City of Rolling Hills INCORPORATED JANUARY 24, 1957

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

AGENDA
Regular Traffic Commission Meeting

TRAFFIC COMMISSION
Thursday, March 23, 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 MARCH 23, 2023
RECOMMENDATION: Approve as presented.
CL_AGN_230323_TC_AffidavitofPosting.pdf

7.B. APPROVE THE FOLLOWING TRAFFIC COMMISSION MINUTES: NOVEMBER 10, 2022
RECOMMENDATION: Approve as presented.
CL_MIN_221110_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 NOVEMBER/DECEMBER 2022 AND JANUARY/FEBRUARY 2023 (VERBAL REPORT)

RECOMMENDATION: Receive and file.

Nov 2022 RH Traffic.xlsx
Dec 2022 RH Traffic.xlsx
Jan 2023 RH Traffic.xlsx
Feb 2023 RH Traffic.xlsx

10. OLD BUSINESS

11. NEW BUSINESS

11.A. ZONING CASE NO. 22-51: REQUEST FOR APPROVAL TO WIDEN A DRIVEWAY AND DRIVEWAY APRON AS PART OF A SITE PLAN REVIEW TO CONSTRUCT A NEW 7,290-SQUARE-FOOT SINGLE-FAMILY RESIDENCE WITH BASEMENT, ATTACHED GARAGE, FIVE-FOOT-HIGH RETAINING WALLS, NON-EXEMPT GRADING, AND RELATED IMPROVEMENTS ON A PROPERTY LOCATED AT 4 POPPY TRAIL, ROLLING HILLS, CA 90274 (LOT 17-A-PT) (ARVIDSON)

RECOMMENDATION:

Recommend approval of expanded driveway and driveway apron to the City Council.

CL_PBN_230321_4PoppyTrail_ZC22-51_VicinityMap.pdf
PL_ADR_230316_4PoppyTrail_Memo_TrafficEngineer_Munoz.pdf
PL_ADR_4PoppyTrail_ZC22-51_SitePhotos_DrivewayApron.pdf
PL_ADR_4PoppyTrail_ZC22-51_SitePlan__Sheets1-3.pdf

12. MATTERS FROM MEMBERS OF THE TRAFFIC COMMISSION

13. MATTERS FROM STAFF

14. ADJOURNMENT

Next meeting: Thursday, May 25, 2023 at 8:30a.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: 03/23/2023

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

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

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

SUBJECT: **APPROVE AFFIDAVIT OF POSTING FOR THE TRAFFIC COMMISSION REGULAR MEETING OF MARCH 23, 2023**

DATE: **March 23, 2023**

BACKGROUND:
None.

DISCUSSION:
None.

FISCAL IMPACT:
None.

RECOMMENDATION:
Approve as presented.

ATTACHMENTS:
CL_AGN_230323_TC_AffidavitofPosting.pdf

Administrative Report

7.A., **File #** 1731 **Meeting Date**: 3/23/2023

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	MARCH 23, 2022 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: March 17, 2023

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 7.B
Mtg. Date: 03/23/2023

TO: HONORABLE CHAIR AND MEMBERS OF THE TRAFFIC COMMISSION

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

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: APPROVE THE FOLLOWING TRAFFIC COMMISSION MINUTES: NOVEMBER 10, 2022

DATE: March 23, 2023

BACKGROUND:
None.

DISCUSSION:
None.

FISCAL IMPACT:
None.

RECOMMENDATION:
Approve as presented.

ATTACHMENTS:
CL_MIN_221110_TC_F.pdf

Minutes
Rolling Hills Traffic Commission
Thursday, November 10, 2022
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 8:34 a.m. Commissioner Bobit presiding.

2. ROLL CALL

Commissioners Present:	Bobit, Raine, Vice Chair Virtue
Commissioners Absent:	Margeta, Chair Wilson
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 – Commissioner Bobit

4. APPROVE ORDER OF THE AGENDA

Without objection, so ordered.

5. BLUE FOLDER ITEMS (SUPPLEMENTAL) – NONE

6. PUBLIC COMMENTS ON NON-AGENDA ITEMS – NONE

7. CONSENT CALENDAR

7.A. APPROVE AFFIDAVIT OF POSTING FOR THE TRAFFIC COMMISSION REGULAR MEETING OF NOVEMBER 10, 2022

7.B. APPROVE THE FOLLOWING TRAFFIC MINUTES: SEPTEMBER 29, 2022

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

AYES:	Bobit, Raine, Virtue
NOES:	None
ABSENT:	Margeta, Chair Wilson

8. EXCLUDED CONSENT CALENDAR ITEMS – NONE

Commissioner Bobit moved to Item 11.A. Without objection, so ordered.

11. NEW BUSINESS

11.A. REVIEW AND APPROVE RELOCATED DRIVEWAY FOR 9 PORTUGUESE BEND ROAD

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

Public Comment: Greg Willis

Motion by Commissioner Raine, seconded by Vice Chair Virtue to approve recommendations as presented. Motion carried unanimously with the following vote:

AYES: Bobit, Raine, Virtue
NOES: None
ABSENT: Margeta, Chair Wilson

In response to a question Planning & Community Services Director Signo also provided a brief update on the Johns Canyon Traffic Calming Item from the previous meeting.

11.B. ELECTION OF VICE CHAIRPERSON OF THE TRAFFIC COMMISSION

Presentation by John Signo, Planning & Community Services Director

Motion by Vice Chair Virtue, seconded by Commissioner Raine to nominate Commissioner Bobit as the Traffic Commission Vice Chair. Motion carried unanimously with the following vote:

AYES: Bobit, Raine, Virtue
NOES: None
ABSENT: Margeta, Chair Wilson

Vice Chair Bobit moved back to Item 9.A. Without objection, so ordered.

