City of Rolling Hills INCORPORATED JANUARY 24, 1957

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

AGENDA
Regular Planning Commission Meeting

PLANNING COMMISSION
Tuesday, March 19, 2024

CITY OF ROLLING HILLS
6:30 PM

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 PLANNING COMMISSION REGULAR MEETING OF MARCH 19, 2024
RECOMMENDATION: Approve as presented.
CL_AGN_240319_PC_AffidavitofPosting.pdf

7.B. APPROVE THE MINUTES FOR THE JANUARY 16, 2024, PLANNING COMMISSION MEETINGS
RECOMMENDATION: Approve as presented.
CL_MIN_240116_PC_FT_F.pdf
CL_MIN_240116_PC_F.pdf

7.C. APPROVE A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF

ROLLING HILLS GRANTING A TWO-YEAR TIME EXTENSION FOR PREVIOUSLY APPROVED ZONING CASE NO. 21-29 FOR A CONDITIONAL USE PERMIT AND A VARIANCE TO ALLOW A NEW STABLE AND EXISTING CORRAL TO BE LOCATED WITHIN THE REAR AND SIDE YARD SETBACKS AND EXCEED THE LOT COVERAGE LOCATED AT 29 CREST ROAD WEST, ROLLING HILLS, CA 90274, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 174-C-2-MS) (PERRIN)

RECOMMENDATION: It is recommended that the Planning Commission adopt Resolution No. 2024-02 granting a two-year extension, and receive and file a minor modification approved administratively.

Attachment 1: 2024-02_PC_Resolution_29CrestRoadW_ZC21-29_TimeExtension1_Perrin_F.pdf
Attachment 2: 2022-03_PC_Resolution_CUP_29CrestRdW_E.pdf
Attachment 3: PL_ADR_29CrestRdW_ZC21-29_Plans_1stModification_240207_City_RHCA_approved.pdf

8. EXCLUDED CONSENT CALENDAR ITEMS

9. PUBLIC HEARINGS ON ITEMS CONTINUED FROM PREVIOUS MEETING

9.A. ZONING CASE NO. 23-100: SITE PLAN REVIEW TO DEMOLISH AN EXISTING RESIDENCE, EXPAND THE RESIDENTIAL BUILDING PAD, CONSTRUCT A NEW RESIDENCE, ATTACHED GARAGE, SWIMMING POOL, RETAINING WALLS EXCEEDING A HEIGHT OF 3 FEET (UP TO A MAXIMUM HEIGHT OF 5 FEET), NON-EXEMPT GRADING, AND OTHER IMPROVEMENTS; AND VARIANCE TO EXCEED THE 40% DISTURBANCE FOR A PROPERTY LOCATED AT 4 SPUR LANE, ROLLING HILLS, CA, 90274, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 11-B-CH) (LUKIC)

RECOMMENDATION: Open the public hearing, take public testimony, close the public hearing, discuss the proposed project, and provide direction to staff and applicants. A resolution is provided in case the Commission wishes to approve the project with conditions.

Attachment 1: PL_ADR_4SpurLn_ZC23-100_240111_PC_VicinityMap.pdf
Attachment 2: 240306_4SpurLane_Development Table (ZC23-100)_2nd.pdf
Attachment 3: 2024-03_PC_Resolution_4SpurLane_ZC 23-100_Lukic_F.pdf
Attachment 4: CL_AGN_240116_PC_BlueFolderItem_10B_PublicComment01.pdf
Attachment 5: 240304_4SpurLane_RHCA_EasementApproval.pdf
Attachment 6: 4SpurLane_ZC23-100_Grading Table.pdf
Attachment 7: 240312_4SpurLane_ZC23-100_Plans_6thSubmittal.pdf

10. NEW PUBLIC HEARINGS

10.A. ZONING CASE NO. 23-150: SITE PLAN REVIEW TO CONSTRUCT ADDITIONS TO AN EXISTING RESIDENCE AND STABLE GREATER THAN 999 SQUARE FEET, NEW BASEMENT, SWIMMING POOL, OUTDOOR KITCHEN, RETAINING WALLS, COVERED DECKS/PORCHES, GRADING, HARDSCAPE, LANDSCAPE, AND OTHER IMPROVEMENTS; CONDITIONAL USE PERMITS FOR A STABLE

GREATER THAN 200 SQUARE FEET WITH LOFT, CORRAL, AND A RECREATIONAL GAME COURT; AND VARIANCES FOR CONSTRUCTION INÂ THE FRONT AND REAR YARD SETBACKS FOR A PROPERTY LOCATED AT 2 POSSUM RIDGE ROAD, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 123-RH) (WHITCOMBE)

RECOMMENDATION: It is recommended that the Planning Commission open the public hearing, take public testimony, and provide direction to staff and the applicant. A resolution is provided in case the Commission wishes to approve the project with conditions.

Attachment 1: PL_ADR_240306_2PossumRidge_ZC23-150_RadiusMap.pdf
Attachment 2: PL_ADR_2PossumRidgeRd_ZC23-150_PC_240319_DevelopmentTable_F.pdf
Attachment 3: 2024-05_PC_Resolution_2PossumRidgeRd_ZC23-150_Whitcombe_F.pdf
Attachment 4: PL_ADR_2PossumRidgeRd_ZC23-150_LandscapePlan_240311_EDA_LandscapeReview.pdf
Attachment 5: PL_ADR_2PossumRidgeRd_ZC23-150_240319_PC_Set_Photos.pdf
Attachment 6: PL_ADR_2PossumRidgeRd_ZC23-150_240319_PC_Set_DevelopmentPlans.pdf
Attachment 7: PL_ADR_2PossumRidgeRd_ZC23-150_240319_PC_Set_Civil_Landscape.pdf

10.B. ZONING CASE NO. 23-137: SITE PLAN REVIEW TO CONSTRUCT AN ADDITION TO AN EXISTING RESIDENCE GREATER THAN 999 SQUARE FEET, ATTACHED COVERED PORCHES, OUTDOOR KITCHEN, AND OTHER IMPROVEMENTS; AND VARIANCE REQUESTS TO CONSTRUCT IN THE FRONT YARD SETBACK AND WAIVE THE REQUIREMENT FOR A STABLE AND CORRAL SET ASIDE AREA, FOR A PROPERTY LOCATED AT 29 EASTFIELD DRIVE, ROLLING HILLS, CA, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 45-EF) (AQUINO)

RECOMMENDATION: Open the public hearing, receive public testimony, discuss the project, close the public hearing, and provide direction to staff and the applicant. A resolution has been provided in case the Planning Commission wishes to approve the project.

Attachment 1: PL_ADR_240306_29EastfieldDrive_ZC23-137_RadiusMap_js.pdf
Attachment 2: 240214_29EastfieldDrive_Development Table (ZC23-137).pdf
Attachment 3: 2024-04_PC_Resolution_29EastfieldDrive_ZC23-137_Aquino_F.pdf
Attachment 4: 240311_Photos 29 Eastfield Drive.pdf
Attachment 5: 240214_29EastfieldDrive_ZC23-137_Plans_2ndSubmittal.pdf

11. OLD BUSINESS

12. NEW BUSINESS

13. SCHEDULE FIELD TRIPS

14. ITEMS FROM STAFF

15. ITEMS FROM THE PLANNING COMMISSION

16. ADJOURNMENT

Next meeting: Tuesday, April 16, 2024, at 6:30 p.m. in the City Council Chamber, Rolling Hills City Hall, 2 Portuguese Bend Road, Rolling Hills, California, 90274.

Notice:

In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this meeting due to your disability, please contact the City Clerk at (310) 377-1521 at least 48 hours prior to the meeting to enable the City to make reasonable arrangements to ensure accessibility and accommodation for your review of this agenda and attendance at this meeting.

Documents pertaining to an agenda item received after the posting of the agenda are available for review in the City Clerk's office or at the meeting at which the item will be considered.

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

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 7.A
Mtg. Date: 03/19/2024

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

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

THRU: **KARINA BAÑALES, CITY MANAGER**

SUBJECT: **APPROVE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION REGULAR MEETING OF MARCH 19, 2024**

DATE: **March 19, 2024**

BACKGROUND:
None.

DISCUSSION:
None.

FISCAL IMPACT:
None.

RECOMMENDATION:
Approve as presented.

ATTACHMENTS:
CL_AGN_240319_PC_AffidavitofPosting.pdf

Administrative Report

7.A., **File #** 2197 **Meeting Date**: 3/19/2024

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	Planning 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 19, 2024 6:30pm

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 15, 2024

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 7.B
Mtg. Date: 03/19/2024

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

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

THRU: **KARINA BAÑALES, CITY MANAGER**

SUBJECT: **APPROVE THE MINUTES FOR THE JANUARY 16, 2024, PLANNING COMMISSION MEETINGS**

DATE: **March 19, 2024**

BACKGROUND:
None.

DISCUSSION:
None.

FISCAL IMPACT:
None.

RECOMMENDATION:
Approve as presented.

ATTACHMENTS:
CL_MIN_240116_PC_FT_F.pdf
CL_MIN_240116_PC_F.pdf

Minutes
Rolling Hills Planning Commission
Tuesday, January 16, 2024
Field Trip Meeting 7:30 a.m.
1 Chestnut Lane

1. CALL MEETING TO ORDER

The Planning Commission of the City of Rolling Hills met at 1 Chestnut Lane on the above date and the meeting was called to order at 7:32 a.m. Vice Chair Kirkpatrick presiding.

2. ROLL CALL

Commissioners Present:	Cooley, Vice Chair Kirkpatrick
Commissioners Absent:	Cardenas, Douglass, Chair Chelf
Staff Present:	John F. Signo, AICP, Director of Planning & Community Services
	Stephanie Grant, Assistant Planner
Public Present:	Alarica Nguyen, 1 Chestnut Lane (property owner)
	James Aichele, 14 Crest Road West

The meeting commenced without a quorum. No action was taken by the Planning Commission on any item.

3. COMMENTS FROM THE PUBLIC ON ITEMS NOT ON THE AGENDA – NONE

4. FIELD TRIP

4.A. APPROVE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION FIELD TRIP MEETING OF JANUARY 16, 2024

4.B. ZONING CASE NO. 22-91: A REQUEST FOR THE APPROVAL OF A SITE PLAN REVIEW FOR A 264-SQUARE-FOOT COVERED PATIO AND OUTDOOR KITCHEN, CONDITIONAL USE PERMIT FOR THE USE OF SUCH STRUCTURE, AND A VARIANCE REQUEST TO CONSTRUCT IN THE FRONT YARD AND WAIVE THE REQUIREMENT FOR A STABLE AND CORRAL SET ASIDE AREA LOCATED AT 1 CHESTNUT LANE (ICARUS LP, MITTAL)(LOT 239-A-6-MS), ROLLING HILLS, CA, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Public Present:	Alarica Nguyen, 1 Chestnut Lane (property owner)
	James Aichele, 14 Crest Road West

Presentation by Director Signo on the proposed modification.

Commissioners and the public walked the site. No decision was made by the Commission.

The Commission moved to 4 Spur Lane and reconvened at 7:42 a.m.

4.C. ZONING CASE NO. 23-100: SITE PLAN REVIEW TO DEMOLISH AN EXISTING RESIDENCE, CONSTRUCT A NEW 4,870-SQUARE-FOOT RESIDENCE WITH AN ATTACHED GARAGE, CONDUCT NON-EXEMPT GRADING, EXPAND THE RESIDENTIAL BUILDING PAD, CREATE A NEW STABLE BUILDING PAD, CONSTRUCT A 1,010-SQUARE-FOOT SWIMMING POOL, BUILD RETAINING WALLS EXCEEDING A HEIGHT OF 3 FEET (UP TO A MAXIMUM HEIGHT OF 5 FEET), AND OTHER IMPROVEMENTS; CONDITIONAL USE PERMITS FOR

CONSTRUCTION OF A 1,585-SQUARE-FOOT STABLE AND RELOCATION OF AN EXISTING DRIVEWAY AND APRON; AND VARIANCES TO EXCEED THE 40% DISTURBANCE AND 35% LOT COVERAGE REQUIREMENTS ON A PROPERTY LOCATED AT 4 SPUR LANE (LOT 11-B-CH), ROLLING HILLS, CA (LUKIC)

Public Present:

Jen Lukic, 4 Spur Lane (owner)
Luis de Moraes (applicant and architect)
Paul Rajewski (project team)
Genovo Furtz (project team)
James Aichele, 14 Crest Road West
Melissa McNabb, 11 Quail Ridge Road South
Don Crocker, 14 Cinchring Road
Lon Clearwaters, 4 Cinchring Road
Mayor Leah Mirsch, 4 Cinchring Road

Presentation by Director Signo on the proposed project.

Commissioners and the public walked the site. No decision was made by the Commission.

The Commission moved to 23 Crest Road East and reconvened at 8:27 a.m.

4.D. ZONING CASE NO. 23-070: SITE PLAN REVIEW FOR NON-EXEMPT GRADING AND THE CONSTRUCTION OF A NEW 12,080-SQUARE-FOOT RESIDENCE WITH A 7,610-SQUARE-FOOT BASEMENT, RETAINING WALLS EXCEEDING A HEIGHT OF 3 FEET (UP TO A MAXIMUM HEIGHT OF 5 FEET), DRIVEWAY WITH PORTIONS THAT EXCEED A WIDTH OF 20 FEET, AND OTHER IMPROVEMENTS; CONDITIONAL USE PERMITS FOR CONSTRUCTION OF A 1,940-SQUARE-FOOT STABLE, 2,000-SQUARE-FOOT CORRAL, AND A 540-SQUARE-FOOT GUEST HOUSE; AND VARIANCES TO ALLOW THE STABLE, CORRAL, SWIMMING POOL, AND RETAINING WALLS IN THE FRONT YARD, ALLOW A PORTION OF THE CORRAL TO ENCROACH INTO THE FRONT YARD SETBACK, CONSTRUCT RETAINING WALLS EXCEEDING THE MAXIMUM AVERAGE HEIGHT OF TWO-AND-ONE-HALF FEET, CONSTRUCT DECKS/PATIOS MORE THAN ONE FOOT ABOVE GRADE, AND ALLOW GRADING EXPORT FOR A PROPERTY LOCATED AT 23 CREST ROAD EAST, ROLLING HILLS, CA 90274 (LOT 132A-MS)(OGASAWARA)

Public Present:

Yuki Ogasawara, 23 Crest Road East (owner)
Frank Escher (applicant and architect)
David Ramis (project architect)
Dan Bolton (project engineer)
David Godshall (project landscape architect)
Peter Rawlinson (project team)
Kevin Poffenbarger (water engineer)
Yuan Chang, 17 Crest Road East
Charlie Raine, 2-4 Pinto Road
Brenda Okuma, 2 Buckboard Lane
Diana Howard, 85 Eastfield Drive
Colt Terry, 72 Saddleback Road
Yueting Zhu, 17 Crest Road East
Heidi Mackenbach, 56 Portuguese Bend Road
John Mackenbach, 56 Portuguese Bend Road
James Aichele, 14 Crest Road West
Lon Clearwaters, 4 Cinchring Road
Mayor Leah Mirsch, 4 Cinchring Road

Presentation by Director Signo on the proposed project.

Commissioners and the public walked the site. No decision was made by the Commission.

5. ADJOURNMENT: 9:22 A.M.

The meeting was adjourned at 9:22 a.m. to the regular meeting of the Planning Commission scheduled to be held on Tuesday, January 16, 2024, beginning at 6:30 p.m. at City Hall.

Respectfully submitted,

_____
Christian Horvath, City Clerk

Approved,

_____
Brad Chelf, Chair

Minutes
Rolling Hills Planning Commission
Tuesday, January 16, 2024
Regular Meeting 6:30 p.m.

1. CALL MEETING TO ORDER

The Planning Commission of the City of Rolling Hills met in person on the above date at 6:30 p.m. Chair Chelf presiding.

2. ROLL CALL

Commissioners Present:	Cardenas, Cooley, Vice Chair Kirkpatrick
Commissioners Absent:	Douglass, Chair Chelf
Staff Present:	John Signo, Planning & Community Services Director
	Christian Horvath, City Clerk / Executive Assistant to the City Manager
	Stephanie Grant, Assistant Planner
	John Natalizio, Assistant City Attorney
	Karina Bañales, City Manager

3. PLEDGE OF ALLEGIANCE

Director Signo led the Pledge of Allegiance.

4. APPROVE ORDER OF THE AGENDA

Vice Chair Kirkpatrick approved the order of the agenda. Without objection, so ordered.

