37°51'46"	63.00'	41.63'
C2	194°30'50"	32.00'	108.64'
C3	37°51'46"	11.00'	7.27'
C4	17°41'39"	180.00'	55.37'
C5	64°25'18"	150.00'	168.66'
C6	35°44'32"	150.00'	93.57'

LINE DATA TABLE		
LINE #	BEARING	DISTANCE
L1	N12°03'11"E	30.71'
L2	N85°05'03"W	23.19'
L3	N40°05'03"W	4.00'
L4	N49°54'57"E	72.73'
L5	N40°05'03"W	5.00'

SHOWING STORM HILL LANE OVER PROPOSED PARCEL 1 OF LLA RECORDED ON 9/15/2020 AS INST. NO. 20201111458.

LEGEND

- ASSOCIATION GENERAL EASEMENT STORM HILL LANE
- PL PER PM NO. 26356
- CURRENT PL AFTER LOT LINE ADJ.

Plotnik & Associates
Civil Engineering & Land Surveying
18626 S. Wilmington Ave., Suite 100
Rancho Dominguez, California 90220
Tel: (310) 605-6657
www.plotnik.com

ASSOCIATION GENERAL EASEMENT STORM HILL LANE - PARCEL 1			
SCALE:	1"= 80'	DATE:	11/30/21
BY:	JEK	JOB NO.:	294.00

EXHIBIT B
LEGAL DESCRIPTION

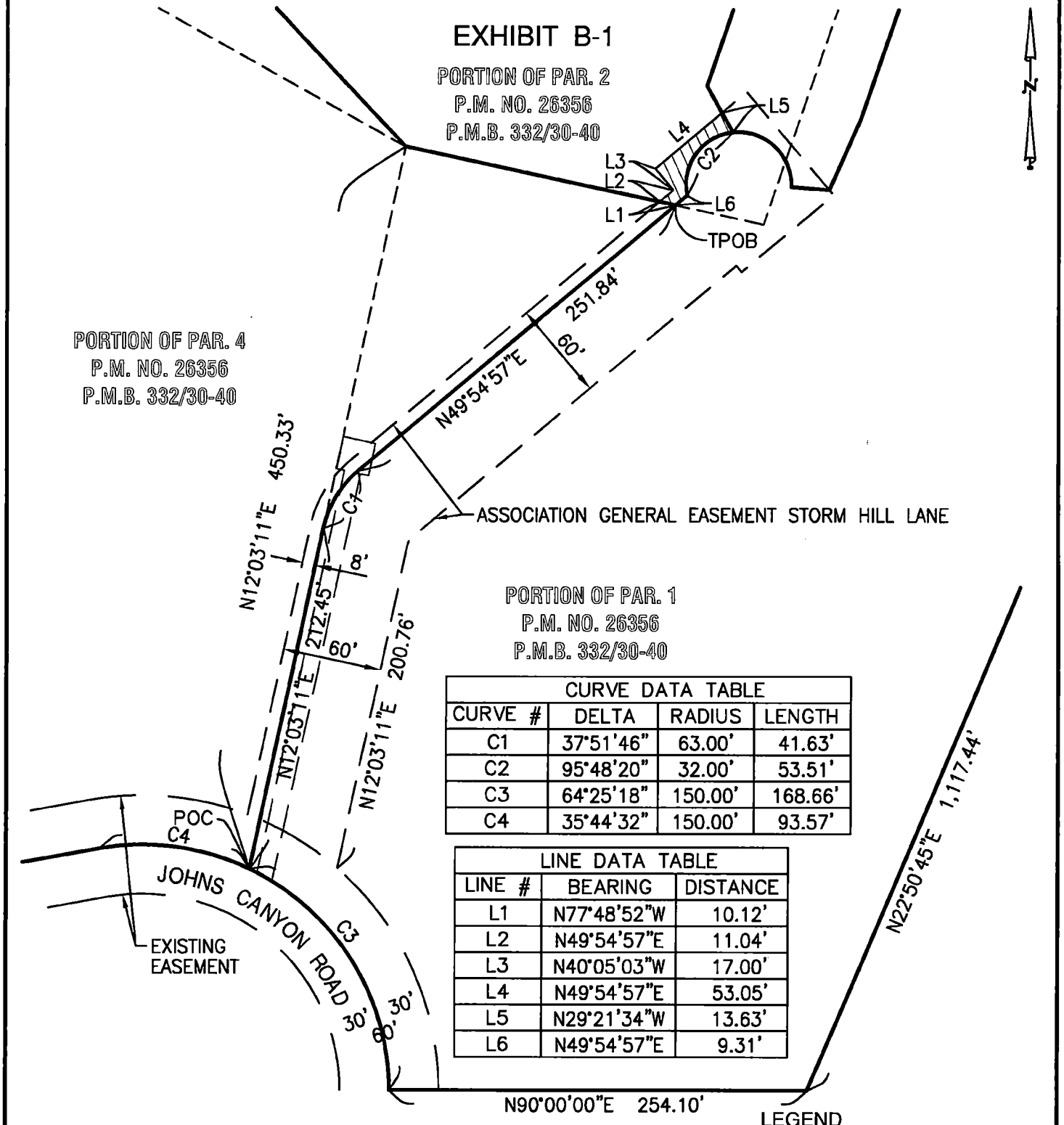
STORM HILL LANE
ASSOCIATION GENEARL EASEMENT - PARCEL 2

THAT PORTION OF PARCEL 2 OF PARCEL MAP NO. 26356 IN THE CITY OF ROLLING HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS FILED IN BOOK 332, PAGES 30 THROUGH 40, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SEE PLOT ATTACHED AS EXHIBIT B-1

EXHIBIT B-1



CURVE DATA TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	37°51'46"	63.00'	41.63'
C2	95°48'20"	32.00'	53.51'
C3	64°25'18"	150.00'	168.66'
C4	35°44'32"	150.00'	93.57'

LINE DATA TABLE		
LINE #	BEARING	DISTANCE
L1	N77°48'52"W	10.12'
L2	N49°54'57"E	11.04'
L3	N40°05'03"W	17.00'
L4	N49°54'57"E	53.05'
L5	N29°21'34"W	13.63'
L6	N49°54'57"E	9.31'

SHOWING STORM HILL LANE OVER PROPOSED PARCEL 2 OF LLA RECORDED ON 9/15/2020 AS INST. NO. 20201111458.

LEGEND

- ASSOCIATION GENERAL EASEMENT STORM HILL LANE
- PL PER PM NO. 26356
- CURRENT PL AFTER LOT LINE ADJ.

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ASSOCIATION GENERAL EASEMENT STORM HILL LANE - PARCEL 2			
SCALE:	1"= 80'	DATE:	11/30/21
BY:	JEK	JOB NO.:	294.00

EXHIBIT C
LEGAL DESCRIPTION

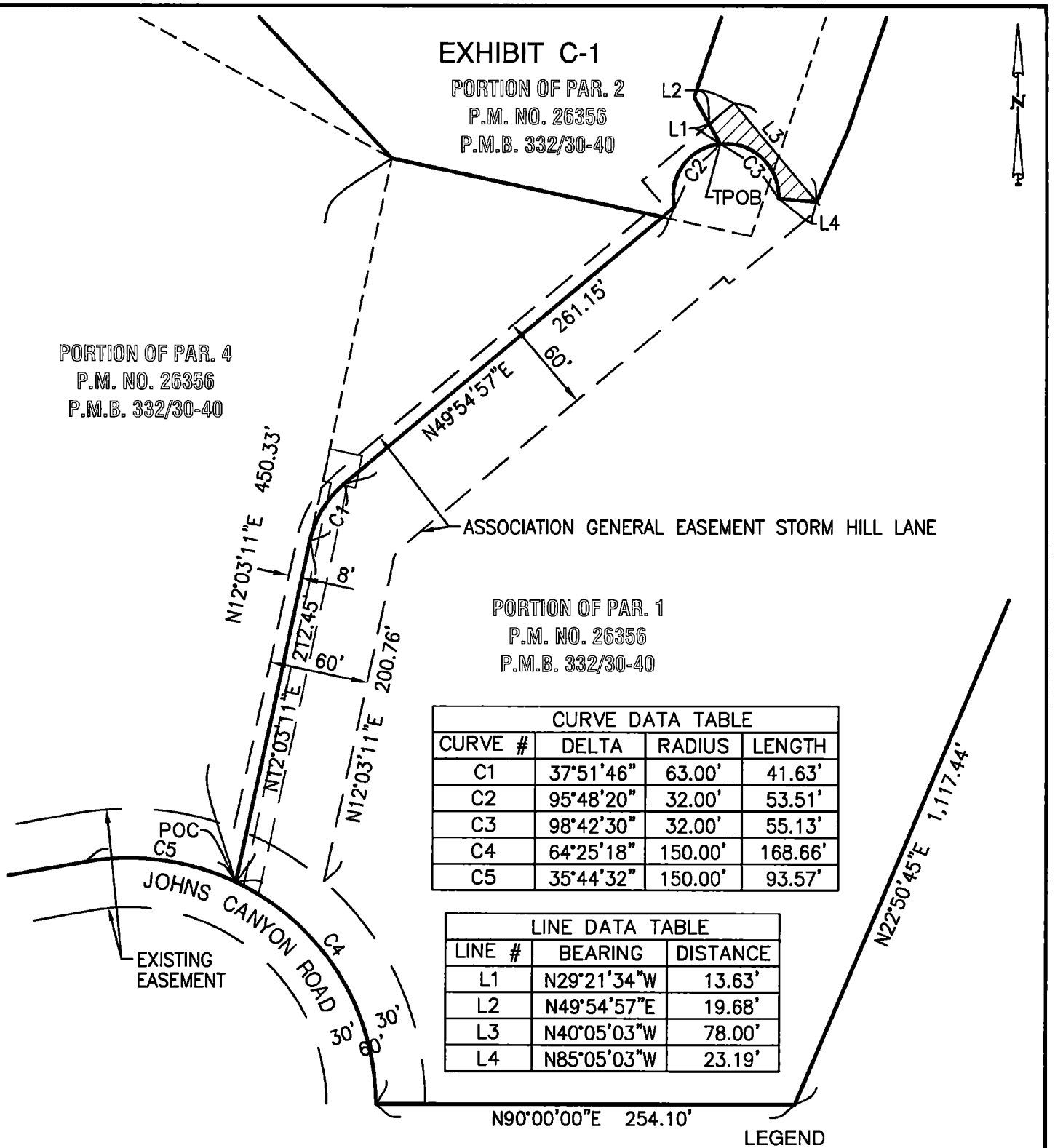
STORM HILL LANE
ASSOCIATION GENEARL EASEMENT - PARCEL 3

THOSE PORTIONS OF PARCELS 1 AND 2 OF PARCEL MAP NO. 26356 IN THE CITY OF ROLLING HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS FILED IN BOOK 332, PAGES 30 THROUGH 40, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SEE PLOT ATTACHED AS EXHIBIT C-1

EXHIBIT C-1



CURVE DATA TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	37°51'46"	63.00'	41.63'
C2	95°48'20"	32.00'	53.51'
C3	98°42'30"	32.00'	55.13'
C4	64°25'18"	150.00'	168.66'
C5	35°44'32"	150.00'	93.57'

LINE DATA TABLE		
LINE #	BEARING	DISTANCE
L1	N29°21'34"W	13.63'
L2	N49°54'57"E	19.68'
L3	N40°05'03"W	78.00'
L4	N85°05'03"W	23.19'

SHOWING STORM HILL LANE OVER PROPOSED PARCEL 3 OF LLA RECORDED ON 9/15/2020 AS INST. NO. 20201111458.

LEGEND

- ASSOCIATION GENERAL EASEMENT STORM HILL LANE
- PL PER PM NO. 26356
- CURRENT PL AFTER LOT LINE ADJ.