9. PRESENTATION

9.A. LOS ANGELES COUNTY SHERIFF'S DEPARTMENT LOMITA STATION, TRAFFIC STATISTICS FOR THE CITY OF ROLLING HILLS FOR SEPTEMBER AND OCTOBER 2022. (VERBAL REPORT)

Presentation by Deputy Darlene Lopez

No action taken.

10. OLD BUSINESS – NONE

12. MATTERS FROM MEMBERS OF THE TRAFFIC COMMISSION – NONE

13. MATTERS FROM STAFF

Planning & Community Services Director Signo provided information specific to an upcoming walking tour by the Palos Verdes Peninsula Land Conservancy later this morning.

14. ADJOURNMENT: 8:52 A.M.

The meeting was adjourned at 8:52 a.m. to a regular meeting of the Traffic Commission scheduled to be held on Thursday, January 26, 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

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 9.A
Mtg. Date: 03/23/2023

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

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

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

SUBJECT: **LOS ANGELES COUNTY SHERIFF'S DEPARTMENT LOMITA STATION, TRAFFIC STATISTICS FOR THE CITY OF ROLLING HILLS FOR NOVEMBER/DECEMBER 2022 AND JANUARY/FEBRUARY 2023 (VERBAL REPORT)**

DATE: **March 23, 2023**

BACKGROUND:
Between November 2022 and February 2023, the Los Angeles County Sheriff's Department reported the following:

Citations:
- November 2022: 13 (7 residents, 6 non-residents)
- December 2022: 12 (8 residents, 3 non-residents, 1 unreported)
- January 2023: 8 (3 residents, 5 non-residents)
- February 2023: 16 (7 residents, 9 non-residents)

- TOTAL: 49 (25 residents, 23 non-residents, 1 unreported)

All citations were stop sign related.

Traffic Collisions (year to date) : None

DUI Arrests (year to date): None

Supplemental Traffic Enforcement the Sheriff's Department provided the City of Rolling Hills for the last quarter of 2022.
- October -12 hours
- November- 12 hours
- December -12 hours

DISCUSSION:
None.

FISCAL IMPACT:
None.

RECOMMENDATION:
Receive and file.

ATTACHMENTS:
Nov 2022 RH Traffic.xlsx
Dec 2022 RH Traffic.xlsx
Jan 2023 RH Traffic.xlsx
Feb 2023 RH Traffic.xlsx

November 2022 ROLLING HILLS TRAFFIC ENFC 23RE010609

DATE	LOCATION	VIOLATION	SPEED	RESIDENT CITES	NON-RESIDENT CITES	DEPUTY
11/7/2022	Crest Road/Southfield Dr	Stop Sign		0	1	Duarte
	Crest Road/Portuguese Bend Rd	Stop Sign		1	0	Duarte
	Crest Road/Southfield Dr	Stop Sign		0	1	Duarte
	Crest Road/Southfield Dr	Stop Sign		1	0	Duarte
	Crest Road/Portuguese Bend Rd	Stop Sign		1	0	Duarte
	Crest Road/Southfield Dr	Stop Sign		1	0	Duarte
11/14/2022	Crest Road/Portuguese Bend Rd	Stop Sign		1	0	Duarte
	Crest Road/Portuguese Bend Rd	Stop Sign		0	1	Duarte
	Crest Road/Portuguese Bend Rd	Stop Sign		1	0	Duarte
	Crest Road/Portuguese Bend Rd	Stop Sign		1	0	Duarte
	Crest Road/Caballeros Rd	Stop Sign		0	1	Duarte
	Crest Road/Portuguese Bend Rd	Stop Sign		0	1	Duarte
	Crest Road/Portuguese Bend Rd	Stop Sign		0	1	Duarte

DATE	LOCATION	VIOLATION	SPEED	RESIDENT CITES	NON-RESIDENT CITES	DEPUTY

December 2022 Rolling Hills Traffic Enforcemer 23RE010752

DATE	LOCATION	VIOLATION	SPEED	RESIDENT CITES	NON-RESIDENT CITES	DEPUTY
12/12/2022	Crest Road/Portuguese Bend Rd	Stop Sign		0	1	Duarte
	Crest Road/Portuguese Bend Rd	Stop Sign		1	0	Duarte
	Crest Road/Portuguese Bend Rd	Stop Sign		0	1	Duarte
	Crest Road/Portuguese Bend Rd	Stop Sign		0	1	Duarte
	Crest Road/Portuguese Bend Rd	Stop Sign		0	0	Duarte
	Crest Road/Portuguese Bend Rd	Stop Sign		1	0	Duarte
12/19/2022	Crest Road/Portuguese Bend Rd	Stop Sign		1	0	Duarte
	Crest Road/Portuguese Bend Rd	Stop Sign		1	0	Duarte
	Crest Road/Portuguese Bend Rd	Stop Sign		1	0	Duarte
	Crest Road/Portuguese Bend Rd	Stop Sign		1	0	Duarte
	Crest Road/Caballeros Rd	Stop Sign		1	0	Duarte
	Crest Road/Portuguese Bend Rd	Stop Sign		1	0	Duarte

DATE	LOCATION	VIOLATION	SPEED	RESIDENT CITES	NON-RESIDENT CITES	DEPUTY

Agenda Item No.: 11.A
Mtg. Date: 03/23/2023

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

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

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

SUBJECT: **ZONING CASE NO. 22-51: REQUEST FOR APPROVAL TO WIDEN A DRIVEWAY AND DRIVEWAY APRON AS PART OF A SITE PLAN REVIEW TO CONSTRUCT A NEW 7,290-SQUARE-FOOT SINGLE-FAMILY RESIDENCE WITH BASEMENT, ATTACHED GARAGE, FIVE-FOOT-HIGH RETAINING WALLS, NON-EXEMPT GRADING, AND RELATED IMPROVEMENTS ON A PROPERTY LOCATED AT 4 POPPY TRAIL, ROLLING HILLS, CA 90274 (LOT 17-A-PT) (ARVIDSON)**

DATE: **March 23, 2023**

BACKGROUND:
On March 21, 2023, the Planning Commission will be conducting a field trip and holding an evening meeting on this item. At the conclusion of the evening meeting, the Planning Commission is expected to direct staff to prepare a resolution of approval and continued the public hearing to April 18, 2023.