5. BLUE FOLDER ITEMS (SUPPLEMENTAL)

Motion by Commissioner Cooley, seconded by Commissioner Cardenas to receive and file Blue Folder Item for 10B. Motion carried unanimously with the following vote:

AYES:	Cardenas, Cooley, Vice Chair Kirkpatrick
NOES:	None
ABSENT:	Douglass, Chair Chelf

6. PUBLIC COMMENTS ON NON-AGENDA ITEMS – NONE

7. CONSENT CALENDAR

7.A. APPROVE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION REGULAR MEETING OF JANUARY 16, 2024

7.B. APPROVE THE MINUTES FOR THE DECEMBER 19, 2023, PLANNING COMMISSION MEETINGS

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

AYES: Cardenas, Cooley, Vice Chair Kirkpatrick
NOES: None
ABSENT: Douglass, Chair Chelf

8. EXCLUDED CONSENT CALENDAR ITEMS – NONE

9. PUBLIC HEARINGS ON ITEMS CONTINUED FROM PREVIOUS MEETINGS – NONE

10. NEW PUBLIC HEARINGS

10.A. ZONING CASE NO. 22-91: A REQUEST FOR THE APPROVAL OF A SITE PLAN REVIEW FOR A 264-SQUARE-FOOT COVERED PATIO AND OUTDOOR KITCHEN, CONDITIONAL USE PERMIT FOR THE USE OF SUCH STRUCTURE, AND A VARIANCE REQUEST TO CONSTRUCT IN THE FRONT YARD AND WAIVE THE REQUIREMENT FOR A STABLE AND CORRAL SET ASIDE AREA LOCATED AT 1 CHESTNUT LANE (ICARUS LP, MITTAL)(LOT 239-A-6-MS), ROLLING HILLS, CA, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Presentation by Planning & Community Services Director John Signo

Public Comment: Alfred Visco

Motion by Commissioner Cardenas, seconded by Commissioner Cooley to Adopt Resolution No. 2024-01 approving Zoning Case No. 22-91 as presented. Motion carried unanimously with the following vote:

AYES: Cardenas, Cooley, Vice Chair Kirkpatrick
NOES: None
ABSENT: Douglass, Chair Chelf

10.B. ZONING CASE NO. 23-100: SITE PLAN REVIEW TO DEMOLISH AN EXISTING RESIDENCE, CONSTRUCT A NEW 4,870-SQUARE-FOOT RESIDENCE WITH AN ATTACHED GARAGE, CONDUCT NON-EXEMPT GRADING, EXPAND THE RESIDENTIAL BUILDING PAD, CREATE A NEW STABLE BUILDING PAD, CONSTRUCT A 1,010-SQUARE-FOOT SWIMMING POOL, BUILD RETAINING WALLS EXCEEDING A HEIGHT OF 3 FEET (UP TO A MAXIMUM HEIGHT OF 5 FEET), AND OTHER IMPROVEMENTS; CONDITIONAL USE PERMITS FOR CONSTRUCTION OF A 1,585-SQUARE-FOOT STABLE AND RELOCATION OF AN EXISTING DRIVEWAY AND APRON; AND VARIANCES TO EXCEED THE 40% DISTURBANCE AND 35% LOT COVERAGE REQUIREMENTS ON A PROPERTY LOCATED AT 4 SPUR LANE (LOT 11-B-CH), ROLLING HILLS, CA (LUKIC)

Presentation by Assistant Planner Stephanie Grant

Public Comment: Luis de Moraes, Dan Bolton, Paul Rajewski, Jen Lukic, Alfred Visco, Tao H.
Motion by Commissioner Cardenas, seconded by Commissioner Cooley to continue the item to the next meeting. Motion carried unanimously with the following vote:

AYES: Cardenas, Cooley, Vice Chair Kirkpatrick
NOES: None
ABSENT: Douglass, Chair Chelf

10.C. ZONING CASE NO. 23-070: SITE PLAN REVIEW FOR NON-EXEMPT GRADING AND THE CONSTRUCTION OF A NEW 12,080-SQUARE-FOOT RESIDENCE WITH A 7,610-SQUARE-

FOOT BASEMENT, RETAINING WALLS EXCEEDING A HEIGHT OF 3 FEET (UP TO A MAXIMUM HEIGHT OF 5 FEET), DRIVEWAY WITH PORTIONS THAT EXCEED A WIDTH OF 20 FEET, AND OTHER IMPROVEMENTS; CONDITIONAL USE PERMITS FOR CONSTRUCTION OF A 1,940-SQUARE-FOOT STABLE, 2,000-SQUARE-FOOT CORRAL, AND A 540-SQUARE-FOOT GUEST HOUSE; AND VARIANCES TO ALLOW THE STABLE, CORRAL, SWIMMING POOL, AND RETAINING WALLS IN THE FRONT YARD, ALLOW A PORTION OF THE CORRAL TO ENCROACH INTO THE FRONT YARD SETBACK, CONSTRUCT RETAINING WALLS EXCEEDING THE MAXIMUM AVERAGE HEIGHT OF TWO-AND-ONE-HALF FEET, CONSTRUCT DECKS/PATIOS MORE THAN ONE FOOT ABOVE GRADE, AND ALLOW GRADING EXPORT FOR A PROPERTY LOCATED AT 23 CREST ROAD EAST, ROLLING HILLS, CA 90274 (LOT 132A-MS)(OGASAWARA)

Presentation by Planning & Community Services Director John Signo

Public Comment: Frank Escher, Kevin Poffenbarger, Dan Bolton, David Godshall, Yuki Ogasawara, Charlie Raine, John Mackenbach, Leah Mirsch

Motion by Commissioner Cardenas, seconded by Commissioner Cooley to continue the public hearing and request the applicant make the thoughtful changes as discussed. Motion carried unanimously with the following vote:

AYES: Cardenas, Cooley, Vice Chair Kirkpatrick
NOES: None
ABSENT: Douglass, Chair Chelf

11. OLD BUSINESS – NONE

12. NEW BUSINESS – NONE

13. SCHEDULED FIELD TRIPS

Planning & Community Services Director Signo reported that there would be a re-noticing and repeat of field trips regarding some items from today's meeting.

14. ITEMS FROM STAFF

Planning & Community Services Director Signo thanks Assistant City Attorney John Natalizio for attending in place of Assistant City Attorney Shapses.

15. ITEMS FROM THE PLANNING COMMISSION – NONE

16. ADJOURNMENT: 9:00 P.M.

The meeting was adjourned at 9:00 p.m. to the Planning Commission meeting on Tuesday, February 20, 2024, beginning at 6:30 p.m. in the City Council Chambers at City Hall.

Respectfully submitted,

_____
Christian Horvath, City Clerk

Approved,

_____

Brad Chelf, Chair

Agenda Item No.: 7.C
Mtg. Date: 03/19/2024

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

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

THRU: **KARINA BAÑALES, CITY MANAGER**

SUBJECT: **APPROVE A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING A TWO-YEAR TIME EXTENSION FOR PREVIOUSLY APPROVED ZONING CASE NO. 21-29 FOR A CONDITIONAL USE PERMIT AND A VARIANCE TO ALLOW A NEW STABLE AND EXISTING CORRAL TO BE LOCATED WITHIN THE REAR AND SIDE YARD SETBACKS AND EXCEED THE LOT COVERAGE LOCATED AT 29 CREST ROAD WEST, ROLLING HILLS, CA 90274, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 174-C-2-MS) (PERRIN)**

DATE: **March 19, 2024**

BACKGROUND:

On March 15, 2022, the Planning Commission adopted Resolution No. 2022-03 granting approval for Zoning Case No. 21-29 for: (1) Conditional Use Permit for a stable greater than 200 square feet and a corral that is greater than 550 square feet in size; and (2) Variances for a new 934-square-foot stable and an existing 3,500-square-foot corral that will encroach into the required side and rear yard setbacks and exceed the maximum 35% lot coverage.

The applicant requested approval of a Conditional Use Permit for a proposed 934-square-foot stable and existing 3,500-square-foot corral. The corral was constructed in the 1970s and was used as a community riding ring. The easement for the riding ring has been removed; however, the corral is still intact. The new stable and corral will be situated approximately 8-feet below the existing tennis court on gradually sloping area in the rear portion of the property. The applicant also requested approval of a variance to encroach into the required side and rear yard setbacks and exceed the maximum 35% lot coverage.

Zoning, Land Size and Existing Conditions

The property located at 29 Crest Road West is zoned RAS-2 and has a net lot area of 59,850 square feet (1.37 acres). The lot is developed with a 5,413-square-foot single-family residence and a 1,125-square-foot garage. The project site slopes downward from the residence to the rear of the lot. There is a 14-foot grade difference from the residence and pool area to the proposed stable and corral. The existing residence, garage and pool are located on the first pad (34,000 square feet) which is the upper portion of the lot located near Crest Road West, the second pad (13,600 square feet) contains a tennis court; the third pad (9,200 square feet) is located in the rear of the property and is developed with two freestanding 12-foot-high wooden chicken coops (to be demolished) and a 3,500-square-foot corral.

Minor Modification
On February 5, 2024, the applicant submitted a time extension request and minor modification to simplify the barn design to save cost. The new design uses pre-fabricated components which are less expensive. The location of the stable is the same, but the size was slightly decreased from 934 square feet to 900 square feet and the height was reduced by a foot from 14'6" to 13'6". The Rolling Hills Community Association (RHCA) granted approval the same day with a condition requiring Architectural Committee approval for materials. City staff granted Administrative Approval of the modification the following day.

DISCUSSION:

On February 5, 2024, an application was duly filed by Mr. Patrick Perrin and Donna Perrin ("Applicants"), with respect to real property located at 29 Crest Road West requesting a two-year time extension for Zoning Case No. 21-29 to comply with the requirements of Resolution No. 2022-03 and to commence construction of the approved project. The Applicants are requesting the extension due to delays caused by the pandemic and changes to the stable design.

Requirements for Extension
The Rolling Hills Municipal Code (RHMC) provides for the extension of approvals by no more than two years. (See RHMC Sections 17.46.080, 17.42.070, 17.38.070). While no specific findings are required for extensions of conditional use permits (17.42.070) or variances (17.38.070), the Planning Commission must make specific findings for two-year extensions of site plans (17.46.080). To extend approval, the Planning Commission must find that the expiration of the approval would constitute undue hardship on the owner and the extension would not be materially detrimental to the health, safety and general welfare of the public. Staff has determined that expiration would impose undue hardship on the owner because the delays have been due in part to the COVID pandemic and other circumstances. Staff has also determined that there are no changed circumstances on the property or adjacent properties such that extension would be to the material detriment of the public. Thus, Staff is recommending that the Planning Commission adopt these findings and approve the attached Resolution No. 2024-02 to grant the extension. If granted, the project would expire on March 15, 2026.

FISCAL IMPACT:
None.

RECOMMENDATION:

It is recommended that the Planning Commission adopt Resolution No. 2024-02 granting a two-year extension, and receive and file a minor modification approved administratively.

ATTACHMENTS:

Attachment 1: 2024-02_PC_Resolution_29CrestRoadW_ZC21-29_TimeExtension1_Perrin_F.pdf
Attachment 2: 2022-03_PC_Resolution_CUP_29CrestRdW_E.pdf
Attachment 3: PL_ADR_29CrestRdW_ZC21-29_Plans_1stModification_240207_City_RHCA_approved.pdf

RESOLUTION NO. 2024-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING A TWO-YEAR TIME EXTENSION FOR PREVIOUSLY APPROVED ZONING CASE NO. 21-29 FOR A CONDITIONAL USE PERMIT AND A VARIANCE TO ALLOW A NEW STABLE AND EXISTING CORRAL TO BE LOCATED WITHIN THE REAR AND SIDE YARD SETBACKS AND EXCEED THE LOT COVERAGE LOCATED AT 29 CREST ROAD WEST, ROLLING HILLS, CA 90274, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 174-C-2-MS) (PERRIN)

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

Section 1. An application was duly filed by Patrick and Donna Perrin, ("Applicants"), with respect to real property located at 29 Crest Road West requesting a two-year time extension to comply with the requirements of Resolution No. 2022-03 to commence construction of the approved project.

Section 2. The Commission approved the project adopting Resolution No. 2022-03 at a meeting on March 15, 2022. The Applicants are requesting a two-year extension be granted due to additional time needed to complete the review and plan check process. A minor modification (Modification No.1) was administratively approved on February 6, 2024, to reduce the stable size, simplify the stable design, and save costs.

Section 3. The Planning Commission finds that pursuant to Rolling Hills Municipal Code (RHMC) Section 17.46.080 the expiration would constitute an undue hardship upon the property owner; and the continuation of the approval would not be materially detrimental to the health, safety and general welfare of the public. The expiration would constitute undue hardship on the owner because the Applicants have been seeking approvals from Building Services and such approvals were delayed by the COVID pandemic and changes under Modification No. 1. Continuation of the approval will not be materially detrimental to the public because there have been no material changes or conditions on the subject property which would require allowing the approvals to expire.

Section 4. Based upon information and evidence submitted, the Planning Commission grants a two-year time extension and does hereby amend Paragraph A of Section 8 of Planning Commission Resolution No. 2022-03, dated March 15, 2022, to read as follows:

A. The Conditional Use Permit and Variance approval shall expire within four years from the effective date of approval of Resolution No. 2022-03. No further extension shall be granted as required by Sections 17.42.070 and 17.38.070 of the RHMC.

Section 5. Except as herein amended, the provisions and conditions of Resolution No. 2022-03 shall continue to be in full force and effect.

PASSED, APPROVED AND ADOPTED THIS 19TH DAY OF MARCH 2024.

_____
BRAD CHELF, CHAIRMAN

ATTEST:

_____
CHRISTIAN HORVATH, CITY CLERK

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

I certify that the foregoing Resolution No. 2024-02 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING A TWO-YEAR TIME EXTENSION FOR PREVIOUSLY APPROVED ZONING CASE NO. 21-29 FOR A CONDITIONAL USE PERMIT AND A VARIANCE TO ALLOW A NEW STABLE AND EXISTING CORRAL TO BE LOCATED WITHIN THE REAR AND SIDE YARD SETBACKS AND EXCEED THE LOT COVERAGE LOCATED AT 29 CREST ROAD WEST, ROLLING HILLS, CA 90274, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 174-C-2-MS) (PERRIN)

was approved and adopted at a regular meeting of the Planning Commission on March 19, 2024 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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

Administrative Offices

_____
CHRISTIAN HORVATH
CITY CLERK

RESOLUTION NO. 2022-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING A CONDITIONAL USE PERMIT AND A VARIANCE TO ALLOW A NEW 934-SQUARE-FOOT STABLE AND EXISTING 3,500-SQUARE-FOOT CORRAL TO BE LOCATED WITHIN THE REAR AND SIDE YARD SETBACKS AND EXCEED THE LOT COVERAGE FOR THE PROPERTY LOCATED AT 29 CREST ROAD WEST (LOT 174-C-2-MS), ROLLING HILLS, CA (PERRIN)

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

Section 1. Property Owners, Patrick and Donna Perrin, ("Applicant") for the real property located at 29 Crest Road West, Rolling Hills, CA are requesting a Conditional Use Permit and Variance for a new 934-square-foot stable and existing 3,500-square-foot corral to encroach into the required side and rear yards (the "Project"). The project includes two planter walls between the tennis court and corral that will have a maximum height of four feet and requires approximately eight cubic yards of grading. The Project will be located adjacent to trails on the east and north of the stable and corral.

Section 2. The Planning Commission conducted duly noticed public hearings to consider the application at an onsite meeting on March 15, 2022, at 7:30 AM and at its regular meeting on March 15, 2022, at 6:30 PM. Neighbors within a 1,000-foot radius were notified of the public hearings and a notice was published in the Daily Breeze on March 5, 2022. The Owners and their agent were notified of the public hearings in writing by first class mail and the Owners and their agent were in attendance at the hearings.

Section 3. The property is zoned RAS-2 with a net lot area of 59,850 square feet (1.37 acres), which is smaller than the requirements of the RAS-2 zone that requires a minimum net lot area of 87,120 square feet. The lot is developed with a 5,413-square-foot single family residence and a 1,125-square-foot garage. There are three existing building pads on site with approximately 14 feet difference in elevation. The existing residence, garage and pool are located on the highest and largest pad (37,000 square feet) located near Crest Road West; the secondary pad (13,060 square feet) is in the middle of the property and is developed with a tennis court; the third pad (9,200 square feet) is in the rear of the property and includes two 12-foot tall chicken coops and a 3,500-square-foot corral that was constructed as part of a former community horseback riding ring.

Section 4. The Project is exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures), which exempts the construction and location of a limited number of new, small facilities or structures, including accessory structures, such as a stable and corral, because it involves the construction of a 934-square-foot stable and maintenance of an existing 3,500-square-foot corral. The Project is also exempt from the CEQA Guidelines pursuant to Section 15301, Class 1 (Existing Facilities), which exempts the minor alteration of topographical features involving negligible or no expansion of use beyond that existing, because the Project site involves approximately eight cubic yards of grading for new planter walls.