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ASSOCIATION GENERAL EASEMENT
STORM HILL LANE - PARCEL 3

SCALE:	1"= 80'	DATE:	11/30/21
BY:	JEK	JOB NO.:	294.00

EXHIBIT D
LEGAL DESCRIPTION

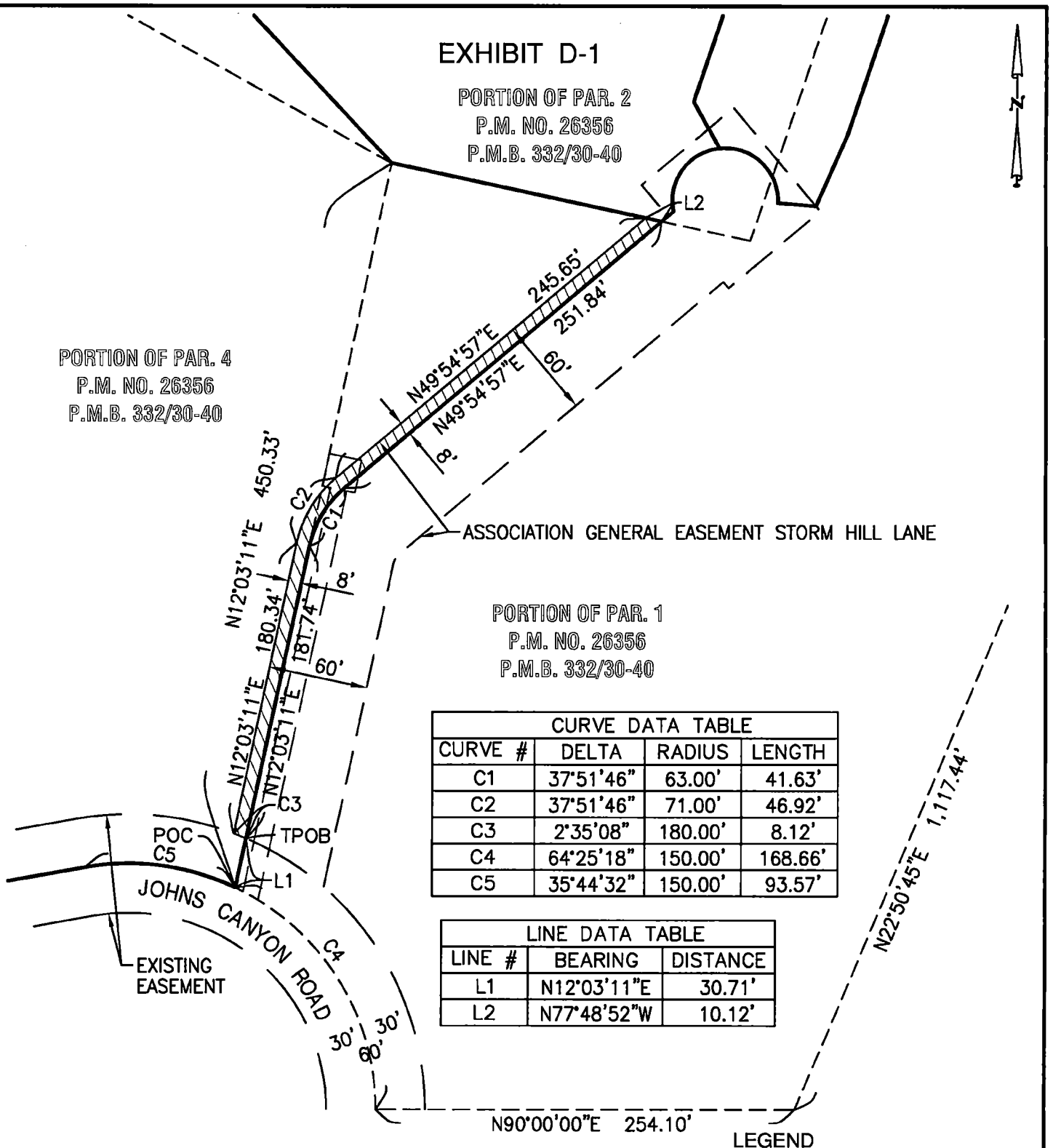
STORM HILL LANE
ASSOCIATION GENEARL EASEMENT - PARCEL 4

THOSE PORTIONS OF PARCELS 1 AND 4 OF PARCEL MAP NO. 26356 IN THE CITY OF ROLLING HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS FILED IN BOOK 332, PAGES 30 THROUGH 40, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SEE PLOT ATTACHED AS EXHIBIT D-1

EXHIBIT D-1



CURVE DATA TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	37°51'46"	63.00'	41.63'
C2	37°51'46"	71.00'	46.92'
C3	2°35'08"	180.00'	8.12'
C4	64°25'18"	150.00'	168.66'
C5	35°44'32"	150.00'	93.57'

LINE DATA TABLE		
LINE #	BEARING	DISTANCE
L1	N12°03'11"E	30.71'
L2	N77°48'52"W	10.12'

SHOWING STORM HILL LANE OVER PROPOSED PARCEL 4 OF LLA RECORDED ON 9/15/2020 AS INST. NO. 20201111458.

LEGEND

- ASSOCIATION GENERAL EASEMENT STORM HILL LANE
- PL PER PM NO. 26356
- CURRENT PL AFTER LOT LINE ADJ.

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ASSOCIATION GENERAL EASEMENT STORM HILL LANE - PARCEL 4			
SCALE:	1"= 80'	DATE:	11/30/21
BY:	JEK	JOB NO.:	294.00

Agenda Item No.: 10.B
Mtg. Date: 12/11/2023

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

FROM: **JOHN SIGNO, DIRECTOR OF PLANNING & COMMUNITY SERVICES**

THRU: **KARINA BAÑALES**

SUBJECT: **RECEIVE AND FILE A FOLLOW-UP TO THE DISCUSSION ABOUT SIGNAGE AT CREST ROAD EAST AND EASTFIELD DRIVE LEADING TO CREST ROAD EAST GATE AND FINDING THE ACTION CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

DATE: **December 11, 2023**

BACKGROUND:
This item was discussed at the September 28, 2023 Traffic Commission meeting. City Traffic Engineer Vanessa Munoz investigated the issue and recommended signage be replaced with taller signs. The Commission took no action but indicated the issue involved more than just the City.

History
At the September 11, 2023 City Council meeting, the Mayor directed staff to include an item on the Traffic Commission's agenda regarding emergency signage posted on Crest Road East near the egress gate. The direction was given after Alfred Visco provided public comment that the sign at the intersection of Crest Road East and Eastfield Drive that leads to the locked gate at the end of Crest Road East be changed to indicate "emergency evacuation only when green lights flashing" or similar. During an emergency, the gate can be opened and the flashing lights can direct people toward the exit. During non-emergencies, drivers have been known to drive to the end of Crest Road East only to find out the gate is locked and there is no exit. Mr. Visco brought the issue to the attention of RHCA, but they referred him to the City. He indicated the existing signs were reviewed and approved by the Traffic Commission.

DISCUSSION:
Staff discussed this issue with Kristen Raig of the Rolling Hills Community Association (RHCA) and she also indicated no change should be made. During an emergency, the emergency operations center (EOC) or command center will be able to direct residents to appropriate exits. The Fire Department and Sheriff's Department will assist with evacuation.

Any action has been determined to not have a significant effect on the environment and is categorically exempt from the provisions of CEQA pursuant to Section 15301(g) (Existing Facilities; signs) and 15311(a) (Accessory Structures, on-premise signs) of the CEQA Guidelines, which exempts new copy on existing on and off-premise signs and on-premise signs.

FISCAL IMPACT:
None.

RECOMMENDATION:
Receive and file.

ATTACHMENTS:
CL_AGN_TC_230928_TrafficEngineerMemo_Crest-Eastfield Signage.pdf
CO_TRC_230913_CrestRoadEastSigns.pdf

WILLDAN Engineering

Memorandum

TO: John Signo, AICP Director of Planning and Community Services

FROM: Vanessa Munoz PE, TE, City Traffic Engineer

DATE: September 21, 2023

SUBJECT: Crest Road and Eastfield Drive – End of Road Signage Review

This memorandum is in response to the request by the city to review the signage for the dead end road on Crest Road east of Eastfield Drive.

Based on my review of the signage in the field, there is no need to supplement the existing signage. However, the signs are not at the recommended height per the California Manual of Uniform Traffic Control Devices and are worn out. Placing the signs at the correct height allows drivers to view the signs at a greater distance and make the necessary decisions prior to reaching the intersection of Crest Road and Eastfield Drive. When signs are lower than recommended, drivers' line of sight may take longer to read the information, therefore, require greater time to react and decide what next steps to take. Furthermore, the signs in the field should be replaced once the retro reflectivity of the sign has worn down since this makes it difficult to see but particularly at night. Since this requires greater analysis and it can be costly, it is a common practice by cities to replace the signs with roadway resurfacing projects or have a sign replacement program.

To improve the compliance with the signs, I recommend the signs be replaced in kind but installed at a height of 7-feet.

CREST ROAD EAST SIGNS



TOP: From intersection of Crest Rd. E. & Eastfield Dr. BOTTOM: View of signs.



CREST ROAD EAST SIGNS





CREST ROAD EAST SIGNS



TOP: Looking east toward locked gate. BOTTOM: Looking west in opposite direction.



Agenda Item No.: 11.A
Mtg. Date: 12/11/2023

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

FROM: **JOHN SIGNO, DIRECTOR OF PLANNING & COMMUNITY SERVICES**

THRU: **KARINA BAÑALES**

SUBJECT: **ZONING CASE NO. 23-070: REQUEST FOR APPROVAL FOR A NEW DRIVEWAY AND DRIVEWAY APRON AS PART OF A SITE PLAN REVIEW, CONDITIONAL USE PERMIT, AND VARIANCE APPLICATION ON A PROPERTY LOCATED AT 23 CREST ROAD EAST (LOT 132A-MS), ROLLING HILLS, CA 90274 (OGASAWARA), AND DETERMINING THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

DATE: **December 11, 2023**

BACKGROUND:

Zoning, Location, and Lot Description

The property is zoned RAS-2 and excluding the roadway easement the lot is 262,368 square feet (6.02 acres) in size. The lot is vacant. The existing topography of the project site slopes down approximately 115 feet from Crest Road East to the lowest portion of the lot.

History

On January 2017, the City Council adopted a resolution approving an entitlement (ZC 902) for construction of an 11,500 square foot new single-family residence with an 11,500 square foot basement and appurtenances (See City Council Resolution 1202). On December 12, 2018, the Planning Commission granted a 2-year time extension for the entitlement ZC 902 to January 23, 2021. The permit has since expired and a new application (ZC 21-11) was being processed and reviewed by Planning Commission, but that application was closed when the property was sold to the current owner.

DISCUSSION:

Applicant Request

The proposed project (Zoning Case No. 23-070) was submitted on June 2, 2023. The project consists of grading and construction of a new residence, driveway, guest house, accessory dwelling unit (ADU), swimming pool, stable, corral, and appurtenant structures, on a vacant lot. Three building pads are proposed. The first pad (Pad 1) is for the main residence and will be 49,688 square feet. The second pad (Pad 2) is for the ADU and will be 1,770 square feet located on the eastern portion of the lot. The third pad (Pad 3) is for the stable and corral and will be 2,400 square feet in the western front portion of the lot.

The proposed driveway connects to Crest Road East and has a driveway apron of 62 feet 5 inches wide. The driveway entrance will be 26 feet wide and connects to an oval-shaped driveway that will be 14 feet 2 inches wide. The oval-shaped driveway connects to the barn, ADU, and main residence. Existing eucalyptus trees along Crest Road East will remain.

Additional Reviews

The Planning Commission will review the project at a later date. Following, the Planning Commission's decision and Traffic Commission's recommendation will be forwarded to the City Council for consideration. Rolling Hills Community Association (RHCA) will review this project at a later date.

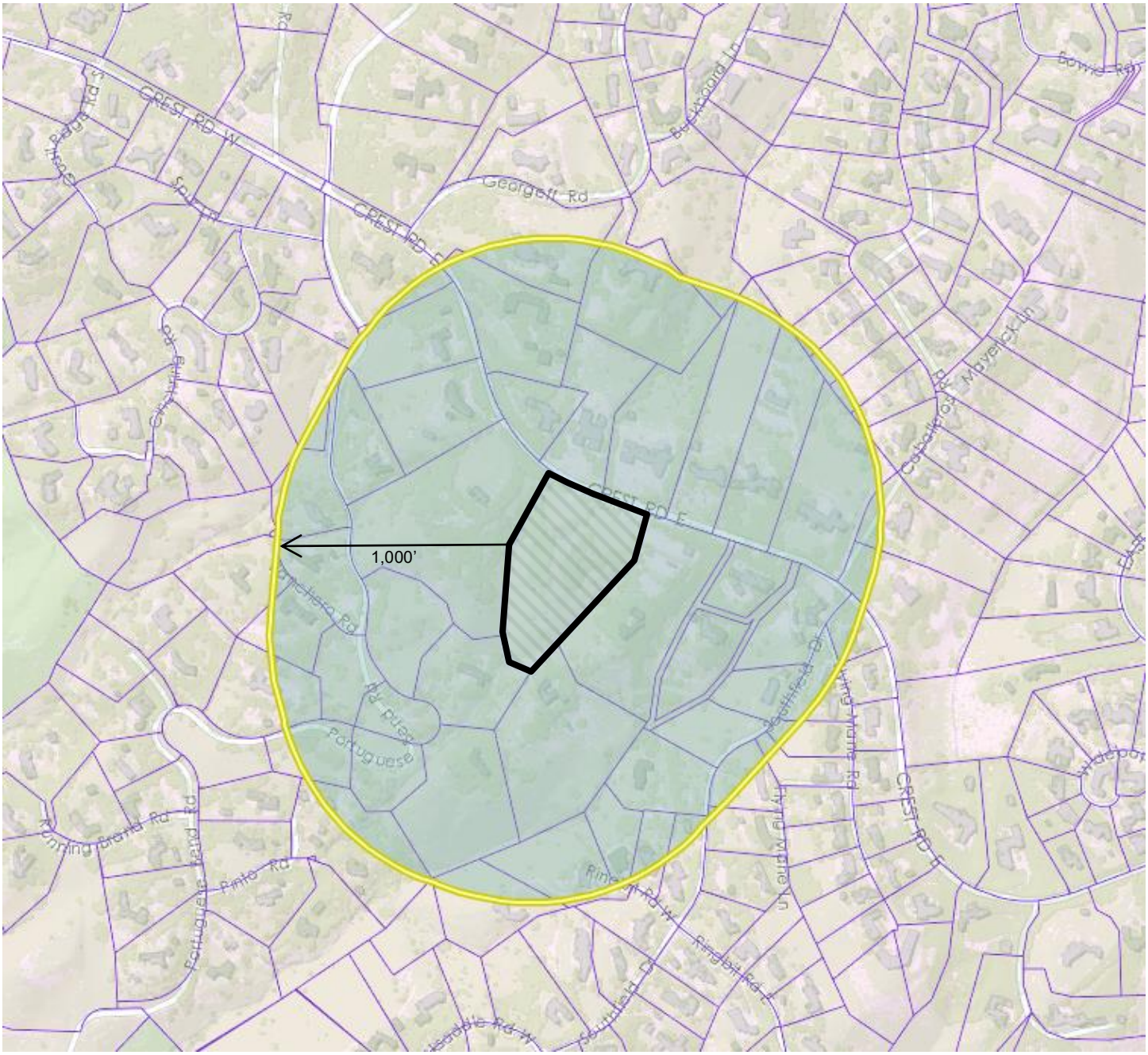
Environmental Review

The project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) under Class 3, Section 15303. New construction of a single-family residence and accessory structures.