Proposed Project
An application was filed by the applicant, Dan Bolton of Bolton Engineering, on behalf of the property owner, Andy Arvidson, to request approval to construct a new 7,290-square-foot (SF) single-family residence with a 7,290 SF basement, 1,100 SF attached garage, 1,135 square feet of attached covered porches, 195 SF attached trellis, 850 SF accessory dwelling unit (ADU), 540 SF swimming pool/spa, pool equipment, service yard, lightwells, maximum five-foot-high retaining walls, driveway, walkways, landscaping, and other improvements. The project includes 41,874 cubic yards (CY) of grading to be balanced on site. This includes 22,340 CY cut and 19,534 CY fill. There will be 2,806 CY of export for excavation of the basement and swimming pool, which is exempt.

Building Pads/Driveway Access

The proposed project will create two new building pads: a 20,635 SF pad for the main residence and appurtenances located roughly in the middle of the property; and a 2,770 SF

pad for the ADU located southeast of the main pad at an elevation approximately 9 feet lower. Both pads will be located outside of any required setbacks and will be accessible via a new 20-foot-wide driveway that connects to an existing driveway. There will be a turnaround for Fire Department access at the terminus of the new driveway on the main building pad. The existing driveway, which connects to Poppy Trail, will be widened to 20 feet. The length of the overall driveway from Poppy Trail to the main residence will be approximately 700 feet. The Traffic Commission will consider the widening of the driveway and apron at its meeting on Thursday, March 23, 2023.

Zoning, Location, and Lot Description

The property located at 4 Poppy Trail is zoned RAS- 2 and has a net lot area of 6.37 acres (277,335 square feet). Only one building pad exists on the property and is located at the highest portion in rear of the property. This building pad is 16,200 square feet and is developed with a 3,330 SF stable.

Previous Approvals

On May 18, 2004, the Planning Commission adopted Resolution Nos. 2004-13 A and B approving a lot line adjustment between three parcels and a variance to retain an existing stable on the subject property which is located in the side yard setback. The stable was constructed around 1977 for use by the property owner who lived on the abutting property at 8 Reata Lane. On September 14, 2010, the Planning Commission adopted Resolution No. 2010-18 approving a lot line adjustment between three properties, which included a lot owned by the City.

DISCUSSION:

Expansion of Driveway and Driveway Apron

The existing driveway apron connects to a "bulge" on Poppy Trail and is approximately 13 feet wide. The existing driveway that leads to the stable pad is approximately 10 feet wide. The proposed project will widen the apron to 20 feet and the existing driveway to 20 feet. The widened driveway will veer from the existing driveway approximately 450 feet from Poppy Trail and a new 20-foot-wide driveway will connect to the residential building pad. There will be a turnaround for Fire Department access at the terminus of the new driveway on the main building pad. The length of the overall driveway from Poppy Trail to the main residence will be approximately 700 feet. The existing driveway continues off the subject property to neighboring properties (8 Reata Lane and a vacant property with the same owner) where it curves back toward the subject property leading to the stable at the rear of the subject property. The "bulge" is shown on the plan as existing with no changes but is expected to be replaced or repaired following construction activity generated by the proposed project.

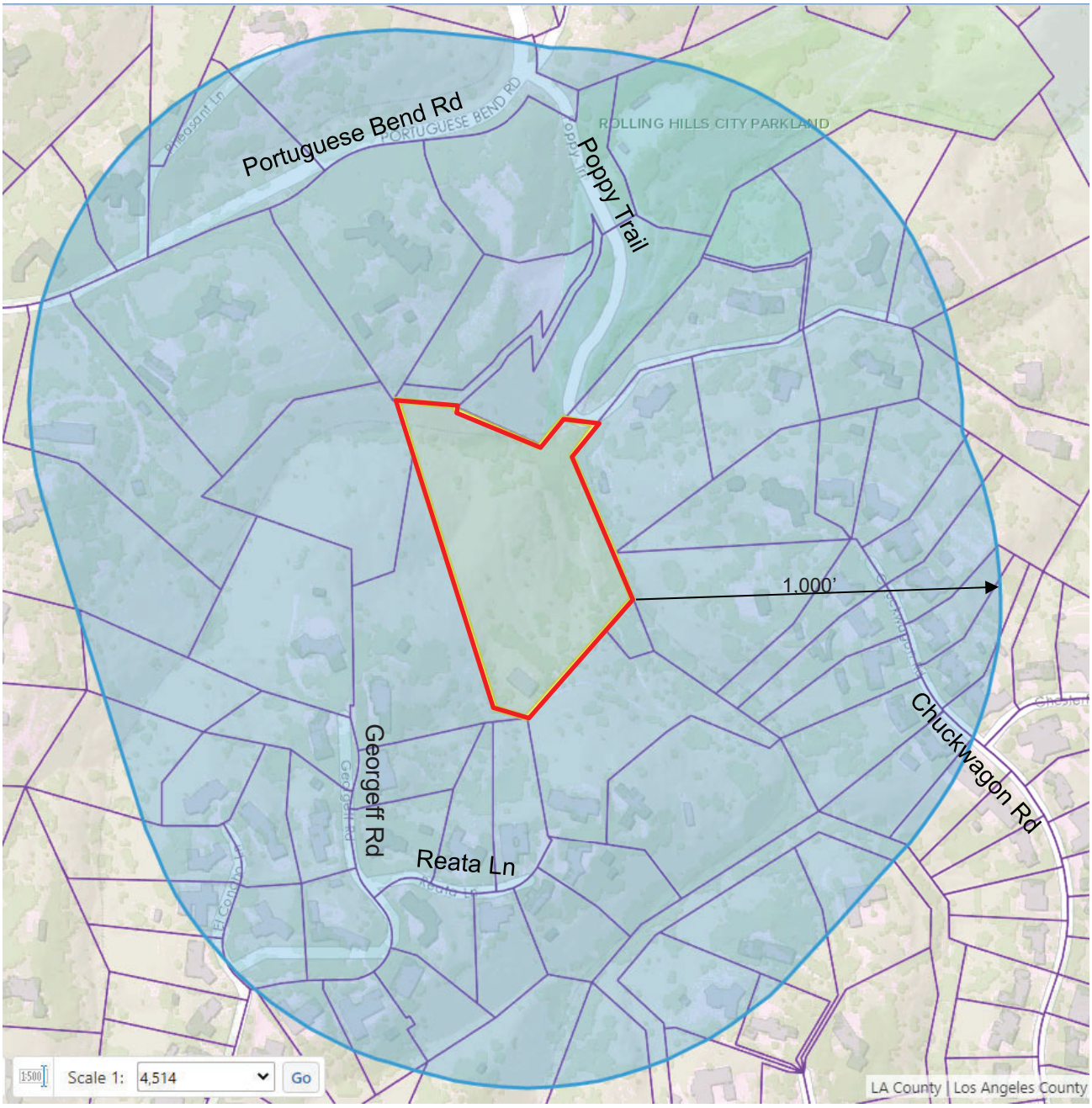
A six-inch-high curb will be constructed along the edges of the widened driveway. A five-foot-high retaining wall will be constructed along the new driveway when it approaches and connects to the building pads. A new Filterra stormwater system will be placed next to the base of the widened driveway near Poppy Trail. The adjacent bridle trail will be realigned next to the driveway apron to meet Rolling Hills Community Association (RHCA) standards.