Section 5. Section 17.16.020.A of the Rolling Hills Municipal Code requires a Variance for projects that encroach into the required setbacks and exceed the maximum allowable lot coverage.

Section 6. Section 17.18.060 of the Zoning Ordinance contains conditions for a stable and corral, subject to approval of a conditional use permit. The proposed stable and corral comply with the provisions of this section. With respect to this request for a Conditional Use Permit, the Planning Commission finds as follows:

A. That the proposed conditional use is consistent with the General Plan; The granting of a Conditional Use Permit for the stable and corral would be consistent with the purposes and objectives of the Zoning Ordinance and General Plan.

B. That the nature, condition and development of adjacent uses, buildings and structures have been considered, and that the use will not adversely affect or be materially detrimental to these adjacent uses, building or structures; The nature, condition, and development of adjacent structures have been considered, and the project will not adversely affect or be materially detrimental to these adjacent uses, buildings, or structures because the proposed uses (stable and corral) are located of sufficient distance from nearby residences so as to not impact the view or privacy of surrounding neighbors.

C. That the site for the proposed conditional use is of adequate size and shape to accommodate the use and buildings proposed; The property is adequately sized to accommodate such use, and on an existing level building pad. The proposed use is appropriately located in that it will be sufficiently separated from nearby structures.

D. That the proposed conditional use complies with all applicable development standards of the zone district; The proposed uses (stable and corral) meet the standards for the minimum size and height standards set forth in the Rolling Hill Municipal Code; however, variances are required for encroachments into the required side yard and rear yard setbacks and for exceedance of the maximum lot coverage.

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

F. That the proposed conditional use observes the spirit and intent of this title. The project is harmonious in scale and mass with the site, the natural terrain, and surrounding residences because the proposed use complies with the low-profile residential development pattern of the community and will not give the property an over-built look. Sufficient areas of the lot will remain open and unobstructed. The lot is sufficiently large to accommodate the proposed use.

Section 7. Sections 17.38.010 through 17.38.050 of the Rolling Hills Municipal Code permit approval of a Variance when exceptional or extraordinary circumstances applicable to the property, and not applicable to other similar properties in the same zone, prevent the owner from making use of a parcel of property to the same extent enjoyed by similar properties in the same vicinity. The Applicant requests Variances from Sections 17.18.090.3 and17.16.070.A to allow a stable and corral to encroach into the side and rear yard setbacks, allow the structural coverage to exceed the maximum 20%, and allow the lot coverage to exceed the maximum 35%.

With respect to this request for Variances, the Planning Commission finds as follows:

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

There are several extraordinary circumstances applicable to this property. The minimum lot size for property within the RAS-2 zone is 87,120 square feet. The project site is 59,850 square feet (1.37 acres) which is 27,270 square feet smaller than the minimum lot size; this is considered legal nonconforming. The lot consists of an unusual lot configuration; it is wider in the front and narrows in width as it slopes toward the rear of the site. Upon subdivision, this property was burdened with an easement in favor of the adjacent property for a community riding ring. No other property in the vicinity was burdened with such an easement. The property

owners were successful in removing the easement; however, the existence of the easement impacted the nature of the development of the property. Additionally, the property occupies the northeast corner of the intersection of Johns Canyon Road and Crest Road West. The property has a Crest Road West address but the site was originally developed with a driveway on Johns Canyon Road. To facilitate mail delivery to the corresponding street address, the driveway was relocated to provide access from Crest Road and a large circular motor court was constructed which accounts for the majority of the excess lot coverage. These circumstances do not apply to other properties in the vicinity.

B. **That such variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same vicinity and zone but which is denied the property in question.**
Granting the requested variance for the stable and corral to encroach into the side and rear yard setbacks and to exceed the maximum lot coverage will facilitate construction of a stable on the property. The existing structural coverage is 27% and the existing lot coverage is 38%. The proposed 934-square-foot stable would increase structural and lot coverage by 2% bringing the total to 29% and 40%, respectively. Construction of the stable will result in a minor increase in lot coverage and having a stable and corral on-site is a property right enjoyed by other properties in the vicinity.

C. **That the granting of such variance will not be materially detrimental to the public welfare or injurious to properties or improvements in the vicinity.**
Granting a variance to construct the proposed stable and corral will not be detrimental to the public welfare and will not be injurious to properties in the vicinity; horse keeping facilities are allowed and encouraged in the Rolling Hills equestrian community. Further, the project will be consistent with other equestrian development in the area.

D. **That in granting the variance, the spirit and intent of this title will be observed.**
The stable and corral are harmonious in scale and mass with the site, the natural terrain, and surrounding residences because the proposed use complies with the low-profile residential development pattern of the community and will not give the property an over-built look. The lot is sufficient to accommodate the proposed use.

E. **That the variance does not grant special privilege to the applicant.**
A stable and corral are common amenities enjoyed by many properties throughout the City. The proposed project, together with the variances, will be compatible with the objectives, policies, general land uses, and programs specified in the General Plan.

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

Granting a variance to construct the proposed stable and maintain an existing corral will be consistent with the applicable portions of the Los Angeles County Hazardous Waste Management Plan related to siting criteria for hazardous waste facilities.

G. That the variance request is consistent with the General Plan of the City of Rolling Hills.

Granting the variance to exceed the maximum lot coverage to construct a two-stall stable will be consistent with the General Plan of the City of Rolling Hills, which allows and encourages horse keeping equestrian facilities in this equestrian community.

Section 8. Based upon the foregoing findings, the Planning Commission hereby approves Zoning Case No. 21-29, a request for a Conditional Use Permit for a 934-square-foot stable and a 3,500-square-foot corral and a Variance to 1) allow the stable to encroach three feet and five feet into the east and west 35-foot side yard setbacks, respectively, while maintaining a minimum setback of 80 feet from the nearest adjacent residences and 2) allow the corral to encroach six feet and 12.6 feet into the east and west side yard setbacks, respectively, and encroach five feet and 15 feet into east and west rear yard setback, respectively, and 3) allow the 934-square-foot stable to further increase the structural coverage from 27% to 29% and total lot coverage from 38% to 40%.

A. The Conditional Use Permit and Variance approval shall expire within two years from the effective date of approval if construction pursuant to this approval has not commenced within that time period, as required by Section 17.42.070 and 17.38.070 of the Rolling Hills Municipal Code, or the approval granted is otherwise extended pursuant to the requirements of those sections.

B. If any condition of this resolution is violated, the entitlement granted by this resolution shall be suspended and the privileges granted hereunder shall lapse and upon receipt of written notice from the City, all construction work being performed on the subject property shall immediately cease, other than work determined by the City Manager or his/her designee required to cure the violation. The suspension and stop work order will be lifted once the Applicant cures the violation to the satisfaction of the City Manager or his/her designee. In the event that the Applicant disputes the City Manager or his/her designee's determination that a violation exists or disputes how the violation must be cured, the Applicant may request a hearing before the City Council. The hearing shall be scheduled at the next regular meeting of the City Council for which the agenda has not yet been posted, the Applicant shall be provided written notice of the hearing. The stop work order shall remain in effect during the pendency of the hearing. The City Council shall make a determination as to whether a violation of this Resolution has occurred. If the Council determines that a violation has not occurred or has been cured by the time of the hearing, the Council will lift the suspension and the stop work order. If the Council determines that a violation

has occurred and has not yet been cured, the Council shall provide the Applicant with a deadline to cure the violation; no construction work shall be performed on the property until and unless the violation is cured by the deadline, other than work designated by the Council to accomplish the cure. If the violation is not cured by the deadline, the Council may either extend the deadline at the Applicant's request or schedule a hearing for the revocation of the entitlements granted by this Resolution pursuant to Chapter 17.58 of the Rolling Hills Municipal Code (RHMC).

C. The Project shall comply with all requirements of the Municipal Code, including the Building and Construction Ordinance and the Zoning Ordinance.

The lot shall be developed and maintained in substantial conformance with the site plan on file dated February 24, 2022, except as otherwise provided in these conditions. The working drawings submitted to the Department of Building and Safety for plan check review must conform to the development plan approved with this application. A copy of the conditions of this Resolution shall be printed on plans approved when a building permit is issued and a copy of such approved plans, including conditions of approval, shall be available on the building site at all times.

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

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

D. The total overall lot coverage of the net lot area shall not exceed 23,933 square feet or 40%.

E. The total structural coverage of the net lot shall not exceed 17,108 square feet or 29%.

F. The disturbed area of the lot shall not be increased above what is shown on the development table for the application.

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

prohibited to dispose of manure or any animal waste into the Municipal Separate Storm Sewer System (MS4) or into natural drainage course.

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

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

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

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

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

M. The property owners shall be required to conform to the Regional Water Quality Control Board and County Public Works Department Best Management Practices (BMP's) requirements related to solid waste, drainage and storm water management and comply with the City's Low Impact development Ordinance (LID), if applicable.

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

O. All graded areas shall be landscaped. In addition, the planter area between the tennis court and new stable, and the corral fence along the rear property line shall be screened from the neighbors and a landscaping plan shall be submitted to the City for review and approval. If landscaping of 500 square feet or greater is introduced or redeveloped, the landscaping shall be subject to the requirements of the City's Water Efficient Landscape Ordinance. Any plants introduced for this Project shall not grow into a hedge but be offset and shall not exceed the ridgeline of the house. The landscape plan shall be found in compliance prior to issuance of a building permit.

P. The Project must be reviewed by the Rolling Hills Community Association (RHCA) Architectural Review Committee.

Q. The contractor shall not use tools that could produce a spark, including for clearing and grubbing, during red flag warning conditions. Weather conditions can be found at:

http://www.wrh.noaa.gov/lox/main.php?suite=safetv&page=hazard definitions#FIR

It is the sole responsibility of the property owner and/ or his/her contractor to monitor the red flag warning conditions. Should a red flag warning be declared and if work is to be conducted on the property, the contractor shall have readily available fire distinguisher.

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

S. Until the Applicant executes an Affidavit of Acceptance of all conditions of this approval, the approvals shall not be effective. Such affidavit shall be recorded together with the resolution.

PASSED, APPROVED AND ADOPTED THIS 15th DAY OF MARCH, 2022.

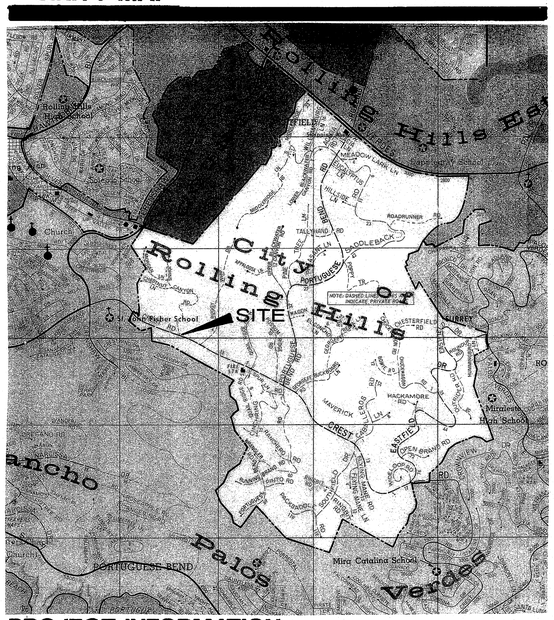
BRAD CHELF, CHAIRMAN

ATTEST:

CITY CLERK
Christian Horvath

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

VICINITY MAP



PERRIN STABLE
29 Crest Road West
Rolling Hills, CA 90274

RUSSELL E. BARTO, AIA – ARCHITECT
3 Malaga Cove Plaza, Suite 202
Palos Verdes Estates, CA 90274
tel:(310) 378-1355 fax:(310) 378-6298
russbarto@earthlink.net

SHEET INDEX

SHEET	DESCRIPTION
1	VICINITY MAP, SHEET INDEX, PROJECT INFORMATION, CONSULTANTS
1-A	RESOLUTIONS
2	PLOT PLAN
G1.1	COVER SHEET
S1.1	FLOOR PLAN
S1.2	FOUNDATION PLAN
S1.3	ROOF PLAN
S3.1	SECTION AND ELEVATIONS
S4.1	DETAILS
S5.1	DETAILS
S5.2	DETAILS
S5.3	DETAILS

PROJECT INFORMATION

DATE _____ ZONING CASE NO. _____ ADDRESS 29 Crest Rd. W

ALL STRUCTURES MUST BE SHOWN ON THE PLAN
CALCULATION OF LOT COVERAGE

AREA AND STRUCTURES	EXISTING	PROPOSED	TOTAL
NET LOT AREA	58,970 sq.ft.	_____ sq.ft.	58,970 sq.ft.
RESIDENCE	3,413 sq.ft.	_____ sq.ft.	3,413 sq.ft.
GARAGE	1,125 sq.ft.	_____ sq.ft.	1,125 sq.ft.
SWIMMING POOL/SPA	720 sq.ft.	_____ sq.ft.	720 sq.ft.
POOL EQUIPMENT	40 sq.ft.	_____ sq.ft.	40 sq.ft.
GUEST HOUSE	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
CABANA	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
STABLE (dirt volume to be included in grading quantities)	_____ sq.ft.	900 sq.ft.	900 sq.ft.
RECREATION COURT	7,200 sq.ft.	_____ sq.ft.	7,200 sq.ft.
ATTACHED COVERED PORCHES	1,576 sq.ft.	_____ sq.ft.	1,576 sq.ft.
ENTRYWAY/ PORTE COCHERE, BREEZEWAYS	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
ATTACHED TRELLISES	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
*DETACHED STRUCTURES: (circle all that applies) SHEDS, TRELLISES, GAZEBO, BARBECUE, OUTDOOR KITCHEN, ROOFED PLAY EQUP.- over 15 ft. high and over 120 sq. ft. in area, WATER FEATURES, ETC.	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
SERVICE YARD	100 sq.ft.	_____ sq.ft.	100 sq.ft.
OTHER _____	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
BASEMENT AREA (volume to be included in grading quantities)	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
DEPTH OF BASEMENT	_____	_____	_____
TOTAL STRUCTURES	16174 sq.ft.	900 sq.ft.	17074 sq.ft.
% STRUCTURAL COVERAGE	27.0 %	1.5 %	28.5 %
TOTAL STRUCTURES EXCLUDING UP TO 5 & UP TO 800 sq. ft. detached structures that are not higher than 12 ft.	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
% STRUCTURAL COVERAGE	_____ %	_____ %	_____ %

ALL FLATWORK MUST BE SHOWN ON THE PLAN

PRIMARY DRIVEWAY(S)	3500 sq.ft.	_____ sq.ft.	3500 sq.ft.
PAVED WALKS, PATIO AREAS, COURTYARDS	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
POOL DECKING	250 sq.ft.	_____ sq.ft.	250 sq.ft.
OTHER PAVED DRIVEWAYS, ROAD EASEMENTS, PARKING PADS	3,075 sq.ft.	_____ sq.ft.	3,075 sq. ft.
TOTAL FLATWORK	6825 sq.ft.	_____ sq.ft.	6825 sq.ft.
% TOTAL FLATWORK COVERAGE	8.8 %	_____ %	8.8 %
TOTAL STRUCTURAL & FLATWORK COVERAGE	22,999 sq.ft.	900 sq.ft.	23899 sq.ft.
% TOTAL COVERAGE	38.4 %	1.5 %	39.9 %

OWNER:	**Mr. & Mrs. Patrick Perrin**
JOB ADDRESS:	**29 Crest Road West Rolling Hills, CA 90274**
ZONING:	**RAS-2**
BUILDING TYPE:	**Stable**
OCCCUPANCY GROUP:	**U**
CONSTRUCTION TYPE:	**Type V-B**
NUMBER OF STORIES:	**One Story**
LEGAL DESCRIPTION:	**Lot 21 Tract 25017**
AIN:	**7569-024-021**
FIRE SPRIKLERS:	**No**

CITY OF ROLLING HILLS
Approved by: _____
PLANNING DEPARTMENT
Date: 2/6/24
ZC 21-29
*Approved by Planning Commission on 3/15/22 subject to conditions in Resolution No. 2022-03.

APPROVED
2024-02-05 Stable
ROLLING HILLS COMMUNITY ASSOCIATION ARCHITECTURAL COMMITTEE

THE FOLLOWING ITEMS MUST BE SUBMITTED TO THE ARCHITECTURAL COMMITTEE FOR APPROVAL:

-Doors & Windows (Brand/Matrl/Color)
-Roofing Material
-Exterior Lighting (Location & Design)

SUBMIT ANY MODIFICATIONS FOR APPROVAL PRIOR TO CONSTRUCITON

ALL STRUCTURES MUST BE PAINTED ASSOCIATION APPROVED WHITE

NO STRUCTURES, PLANTING OR IRRIGATION IS PERMITTED IN AN ASSOCIATION EASEMENT

CONSULTANTS

Prefab Stable: BARNS & BUILDINGS
23100 Wildomar Trail
Wildomar CA 92595
PH: 951-678-4571 FAX: 951-678-7366

SCOPE OF WORK

- Prefab Stable 900 SQ.FT.
- Corral fence 300 LIN.FT.