FISCAL IMPACT:
None.

RECOMMENDATION:
Open the public hearing, receive public testimony, discuss the project, and provide direction to staff and the applicant.

ATTACHMENTS:
07_Vicinity Map - 23 Crest Road E (ZC 21-11).pdf
CO_TRC_231211_M01_23CrestRd_Dwy11302023.pdf
PL_ADR_23CrestRdE_Photos.pdf
PL_ADR_23CrestRdE_ZC23-070_Site_Grading_Plans.pdf
231107_ZC23-070_23CRE_TrafficCommission_DrivewayApronPlans_1stSubmittal.pdf



City of Rolling Hills **2 PORTUGUESE BEND ROAD ROLLING HILLS, CA 90274**

TITLE VICINITY MAP **CASE NO.** Zoning Case No. 21-11
Site Plan Review

OWNER Williams

ADDRESS 23 Crest Road East, Rolling Hills 90274 **SITE**

WILLDAN Engineering

Memorandum

TO: John Signo, AICP Director of Planning and Community Services

FROM: Vanessa Munoz PE, TE, City Traffic Engineer

DATE: November 30, 2023

SUBJECT: 23 Crest Road Driveway

This memorandum is in response to the request by the city to review and provide input on the proposed driveway improvements submitted by the residents of 23 Crest Road. The site is a vacant lot and there are no existing driveways on it. The proposed driveway aisle width is 26 feet wide. The driveway apron will be approximately 62.5 feet wide which will provide comfortable vehicle maneuverability.

A field review of the existing conditions identified two mature eucalyptus trees located on either side of the proposed driveway. The sight distance visibility for the proposed driveway location is adequate, and the trees do not obstruct the line of sight. Based on field observations and engineering judgement, the proposed driveway location and width is acceptable.

23 CREST ROAD EAST – DRIVEWAY LOCATION



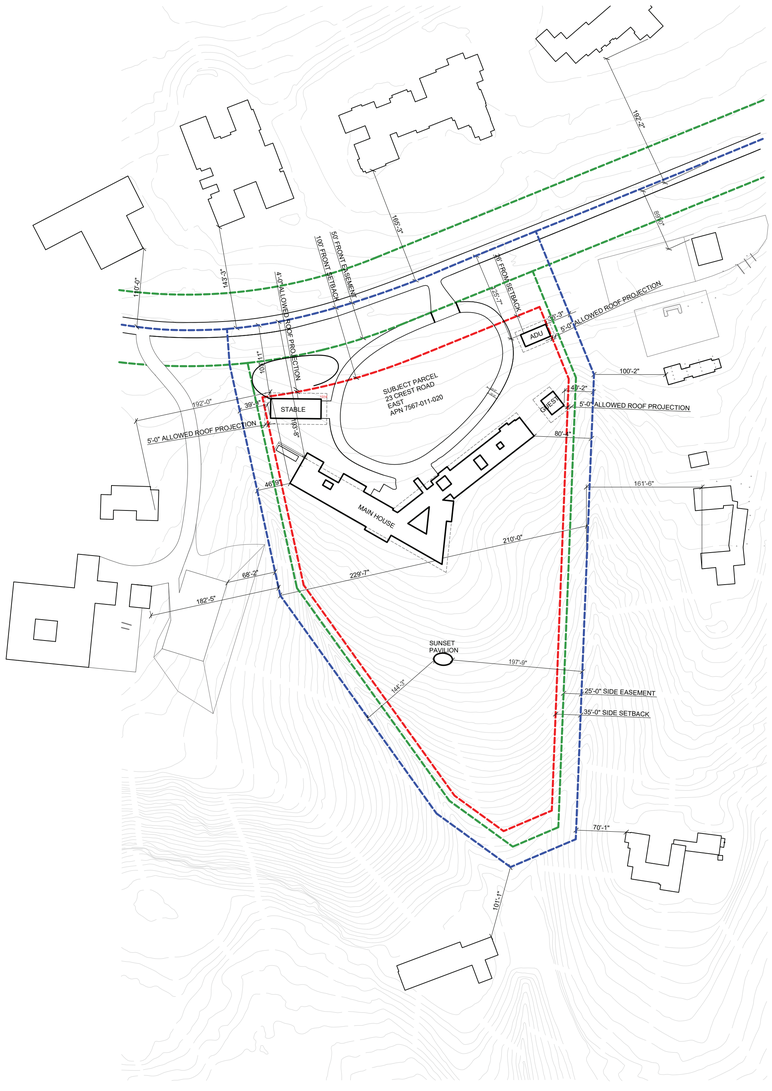


23 CREST ROAD EAST – DRIVEWAY LOCATION





VICINITY MAP



SCALE" 1" = 100'

PROJECT INFORMATION

PROJECT ADDRESS:
23 Crest Road East
Rolling Hills, CA 90274

LEGAL DESCRIPTION:
Lot Number: 132 of LA County Assessor Map No 51
Assessor: 7567.011.020

ZONE:
RAS-2

ZONING EASEMENTS (FROM LOT LINE):
Front Yard: 50'
Side Yard: 25'
Rear Yard: 25'

ZONING SETBACKS (FROM LOT LINE):
Front Yard: 100'
Side Yard: 35'
Rear Yard: 50'

BUILDING STORIES:
Main House: 1 story + Basement
Guest House: 1 Story
ADU: 1 Story
Stable: 1 Story

BUILDING HEIGHTS:
Main House: 25'-0"
Guest House: 18'-0"
ADU: 14'-3"
Stable: 18'-9"

PARKING:
Required: 3
Provided: 4

GROSS LOT AREA:
307,314 S.F.
NET LOT AREA:
262,368 S.F.

PROJECT DIRECTORY

OWNER:
Yukiko Ogasawara
3 Flying Mane Ln,
Rolling Hills, CA 90274
Tel: 310.779.1982

ARCHITECT:
Escher GuneWardena Architecture
815 Silver Lake Boulevard
Los Angeles, CA 90026
admin@egarch.net
Office: 323-665-9100
Fax: 323-665-9103

CIVIL ENGINEER:
Dan Bolton
Bolton Engineering
25834 Narbonne Avenue #201
Lomita, CA 90277
Tel: 310.325.5580
Fax: 310.325.5581
dbolton@boltonengineering.com

LANDSCAPE ARCHITECT
David Godshall & Kasey Toomey
Terremoto
3401 Glendale Blvd,
Los Angeles, CA 90039
Tel: 814.935.9912

APPLICABLE CODES

2017 RHCA Building Regulations
RH California Code of Ordinances

2019 California Historic Building Code
2019 California Residential Code (Volume 1 and 2)
2019 California Electrical Code
2019 California Mechanical Code
2019 California Plumbing Code
2019 California Energy Code
2019 California Green Building Standards Code
2020 Los Angeles Building Code

PROJECT DESCRIPTION

Construction of a new 5 bedroom 6 bathroom + 3 powder room ranch style house with basement and pool, guest house, stable (with corral, tack, and office/admin space), ADU, covered pavilion downslope from the house, gate and driveway, in addition to areas of new and restored landscape with new paths and restored/reestablished existing trails that connect the various buildings and landscape elements across the site. Landscape will consist of combination of preservation strategies, reestablishing of native species on site, and addition of appropriately sized plant species to screen views of buildings from the street while preserving view corridors of neighbors. The approach to the land was driven by a study of the existing contours of the site so that the massing and orientation of the proposed buildings carefully follow the topography, while minimizing site disturbance. The project was also informed by a study of the previously approved design for this site (2017) and the City of Rolling Hills review criteria, so that pre-existing approved strategies for water management (sensitive to downhill properties in the runoff zone of 23 Crest Rd. E), minimal grading, and view preservation were central to the design process and are reflected in this design proposal for 23 Crest Road East.

DRAWING INDEX

GENERAL

G01	Cover Sheet
G02	Survey
G03	Site Photos
G04	Land Use - Approach Diagrams
G05	Land Use Tables
G06	Renderings - Main House+ Material Key
G07	Renderings - Views from Street
G08	View Corridor Diagrams

ARCHITECTURAL

A100	Site Plan
A101	Main House - Ground Floor Plan
A102	Main House - Basement
A103	Main House - Roof Plan
A104	Outbuildings - Plans
A201	Main House - Elevations
A202	Outbuildings - Elevations

LANDSCAPE

L1	Conceptual Landscape Plan

CIVIL

C1	Overall Site Plan
C2	Existing Conditions
C3	Prelim Grading Plan
C4	Site Sections
C5	Civil Details
C6	Prelim Grading Plan

LEGEND

- MAJOR SECTION REFERENCE (Detail No. / Sheet No.)
- INTERIOR ELEVATION REFERENCE (Detail No. / Sheet No.)
- DETAIL REFERENCE (Detail No. / Sheet No.)
- WINDOW TAG (X)
- DOOR TAG (#)
- ELEVATION MARKER

ABBREVIATIONS

AFF	ABOVE FINISH FLOOR
@	AT
C.H.	CEILING HEIGHT
C.H.B.O.B.	CEILING HEIGHT BOTTOM OF BEAM
C.H.T.O.B.	CEILING HEIGHT TOP OF BEAM
C	CENTER LINE
CONC.	CONCRETE
EQ.	EQUAL
(E)	EXISTING
HT	HEIGHT
INT.	INTERIOR
(N)	NEW
NR	NON-RATED
T.B.D.	TO BE DETERMINED
TYP.	TYPICAL
SF	SQUARE FEET
U.N.O.	UNLESS NOTED OTHERWISE
W/	WITH
F.S.	FINISHED SURFACE
T.W.	TOP OF WALL
VIF	VERIFY IN FIELD

NOTES

No.	Date	Revision
001	06/01/23	RH SUBMITTAL 1

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815 Silver Lake Boulevard
Los Angeles, CA 90026
tel: 323 665 9100
Fax: 323 665 9103

SKY-LINE

23 CREST ROAD EAST
ROLLING HILLS, CA 90274

OWNER:
Yuki Ogasawara
23 Crest Rd E,
Rolling Hills, CA 90274

ARCHITECT:
Escher GuneWardena Architecture
815 Silver Lake Boulevard
Los Angeles, CA 90026
tel: 323 665 9100, fax: 323 665 9103

RH PLANNING REVIEW

COVER PAGE

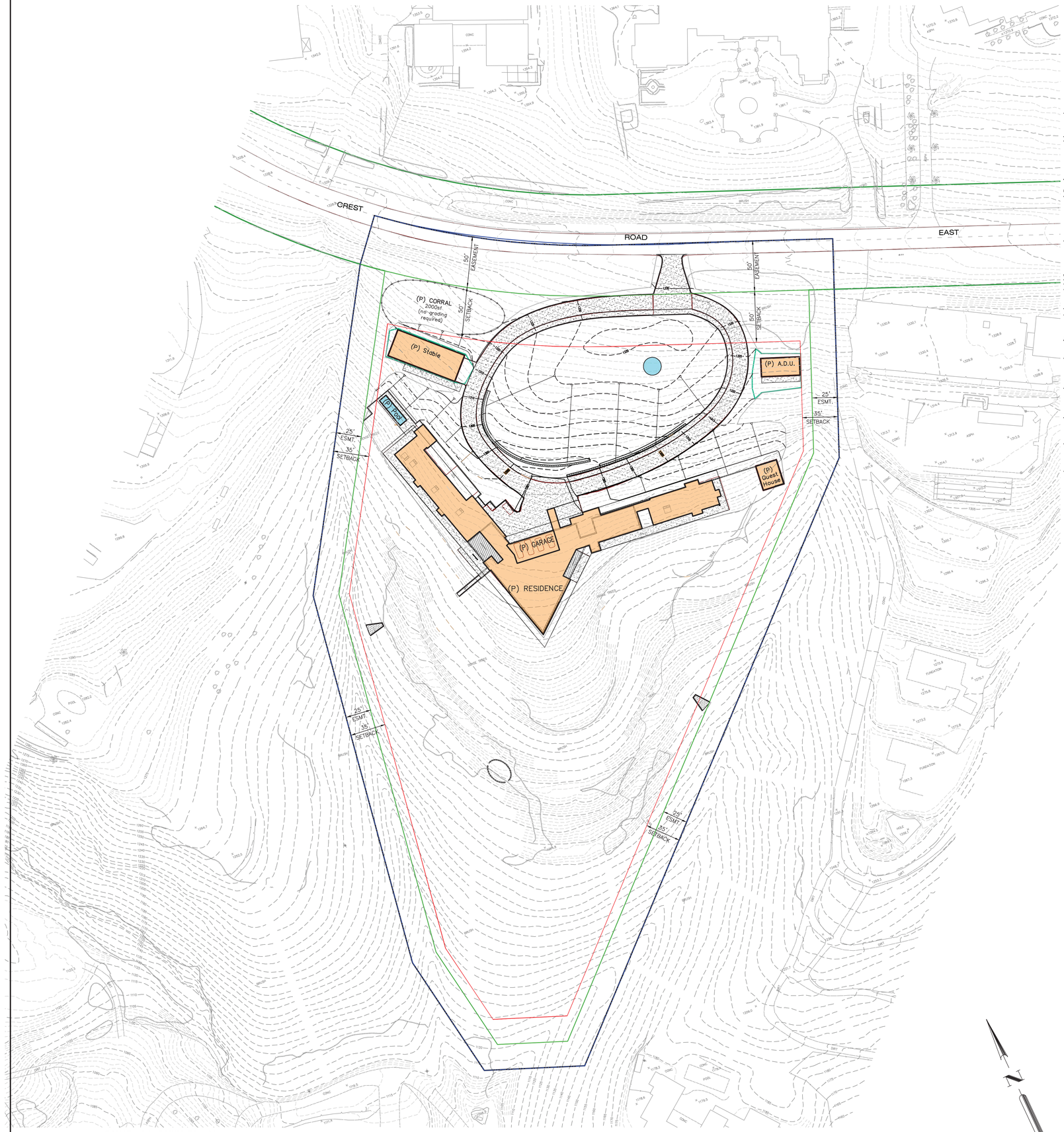
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G01