FISCAL IMPACT:
None.

RECOMMENDATION:

Recommend approval of expanded driveway and driveway apron to the City Council.

ATTACHMENTS:
CL_PBN_230321_4PoppyTrail_ZC22-51_VicinityMap.pdf
PL_ADR_230316_4PoppyTrail_Memo_TrafficEngineer_Munoz.pdf
PL_ADR_4PoppyTrail_ZC22-51_SitePhotos_DrivewayApron.pdf
PL_ADR_4PoppyTrail_ZC22-51_SitePlan__Sheets1-3.pdf



City of Rolling Hills

TITLE VICINITY MAP

CASE NO. ZONING CASE NO. 22-51
Site Plan Review, Variance

OWNER ARVIDSON

ADDRESS 4 POPPY TRAIL, ROLLING HILLS, CA 90274

SITE

Memorandum

TO: Elaine Jeng, PE, City Manager

FROM: Vanessa Munoz, City Traffic Engineer

DATE: March 16, 2023

SUBJECT: 4 Poppy Trail

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 Poppy Trail. The improvements include widening the existing driveway aisle and apron to be 20-feet wide. Widening the driveway apron will provide greater vehicle maneuverability.

A field review of the existing conditions will be performed the morning of the traffic commission meeting and if sight distance should be a concern or shrubbery require removal, I will further elaborate at the meeting and make the final recommendation on the driveways at that time.