All works shall conform to the 2020 LA COUNTY Building Codes, 2020 LA COUNTY Residential Codes, 2020 LA COUNTY Mechanical Codes, 2020 LA COUNTY Electrical Codes. 2020 LA COUNTY Plumbing Codes. 2020 Green Building Codes.

REVISIONS

RUSSELL E. BARTO - AIA - ARCHITECT
3 Malaga Cove Plaza - Suite 202
Palos Verdes Estates - CA - 90274
(310) 378-1355 Fax (310) 378-6298

LICENSED ARCHITECT
Russell E. Barto
NO. C8333
REN.
STATE OF CALIFORNIA

PERRIN STABLE
29 Crest Road West, Rolling Hills, CA 90274

P. The Project must be reviewed by the Rolling Hills Community Association (RHCA) Architectural Review Committee.

Q. The contractor shall not use tools that could produce a spark, including for clearing and grubbing, during red flag warning conditions. Weather conditions can be found at:

http://www.wrh.noaa.gov/lox/main.php?suite=safetv&page=hazard definitions#FIR

It is the sole responsibility of the property owner and/ or his/her contractor to monitor the red flag warning conditions. Should a red flag warning be declared and if work is to be conducted on the property, the contractor shall have readily available fire distinguisher.

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

S. Until the Applicant executes an Affidavit of Acceptance of all conditions of this approval, the approvals shall not be effective. Such affidavit shall be recorded together with the resolution.

PASSED, APPROVED AND ADOPTED THIS 15th DAY OF MARCH, 2022.

BRAD CHELF, CHAIRMAN

ATTEST:

CITY CLERK
Christian Horvath

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

BUILDING AND SAFETY DIVISION
Department of Public Works
APPROVED
UNDER LOS ANGELES COUNTY CODE
TITLES 26, 30 AND 31
PUBLIC WORKS
02/23/2023 3:02:33 PM
This set of plans and specifications must be kept at the job site at all times and is unlawful to make any changes, modifications or alterations on these plans or specifications without the prior written permission of the Building Official. The stamping of this set of plans and specifications SHALL NOT, under any circumstances, be deemed to permit or to be an approval of any work or activity that violates any provisions of any County Ordinance or State Law.

CITY OF ROLLING HILLS
Approved by:
PLANNING DEPARTMENT
Date: 3/6/23

ZC 21-29
Approved by Plng. Comm.
on 3/15/22 subject to conditions
in Res. No. 2022-03.

B. If any condition of this resolution is violated, the entitlement granted by this resolution shall be suspended and the privileges granted hereunder shall lapse and upon receipt of written notice from the City, all construction work being performed on the subject property shall immediately cease, other than work determined by the City Manager or his/her designee required to cure the violation. The suspension and stop work order will be lifted once the Applicant cures the violation to the satisfaction of the City Manager or his/her designee. In the event that the Applicant disputes the City Manager or his/her designee's determination that a violation exists or disputes how the violation must be cured, the Applicant may request a hearing before the City Council. The hearing shall be scheduled at the next regular meeting of the City Council for which the agenda has not yet been posted, the Applicant shall be provided written notice of the hearing. The stop work order shall remain in effect during the pendency of the hearing. The City Council shall make a determination as to whether a violation of this Resolution has occurred. If the Council determines that a violation has not occurred or has been cured by the time of the hearing, the Council will lift the suspension and the stop work order. If the Council determines that a violation

has occurred and has not yet been cured, the Council shall provide the Applicant with a deadline to cure the violation; no construction work shall be performed on the property until and unless the violation is cured by the deadline, other than work designated by the Council to accomplish the cure. If the violation is not cured by the deadline, the Council may either extend the deadline at the Applicant's request or schedule a hearing for the revocation of the entitlements granted by this Resolution pursuant to Chapter 17.58 of the Rolling Hills Municipal Code (RHMC).

C. The Project shall comply with all requirements of the Municipal Code, including the Building and Construction Ordinance and the Zoning Ordinance.

The lot shall be developed and maintained in substantial conformance with the site plan on file dated February 24, 2022, except as otherwise provided in these conditions. The working drawings submitted to the Department of Building and Safety for plan check review must conform to the development plan approved with this application. A copy of the conditions of this Resolution shall be printed on plans approved when a building permit is issued and a copy of such approved plans, including conditions of approval, shall be available on the building site at all times.

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

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

D. The total overall lot coverage of the net lot area shall not exceed 23,933 square feet or 40%.

E. The total structural coverage of the net lot shall not exceed 17,108 square feet or 29%.

F. The disturbed area of the lot shall not be increased above what is shown on the development table for the application.

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

prohibited to dispose of manure or any animal waste into the Municipal Separate Storm Sewer System (MS4) or into natural drainage course.

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

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

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

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

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

M. The property owners shall be required to conform to the Regional Water Quality Control Board and County Public Works Department Best Management Practices (BMP's) requirements related to solid waste, drainage and storm water management and comply with the City's Low Impact development Ordinance (LID), if applicable.

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

O. All graded areas shall be landscaped. In addition, the planter area between the tennis court and new stable, and the corral fence along the rear property line shall be screened from the neighbors and a landscaping plan shall be submitted to the City for review and approval. If landscaping of 500 square feet or greater is introduced or redeveloped, the landscaping shall be subject to the requirements of the City's Water Efficient Landscape Ordinance. Any plants introduced for this Project shall not grow into a hedge but be offset and shall not exceed the ridgeline of the house. The landscape plan shall be found in compliance prior to issuance of a building permit.

F. That the proposed conditional use observes the spirit and intent of this title. The project is harmonious in scale and mass with the site, the natural terrain, and surrounding residences because the proposed use complies with the low-profile residential development pattern of the community and will not give the property an over-built look. Sufficient areas of the lot will remain open and unobstructed. The lot is sufficiently large to accommodate the proposed use.

Section 7. Sections 17.38.010 through 17.38.050 of the Rolling Hills Municipal Code permit approval of a Variance when exceptional or extraordinary circumstances applicable to the property, and not applicable to other similar properties in the same zone, prevent the owner from making use of a parcel of property to the same extent enjoyed by similar properties in the same vicinity. The Applicant requests Variances from Sections 17.18.090.3 and 17.16.070.A to allow a stable and corral to encroach into the side and rear yard setbacks, allow the structural coverage to exceed the maximum 20%, and allow the lot coverage to exceed the maximum 35%.

With respect to this request for Variances, the Planning Commission finds as follows:

A. That there are exceptional or extraordinary circumstances or conditions applicable to the property that do not apply generally to other properties in the same vicinity and zone.
There are several extraordinary circumstances applicable to this property. The minimum lot size for property within the RAS-2 zone is 87,120 square feet. The project site is 59,850 square feet (1.37 acres) which is 27,270 square feet smaller than the minimum lot size; this is considered legal nonconforming. The lot consists of an unusual lot configuration; it is wider in the front and narrows in width as it slopes toward the rear of the site. Upon subdivision, this property was burdened with an easement in favor of the adjacent property for a community riding ring. No other property in the vicinity was burdened with such an easement. The property

owners were successful in removing the easement; however, the existence of the easement impacted the nature of the development of the property. Additionally, the property occupies the northeast corner of the intersection of Johns Canyon Road and Crest Road West. The property has a Crest Road West address but the site was originally developed with a driveway on Johns Canyon Road. To facilitate mail delivery to the corresponding street address, the driveway was relocated to provide access from Crest Road and a large circular motor court was constructed which accounts for the majority of the excess lot coverage. These circumstances do not apply to other properties in the vicinity.

B. That such variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same vicinity and zone but which is denied the property in question.
Granting the requested variance for the stable and corral to encroach into the side and rear yard setbacks and to exceed the maximum lot coverage will facilitate construction of a stable on the property. The existing structural coverage is 27% and the existing lot coverage is 38%. The proposed 934-square-foot stable would increase structural and lot coverage by 2% bringing the total to 29% and 40%, respectively. Construction of the stable will result in a minor increase in lot coverage and having a stable and corral on-site is a property right enjoyed by other properties in the vicinity.

C. That the granting of such variance will not be materially detrimental to the public welfare or injurious to properties or improvements in the vicinity.
Granting a variance to construct the proposed stable and corral will not be detrimental to the public welfare and will not be injurious to properties in the vicinity; horse keeping facilities are allowed and encouraged in the Rolling Hills equestrian community. Further, the project will be consistent with other equestrian development in the area.

D. That in granting the variance, the spirit and intent of this title will be observed. The stable and corral are harmonious in scale and mass with the site, the natural terrain, and surrounding residences because the proposed use complies with the low-profile residential development pattern of the community and will not give the property an over-built look. The lot is sufficient to accommodate the proposed use.

E. That the variance does not grant special privilege to the applicant.
A stable and corral are common amenities enjoyed by many properties throughout the City. The proposed project, together with the variances, will be compatible with the objectives, policies, general land uses, and programs specified in the General Plan.

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

Granting a variance to construct the proposed stable and maintain an existing corral will be consistent with the applicable portions of the Los Angeles County Hazardous Waste Management Plan related to siting criteria for hazardous waste facilities.

G. That the variance request is consistent with the General Plan of the City of Rolling Hills.
Granting the variance to exceed the maximum lot coverage to construct a two-stall stable will be consistent with the General Plan of the City of Rolling Hills, which allows and encourages horse keeping equestrian facilities in this equestrian community.

Section 8. Based upon the foregoing findings, the Planning Commission hereby approves Zoning Case No. 21-29, a request for a Conditional Use Permit for a 934-square-foot stable and a 3,500-square-foot corral and a Variance to 1) allow the stable to encroach three feet and five feet into the east and west 35-foot side yard setbacks, respectively, while maintaining a minimum setback of 80 feet from the nearest adjacent residences and 2) allow the corral to encroach six feet and 12.6 feet into the east and west side yard setbacks, respectively, and encroach five feet and 15 feet into east and west rear yard setback, respectively, and 3) allow the 934-square-foot stable to further increase the structural coverage from 27% to 29% and total lot coverage from 38% to 40%.

A. The Conditional Use Permit and Variance approval shall expire within two years from the effective date of approval if construction pursuant to this approval has not commenced within that time period, as required by Section 17.42.070 and 17.38.070 of the Rolling Hills Municipal Code, or the approval granted is otherwise extended pursuant to the requirements of those sections.

RESOLUTION NO. 2022-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING A CONDITIONAL USE PERMIT AND A VARIANCE TO ALLOW A NEW 934-SQUARE-FOOT STABLE AND EXISTING 3,500-SQUARE-FOOT CORRAL TO BE LOCATED WITHIN THE REAR AND SIDE YARD SETBACKS AND EXCEED THE LOT COVERAGE FOR THE PROPERTY LOCATED AT 29 CREST ROAD WEST (LOT 174-C-2-MS), ROLLING HILLS, CA (PERRIN)

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

Section 1. Property Owners, Patrick and Donna Perrin, ("Applicant") for the real property located at 29 Crest Road West, Rolling Hills, CA are requesting a Conditional Use Permit and Variance for a new 934-square-foot stable and existing 3,500-square-foot corral to encroach into the required side and rear yards (the "Project"). The project includes two planter walls between the tennis court and corral that will have a maximum height of four feet and requires approximately eight cubic yards of grading. The Project will be located adjacent to trails on the east and north of the stable and corral.

Section 2. The Planning Commission conducted duly noticed public hearings to consider the application at an onsite meeting on March 15, 2022, at 7:30 AM and at its regular meeting on March 15, 2022, at 6:30 PM. Neighbors within a 1,000-foot radius were notified of the public hearings and a notice was published in the Daily Breeze on March 5, 2022. The Owners and their agent were notified of the public hearings in writing by first class mail and the Owners and their agent were in attendance at the hearings.

Section 3. The property is zoned RAS-2 with a net lot area of 59,850 square feet (1.37 acres), which is smaller than the requirements of the RAS-2 zone that requires a minimum net lot area of 87,120 square feet. The lot is developed with a 5,413-square-foot single family residence and a 1,125-square-foot garage. There are three existing building pads on site with approximately 14 feet difference in elevation. The existing residence, garage and pool are located on the highest and largest pad (37,000 square feet) located near Crest Road West; the secondary pad (13,060 square feet) is in the middle of the property and is developed with a tennis court; the third pad (9,200 square feet) is in the rear of the property and includes two 12-foot tall chicken coops and a 3,500-square-foot corral that was constructed as part of a former community horseback riding ring.

Section 4. The Project is exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures), which exempts the construction and location of a limited number of new, small facilities or structures, including accessory structures, such as a stable and corral, because it involves the construction of a 934-square-foot stable and maintenance of an existing 3,500-square-foot corral. The Project is also exempt from the CEQA Guidelines pursuant to Section 15301, Class 1 (Existing Facilities), which exempts the minor alteration of topographical features involving negligible or no expansion of use beyond that existing, because the Project site involves approximately eight cubic yards of grading for new planter walls.

Section 5. Section 17.16.020.A of the Rolling Hills Municipal Code requires a Variance for projects that encroach into the required setbacks and exceed the maximum allowable lot coverage.

Section 6. Section 17.18.060 of the Zoning Ordinance contains conditions for a stable and corral, subject to approval of a conditional use permit. The proposed stable and corral comply with the provisions of this section. With respect to this request for a Conditional Use Permit, the Planning Commission finds as follows:

A. That the proposed conditional use is consistent with the General Plan; The granting of a Conditional Use Permit for the stable and corral would be consistent with the purposes and objectives of the Zoning Ordinance and General Plan.

B. That the nature, condition and development of adjacent uses, buildings and structures have been considered, and that the use will not adversely affect or be materially detrimental to these adjacent uses, building or structures; The nature, condition, and development of adjacent structures have been considered, and the project will not adversely affect or be materially detrimental to these adjacent uses, buildings, or structures because the proposed uses (stable and corral) are located of sufficient distance from nearby residences so as to not impact the view or privacy of surrounding neighbors.

C. That the site for the proposed conditional use is of adequate size and shape to accommodate the use and buildings proposed; The property is adequately sized to accommodate such use, and on an existing level building pad. The proposed use is appropriately located in that it will be sufficiently separated from nearby structures.

D. That the proposed conditional use complies with all applicable development standards of the zone district; The proposed uses (stable and corral) meet the standards for the minimum size and height standards set forth in the Rolling Hill Municipal Code; however, variances are required for encroachments into the required side yard and rear yard setbacks and for exceedance of the maximum lot coverage.