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OGASAWARA RESIDENCE

23 CREST ROAD EAST
ROLLING HILLS, CA 90274



OVERALL SITE PLAN
SCALE: 1" = 40'



VICINITY MAP
SCALE: 1" = 300'

SHEET INDEX

COVER SHEET	C1
TOPOGRAPHIC SURVEY	C2
PRELIMINARY CIVIL PLAN	C3
SITE SECTIONS	C4
CIVIL DETAILS	C5
CUT/FILL COLOR EXHIBIT	CM

EARTHWORK ESTIMATE

SITE EXCAVATION:	4,710
BASEMENT EXCAVATION:	2,320
OVEREXCAVATION:	3,760
TOTAL EXCAVATION	10,790
EMBANKMENT:	2,790
RECOMPACTION:	3,760
TOTAL EMBANKMENT:	6,550
TOTAL EMBANKMENT:	8,190 (20% shrinkage)
EXPORT:	2,600
EXPORT (less allowed)	280

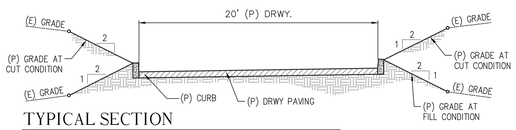
1 2 Crest Rd E
2 2 Georgeff Rd3
3 Georgeff Rd
4 8 Crest Rd E
5 1 Crest Rd E
6 12 Crest Rd E
7 1 Georgeff Rd
8 6 Cinchring Rd
9 5 Crest Rd E
10 52 Portuguese Bend Rd
11 7 Crest Rd E
12 16 Crest Rd E
13 18 Crest Rd E
14 22 Crest Rd E
15 26 Crest Rd
16 30 Crest Rd E
17 34 Crest Rd E
18 5 Ranchero Rd
19 17 Crest Rd E
20 Address Not Available
21 29 Crest Rd E
22 33 Crest Rd E
23 1 Southfield Dr
24 4 Ranchero Rd
25 1 Ranchero Rd
26 2 Ranchero Rd
27 51 Portugese Bend Rd
28 54 Protugese Bend Rd
29 56 Protugese Bend Rd
30 58 Portugese Bend Rd
31 35 Crest Rd E
32 3 Southfield Dr
33 53 Protugese Bend Rd
34 Address Not Available
35 62 Portugese Bend Rd
36 60 Portugese Bend Rd
37 5 Ringbit Rd W
38 7 Southfield Dr
39 Address Not Available

LEGEND

- PROPERTY LINE
- EASEMENT
- SETBACK
- (P) LIMIT OF GRADING
- (P) PAD AREA
- (E) CONTOUR 1300
- (P) CONTOUR 1100
- (P) STRUCTURE
- (P) BASEMENT
- (P) RETAINING WALL
- (P) DRWY./HARDSCAPE
- (P) COVERED PORCH
- (P) CORRAL

ABBREVIATIONS

(E)	EXISTING
(P)	PROPOSED
BW	BOTTOM OF WALL
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FS	FINISHED SURFACE
PP	POWER POLE
SF	SQUARE FEET
TW	TOP OF WALL



TYPICAL SECTION
DRIVEWAY/FIRE ACCESS

Revisions	By

Bolton Engineering Corp.
Civil Engineering and Surveying
25834 Narbonne Avenue Suite 210
Lomita, Ca. 90717
Ph: 310-325-5580 Fax: 310-325-5581

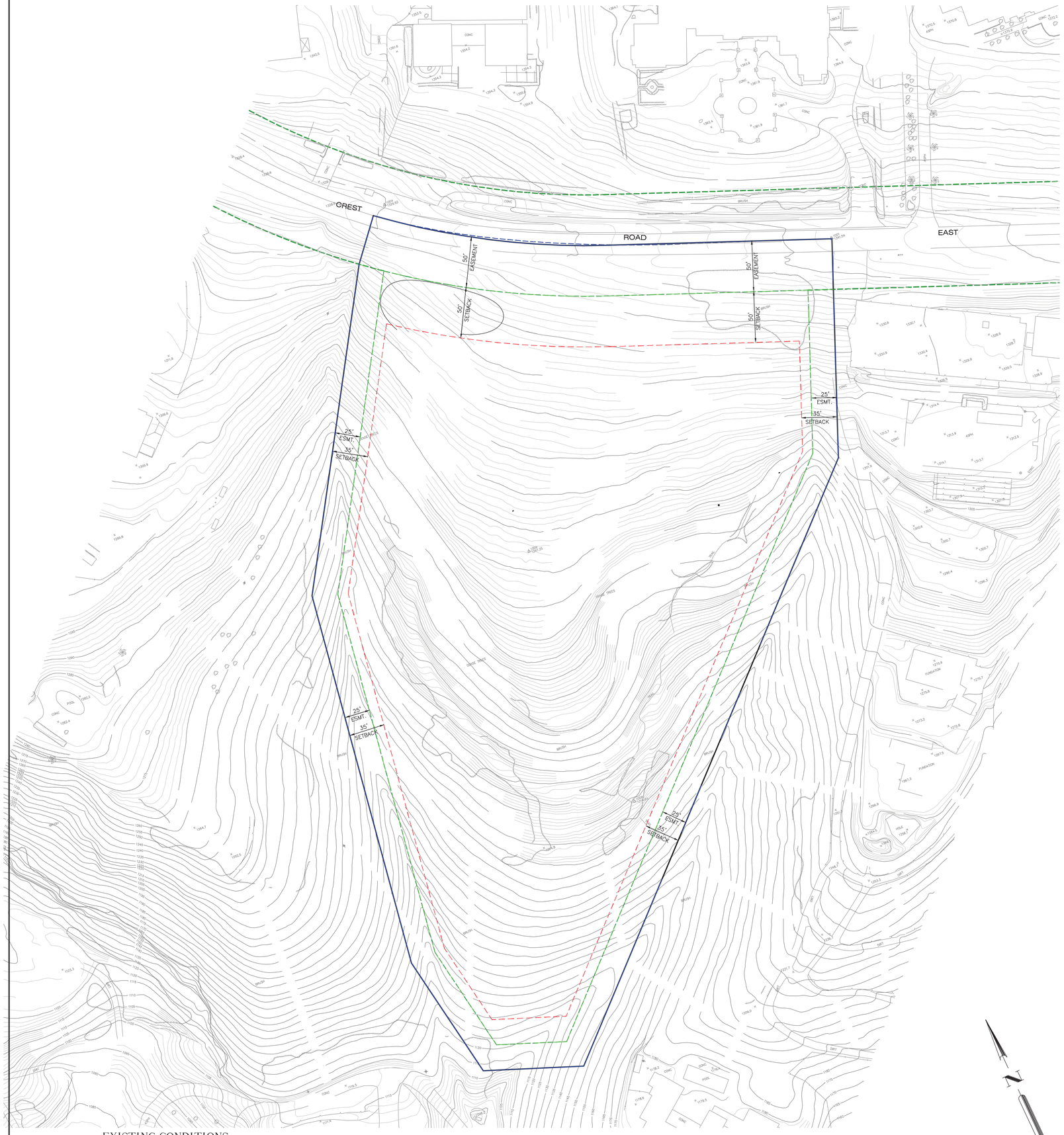
CLIENT: YUKI OGASAWARA
452 S LORING AVENUE
LOS ANGELES CA 90024

TITLE: OVERALL SITE PLAN
NEW RESIDENCE
17 CREST ROAD EAST
ROLLING HILLS, CA 90274

Date: May 1, 2023
Scale: AS SHOWN
Drawn: JL
Checked: DJB
Job No. 22324
Sheet C1
Of 8 Sheets

OGASAWARA RESIDENCE

23 CREST ROAD EAST
ROLLING HILLS, CA 90274



EXISTING CONDITIONS

SCALE: 1" = 40'

Revisions	By

Bolton Engineering Corp.
Civil Engineering and Surveying
25834 Narbonne Avenue Suite 210
Lomita, Ca. 90717
Ph: 310-325-5580 Fax: 310-325-5581

CLIENT: YUKI OGASAWARA
452 S LORING AVENUE
LOS ANGELES CA 90024

TITLE: EXISTING CONDITIONS
NEW RESIDENCE
17 CREST ROAD EAST
ROLLING HILLS, CA 90274

Date:	May 1, 2023
Scale:	AS SHOWN
Drawn:	JJ
Checked:	DJB
Job No:	22324
Sheet:	C2
Of	8 Sheets

OGASAWARA RESIDENCE

23 CREST ROAD EAST
ROLLING HILLS, CA 90274

WALL HT. COMPUTATION

WALL	H, height (feet, avg)	L, length (feet)	A H.x.L (sq.ft.)	Max Ht. (ft.)
WALL A	2.5'	45'	112	2.5'
WALL B	2.5'	90'	225	3.0'
WALL C	2.5'	130'	325	5.0'
WALL D	2.5'	160'	400	5.0'
TOTAL:		425'	1062sf	

AVG. HEIGHT= TOTAL A / TOTAL L
= 1062sf / 425ft.
= 2.50' OK

LEGEND

- PROPERTY LINE
- EASEMENT
- SETBACK
- (P) LIMIT OF GRADING
- (P) PAD AREA
- (E) CONTOUR 1300
- (P) CONTOUR 1100
- (P) STRUCTURE
- (P) BASEMENT
- (P) RETAINING WALL
- (P) DRWY./HARDSCAPE
- (P) COVERED PORCH
- (P) CORRAL

CREST ROAD EAST

(P) DRIVEWAY APRON (W=20')

50' EASEMENT

50' SETBACK

LIMIT OF GRADING

(P) CORRAL 2000sf (no grading required)

(P) Stable 1940sf PAD=1313.5 FF=1314.0

25' ESMT.

35' SETBACK

WATER FEATURE 245sf

(P) A.D.U. 685sf PAD=1315.5 FF=1316.0

(P) DRWY.

VARIES, 2:1 MAX

WALL B (P) RET. WALL AVG. HT. 2.5' MAX HT. 3.0'

WALL C (P) RETAINING WALL AVG. HEIGHT 2.5' MAX HEIGHT 5.0'

WALL D (P) RETAINING WALL AVG. HEIGHT 2.5' MAX HEIGHT 5.0'

(P) Pool 720sf

(P) POOL DECK

POOL EQUIP.