4 POPPY TRAIL – PHOTOS OF DRIVEWAY





4 POPPY TRAIL – PHOTOS OF DRIVEWAY





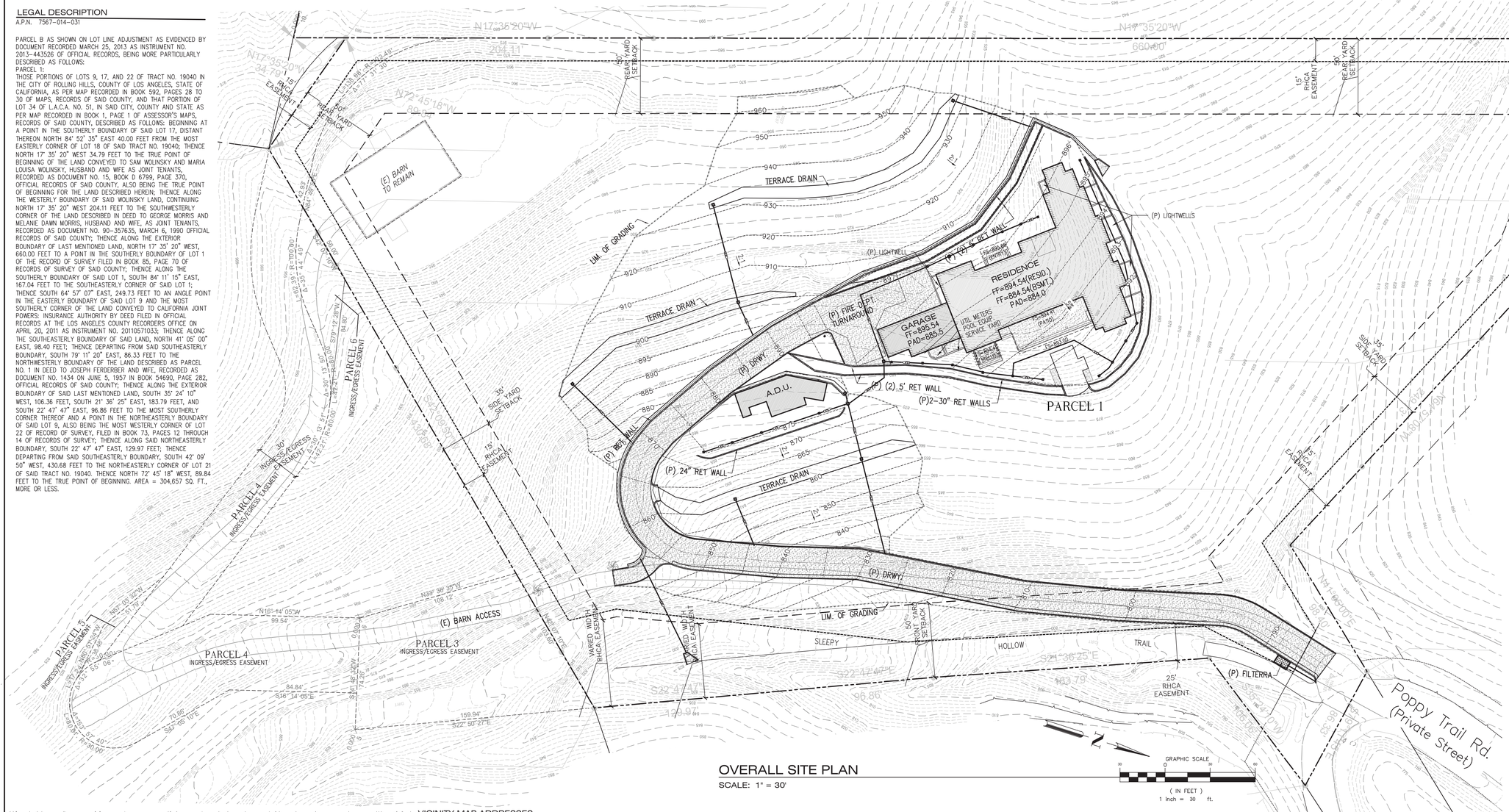
ARVIDSON RESIDENCE

4 POPPY TRAIL
ROLLING HILLS, CA 90274

LEGAL DESCRIPTION

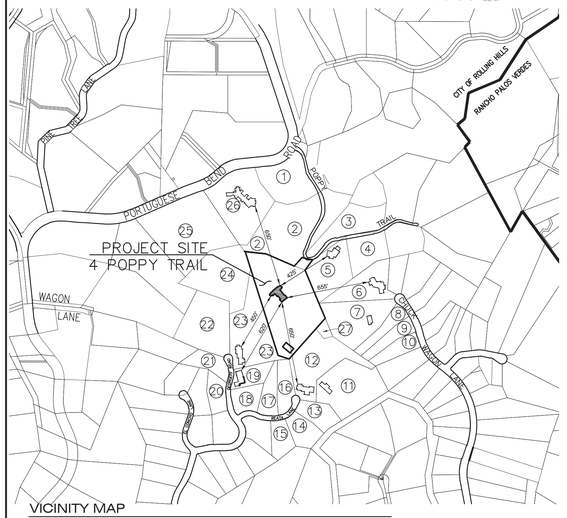
A.P.N. 7567-014-031

PARCEL B AS SHOWN ON LOT LINE ADJUSTMENT AS EVIDENCED BY DOCUMENT RECORDED MARCH 25, 2013 AS INSTRUMENT NO. 2013-443526 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
PARCEL 1:
THOSE PORTIONS OF LOTS 9, 17, AND 22 OF TRACT NO. 19040 IN THE CITY OF ROLLING HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 592, PAGES 28 TO 30 OF MAPS, RECORDS OF SAID COUNTY, AND THAT PORTION OF LOT 34 OF L.A.C.A. NO. 51, IN SAID CITY, COUNTY AND STATE AS PER MAP RECORDED IN BOOK 1, PAGE 1 OF ASSESSOR'S MAPS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHERLY BOUNDARY OF SAID LOT 17, DISTANT THEREON NORTH 84° 52' 35" EAST 40.00 FEET FROM THE MOST EASTERLY CORNER OF LOT 18 OF SAID TRACT NO. 19040; THENCE NORTH 17° 35' 20" WEST 34.79 FEET TO THE TRUE POINT OF BEGINNING OF THE LAND CONVEYED TO SAM WOLINSKY AND MARIA LOUISA WOLINSKY, HUSBAND AND WIFE AS JOINT TENANTS, RECORDED AS DOCUMENT NO. 15, BOOK D 6799, PAGE 370, OFFICIAL RECORDS OF SAID COUNTY; ALSO BEING THE TRUE POINT OF BEGINNING FOR THE LAND DESCRIBED HEREIN; THENCE ALONG THE WESTERLY BOUNDARY OF SAID WOLINSKY LAND, CONTINUING NORTH 17° 35' 20" WEST 204.11 FEET TO THE SOUTHWESTERLY CORNER OF THE LAND DESCRIBED IN DEED TO GEORGE MORRIS AND MELANIE DAWN MORRIS, HUSBAND AND WIFE, AS JOINT TENANTS, RECORDED AS DOCUMENT NO. 90-357635, MARCH 6, 1990 OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE EXTERIOR BOUNDARY OF LAST MENTIONED LAND, NORTH 17° 35' 20" WEST, 660.00 FEET TO A POINT IN THE SOUTHERLY BOUNDARY OF LOT 1 OF THE RECORD OF SURVEY FILED IN BOOK 85, PAGE 70 OF RECORDS OF SURVEY OF SAID COUNTY; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 1, SOUTH 84° 11' 15" EAST, 167.04 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 1; THENCE SOUTH 64° 57' 07" EAST, 249.73 FEET TO AN ANGLE POINT IN THE EASTERLY BOUNDARY OF SAID LOT 9 AND THE MOST SOUTHERLY CORNER OF THE LAND CONVEYED TO CALIFORNIA JOINT POWERS: INSURANCE AUTHORITY BY DEED FILED IN OFFICIAL RECORDS AT THE LOS ANGELES COUNTY RECORDERS OFFICE ON APRIL 20, 2011 AS INSTRUMENT NO. 20110571033; THENCE ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LAND, NORTH 41° 05' 00" EAST, 98.40 FEET; THENCE DEPARTING FROM SAID SOUTHEASTERLY BOUNDARY, SOUTH 79° 11' 20" EAST, 86.33 FEET TO THE NORTHWESTERLY BOUNDARY OF THE LAND DESCRIBED AS PARCEL NO. 1 IN DEED TO JOSEPH FERDERER AND WIFE, RECORDED AS DOCUMENT NO. 1434 ON JUNE 5, 1957 IN BOOK 54690, PAGE 282, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE EXTERIOR BOUNDARY OF SAID LAST MENTIONED LAND, SOUTH 35° 24' 10" WEST, 106.36 FEET, SOUTH 21° 36' 25" EAST, 183.79 FEET, AND SOUTH 22° 47' 47" EAST, 96.86 FEET TO THE MOST SOUTHERLY CORNER THEREOF AND A POINT IN THE NORTHEASTERLY BOUNDARY OF SAID LOT 9, ALSO BEING THE MOST WESTERLY CORNER OF LOT 22 OF RECORD OF SURVEY, FILED IN BOOK 73, PAGES 12 THROUGH 14 OF RECORDS OF SURVEY; THENCE ALONG SAID NORTHEASTERLY BOUNDARY, SOUTH 22° 47' 47" EAST, 129.97 FEET; THENCE DEPARTING FROM SAID SOUTHEASTERLY BOUNDARY, SOUTH 42° 09' 50" WEST, 430.68 FEET TO THE NORTHEASTERLY CORNER OF LOT 21 OF SAID TRACT NO. 19040. THENCE NORTH 72° 45' 18" WEST, 89.84 FEET TO THE TRUE POINT OF BEGINNING. AREA = 304,657 SQ. FT., MORE OR LESS.