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

REVISIONS

RUSSELL E. BARTO • AIA • ARCHITECT
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Palos Verdes Estates • CA • 90274
(310) 378-1355 Fax (310) 378-6298

LICENSED ARCHITECT
Russell E. Barto
NO. C8333
REN.
STATE OF CALIFORNIA

PERRIN STABLE
29 Crest Road West, Rolling Hills, CA 90274

1–A

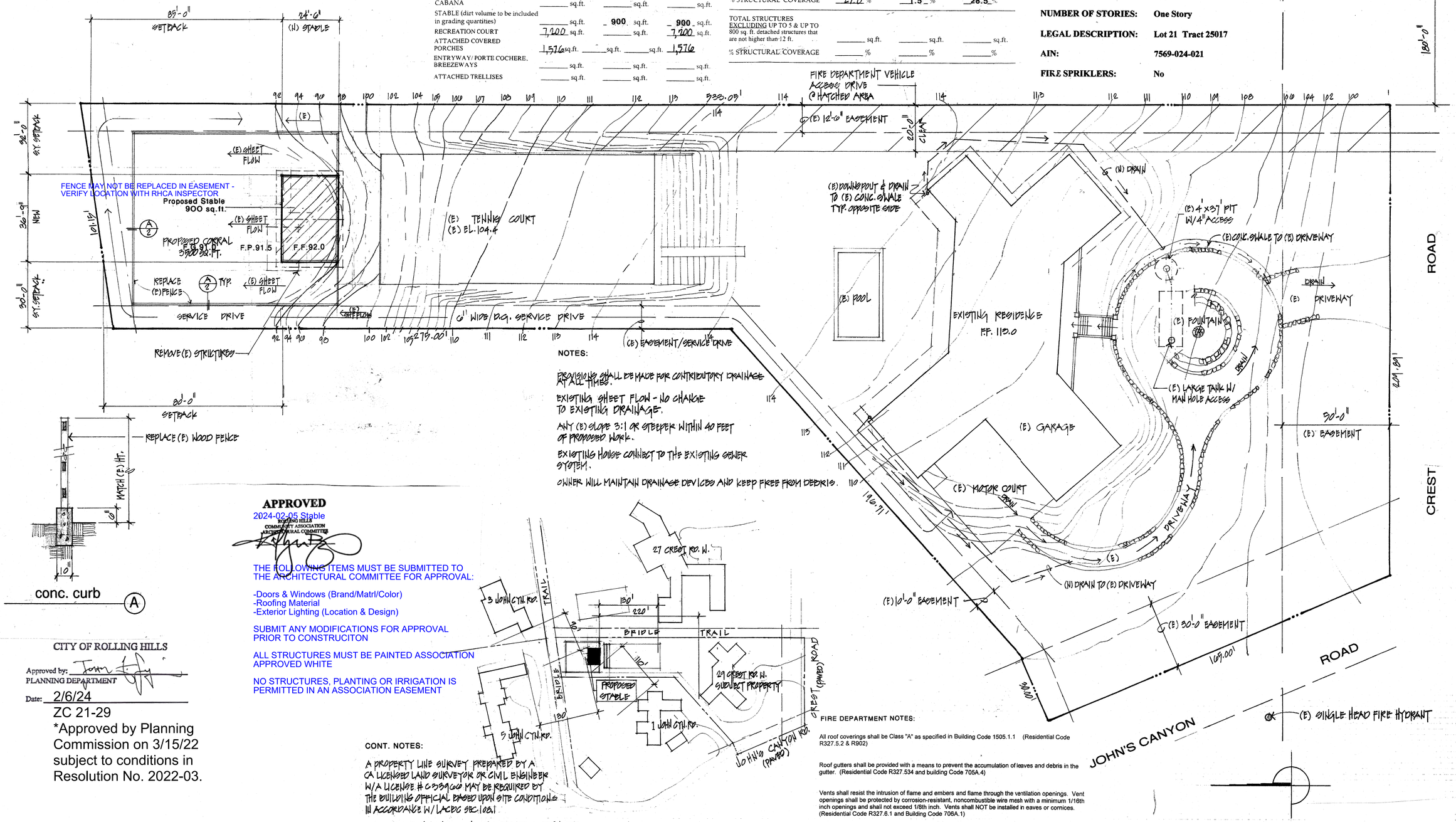
DATE _____ ZONING CASE NO. _____ ADDRESS 29 Crest Rd. W

ALL STRUCTURES MUST BE SHOWN ON THE PLAN
CALCULATION OF LOT COVERAGE

AREA AND STRUCTURES	EXISTING	PROPOSED	TOTAL
NET LOT AREA	~~59,850~~ sq.ft.	_____ sq.ft.	~~59,850~~ sq.ft.
RESIDENCE	~~5,413~~ sq.ft.	_____ sq.ft.	~~5,413~~ sq.ft.
GARAGE	~~1,125~~ sq.ft.	_____ sq.ft.	~~1,125~~ sq.ft.
SWIMMING POOL/SPA	~~720~~ sq.ft.	_____ sq.ft.	~~720~~ sq.ft.
POOL EQUIPMENT	~~40~~ sq.ft.	_____ sq.ft.	~~40~~ sq.ft.
GUEST HOUSE	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
CABANA	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
STABLE (dirt volume to be included in grading quantities)	_____ sq.ft.	900 sq.ft.	900 sq.ft.
RECREATION COURT	~~7,200~~ sq.ft.	_____ sq.ft.	~~7,200~~ sq.ft.
ATTACHED COVERED PORCHES	~~1,576~~ sq.ft.	_____ sq.ft.	~~1,576~~ sq.ft.
ENTRYWAY/ PORTE COCHERE, BREEZEWAYS	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
ATTACHED TRELLISES	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

*DETACHED STRUCTURES: (circle all that applies)			
SHEDS, TRELLISES, GAZEBO, BARBECUE, OUTDOOR KITCHEN, ROOFED PLAY EQUP.- over 15 ft. high and over 120 sq. ft. in area, WATER FEATURES, ETC.	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
SERVICE YARD	100 sq.ft.	_____ sq.ft.	100 sq.ft.
OTHER _____	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
BASEMENT AREA (volume to be included in grading quantities)	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
DEPTH OF BASEMENT	_____	_____	_____
TOTAL STRUCTURES	16174 sq.ft.	900 sq.ft.	17074 sq.ft.
% STRUCTURAL COVERAGE	27.0 %	1.5 %	28.5 %
TOTAL STRUCTURES EXCLUDING UP TO 5 & UP TO 800 sq. ft. detached structures that are not higher than 12 ft.	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
% STRUCTURAL COVERAGE	_____ %	_____ %	_____ %

OWNER:	**Mr. & Mrs. Patrick Perrin**
JOB ADDRESS:	**29 Crest Road West Rolling Hills, CA 90274**
ZONING:	**RAS-2**
BUILDING TYPE:	**Stable**
OCCCUPANCY GROUP:	
CONSTRUCTION TYPE:	**Type V-B**
NUMBER OF STORIES:	**One Story**
LEGAL DESCRIPTION:	**Lot 21 Tract 25017**
AIN:	**7569-024-021**
FIRE SPRIKLERS:	**No**



APPROVED
2024-02-05 Stable
ROLLING HILLS COMMUNITY ASSOCIATION ARCHITECTURAL COMMITTEE

THE FOLLOWING ITEMS MUST BE SUBMITTED TO THE ARCHITECTURAL COMMITTEE FOR APPROVAL:

-Doors & Windows (Brand/Matrl/Color)
-Roofing Material
-Exterior Lighting (Location & Design)

SUBMIT ANY MODIFICATIONS FOR APPROVAL PRIOR TO CONSTRUCITON

ALL STRUCTURES MUST BE PAINTED ASSOCIATION APPROVED WHITE

NO STRUCTURES, PLANTING OR IRRIGATION IS PERMITTED IN AN ASSOCIATION EASEMENT

CITY OF ROLLING HILLS
Approved by: _____
PLANNING DEPARTMENT
Date: 2/6/24
ZC 21-29
*Approved by Planning Commission on 3/15/22 subject to conditions in Resolution No. 2022-03.

VICINITY MAP
1"=100'

CONT. NOTES:

A PROPERTY LINE SURVEY PREPARED BY A CA LICENSED LAND SURVEYOR OR CIVIL ENGINEER W/A LICENSE # C33900 MAY BE REQUIRED BY THE BUILDING OFFICIAL BASED UPON SITE CONDITIONS IN ACCORDANCE W/ LACBC SEC. 108.1

AN EXCAVATION / ENCROACHMENT PERMIT IS REQUIRED FOR CONDITION AND/OR DISCHARGE OF DRAINAGE WITHIN PUBLIC ROAD R/W. CO. OF LA. LAND DEVELOPMENT DIVISION, CALTRANS, CITY OF ROLLING HILLS.

NO WORK IS ALLOWED WITHIN THE PROTECTION ZONE OF OAK TREE WITHOUT AN OAK TREE REPORT AND PERMIT.

FIRE DEPARTMENT NOTES:

All roof coverings shall be Class "A" as specified in Building Code 1505.1.1 (Residential Code R327.5.2 & R902)

Roof gutters shall be provided with a means to prevent the accumulation of leaves and debris in the gutter. (Residential Code R327.534 and building Code 705A.4)

Vents shall resist the intrusion of flame and embers and flame through the ventilation openings. Vent openings shall be protected by corrosion-resistant, noncombustible wire mesh with a minimum 1/16th inch openings and shall not exceed 1/8th inch. Vents shall NOT be installed in eaves or cornices. (Residential Code R327.6.1 and Building Code 706A.1)

Clearance of brush and vegetative growth shall be maintained per Fire Code 325.3.1

b. Solid core wood having stiles and rails not less than 1-3/8-inch thick with raised panels thickness not less than 1-1/4-inch thick (...

Ancillary buildings and structures and detached accessory structures shall comply with the provisions of Residential Code R327.10.1 and Building Code 710A.1.

PLOT PLAN
1"=20'-0"

REVISIONS

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LICENSED ARCHITECT
Russell E. Barto
NO. C8333
RENEWAL
STATE OF CALIFORNIA

PERRIN STABLE
29 Crest Road West, Rolling Hills, CA 90274

2

BARNS & BUILDINGS
Creative Steel Solutions

23100 WILDOMAR TRAIL, WILDOMAR, CA 92595
PH: (951) 678-4571 FAX: (951) 678-7366

PROJECT: PATRICK & DONNA PERRIN

ADDRESS: 29 CREST RD. WEST

LOCATION: ROLLING HILLS, CA 90274

DESCRIPTION: GABLE BARN

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G1.1 COVER SHEET
S1.1 FLOOR PLAN
S1.2 FOUNDATION PLAN
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S5.2 DETAILS
S5.3 DETAILS

A. GENERAL:

1. ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST EDITION OF THE 2022 C.B.C. AS AMENDED BY THE STATE AND LOCAL AGENCY HAVING JURISDICTION.
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS ON DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
3. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AT THE JOB SITE AS SHOWN ON THE DRAWINGS. SHOULD CONDITIONS EXIST WHICH ARE CONTRARY TO THOSE ON THE PLANS, NOTIFY FCP, INC. BEFORE PROCEEDING WITH THE WORK.

B. FOUNDATION:

1. ALL FOOTINGS SHALL BE DESIGNED WITH AN ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF. THE BEARING PRESSURE MAY BE INCREASED IN ACCORDANCE WITH TABLE 1806.2 OF THE GOVERNING BUILDING CODE.
2. ALL FOOTINGS SHALL REST 12 IN. MIN. BELOW NATURAL GRADE AND FINISHED GRADE, WHICHEVER IS LOWER. ALL FOOTINGS SHALL REST ON FIRM, UNDISTURBED SOIL. WHERE FROST LINE DEPTH MAY PRESENT A PROBLEM, OWNER SHALL CONSULT WITH LOCAL BUILDING DEPARTMENT FOR RECOMMENDATIONS AS TO REQUIRED DEPTH OF FOOTING.
3. FOOTINGS SHALL BE CENTERED BY THE CENTERLINES OF THE FOUNDATION PLAN.
4. IF EXPANSIVE SOILS ARE ENCOUNTERED ON THE JOB SITE THE ENGINEER OF RECORD SHALL BE NOTIFIED IMMEDIATELY.

C. CONCRETE:

1. DESIGN AND CONSTRUCTION OF ALL CONCRETE ELEMENTS SHALL CONFORM TO THE LATEST EDITION OF THE FOLLOWING APPLICABLE CODES: ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS"; ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
2. CEMENT SHALL BE TYPE V TO PROVIDE PROTECTION AGAINST SULFATE AND CHLORIDE AND MAXIMUM WATER CEMENT RATIO OF 0.4.
3. A CHAMFER 3/4" SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNO, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.
4. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI @ 28 DAYS USING MIXTURES SET FORTH IN THE PUBLICATION "ACI RECOMMENDED PRACTICE 211.1"
5. ALL REINFORCING STEEL NO. 5 OR LARGER SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-615, GRADE 60 AND NO. 4 OR SMALLER, SHALL CONFORM TO ASTM A-615 GRADE 40 U.N.O. WELDED WIRE MESH SHALL CONFORM TO ASTM A-185. ALL REINFORCING SHALL BEAR MILL STOCK IDENTIFICATION.
6. CLEAR COVERAGE OF CONCRETE OVER OUTER REINFORCING BARS SHALL BE AS FOLLOWS:
   - A. CONCRETE CAST AGAINST EARTH ---------- 3"
   - B. SLAB ON GRADE ---------- CENTER (FOR ONE LAYER)
   - C. CAST IN PLACE WALLS: NO. 5 & SMALLER ------- 1 1/2"
     NO. 6 & LARGER -------- 2"
   - D. INTERIOR BEAMS AND COLUMNS ---------- 1 1/2"
   - E. FORMED CONCRETE NOT INCLUDED ABOVE -------- 3/4"
7. REINFORCING STEEL SHALL BE CLEAN OF RUST, MUD, OIL, GREASE OR OTHER COATING MATERIAL LIKELY TO IMPAIR BONDING.

D. STEEL:

1. DESIGN AND CONSTRUCTION OF ALL STEEL ELEMENTS SHALL CONFORM TO THE LATEST EDITIONS OF THE FOLLOWING APPLICABLE CODES: AISC "MANUAL OF STEEL CONSTRUCTION", AISI "COLD-FORMED STEEL DESIGN MANUAL", AND BUILDING CODE REQUIREMENTS FOR "COLD-FORMED STEEL STRUCTURAL MEMBERS"
2. ALL LIGHT GAUGE ROUND, SQUARE, OR RECTANGULAR SHAPED STRUCTURAL TUBING SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-500, GRADE B.
3. ALL LIGHT GAUGE C AND Z SHAPED STRUCTURAL SECTIONS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-653, GRADE 50.
4. ALL LIGHT GAUGE DECKING PROFILES SHALL CONFORM TO THE REQUIREMENTS OF EITHER ASTM A-572, GRADE 50 OR ASTM A-792 GRADE 80.
5. ALL LIGHT GAUGE COLD-FORMED STEEL MEMBERS SHALL BE GALVANIZED UNLESS NOTED OTHERWISE ON PLANS.
6. WELDING OF STRUCTURAL STEEL MEMBERS SHALL BE PERFORMED BY CURRENTLY CERTIFIED WELDERS AND DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AISC, AISI, AND AWS SPECIFICATIONS. (NO FIELD WELDING)
7. ALL WELDING SHALL BE ACCOMPLISHED USING THE FLUX-CORE ARC WELDING (FCAW) PROCESS UTILIZING AN E71T-11 ELECTRODE, OR THE GAS METAL ARC WELDING (GMAW) PROCESS UTILIZING AN ER70S6 ELECTRODE. (NO FIELD WELDING)
8. ALL SELF-DRILLING SCREWS SHALL BE HILTI SELF DRILLING AND SELF PIERCING FASTENERS OR EQUIVALENT ICC-ES APPROVED SCREW HAVING THE SAME CAPACITIES AND PROPERTIES AS THE HILTI SCREW LISTED IN ICC-ES REPORT # ESR-2196.
9. FCP STRUCTURAL WALL PANELS HAVE BEEN TESTED AND ACCEPTED BY THE FOLLOWING REVIEW SYSTEMS:

   ICC-ES REPORT # ESR-2937
10. FCP, INC. IS AN APPROVED FABRICATOR LISTED ON THE L.A. CITY ROSTER. FABRICATOR #FB01697

E. DESIGN CRITERIA:

1. CODE: 2022 CALIFORNIA BUILDING CODE
2. BUILDING INFORMATION:
   - A. OCCUPANCY: U
   - B. TYPE OF CONSTRUCTION: V-B (NON-SPRINKLERED)
   - C. BUILDING HEIGHT: 13 FT. - 6 IN. (ONE STORY)
   - D. TOTAL FLOOR AREA: 911 SQ. FT.
3. GRAVITY LOADS:
   - A. DEAD LOAD = 11 PSF (EAGLE TILE AND PLYWOOD)
   - B. ROOF LIVE LOAD = 20 PSF
   - C. SNOW LOAD = 0 PSF
4. WIND LOADS:
   - A. ULTIMATE WIND SPEED = 100 mph
   - B. WIND STAGNATION PRESSURE, COMP/CLADDING= 38.3 psf./41.6 psf.
   - C. RISK CATEGORY = I

This item has been electronically signed and sealed by Janos Boros, P.E. using a digital signature and date.