(P) Guest House 940sf PAD=1290.5 FF=1291.0

WALL A (P) RET. WALL AVG. HT. 2.5' MAX HT. 2.5'

(P) SERVICE YARD (SAV)

ENTRY

EAVE LINE

(P) GARAGE 930sf FF=1290.5

COVERED PORCH

DECK

(P) RESIDENCE 13,330sf PAD=1290.5 FF=1291.0

(P) BASEMENT 7,610sf PAD=1280.5 FF=1281.0

LIMIT OF GRADING

STORM DRAIN STORAGE TANK

STORM DRAIN OUTFALL

LIGHT WELL

DENSE TREES

BRUSH

TRAIL

SUNSET TERRACE 416sf

PRELIMINARY CIVIL PLAN
SCALE: 1"\= 20'

Revisions	By

Bolton Engineering Corp.
Civil Engineering and Surveying
25834 Narbonne Avenue Suite 210
Lomita, Ca. 90717
Ph: 310-325-5580 Fax: 310-325-5681

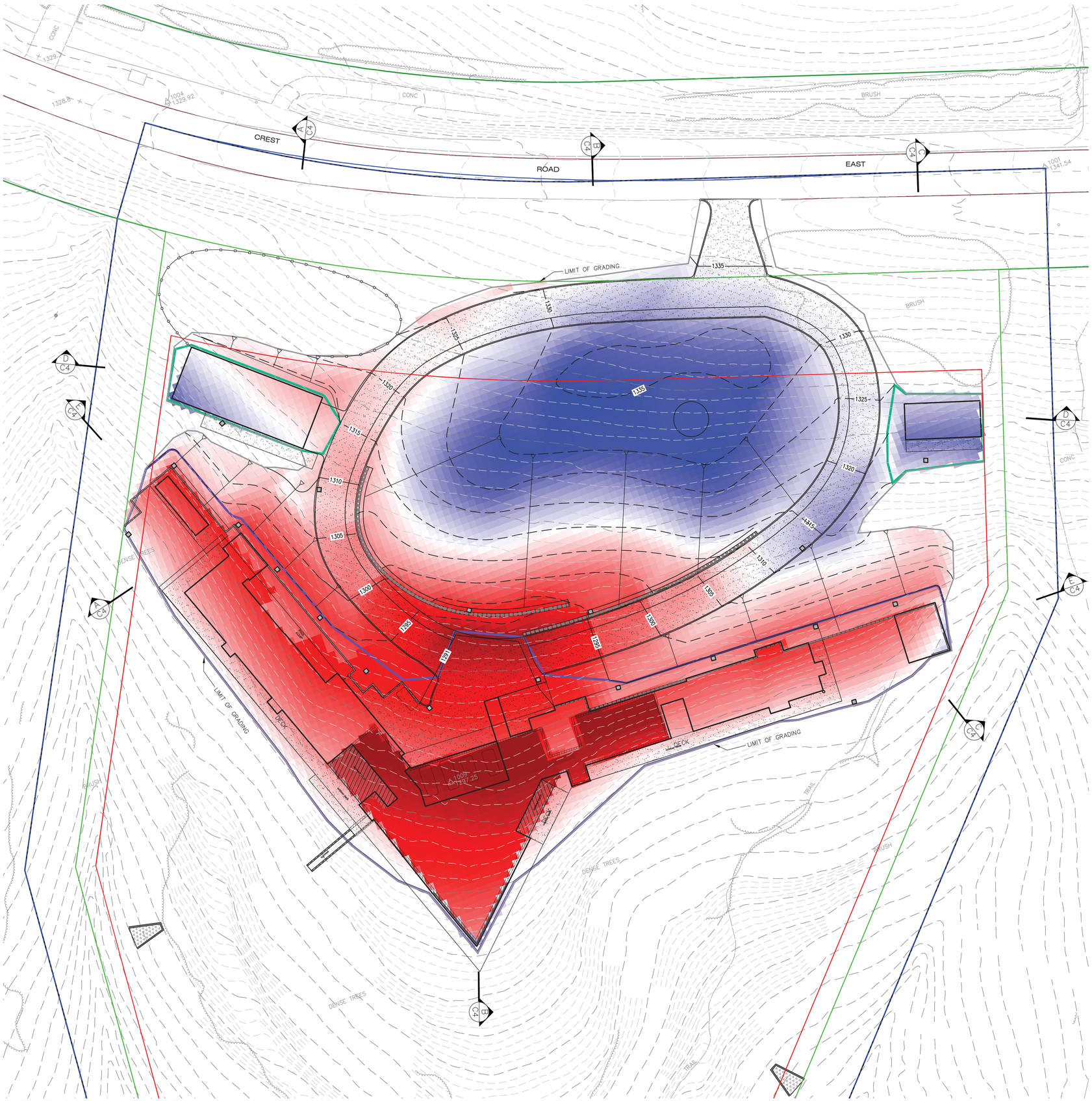
CLIENT: YUKI OGASAWARA
452 S LORING AVENUE
LOS ANGELES CA 90024

TITLE: PRELIM GRADING PLAN
NEW RESIDENCE
17 CREST ROAD EAST
ROLLING HILLS, CA 90274

Date:	May 1, 2023
Scale:	AS SHOWN
Drawn:	JJ
Checked:	DJB
Job No.	22324
Sheet:	C3
Of	8 Sheets

OGASAWARA RESIDENCE

23 CREST ROAD EAST
ROLLING HILLS, CA 90274



LEGEND

Color	Depth	
	17.0'	
	6.0'	Area of Fill
	0.0'	
	-6.0'	Area of Cut
	-17.0'	

EARTHWORK COLOR EXHIBIT

SCALE: 1" = 20'

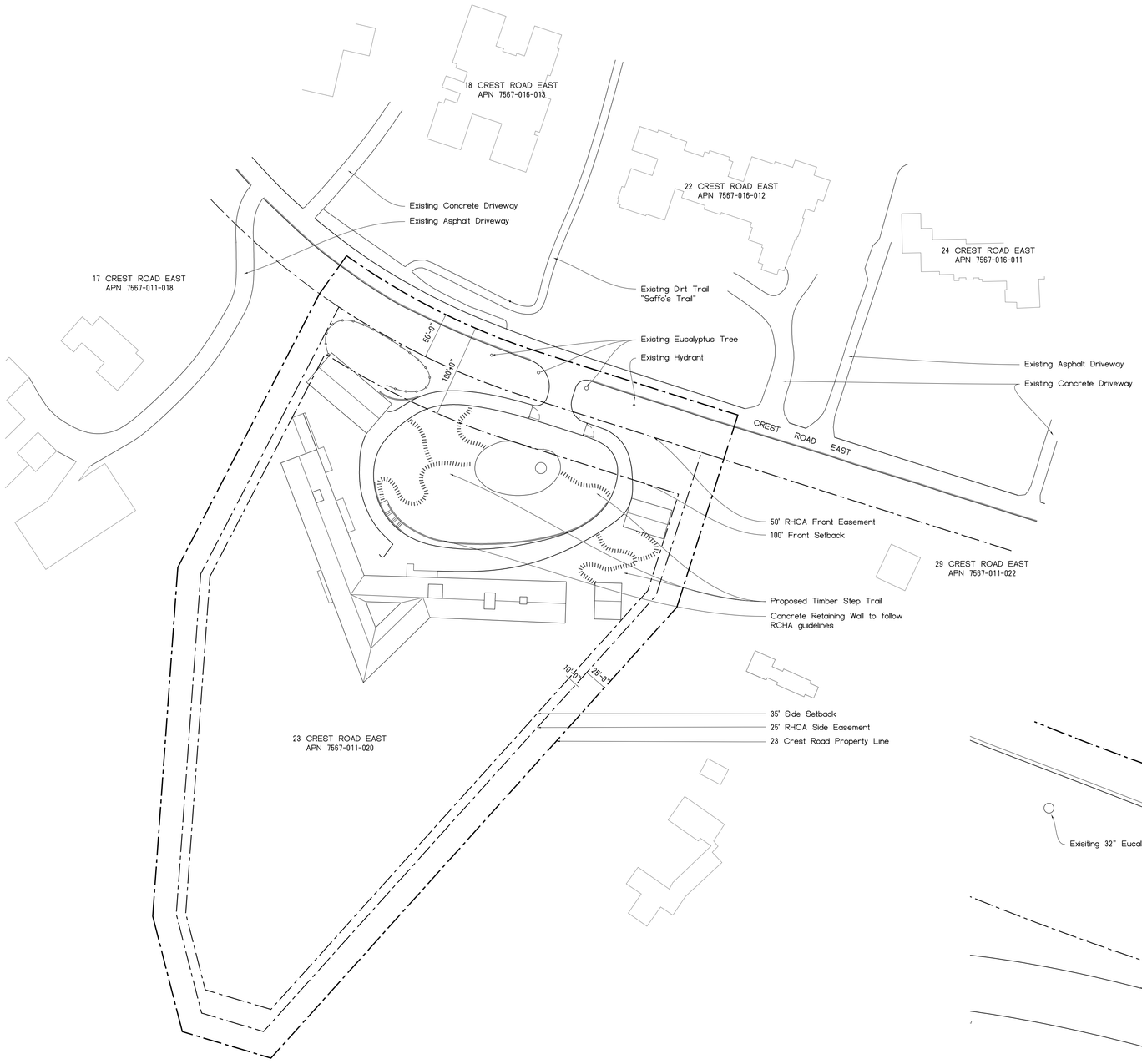
Revisions	By

Bolton Engineering Corp.
Civil Engineering and Surveying
25834 Narbonne Avenue Suite 210
Lomita, Ca. 90717
Ph: 310-325-5580 Fax: 310-325-5581

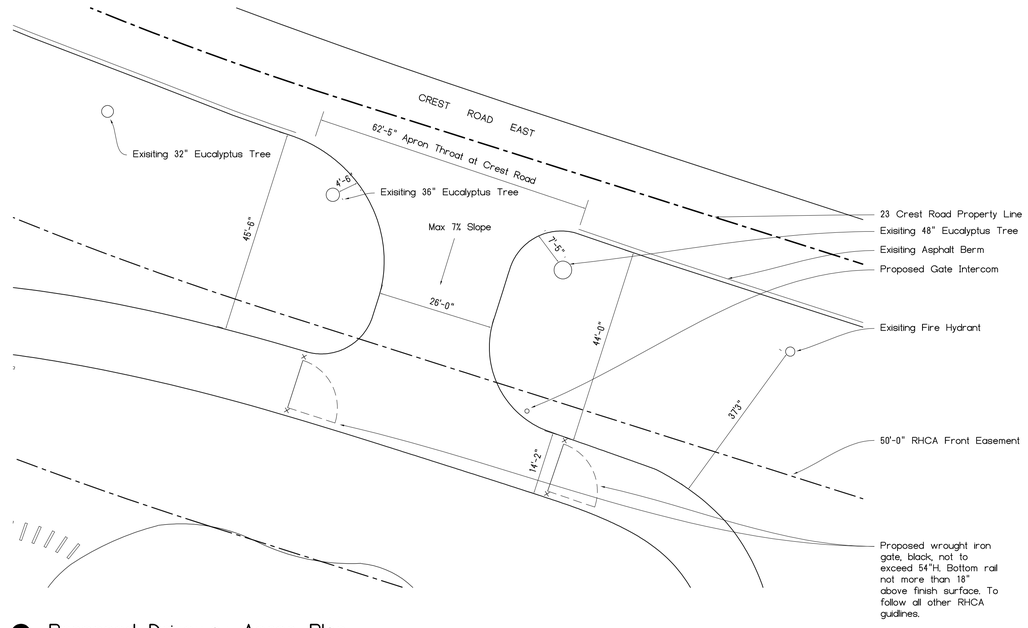
CLIENT: YUKI OGASAWARA
452 S LORING AVENUE
LOS ANGELES CA 90024

TITLE: PRELIM GRADING PLAN
NEW RESIDENCE
17 CREST ROAD EAST
ROLLING HILLS, CA 90274

Date:	May 1, 2023
Scale:	AS SHOWN
Drawn:	JJ
Checked:	DJB
Job No:	22324
Sheet:	C6
Of	8 Sheets



1 Crest Road Driveway Site Plan
Scale: 1'-0" = 1/64"



2 Proposed Driveway Apron Plan
Scale: 1'-0" = 1/16"

NOTES

No.	Date	Revision
01	11/03/23	Traffic Commission

Ogasawara
House

23 Crest Rd
Rolling Hills, CA 90274

STAMPS

NOT FOR CONSTRUCTION

ARCHITECT OF RECORD

Escher GuneWardena Architecture
815 Silver Lake Boulevard
Los Angeles, CA 90026
Tel: 323.665.9100
Fax: 323.665.9103

NO PART THEREOF SHALL BE COPIED OR USED IN CONNECTION WITH ANY WORK OTHER THAN THE SPECIFIED PROJECT WHICH THEY HAVE BEEN PREAPRED WITHOUT WRITTEN CONSENT OF ESCHER GUNEWARDENA ARCHITECTURE, INC.

Yukiko Ogasawara
3 Flying Mane Ln
Rolling Hills, CA 90274

GENERAL CONTRACTOR
TBD

Nous Engineering
5050 Eagle Rock Blvd
Los Angeles, CA 90041

Bolton Engineering Corp.
25834 Narbonne Ave, Ste 210
Lomita, CA 90717

PAE
MEP Engineer Address

TERREMOTO
3401 Glendale Blvd
Los Angeles, CA 90039

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Traffic Commission
Driveway Plans

Date: 8/10/2023 1:56:36 PM
Scale: Per Drawing
Drawn: DR
Checked: CHK

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AT101

Agenda Item No.: 11.B
Mtg. Date: 12/11/2023

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

FROM: **JOHN SIGNO, DIRECTOR OF PLANNING & COMMUNITY SERVICES**

THRU: **KARINA BAÑALES**

SUBJECT: **ZONING CASE NO. 23-100: REQUEST FOR APPROVAL FOR NEW DRIVEWAYS AND DRIVEWAY APRONS AS PART OF A SITE PLAN REVIEW, CONDITIONAL USE PERMIT, AND VARIANCE APPLICATION ON A PROPERTY LOCATED AT 4 SPUR LANE (LOT 11-B-CH), ROLLING HILLS, CA 90274 (LUKIC), AND DETERMINING THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

DATE: **December 11, 2023**

BACKGROUND:

Zoning, Location, and Lot Description

The property is zoned RAS-1 and excluding the roadway easement the lot is 47,063 square feet (1.08 acres) in size. The lot is developed with a vacant single-family residence along the northern portion of the property near Spur Lane. According to Assessor records, the residence was built in 1951 and is 2,490 square feet. The main frontage on Spur Lane is approximately 179 feet. The northeastern corner connects to Cinchring Road where there is about a 25-foot frontage. The southern corner also connects to Cinchring Road where there is about a 67-foot frontage. The existing topography slopes downward approximately 96 feet from Spur Lane to the lowest portion of the lot in the southwestern corner.