OVERALL SITE PLAN

SCALE: 1" = 30'



VICINITY MAP

SCALE: 1" = 500'

VICINITY MAP ADDRESSES

ID No.	Address/APN
1	7567-001-017 #0 POPPY TRAIL
2	7567-001-018 #1 POPPY TRAIL
3	7567-001-016 #2 POPPY TRAIL
4	7567-001-013 #7 POPPY TRAIL
5	7567-001-008 #3 POPPY TRAIL
6	7567-006-024 #44 CHUCKWAGON
7	7567-006-025 VACANT LAND
8	7567-006-026 #40 CHUCKWAGON
9	7567-006-027 #38 CHUCKWAGON
10	7567-006-028 #36 CHUCKWAGON
11	7567-014-026 #9 REATA LANE
12	7567-014-025 #8 REATA LANE
13	7567-014-027 #7 REATA LANE
14	7567-014-028 #5 REATA LANE
15	7567-015-007 #3 REATA LANE
16	7567-014-024 #6 REATA LANE
17	7567-014-023 #2 REATA LANE
18	7567-014-022 #23 GEORGEFF ROAD
19	7567-014-021 #25 GEORGEFF ROAD
20	7567-014-010 #22 GEORGEFF ROAD
21	7567-014-018 #24 GEORGEFF ROAD
22	7567-014-012 #26 GEORGEFF ROAD
23	7567-014-019 #27 GEORGEFF ROAD
24	7567-014-013 VACANT LAND
25	7569-007-003 26 PORTUGUESE BEND RD
26	7569-007-002 24 PORTUGUESE BEND RD
27	7567-014-017 VACANT LOT

Owner: Andy Arvidson
4 Poppy Trail

Legal Description

Address: 4 Poppy Trail
Rolling Hills, CA 90274

APN: 7567-014-031

Tract: No. 19040

Lot: Portion of Lots 9, 17 and 22

Zoning Summary

Zone: RAS-2

Setbacks:
Front: 50'
Rear: 50'
Side: 35'
Equestrian: N/A

Required Reviews:
Site Plan Review:
~ New Residence
~ New Pool
~ New Retaining Walls
~ Proposed Grading

Variance: Pool in Front Yard

Conditional Use Permit: N/A

Project Summary

Work Description: Construction of new residence w/ basement, new garage, new ADU & service yard, new pool & spa, new covered porches & trellis and new site

Low Impact Development

Designated Project: Yes

Selected BMPs: Filterra

Consultants

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

Architect
Criss C Gunderson
Criss C Gunderson Architects
2417 Sunnyside Ridge Road
Rancho Palos Verdes, CA 90275

Soils & Geology N/A

LEGEND

- PROPERTY LINE
- EASEMENT
- SETBACK
- EXISTING STRUCTURE
- PROPOSED CONCRETE
- PROPOSED COVERED PORCH
- PROPOSED STRUCTURE
- PROPOSED BASEMENT
- PROPOSED POOL
- PROPOSED RETAINING WALL
- 800 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- -800- FUTURE MAJOR CONTOUR

ACRONYMS

(E)	EXISTING
EP	EDGE OF PAD
(P)	PROPOSED
FF	FINISHED FLOOR
FG	FINISHED GRADE
FS	FINISHED SURFACE

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C1.0	PROPOSED SITE PLAN
C1.1	SECTIONS
C1.2	SECTIONS (cont'd)
C2.0	CIVIL DETAILS
CM	COLOR SITE MAP
CN	CUT FILL COLOR MAP