Janos Boros
Digitally signed by Janos Boros
Location: California
Date: 2023.10.03 17:01:39-07'00'
Foxit PDF Reader Version: 2023.2.0

REGISTERED PROFESSIONAL ENGINEER
JANOS BOROS
54869
EXP.6/30/2024
10/03/2023
CIVIL
STATE OF CALIFORNIA

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BARNS & BUILDINGS
Creative Steel Solutions
23100 WILDOMAR TRAIL, WILDOMAR, CA 92595
PH: (951) 678-4571 FAX: (951) 678-7366

COVER SHEET

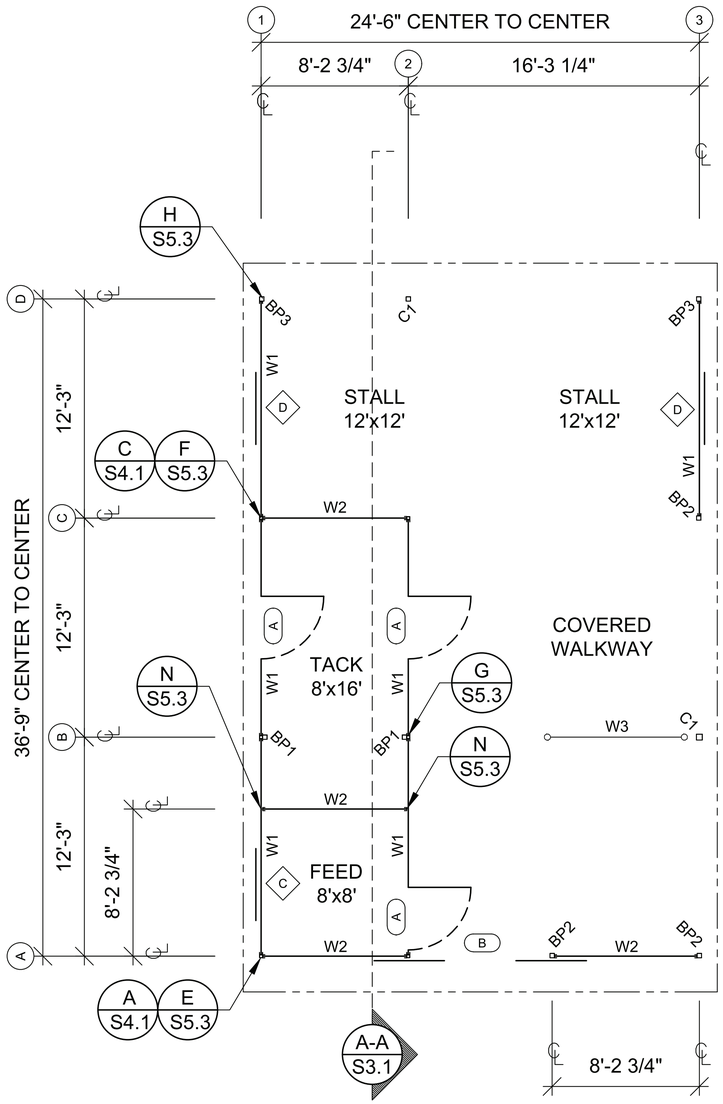
PATRICK & DONNA PERRIN
29 CREST RD. WEST
ROLLING HILLS, CA 90274
GABLE BARN

NO.	REVISION/ISSUE	DATE

DATE: 09/13/2023
DRAWN BY: DCV
SCALE: NONE
DRAWING NUMBER:
ZJS NUMBER: 30950-23

SHEET NUMBER: G1.1

SHEET 1 OF 9



COLUMN SCHEDULE			
SYMBOL	DESCRIPTOR	NOTE	QUANTITY
FOR TYPICAL CORNER COLUMNS, SEE DETAILS E/S5.3 & J/S5.3 FOR TYPICAL INTERIOR COLUMNS, SEE DETAILS F/S5.3 & K/S5.3			
C1	COLUMN	TS 4"x 4"x 13 GA.	2
BP1	SUPPORT COLUMN	SEE DETAIL G/S5.3 AND L/S5.3	2
BP2	SUPPORT COLUMN	SEE DETAIL H/S5.3 AND M/S5.3	3
BP3	SUPPORT COLUMN	SEE DETAIL P/S5.3 AND Q/S5.3	2

WALL SCHEDULE			
SYMBOL	DESCRIPTOR	NOTE	QUANTITY
W1	12' x 8' SOLID WALL PANEL	SEE DETAIL A/S5.1	6
W2	8' x 8' SOLID WALL PANEL	SEE DETAIL B/S5.1	4
W3	8' x 3' WASH RACK (NON STRUCTURAL)	SEE DETAIL C/S5.1	1

OPENING SCHEDULE						
SYMBOL	OPENING TYPE	GLASS	SAFETY GLASS	TRACK & ROLLER	NOTES	QUANTITY
A	3070 DOOR OPENING	N	N	N	3070 ENTRY DOOR	3
B	8080 DOOR OPENING	N	N	Y	(2) 4' SLIDING SOLID DOORS BARN WALL MATERIALS	1
C	4040 SHUTTER NO OPENINGS	N	N	Y	4'x 4' SHUTTER BARN WALL MATERIALS	1
D	4040 OPENING	N	N	Y	4'x 4' SHUTTER BARN WALL MATERIALS	2

CITY OF ROLLING HILLS
Approved by: _____
PLANNING DEPARTMENT
Date: 2/6/24
ZC 21-29
*Approved by Planning Commission on 3/15/22 subject to conditions in Resolution No. 2022-03.

APPROVED
2024-02-05 Stable
ROLLING HILLS COMMUNITY ASSOCIATION ARCHITECTURAL COMMITTEE

THE FOLLOWING ITEMS MUST BE SUBMITTED TO THE ARCHITECTURAL COMMITTEE FOR APPROVAL:

-Doors & Windows (Brand/Matrl/Color)
-Roofing Material
-Exterior Lighting (Location & Design)

SUBMIT ANY MODIFICATIONS FOR APPROVAL PRIOR TO CONSTRUCITON

ALL STRUCTURES MUST BE PAINTED ASSOCIATION APPROVED WHITE

NO STRUCTURES, PLANTING OR IRRIGATION PERMITTED IN AN ASSOCIATION EASEMENT

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FLOOR PLAN

PATRICK & DONNA PERRIN
29 CREST RD.
ROLLING HILLS, CA 90274
GABLE BARN

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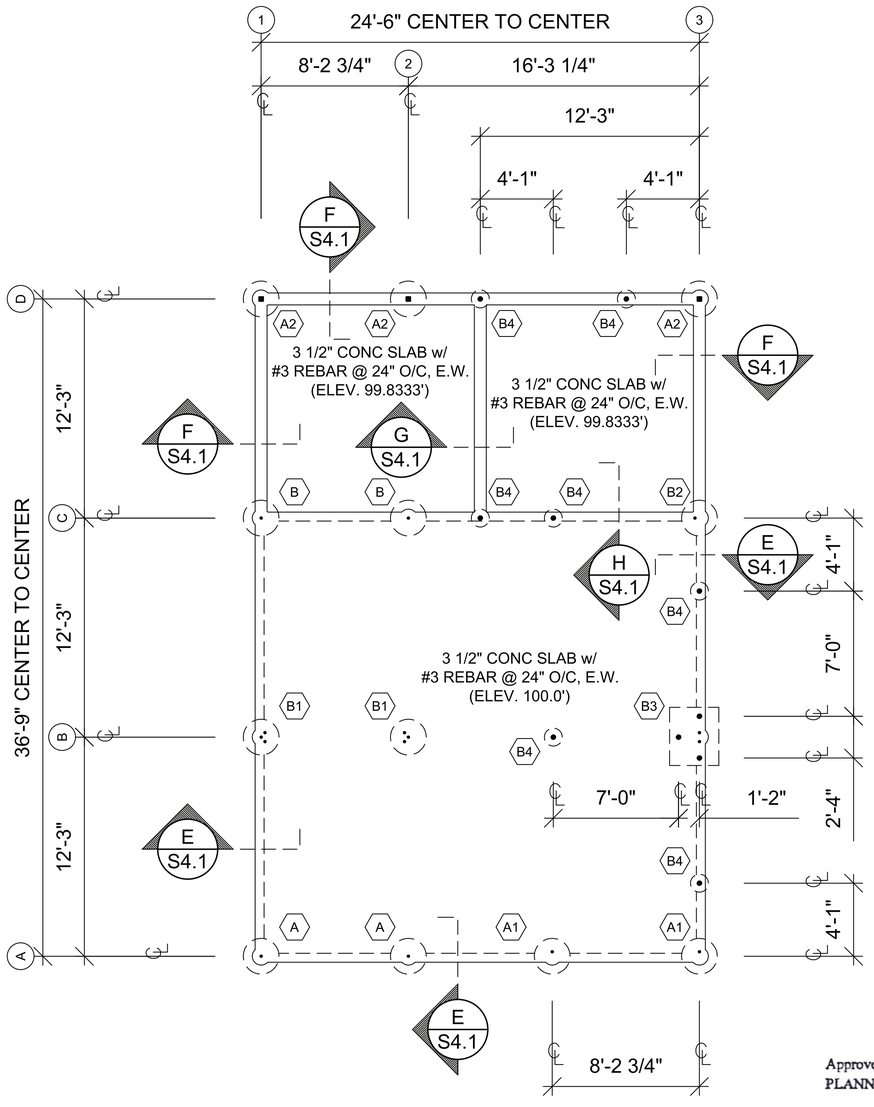
SHEET 2 OF 9



FOUNDATION SCHEDULE					
SYMBOL	FOOTING SIZE	FOOTING DEPTH	REINFORCMENT	ANCHOR METHOD	DETAIL REF.
A	2' - 0"	Ø 2'-9"	(2) #4 REBAR EACH WAY TOP & BOTTOM	(1) 5/8" Ø HILTI TZ CARBON STEEL ICC-ES ESR-1917 --OR-- (1) 5/8" Ø HILTI KB-TZ2 CARBON STEEL ICC-ES ESR-4266 EFFECTIVE MIN. EMBEDMENT: 4"	B/S4.1
A1	2' - 0"	Ø 2'-9"	(2) #4 REBAR EACH WAY TOP & BOTTOM	(1) 5/8" Ø HILTI TZ CARBON STEEL ICC-ES ESR-1917 --OR-- (1) 5/8" Ø HILTI KB-TZ2 CARBON STEEL ICC-ES ESR-4266 EFFECTIVE MIN. EMBEDMENT: 4"	B/S4.1
A2	2' - 0"	Ø 4'-0"	SEE DETAIL	EMBEDDED COLUMN 45" MINIMUM EMBEDMENT	N/S4.1
B	2' - 0"	Ø 2'-9"	(2) #4 REBAR EACH WAY TOP & BOTTOM	(1) 5/8" Ø HILTI TZ CARBON STEEL ICC-ES ESR-1917 --OR-- (1) 5/8" Ø HILTI KB-TZ2 CARBON STEEL ICC-ES ESR-4266 EFFECTIVE MIN. EMBEDMENT: 4"	B/S4.1
B1	2' - 0"	Ø 2'-9"	(2) #4 REBAR EACH WAY TOP & BOTTOM	(3) 5/8" Ø HILTI TZ CARBON STEEL ICC-ES ESR-1917 --OR-- (3) 5/8" Ø HILTI KB-TZ2 CARBON STEEL ICC-ES ESR-4266 EFFECTIVE MIN. EMBEDMENT: 4"	B/S4.1
B2	2' - 0"	Ø 2'-9"	(2) #4 REBAR EACH WAY TOP & BOTTOM	(1) 5/8" Ø HILTI TZ CARBON STEEL ICC-ES ESR-1917 --OR-- (1) 5/8" Ø HILTI KB-TZ2 CARBON STEEL ICC-ES ESR-4266 EFFECTIVE MIN. EMBEDMENT: 4"	B/S4.1
B3	2'-9"x 3'-3"	2'-9"	(2) #4 REBAR EACH WAY TOP & BOTTOM	(2) 5/8" Ø HILTI TZ CARBON STEEL ICC-ES ESR-1917 --OR-- (2) 5/8" Ø HILTI KB-TZ2 CARBON STEEL ICC-ES ESR-4266 EFFECTIVE MIN. EMBEDMENT: 4" AND 3x EMBEDDED WASH RACK OR CORRAL POSTS	M/S4.1 AND P/S4.1
B4	1' - 0"	Ø 2'-6"	SEE DETAIL	EMBEDDED CORRAL POSTS	P/S4.1

■ DENOTES EMBEDDED STRUCTURAL COLUMN

● DENOTES EMBEDDED CORRAL/WASH RACK COLUMN (NON-STRUCTURAL)

CITY OF ROLLING HILLS

Approved by: _____

PLANNING DEPARTMENT

Date: 2/6/24

ZC 21-29

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Janos Boros

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FOUNDATION PLAN

PATRICK & DONNA PERRIN
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GABLE BARN

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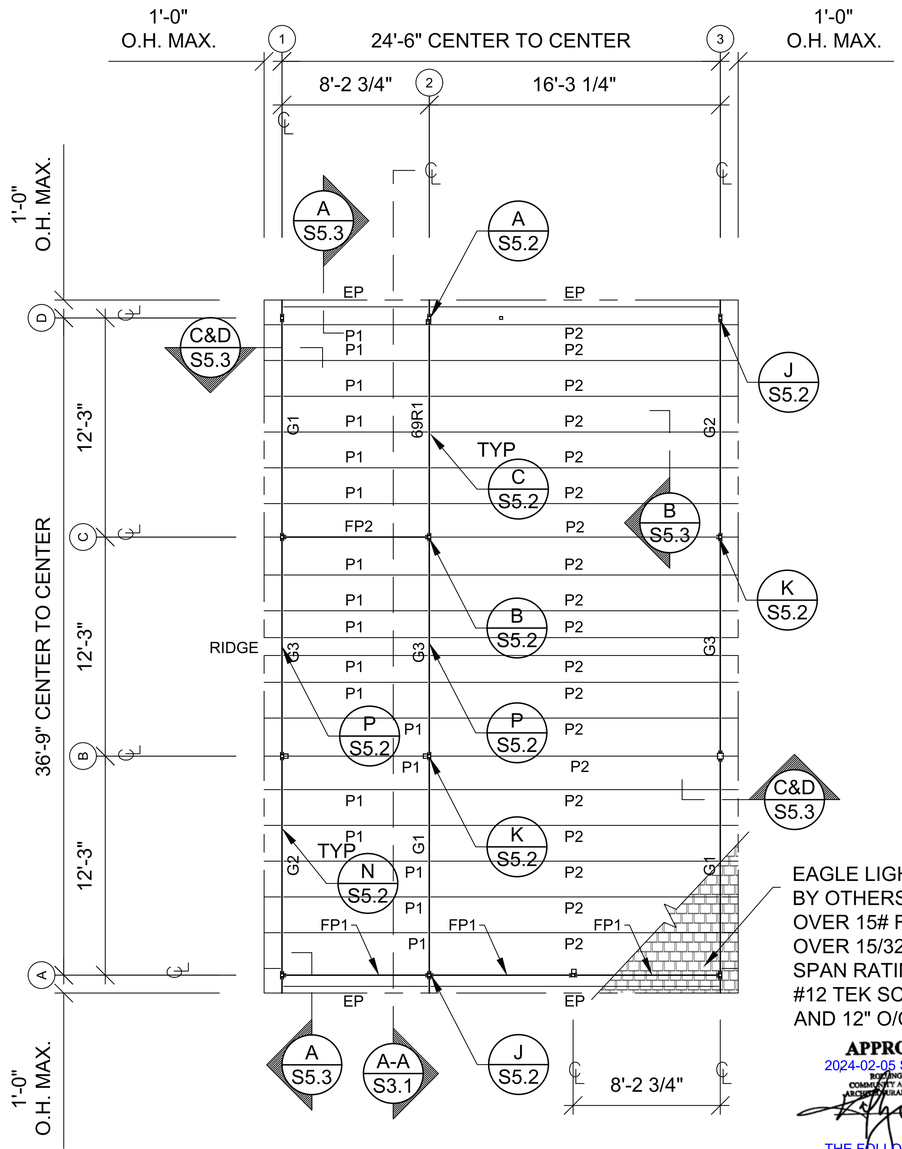
SHEET 3 OF 9



EAGLE LIGHT MALIBU TILE (5.5 PSF MAX.)
BY OTHERS
OVER 15# FELT
OVER 15/32" PLYWOOD, STRUCTURAL 1,
SPAN RATING 32/16
#12 TEK SCREW AT 6" O/C AT EDGES
AND 12" O/C AT THE FIELD

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RAFTER SCHEDULE			
SYMBOL	DESCRIPTOR	NOTE	QUANTITY
69R1	12'-3" S.S. RAFTER	SEE DETAIL M/S5.2	1

GABLE END PANEL SCHEDULE			
SYMBOL	DESCRIPTOR	NOTE	QUANTITY
G1	12'-3" S.S. GABLE END PANEL	SEE DETAIL E/S5.1	3
G2	12'-3" S.S. GABLE END PANEL	SEE DETAIL E/S5.1 (OPP HAND OF G1)	2
G3	12'-3" PEAK GABLE END PANEL	SEE DETAIL F/S5.1	3

FILLER PANEL SCHEDULE			
SYMBOL	DESCRIPTOR	NOTE	QUANTITY
FP1	8'-2 3/4"x 1'-0" FILLER PANEL	SEE DETAIL J/S5.1	3
FP2	8'-2 3/4"x 4'-0" FILLER PANEL	SEE DETAIL K/S5.1	1

PURLIN SCHEDULE			
SYMBOL	DESCRIPTOR	NOTE	QUANTITY
P1	8'-2 3/4" MAX. SPAN 24" MAX. SPACING	[6"x 2 1/2"x 16 GA.	18
P2	16'-3 1/4" MAX. SPAN 24" MAX. SPACING	[8"x 2 1/2"x 16 GA.	19
EP	EAVE PURLIN	TS 2"x 4"x 14 GA.	4