DISCUSSION:

Applicant Request

The project consists of grading and construction of a new 4,870-square-foot residence, driveway, swimming pool, stable, and other improvements. Two building pads are proposed. The first pad (Pad 1) is located in the upper northern portion of the lot where the existing

residence is located. The pad will be enlarged from 7,260 square feet to 12,152 square feet. The second pad (Pad 2) is located at the bottom southern portion of the lot and accessed from Cinchring Road. It will be 3,648 square feet and developed with a 1,868-square-foot stable. Access to the stable is via a 10-foot-wide driveway connecting to Cinchring Road.

Main Driveway
There is an existing 10-foot-wide driveway on Spur Lane in the northeastern section of the property. This driveway will be removed and a new 20-foot-wide driveway will be constructed in the northwestern portion of the property. The driveway curves in the front yard and slopes downward to connect to the garage. The portion that connects to Spur Lane is entirely with the Rolling Hills Community Association (RHCA) easement which is 25 feet wide. Permission from RHCA is required.

Stable Driveway
The driveway for the stable will be located in the southeastern portion of the property connecting to Cinchring Road. The driveway will be 10 feet wide and located in an area where the road curves. There is an existing guardrail along the road which will need to be removed or relocated. There is also an 18-inch storm drain that traverses the driveway which will need to be removed, relocated, or treated.

Additional Reviews

The Planning Commission will review the project at a later date. Following, the Planning Commission's decision and Traffic Commission's recommendation will be forwarded to the City Council for consideration. Rolling Hills Community Association (RHCA) will review this project at a later date.

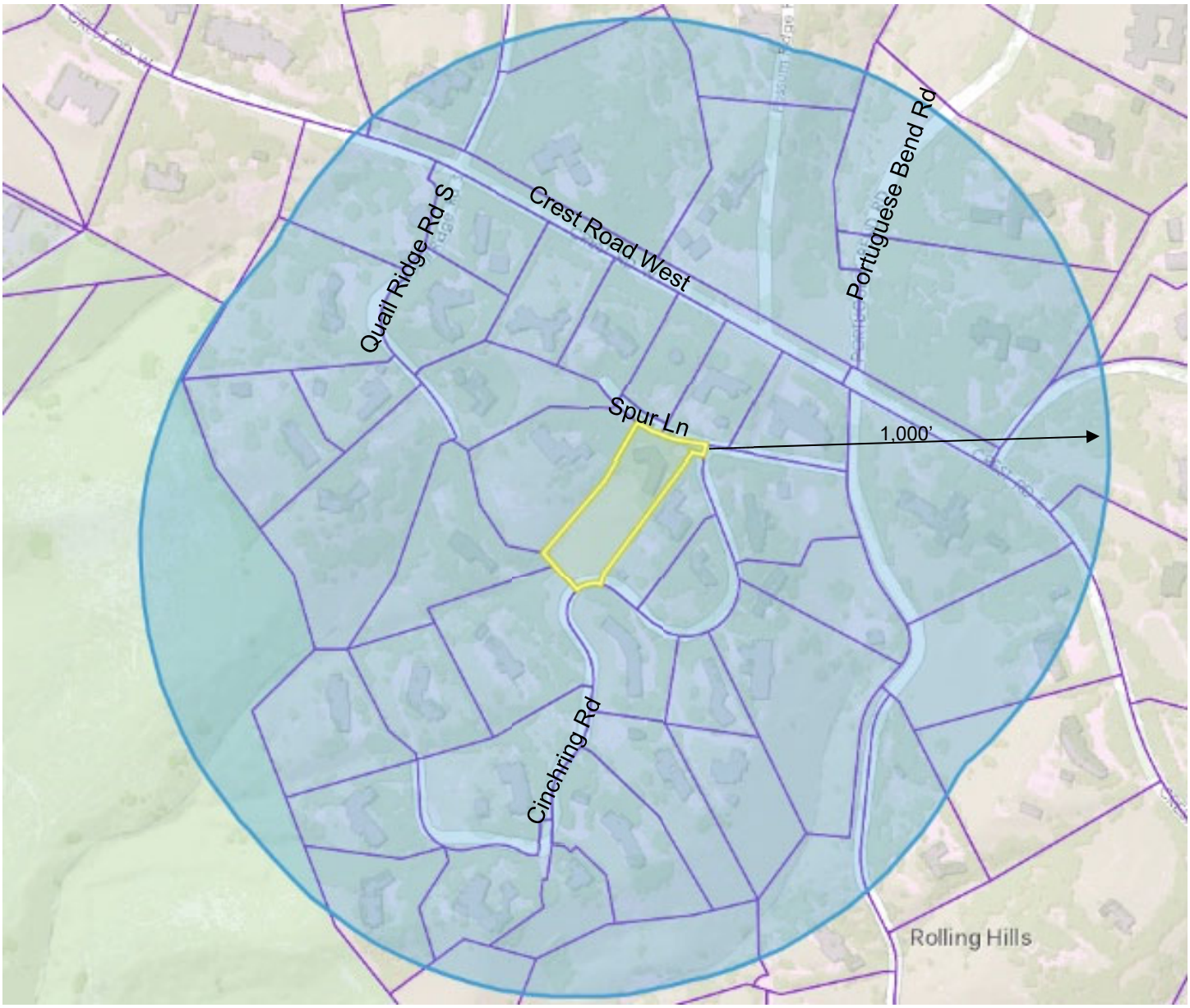
Environmental Review

The project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) under Class 3, Section 15303 - new construction of a single-family residence and accessory structures.

FISCAL IMPACT:
None.

RECOMMENDATION:
Open the meeting, receive public testimony, discuss the project, and provide direction to staff and the applicant.

ATTACHMENTS:
PL_ADR_4SpurLane_ZC23-100_VicinityMap.pdf
CO_TRC_231211_M01_4SpurLane_Dwy11302023.pdf
PL_ADR_4SpurLane_231031_DrivewayPics.pdf
PL_ADR_4SpurLane_231101_Lukic_4 Spur Lane_PlansOnly.pdf



City of Rolling Hills

TITLE VICINITY MAP

CASE NO. ZONING CASE NO. 23-100
Site Plan Review, Conditional Use Permit, Variance

OWNER OGASAWARA

ADDRESS 4 SPUR LANE, ROLLING HILLS, CA 90274

SITE

Memorandum

TO: John Signo, AICP Director of Planning and Community Services

FROM: Vanessa Munoz PE, TE, City Traffic Engineer

DATE: November 30, 2023

SUBJECT: 4 Spur Lane Driveway

This memorandum is in response to the request by the city to review and provide input on the proposed driveway improvements submitted by the residents of 4 Spur Lane. The site will reconfigure the circulation of the property with the remodel. The site is proposing two new driveways, one 20-foot-wide driveway for the main residence to Spur Lane and one driveway for the barn that is 10-foot wide to Cinchring Road. The driveway widths being proposed for both driveways will be comfortable for vehicle maneuverability and meet standards for the type of driveway usage.

A field review of existing conditions was performed to assess the proposed driveway locations with regards to existing conditions and review the adequacy of the sight distance. The proposed main driveway location has acceptable sight distance. The barn proposed barn driveway is located at a curve on Cinchring Rd. and does not provide adequate sight distance.

Based on the field review and engineering judgement, the main house driveway is acceptable as presented for the width and location. The barn driveway should be reassessed for the location as it does not provide adequate sight distance and is not acceptable at this time as presented.

4 SPUR LANE



Top & Bottom: From Spur Lane looking toward proposed driveway. (Taken 10/31/23)



4 SPUR LANE



Top: From Spur Lane looking toward proposed driveway. Bottom: Existing driveway. (Taken 10/31/23)



4 SPUR LANE



Top & Bottom: From Spur Lane looking toward existing driveway. (Taken 10/31/23)



4 SPUR LANE



Top & Bottom: From Cinchring Road looking toward proposed driveway for barn. (Taken 10/31/23)



4 SPUR LANE



Top: Cinchring Rd. looking toward driveway (10/31/23). Bottom: From driveway looking north. (11/6/23)

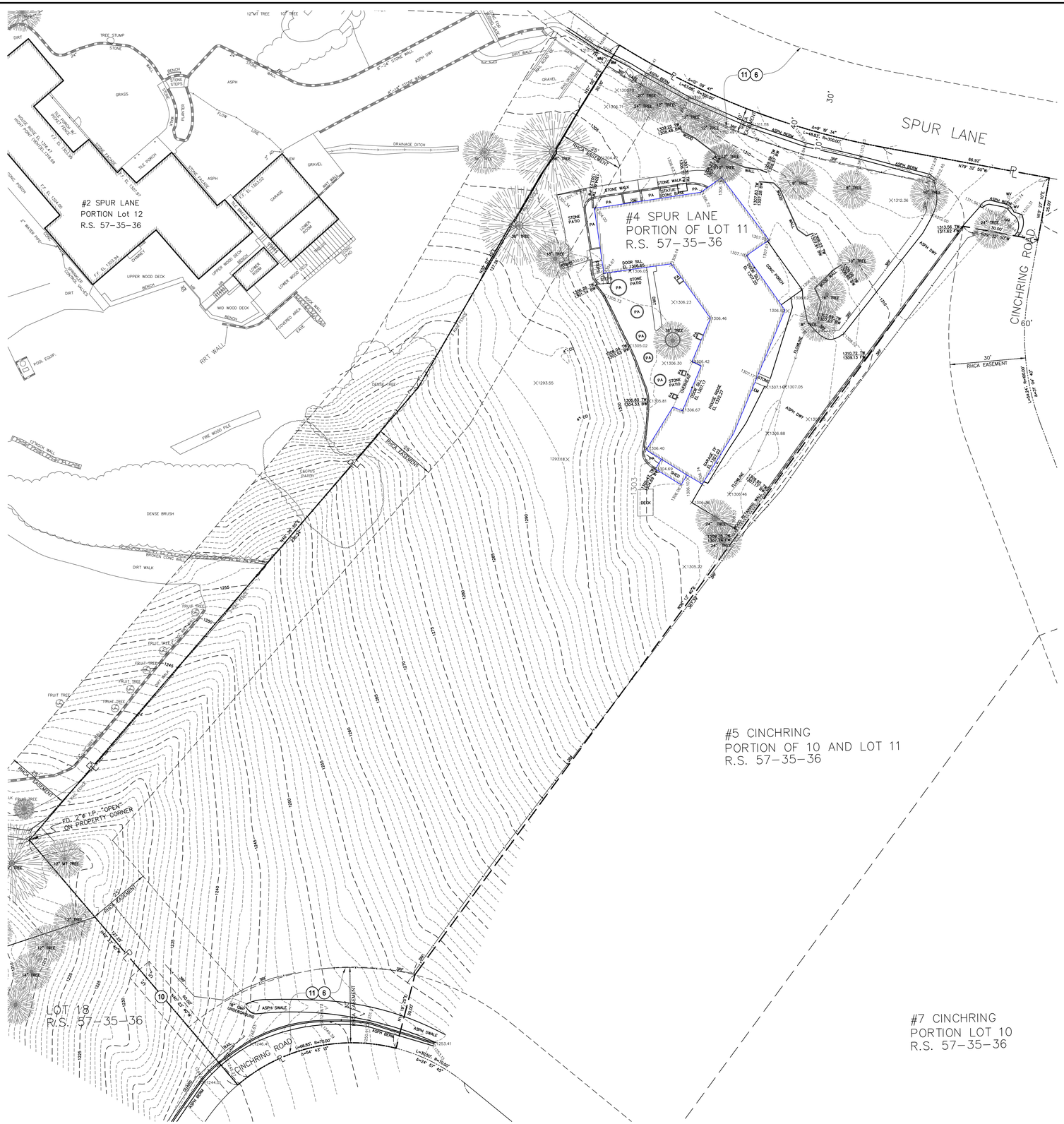


4 SPUR LANE



Top: From barn driveway looking south to Cinchring Road Bottom: Proposed driveway (11/6/23)





Property Description

ADDRESS: #4 SPUR LANE, ROLLING HILLS, CA

ASSESSOR'S PARCEL NO: 7567-017-033

LEGAL DESCRIPTION: POR. LOT 11, RECORD OF SURVEY, MB 57, 35/36

Benchmark

DOOR SILL AT FRONT ENTRANCE AT #4 SPUR LANE, ROLLING HILLS
ASSUMED EL. 1307.20'

Basis Of Bearings

THE BASIS OF BEARINGS FOR THIS SURVEY, SOUTH 36°34'20" EAST BEING THE CENTERLINE OF SPUR LANE, IN THE CITY OF ROLLING HILLS CALIFORNIA PER RECORD OF SURVEY, MB 57 35-36,

Legend

ASPH	ASPHALT
BW	BACK OF WALL
CL	CENTERLINE
CO	CLEAN OUT
CONC	CONCRETE
EM	ELECTRICAL METER
FW	FACE OF WALL
GM	GAS METER
PA	PLANTER AREA
PL	PROPERTY LINE
RHCA	ROLLING HILLS COMMUNITY ASSOCIATION
TW	TOP OF WALL
WM	WATER METER
WV	WATER VALVE
3RF	3 RAIL FENCE
+ 197.23	SPOT ELEVATION
	RETAINING WALL