Revisions	By

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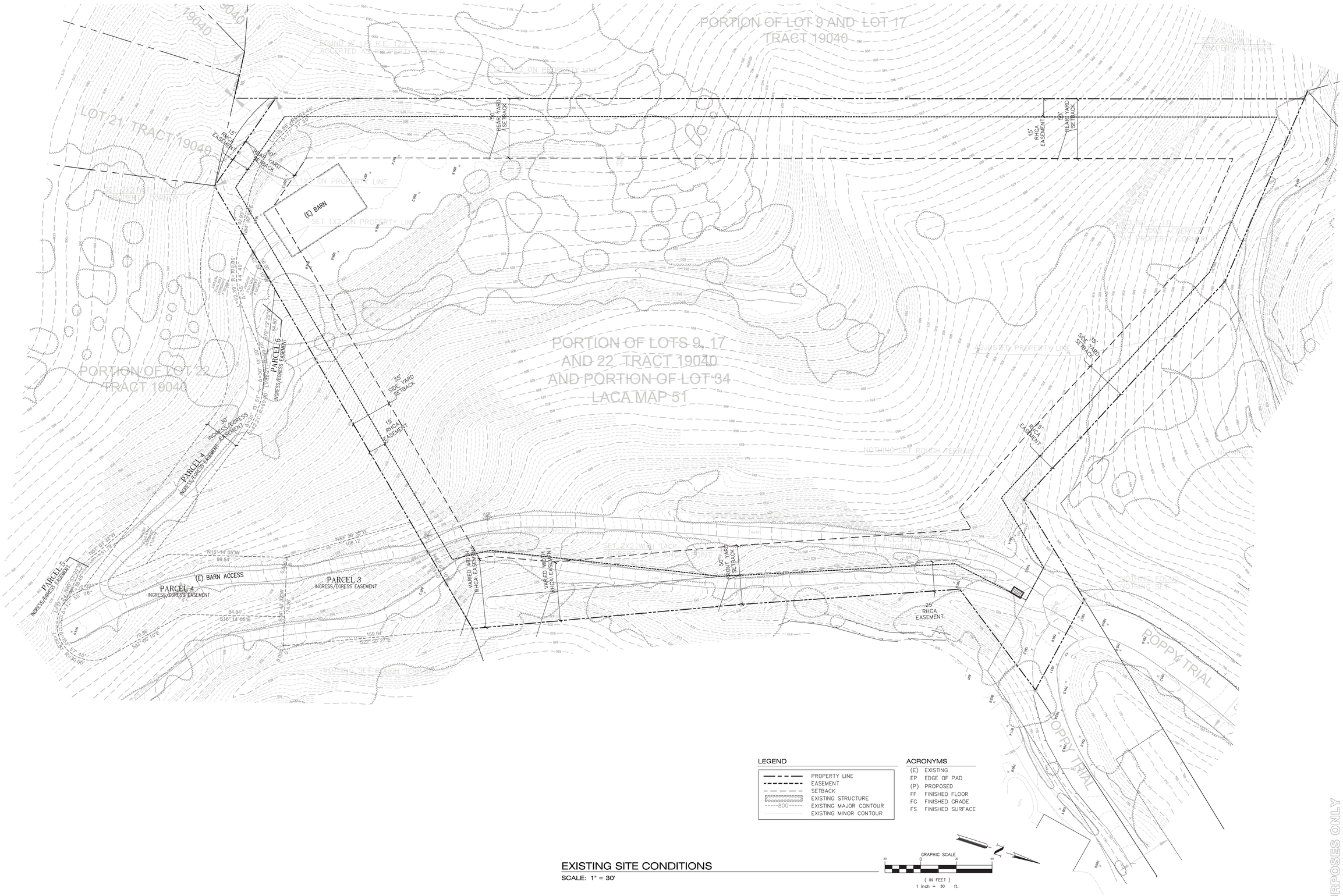
CLIENT: ANDY ARVIDSON
4 POPPY TRAIL
ROLLING HILLS, CALIF.

TITLE: OVERALL SITE PLAN
NEW RESIDENCE
4 POPPY TRAIL
ROLLING HILLS, CA 90274

FOR PLANNING PURPOSES ONLY

Date: March 7, 2023
Scale: AS SHOWN
Drawn: JPD
Checked: DJB
Job No. 20333
Sheet:
C0.0
Of 7 Sheets

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LEGEND

	PROPERTY LINE
	EASEMENT
	SETBACK
	EXISTING STRUCTURE
800	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR

ACRONYMS

(E)	EXISTING
EP	EDGE OF PAD
(P)	PROPOSED
FF	FINISHED FLOOR
FG	FINISHED GRADE
FS	FINISHED SURFACE

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

EXISTING SITE CONDITIONS
SCALE: 1" = 30'

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REGISTERED LAND SURVEYOR
DAVID J. BOLTON
LS 8958
EXP 9/30/24
STATE OF CALIFORNIA