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ROOF PLAN

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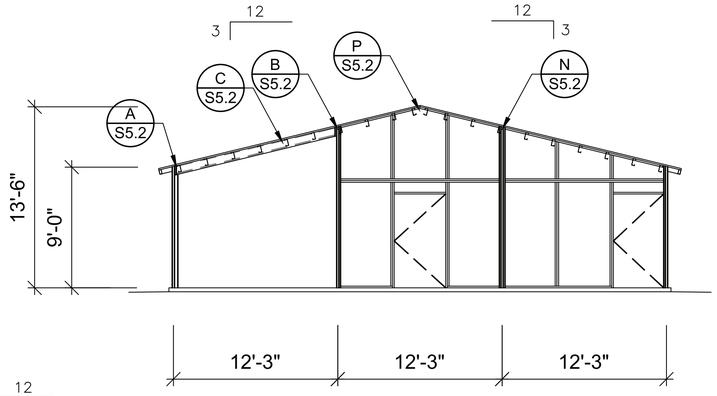
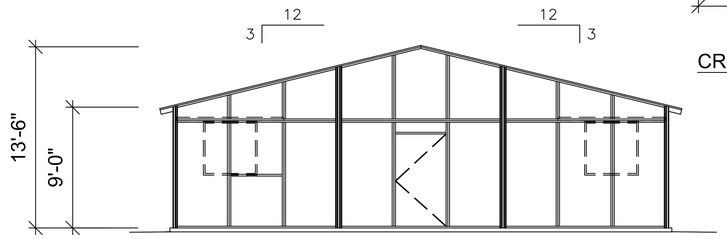
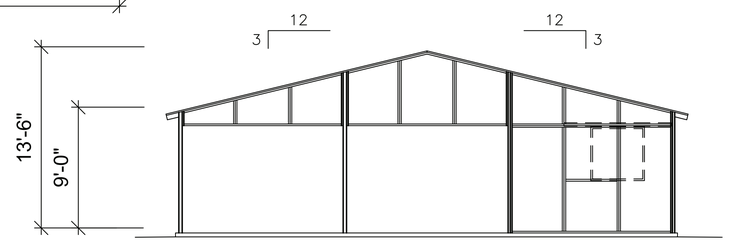


CROSS SECTION A-A



ELEVATION AT LINE 1



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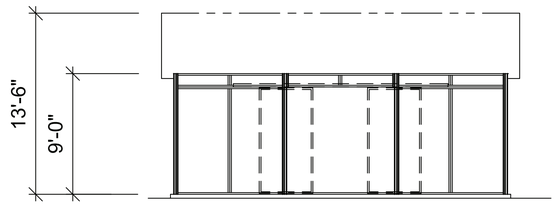

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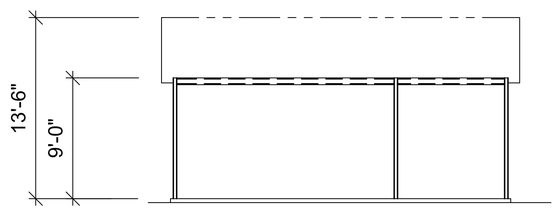

ELEVATION AT LINE D

CITY OF ROLLING HILLS
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SECTION & ELEVATIONS

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ROLLING HILLS, CA 90274

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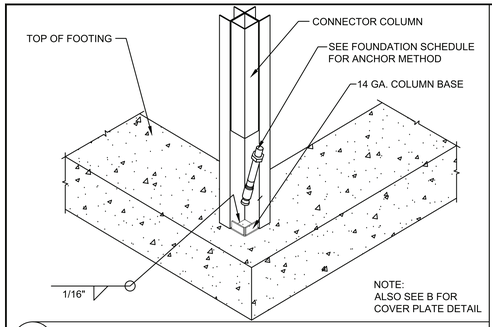
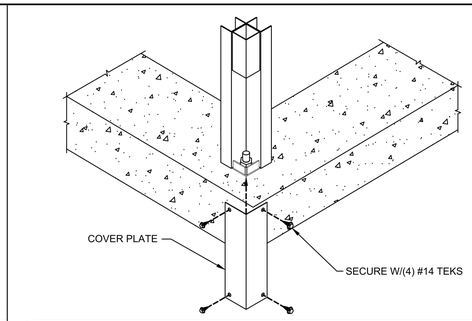
S3.1

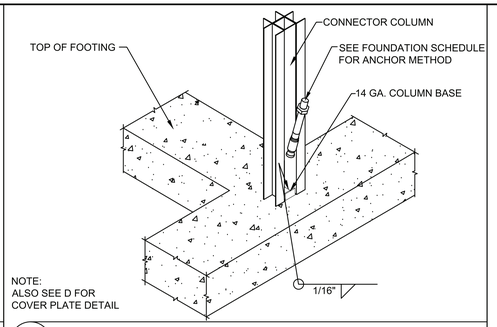
SHEET 5 OF 9



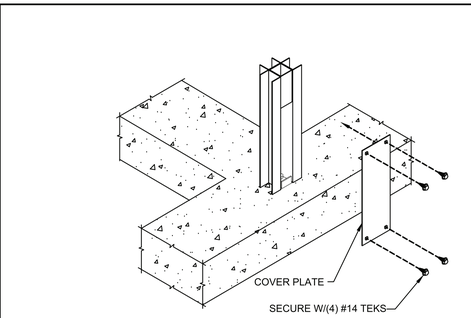
A TYPICAL ANCHOR TO FOOTING



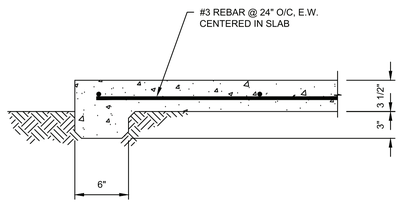
B TYP. COVER AT CORNER COL.



C TYPICAL ANCHOR TO FOOTING



D TYP. COVER AT INTERM. COL.



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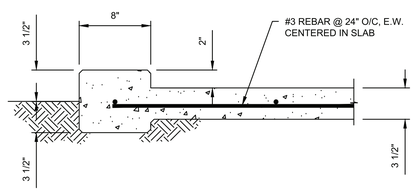

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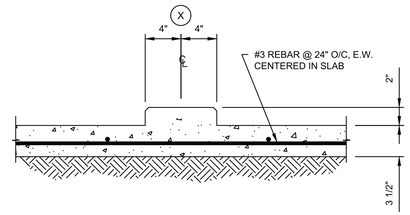

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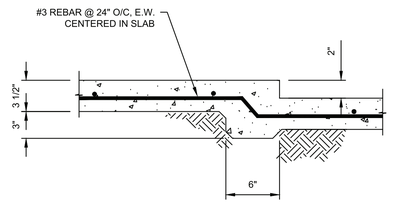

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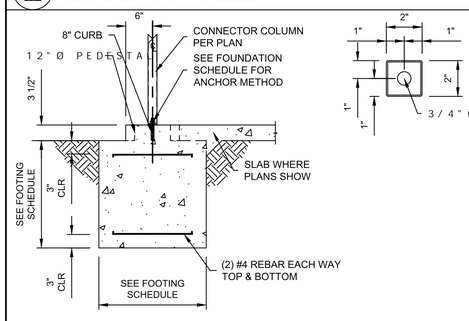

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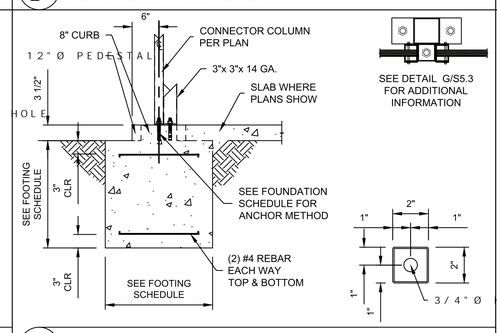

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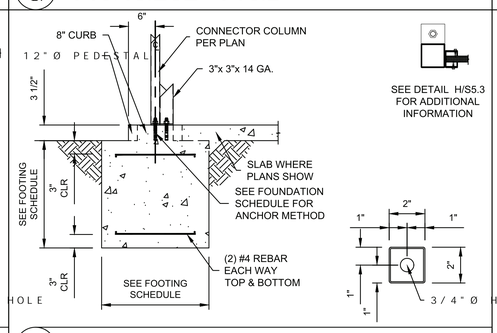

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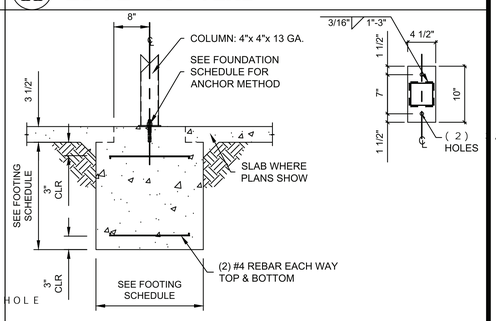

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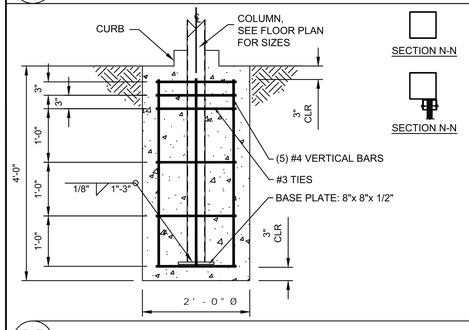

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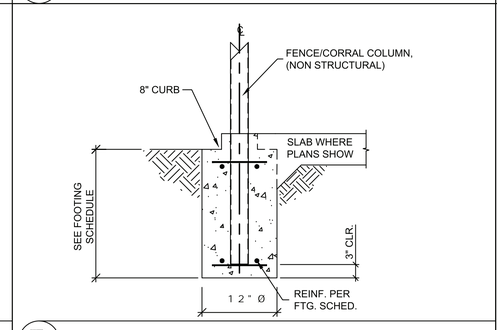

P CONCRETE PIER

Q

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DETAILS

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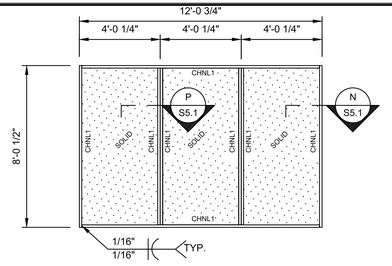
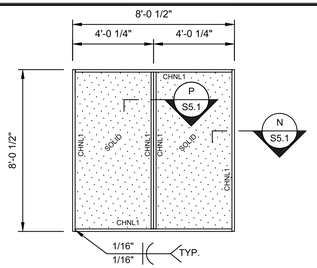


LIST OF MATERIALS	
DESCRIPTOR	SECTION
CHNL1	CS 2" x 1.5" x 14 GA.

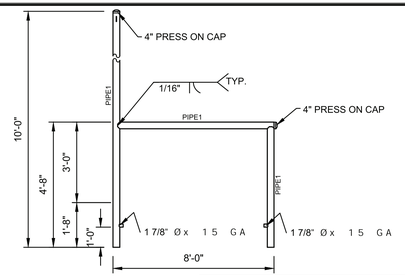
A WALL PANEL (W1)

FCP, INC. STRUCTURAL WALL PANEL
ICC-ES REPORT # ESR-2937,
REISSUED MAY, 2023



LIST OF MATERIALS	
DESCRIPTOR	SECTION
CHNL1	CS 2" x 1.5" x 14 GA.

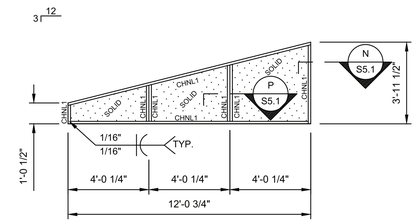
B WALL PANEL (W2)



LIST OF MATERIALS	
DESCRIPTOR	SECTION
PIPE1	PIPE 4" Ø SCHED 40

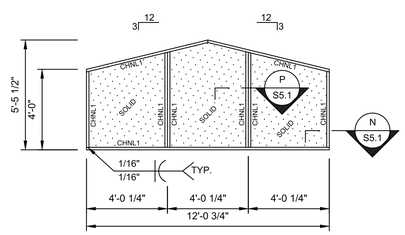
C WASH RACK DIVIDER (W3)

D



LIST OF MATERIALS	
DESCRIPTOR	SECTION
CHNL1	CS 2" x 1.5" x 14 GA.

E GABLE END PANEL (G1,G2)

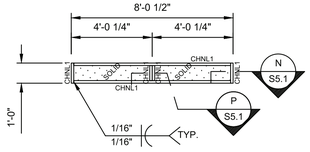


LIST OF MATERIALS	
DESCRIPTOR	SECTION
CHNL1	CS 2" x 1.5" x 14 GA.

F GABLE END PANEL (G3)

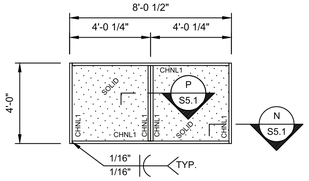
G

H



LIST OF MATERIALS	
DESCRIPTOR	SECTION
CHNL1	CS 2" x 1.5" x 14 GA.

J FILLER PANEL (FP1)

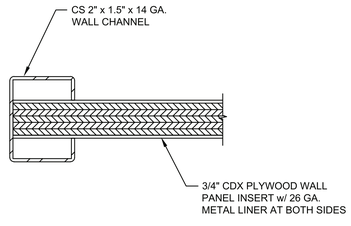


LIST OF MATERIALS	
DESCRIPTOR	SECTION
CHNL1	CS 2" x 1.5" x 14 GA.

K FILLER PANEL (FP2)

L

M



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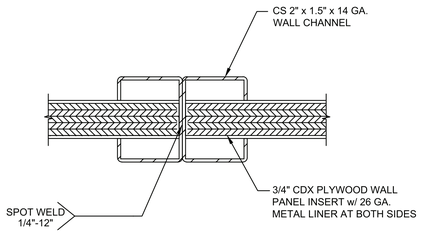

P WALL SECTION

Q

Janos Boros

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REGISTERED PROFESSIONAL ENGINEER
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Creative Steel Solutions

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DETAILS

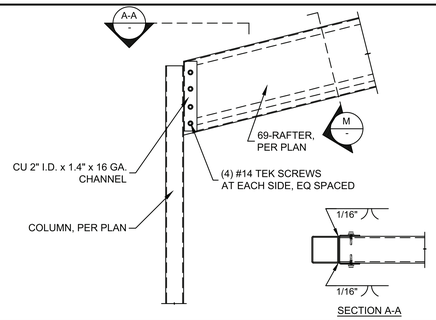
PATRICK & DONNA PERRIN
29 CREST RD.
ROLLING HILLS, CA 90274

GABLE BARN

NO.	REVISION/ISSUE	DATE

DATE: 09/13/2023
DRAWN BY: DCV
SCALE: NONE
DRAWING NUMBER:
ZJS NUMBER: 30950-23

SHEET NUMBER:
S5.1
SHEET 7 OF 9



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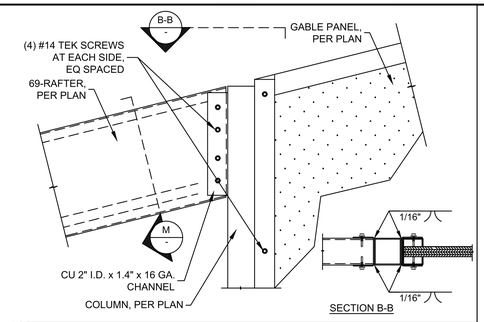

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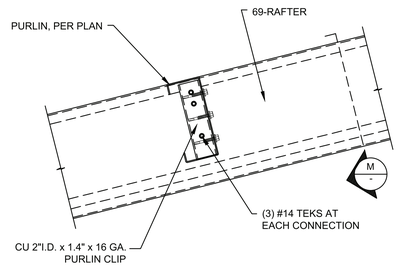

C PURLIN TO RAFTER CONN.