EASEMENT NOTES:

PER THE EASEMENTS LISTED WITHIN THE EXCEPTIONS OF THE TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE COMPANY, DATED DECEMBER 30, 2021, ORDER NO. 00338797-995-LBO-VE

5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT:
GRANTED TO: PALOS VERDES WATER COMPANY, A CORPORATION
PURPOSE: MAINTAINING A WATER SYSTEM
RECORDING NO: BOOK 9511, PAGE 8, OF OFFICIAL RECORDS
AFFECTS: SAID LAND AND RECORDING NO.: BOOK 9436, PAGE 155, OF OFFICIAL RECORDS
NOT PLOTTED, LOCATION INDETERMINATE

(6) EASEMENTS, RIGHTS AND RIGHTS OF WAY AS PROVIDED FOR IN AN AGREEMENT AND DECLARATION OF ESTABLISHMENT OF CONDITIONS AND RESTRICTIONS. EXECUTED BY PALOS VERDES CORPORATION, A CORPORATION, AND BY ROLLING HILLS COMMUNITY ASSOCIATION OF RANCHO PALOS VERDES, A NON-PROFIT CORPORATION, RECORDED AND AS RESERVED BY DEED FROM PALOS VERDES CORPORATION, FILED FOR RECORD
RECORDING DATE: AUGUST 19, 1946
RECORDING NO.: BOOK 23571, PAGE 257, OF OFFICIAL RECORDS
AND RECORDING DATE: JANUARY 11, 1947
AND RECORDING NO.: BOOK 24121, PAGE 198, OF OFFICIAL RECORDS

9. AN EASEMENT OVER THOSE CERTAIN STRIPS OF LAND BEING A PORTION OF LOT "H" OF THE RANCHO PALOS VERDES ALLOTTED TO JOTHAN BIXBY BY DECREE OF PARTITION IN ACTION, "BIXEY" ET AL VS BENT, ET AL", CASE NO. 2372, IN DISTRICT COURT OF 17TH JUDICIAL DISTRICT OF CALIFORNIA IN AND FOR THE COUNTY OF LOS ANGELES, ENTERED IN BOOK 4 PAGE 57 OF JUDGMENT, SUPERIOR COURT OF SAID COUNTY, CLARK'S FILED MAP 41 SHOWN AS SPUR LANE AND CINCHRING ROAD, PRIVATE ROADS, 60 FEET WIDE ON LICENSED SURVEYOR'S MAP IN BOOK 57 PAGE 35 RECORDS OF SURVEYS. ALL POLES SHALL BE ERECTED AND MAINTAINED WITHIN ONE FOOT OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT AN EXISTING SOUTHERN CALIFORNIA EDISON COMPANY POLE NO. 683990 E LOCATED ON THE NORTHEASTERLY LINE OF SPUR LANE, PRIVATE, IN OR NEAR THE INTERSECTION OF THE SOUTHEASTERLY LINE OF PARCEL 3, AS SHOWN ON SAID LICENSED SURVEYOR'S MAPS, LYING NORTHERLY OF AND ADJOINING TO SAID PARCEL 5; THENCE CONTINUING SOUTHERLY FROM LAST MENTIONED POINT ALONG SATE SOUTHERLY LINE OF CINCRING ROAD TO SOUTHWESTERLY CORNER OF SAID PARCEL 5.
ONE FOOT STRIP NOT PLOTTED AS ITS LOCATION IS INDETERMINATE.

(10) AN EASEMENT FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: ASSOCIATED TELEPHONE COMPANY, LTD.
PURPOSE: POLE LINES AND CONDUITS
RECORDING NO: BOOK 29298, PAGE 62, OF OFFICIAL RECORDS
AFFECTS: SAID LAND

(11) AN EASEMENT FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION
PURPOSE: PIPE LINES, WITH METERING, REGULATING AND OTHER
RECORDING NO: BOOK 29400, PAGE 31, OF OFFICIAL RECORDS
AFFECTS: THOSE PORTIONS OF SAID LAND WITH "SPUR LANE" AND "CINCHRING ROAD", PRIVATE STREETS, AS SHOWN ON SAID RECORDED OF SURVEY

Revisions	By

Bolton Engineering Corp.
Civil Engineering and Surveying
25834 Narbonne Avenue Suite 210
Lomita, Ca. 90717
Ph: 310-325-5580 Fax: 310-325-5581

LICENSED LAND SURVEYOR
BRIAN G. O'NEIL
LS 8958
EXP 9/30/22
STATE OF CALIFORNIA

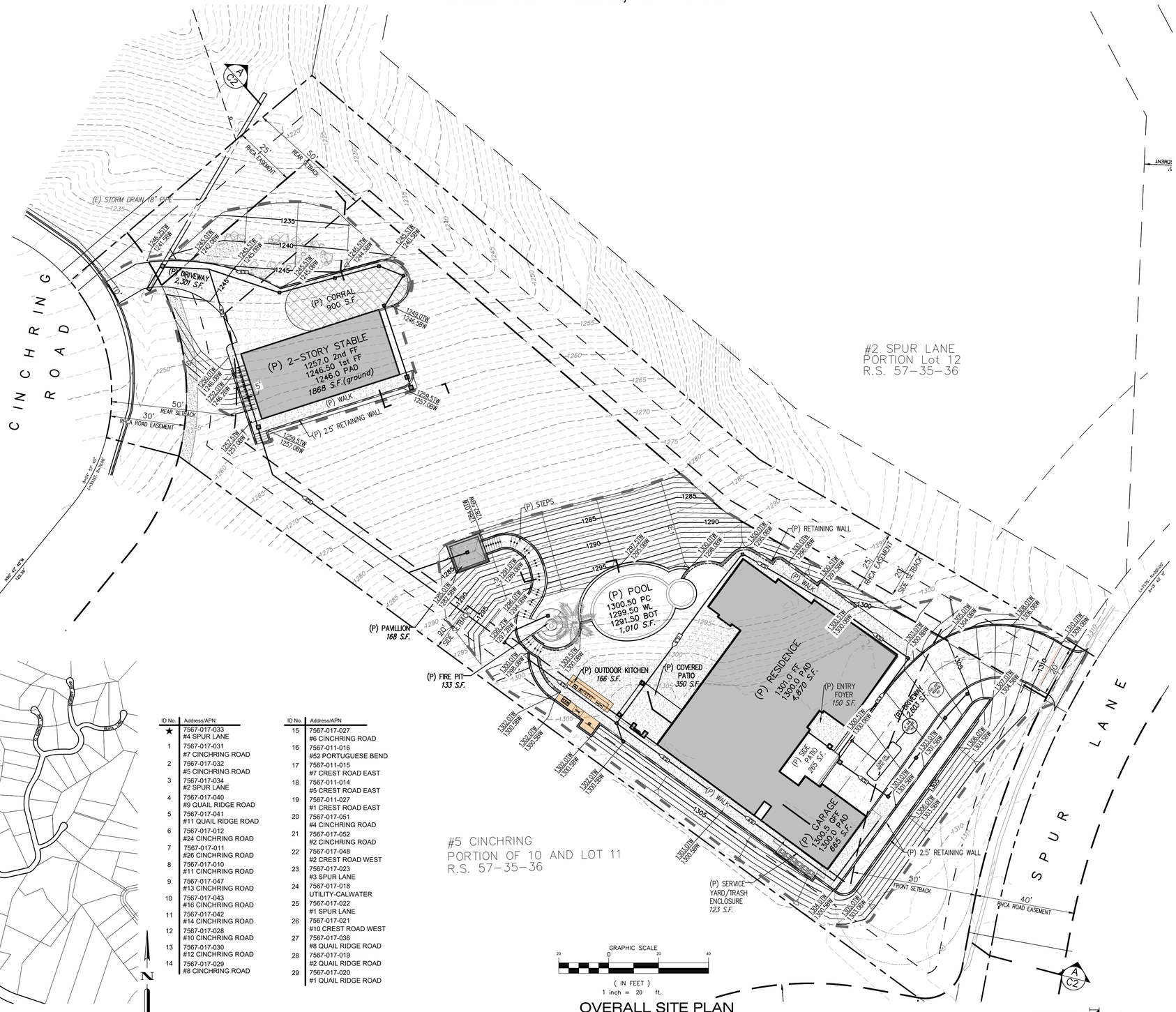
CLIENT: LUKIC
4 SPUR LANE
ROLLING HILLS, CA

TITLE: TOPOGRAPHIC SURVEY
4 SPUR LANE
ROLLING HILLS, CA

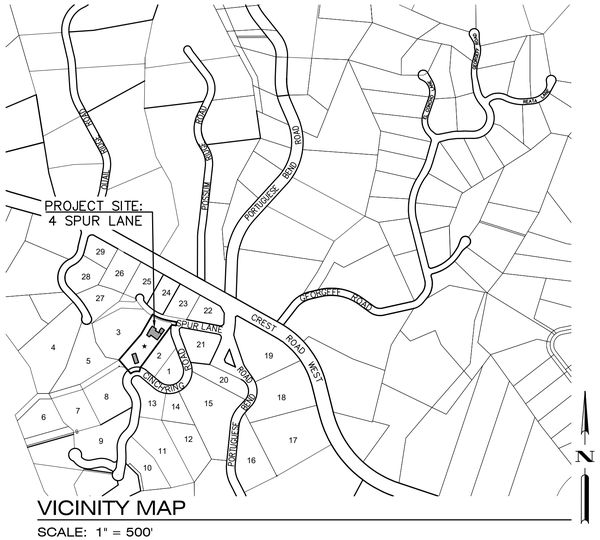
Date: MAY 2, 2022
Scale: 1: 20
Drawn: FYW
Checked: BGO
Job No. 22105
Sheet 1
Of 1 Sheets

LUKIC RESIDENCE

4 SPUR LANE
ROLLING HILLS, CA 90274



OVERALL SITE PLAN
SCALE: 1" = 20'



VICINITY MAP
SCALE: 1" = 500'

ID No.	Address/APN
★	7567-017-033 #4 SPUR LANE
1	7567-017-031 #7 CINCHRING ROAD
2	7567-017-032 #5 CINCHRING ROAD
3	7567-017-034 #2 SPUR LANE
4	7567-017-040 #9 QUAIL RIDGE ROAD
5	7567-017-041 #11 QUAIL RIDGE ROAD
6	7567-017-012 #24 CINCHRING ROAD
7	7567-017-011 #26 CINCHRING ROAD
8	7567-017-010 #11 CINCHRING ROAD
9	7567-017-047 #13 CINCHRING ROAD
10	7567-017-043 #16 CINCHRING ROAD
11	7567-017-042 #14 CINCHRING ROAD
12	7567-017-028 #10 CINCHRING ROAD
13	7567-017-030 #12 CINCHRING ROAD
14	7567-017-029 #8 CINCHRING ROAD
15	7567-017-027 #6 CINCHRING ROAD
16	7567-011-016 #52 PORTUGUESE BEND
17	7567-011-015 #7 CREST ROAD EAST
18	7567-011-014 #5 CREST ROAD EAST
19	7567-011-027 #1 CREST ROAD EAST
20	7567-017-051 #4 CINCHRING ROAD
21	7567-017-052 #2 CINCHRING ROAD
22	7567-017-048 #2 CREST ROAD WEST
23	7567-017-023 #3 SPUR LANE
24	7567-017-018 UTILITY-CALWATER
25	7567-017-022 #1 SPUR LANE
26	7567-017-021 #10 CREST ROAD WEST
27	7567-017-036 #8 QUAIL RIDGE ROAD
28	7567-017-019 #2 QUAIL RIDGE ROAD
29	7567-017-020 #1 QUAIL RIDGE ROAD

PROJECT INFORMATION

Owner

Owner: Mr. & Mrs. Lukic
2105 Ruhland Avenue
Redondo Beach, CA 90277

Legal Description

Address: 4 Spur Lane
Rolling Hills, CA 90274

APN: 7567-017-033

Tract: Record of Survey (RS057-035)

Lot: Portion of Lot 11

Zoning Summary

Zone: RAS-1

Setbacks:
Front: 50'
Rear: 50'
Side: 20'
Equestrian: 25' from Side Roadway Easement or Rear Property Line

Required Reviews:
Site Plan Review: Grading, Retaining walls
Variance: Disturbed Area, Total Lot Coverage
Conditional Use Permit: Stable

Project Summary

Work Description: Construction of new single family residence, swimming pool and spa, patios hardscape, garden walls, barn and driveways.