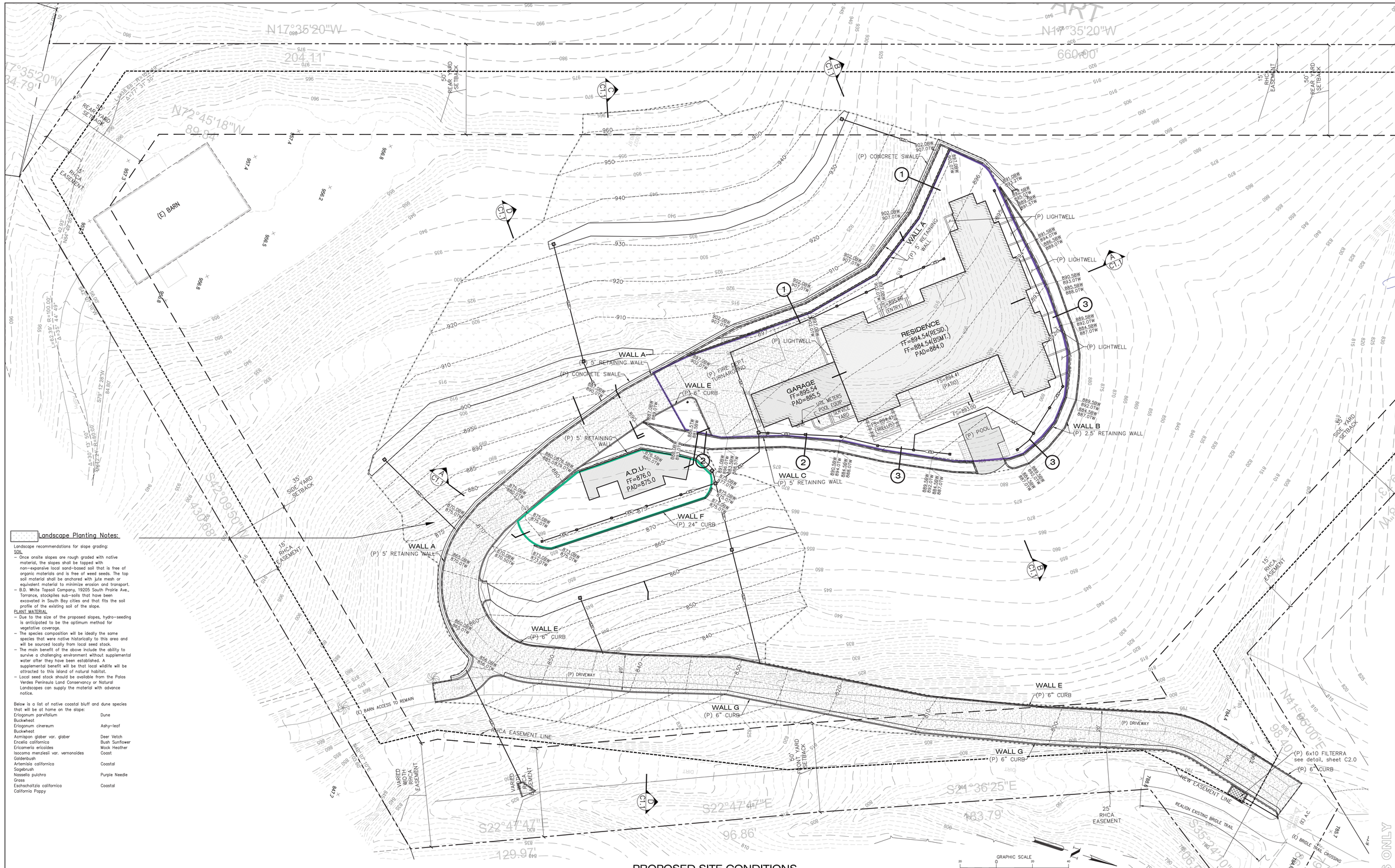
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4 POPPY TRAIL
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Landscape Planting Notes:

Landscape recommendations for slope grading:

SOIL

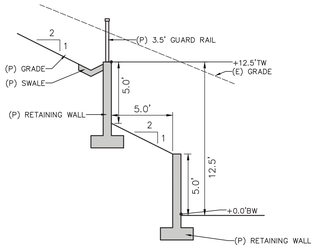
- Once onsite slopes are rough graded with native material, the slopes shall be topped with non-expansive local sand-based soil that is free of organic materials and is free of weed seeds. The top soil material shall be anchored with jute mesh or equivalent material to minimize erosion and transport.
- B.D. White Topsoil Company, 19205 South Prairie Ave., Torrance, stockpiles sub-soils that have been excavated in South Bay cities and that fits the soil profile of the existing soil of the slope.

PLANT MATERIAL

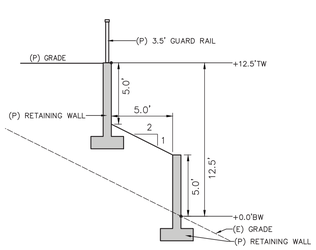
- Due to the size of the proposed slopes, hydro-seeding is anticipated to be the optimum method for vegetative coverage.
- The species composition will be ideally the same species that were native historically to this area and will be sourced locally from local seed stock.
- The main benefit of the above include the ability to survive a challenging environment without supplemental water after they have been established. A supplemental benefit will be that local wildlife will be attracted to this island of natural habitat.
- Local seed stock should be available from the Palos Verdes Peninsula Land Conservancy or Natural Landscapes can supply the material with advance notice.

Below is a list of native coastal bluff and dune species that will be at home on the slope:

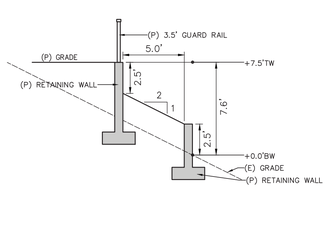
Eriogonum parvifolium	Dune
Buckwheat	
Eriogonum cinereum	Ashy-leaf
Buckwheat	
Acmispon glaber var. glaber	Deer Vetch
Encelia californica	Bush Sunflower
Ericameria ericoides	Mock Heather
Isocoma menziesii var. vernonoides	Coast
Goldenbush	
Artemisia californica	Coastal
Sagebrush	
Nassella pulchra	Purple Needle
Grass	
Eschscholtzia californica	Coastal
California Poppy	



TYP. RETAINING WALL 1



TYP. RETAINING WALL 2



TYP. RETAINING WALL 3

PROPOSED SITE CONDITIONS

SCALE: 1" = 20'

GRAPHIC SCALE
20 0 20 40
(IN FEET)
1 inch = 20 ft.

WALL HEIGHT COMPUTATION

WALL	H, height (feet)	L, length (feet)	A HxL (sq.ft.)
WALL A	5.0'	626'	3,130
WALL B	2.5'	585'	1,463
WALL C	5.0'	220'	1,100
WALL D	2.5'	94'	235
WALL E	0.5'	462'	231
WALL F	2.0'	130'	260
WALL G	0.5'	450'	225
TOTAL:		1,987'	6,390
AVG. HEIGHT	= TOTAL A / TOTAL L = 6,644s.f. / 2,567ft. = 2.5'		

LEGEND

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ACRONYMS

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

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