Low Impact Development

Designated Project: No: Less than 10,000 s.f. of impervious surfaces

Selected BMPs: n/a

Consultants

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

Architect Luis De Morales, AIA
Envirotechno
116 South Catalina Ave. Suite 102
Redondo Beach, CA 90277

Soils & Geology (pending)

Landscape Architect Deborah Richie, PLA
Richie-Ray, Inc.
904 Silver Spur Road, Suite 395
Rolling Hills Estates, CA 90274

ACRONYMS

(E) EXISTING
(P) PROPOSED
BW BOTTOM OF WALL
FF FINISHED FLOOR
FS FINISHED SURFACE
FG FINISHED GRADE
SF SQUARE FEET
TW TOP OF WALL

LEGEND

PROPERTY LINE
EASEMENT
SETBACK
EXISTING STRUCTURE
1250 EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
1250 PROPOSED MAJOR CONTOUR
PROPOSED MINOR CONTOUR
LIMIT OF GRADING
FILL / CUT CUT/FILL DAYLIGHT LINE
PROPOSED STRUCTURE
PROPOSED POOL
PROPOSED RETAINING WALL
PROPOSED 2:1 SLOPE
PROPOSED HARDSCAPE

INDEX OF SHEETS:

C0 PROPOSED SITE PLAN
C1 EXISTING SITE CONDITIONS
C2 SITE ECTIONS
C3 COLOR CUT AND FILL MAP

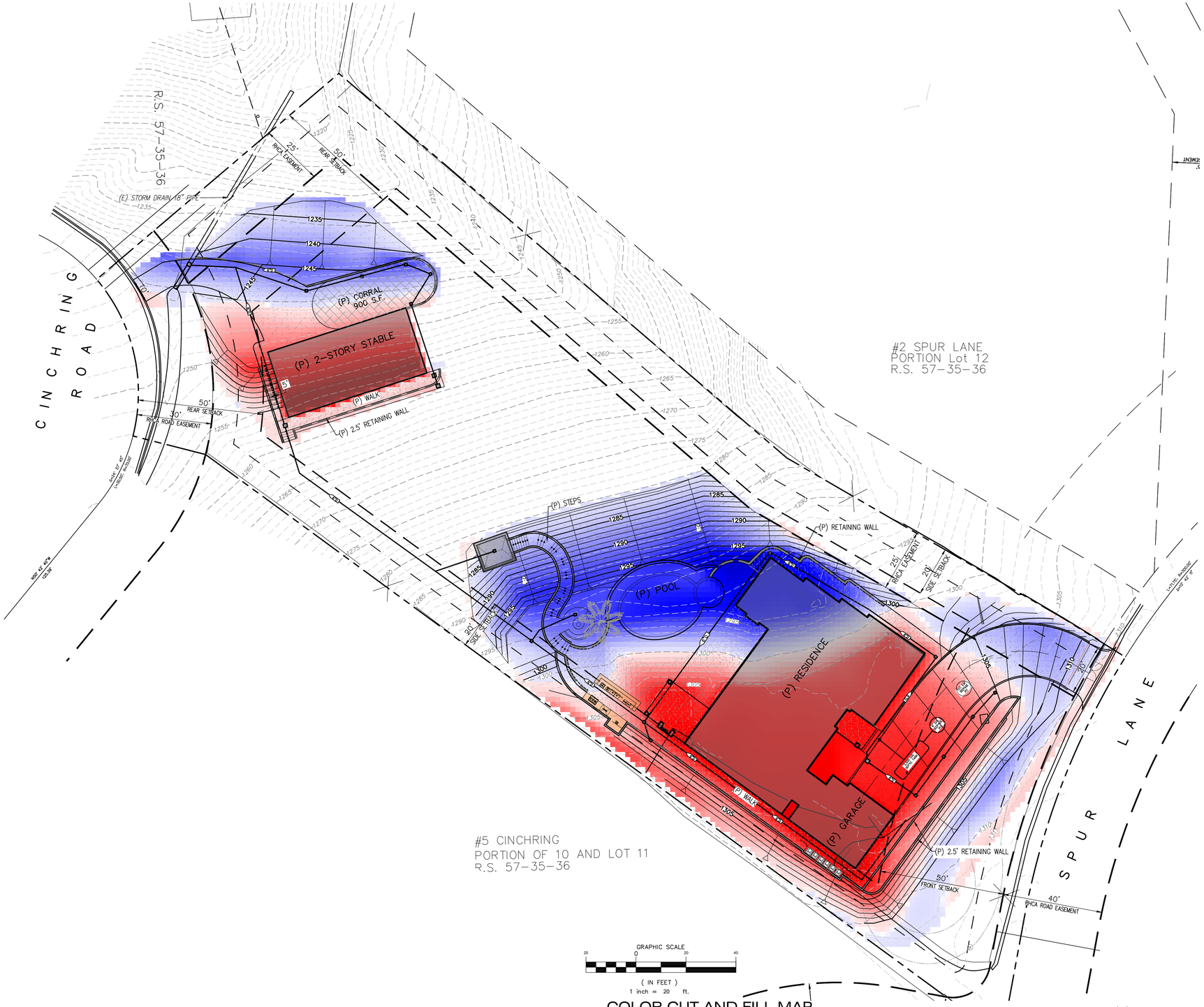
Revisions	By

BOLTON ENGINEERING CORP.
boltonengineering.com | 310.325.5580
BEC

CLIENT: MR. & MRS. LUKIC
4 SPUR LANE
ROLLING HILLS, CA 90274

TITLE: OVERALL SITE PLAN
NEW SINGLE FAMILY RESIDENCE AND STABLE
4 SPUR LANE
ROLLING HILLS, CA 90274

Date: OCT 10, 2023
Scale: AS-SHOWN
Drawn: JPD
Checked: DJB
Job No. 22105
Sheet C0
Of 4 Sheets



COLOR CUT AND FILL MAP

SCALE: 1" = 20'

EARTHWORK ESTIMATE

EXCAVATION:	2,620 C.Y.
OVEREXCAVATION:	1,180 C.Y.
TOTAL EXCAVATION	3,800 C.Y.
EMBANKMENT:	1,550 C.Y.
RECOMPACTION:	2,250 C.Y.
TOTAL EMBANKMENT:	3,800 C.Y.
EXPORT:	0 C.Y. (Balanced)

LEGEND

- PROPERTY LINE
- EASEMENT
- SETBACK
- EXISTING STRUCTURE
- 1250 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 1250 PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- LIMIT OF GRADING
- FILL / CUT DAYLIGHT LINE
- PROPOSED STRUCTURE
- PROPOSED POOL
- PROPOSED RETAINING WALL
- PROPOSED 2:1 SLOPE
- PROPOSED HARDSCAPE
- CUT AREA
- FILL AREA

Revisions	By

BOLTON ENGINEERING CORP.
boltonengineering.com | 310.325.5580
BEC

CLIENT: MR. & MRS. LUKIC
4 SPUR LANE
ROLLING HILLS, CA 90274

TITLE: COLOR CUT AND FILL MAP
NEW SINGLE FAMILY RESIDENCE AND STABLE
4 SPUR LANE
ROLLING HILLS, CA 90274

Date: OCT 10, 2023
Scale: AS-SHOWN
Drawn: JPD
Checked: DJB
Job No. 22105
Sheet C3
Of 4 Sheets

Agenda Item No.: 13.A
Mtg. Date: 12/11/2023

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

FROM: **JOHN SIGNO, DIRECTOR OF PLANNING & COMMUNITY SERVICES**

THRU: **KARINA BAÑALES**

SUBJECT: **INSTALLATION OF LED PAVEMENT MARKERS BY THE ROLLING HILLS COMMUNITY ASSOCIATION ON PORTUGUESE BEND ROAD AND OTHER AREAS**

DATE: **December 11, 2023**

BACKGROUND:
The Rolling Hills Community Association (RHCA) recently repaved Portuguese Bend Road from the gate house to Crest Road. The work went from October 30, 2023, to November 2, 2023.

In efforts to improve safety, RHCA had its consultant evaluate Portuguese Bend Road south of Crest Road. It was suggested that more reflectors are needed for safety due to the sharp curves. RHCA is considering installing solar powered light-up road reflectors. They plan on putting them in a small area first to get feedback from the community. If successful, the LED reflectors may be installed in other parts of the City.

DISCUSSION:

The LED pavement markers are manufactured by companies such as 3M and available on retail sites such as Amazon. The markers are 4 inches by 4 inches. RHCA would like to put them on both sides of the road along the white stripes on the portions where there is a lot of land movement and unevenness. RHCA is seeking feedback from the Traffic Commission on the use of LED pavement markers.

FISCAL IMPACT:
None. Costs will be covered by RHCA.

RECOMMENDATION:
Discuss and provide direction or receive and file.

ATTACHMENTS:

CO_TRC_231116_3MSolarRoadReflectors.pdf
CO_TRC_231116_RoadReflectors_Amazon.pdf

3M Science. Applied to Life.™

3M™ Solar Raised Pavement Marker 2.0



Safety powered by the sun

Roads are often dark, dangerous and headlights are not enough to find our way home safely. The roads that seem straight forward in the day can be invisible in the night. What if we could take the power from the Sun to light your way home at night!

Introducing the new age, innovative & state of the art

3M™ SOLAR RPM 2.0

3M™ Solar RPM 2.0 is designed for superior performance and increased run time. It comes with unique 360° smooth illumination and 3M™ Retro-Reflective lens. The uniquely designed honeycomb patterned base and twin molded shanks provide better anchorage for longer road presence.
3M™ Solar RPM 2.0 exceeds the compression load as per MORTH specifications by 1.5X and is compliant with IP68 standards, making it suitable for the rugged Indian road conditions.



Transportation Safety Division

3M™ Solar Raised Pavement Marker 2.0: enhanced features & benefits

Strength	• Compression strength up to 20 Tons • Durable, lightweight plastic body	• 1.5X compression strength than MORTH Specification • Plastic body of RPM avoids tyre damage
Visibility	• Use of 3M™ Light Guide Technology for 360° visibility • Use of 4 LEDs to improve light intensity • 3M Retro-reflective lens for conspicuity in passive mode • Moulded-in body colour: White & Yellow	• Visibility from all angles of vehicle approach makes it ideal for roundabouts and other road layouts • Soothing visibility that does not impact your eyes • Increased visibility up to 800m • Passive reflectivity makes it visible even during dawn/dusk or cloudy days • Long lasting consistent colour
Performance	• The body is resistant to water ingress as per IP 68 • The product performs in the temperature range of -10°C to +70°C	• Installation up to 1 year from manufacturing date • 1 year performance warranty
Application	• Improved anchorage to road through double shank & base design • Application finger grips	• Easy to install and double shank prevents rotation on impact

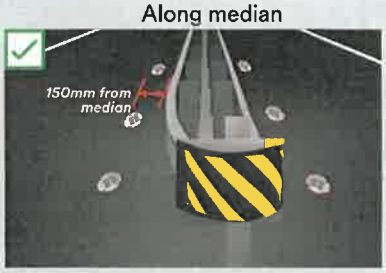
- **Meets ASTM D4280 and IP68 Standards**

Recommended installations

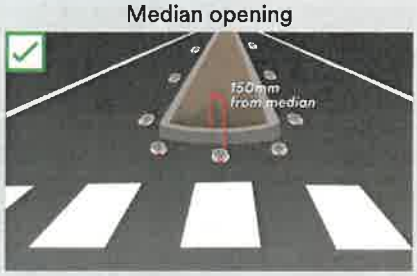
Along the road



Along median

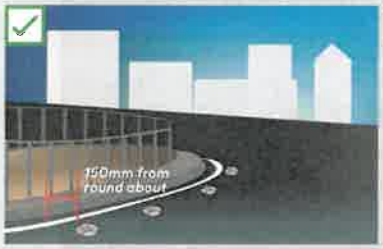


Median opening



- Toll Plazas, Exit points
- Busy Traffic Intersections
- Hilly Areas, Ghat Sections, Areas with Foggy Weather
- Cycling tracks, Airport Guidance Lights, Internal Township Roads

At roundabouts



At sharp curves



Flyovers



Do not install Solar RPM 2.0 not to be installed in shade (i.e where there is no sufficient sunlight)

shadow of trees



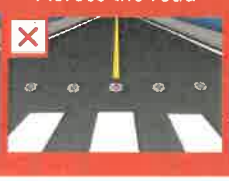
In shadow of median/divider



Middle of the road



Across the road



Across road, before "STOP" line



Across road, before speed breaker



At "T" Joints



Available in 2 variants:

White	Yellow
SKU:IA510100588	SKU:IA510100869
24 units/case	24 units/case

3M India Limited
Transportation Safety & Division
Concorde Block, UB City, 24 Vittal Mallya Road
Bangalore - 560001
Tel: +91 80 2223 1414 • Fax: +91 80 2223 1450
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Roll over image to zoom in



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- High Reflectivity - Great for ensuring that roads, streets, sidewalks and anything else you need these white road studs for are clearly visible at night with high grade reflective lining.
- Long Lasting Durability - Capable of withstanding the tests of time; Epoxy and Quartz filling makes our road markers extremely durable and long lasting.
- Great for Commercial and Personal Property - Merhoff and Larkin Road Reflectors are great for all commercial and personal property road markings with a better quality and competitive price.
- Installation Recommendations - We recommend using our Merhoff & Larkin Adhesive Sticky Pads 10 Pack for easy and quick, peel and stick installation. Other installation options include an asphalt binding Epoxy or construction glue, however these are slightly messier and take longer to dry, but all of them should get the job done.
- American Owned Business – Merhoff & Larkin Road Reflectors are proudly from an American Owned Business.

Additional Details

Small Business
This product is from a small business brand. Support small. Learn more

Customer ratings by feature

Easy to use	4.6
Durability	4.1
Value for money	4.0
Adhesion	4.0

See all reviews

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Qty: 1

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Returns	Returnable until Jan 31, 2024
Payment	Secure transaction

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- ☐ 3 Year Lawn & Garden Extended Protection Plan for $5.99
- ☐ Add a gift receipt for easy returns

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