D

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G

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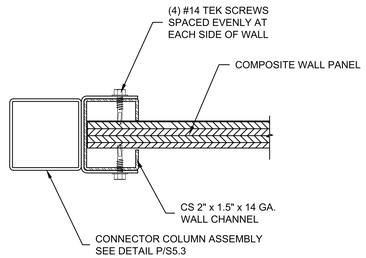

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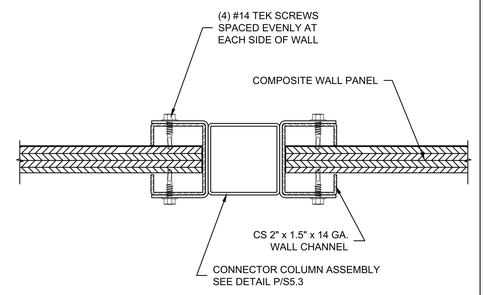

K GABLE/FILLER CONNECTION

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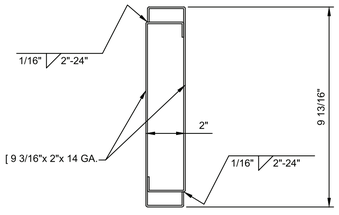
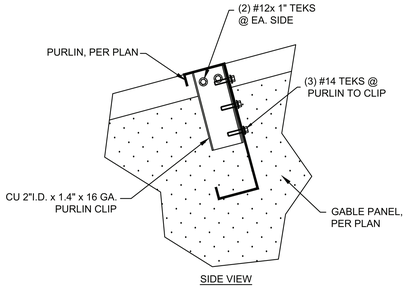


M 69R CONSTRUCTION



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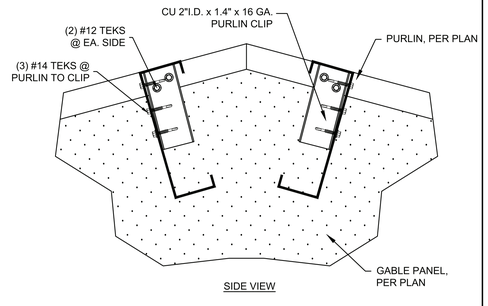

P PURLIN TO GABLE END CONN.

Q

Janos Boros

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DETAILS

PATRICK & DONNA PERRIN
29 CREST RD.
ROLLING HILLS, CA 90274

GABLE BARN

NO.	REVISION/ISSUE	DATE

DATE: 09/13/2023
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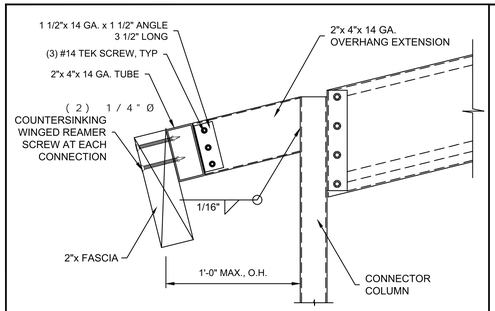
SCALE: NONE
DRAWING NUMBER:
ZJS NUMBER: 30950-23

SHEET NUMBER:
S5.2
SHEET 8 OF 9



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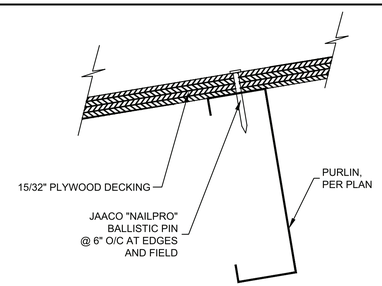

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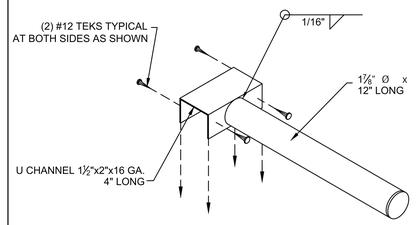

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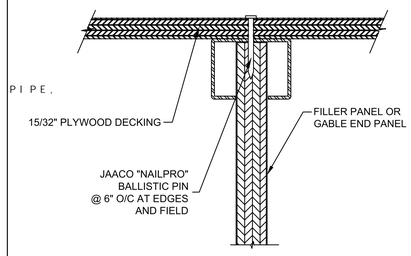
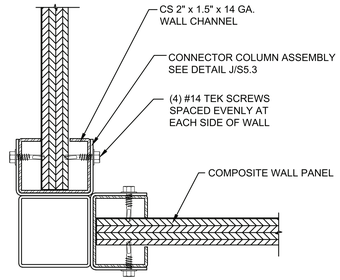


D PLYWOOD DECKING TO PANEL



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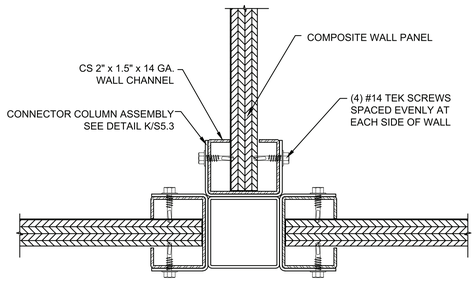

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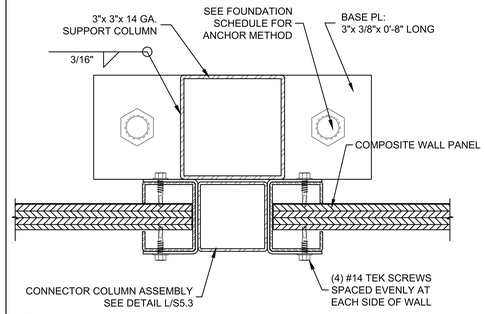

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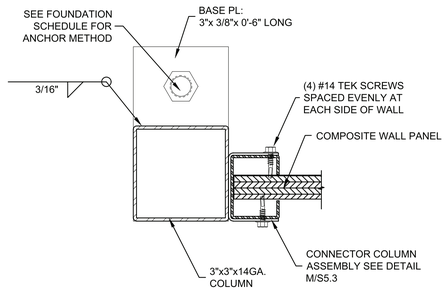

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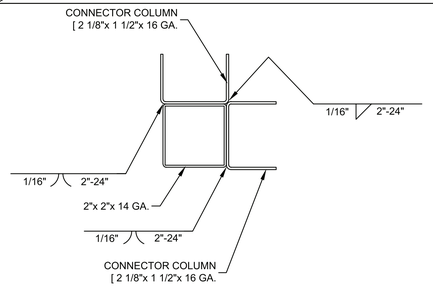
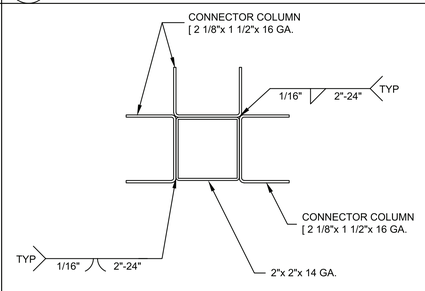


ATTN DETAILER: THE CORE IS 2"x 2"x 14 GA. FOR THIS PROJECT

J COLUMN BUILD OUT



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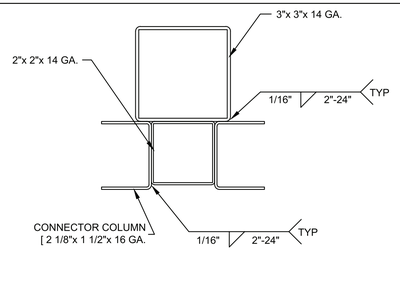

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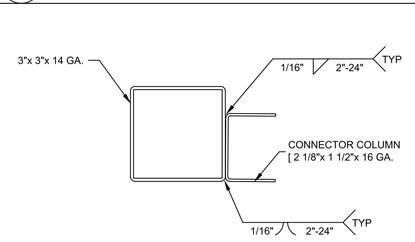

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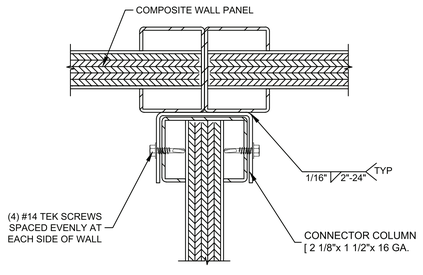

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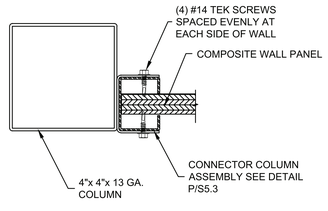

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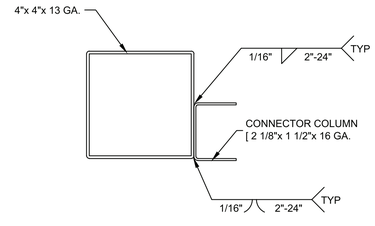

P COLUMN BUILD OUT

Janos Boros

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REGISTERED PROFESSIONAL ENGINEER
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PATRICK & DONNA PERRIN
29 CREST RD.
ROLLING HILLS, CA 90274

GABLE BARN

NO.	REVISION/ISSUE	DATE

DATE: 09/13/2023
DRAWN BY: DCV
SCALE: NONE
DRAWING NUMBER:
ZJS NUMBER: 30950-23

SHEET NUMBER:
S5.3

SHEET 9 OF 9

WINDOW SCHEDULE

MULTI. GLAZING UNITS W/ A MIN. OF ONE TEMPERED PANE

◯	QTY.	WIDTH	HEIGHT	TYPE	FRAME	SCRN.	LTS.	REMARKS
A	2	3'-0"	3'-0"	CASEMENT OPEN	WOOD	—	—	

DOOR SCHEDULE

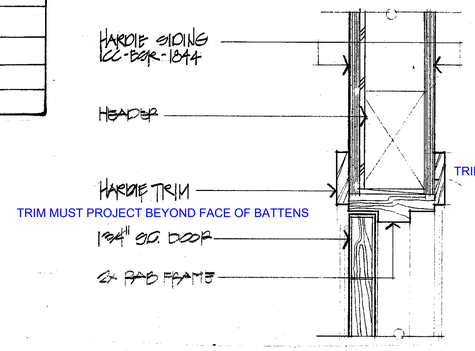
SOLID CORE WOOD HAVING STYLES & RAILS NOT LESS THAN 1 3/8" THK. W/ RAISED PANELS

⬡	QTY.	WIDTH	HEIGHT	S.C.	THICK	TYPE	HARDWARE	GRADE	REMARKS
1	2	3'-0"	7'-0"	YES	1 3/4"	BARN DOOR	PAD LOCK	PAINT	
2	2	3'-0"	7'-0"	YES	1 3/4"	RAISED PANEL	PAD LOCK	PAINT	
3	2	4'-0"	7'-0"	YES	1 3/4"	DUTCH DOOR	PAD LOCK	PAINT	HORSE STALL - EXTERIOR
4	2	4'-0"	4'-0"	YES	1 3/4"	DUTCH DOOR	PAD LOCK	PAINT	" " - INTERIOR

APPROVED
2023-05-01 STABLE
ROLLING HILLS
COMMUNITY ASSOCIATION
ARCHITECTURAL COMMITTEE

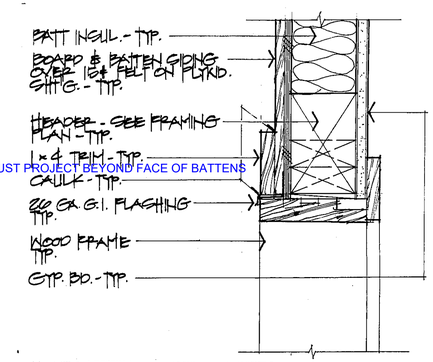
Door & window Trim must project beyond the face of the battens

BUILDING AND SAFETY DIVISION
Department of Public Works
APPROVED
UNDER LOS ANGELES COUNTY CODE
TITLES 26, 30 AND 31
tvto
10/23/2023 3:02:33 PM
This set of plans and specifications must be kept at the job site at all times and it is unlawful to make any changes, modifications or additions to these plans or specifications without the prior written permission of the building official. The stamping of this set of plans and specifications SHALL NOT, under any circumstances, be deemed to permit or to be an approval of any work or activity that violates any provisions of any County Ordinance or State Law.



TRIM MUST PROJECT BEYOND FACE OF BATTENS

head/jamb



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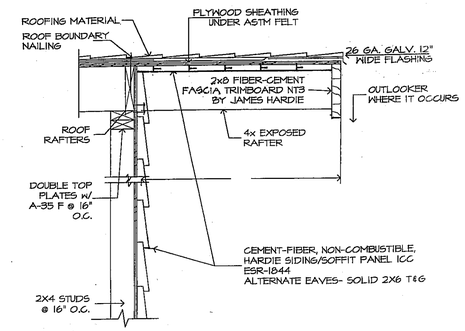
head/jamb



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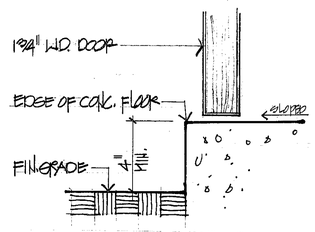

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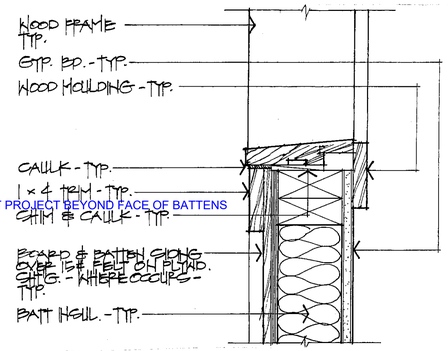

TRIM MUST PROJECT BEYOND FACE OF BATTENS

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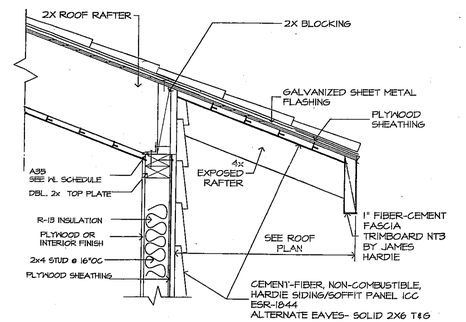

eave

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Palos Verdes Estates - CA - 90274
(310) 378-1355 Fax (310) 378-6298

PERRIN STABLE
29 Crest Road West, Rolling Hills, CA 90274

E41

Agenda Item No.: 9.A
Mtg. Date: 03/19/2024

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

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

THRU: **KARINA BAÑALES, CITY MANAGER**

SUBJECT: **ZONING CASE NO. 23-100: SITE PLAN REVIEW TO DEMOLISH AN EXISTING RESIDENCE, EXPAND THE RESIDENTIAL BUILDING PAD, CONSTRUCT A NEW RESIDENCE, ATTACHED GARAGE, SWIMMING POOL, RETAINING WALLS EXCEEDING A HEIGHT OF 3 FEET (UP TO A MAXIMUM HEIGHT OF 5 FEET), NON-EXEMPT GRADING, AND OTHER IMPROVEMENTS; AND VARIANCE TO EXCEED THE 40% DISTURBANCE FOR A PROPERTY LOCATED AT 4 SPUR LANE, ROLLING HILLS, CA, 90274, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 11-B-CH) (LUKIC)**

DATE: **March 19, 2024**

BACKGROUND:

This item is continued from the Planning Commission meeting on January 16, 2024. That morning, the Planning Commission held a public meeting field trip at 4 Spur Lane. The Planning Commissioners, Staff, and attendees viewed the silhouettes of the proposed project. The proposed project was presented later that night at the evening Planning Commission Meeting at 6:30 p.m. The Planning Commissioners voted 3-0 (2 Commissioners were absent) to continue the item to the next meeting. The Planning Commission directed staff to work with the applicant on revising the plans to decrease the amount of grading for the Project. The Planning Commission directed the applicants to bring the project back when the relocated driveway and apron in the relocated easements were approved by the Rolling Hills Community Association (RHCA).

The project was not presented at the February 19, 2024 Planning Commission meeting because the applicant needed more time to address the issues regarding the barn location on Cinchring, secondary stable driveway and access on Cinchring Road, grading, and approval of the relocated driveway from the northeast to the northwest portion of the driveway. It was critical for the approval of relocated driveway in the RHCA easement, because if it was denied, then the entire project would have to be redesigned.

On February 22, 2024, the RHCA approved the relocation of the driveway and apron on Spur Lane. The applicants were granted access to use the RHCA easement for the new driveway and apron.
On March 7, 2024, the project was re-noticed for the March 19, 2024 Planning Commission morning Field Trip and Public Hearing.

Zoning, Location, and Lot Description

The property located at 4 Spur Lane is zoned RAS-1 and has a net lot area of 1.08 acre (47,063 square feet). Currently, there is only one building pad on the property developed with a 3,525-square-foot single-family residence and 536-square-foot attached garage. The residence was built in 1951 and is currently vacant. In 1962, the Planning Commission approved a variance for an addition.

The existing residence is located 14 feet from the front roadway easement, 25 feet from the west side property line, and 24 from the east side property line. The rear property line is located downslope of the building pad over 288 feet to the south. There is an existing 25-foot RHCA easement that extends along the west and south property lines. There is s 20-foot road easement located at the north of the parcel on Spur Lane, and 30-foot road easement at the southeast corner of the parcel on Cinchring Road. There is one building pad and the existing topography of the project site slopes down approximately 300 feet from the rear elevation to the lowest portion of the lot.

Applicant Request

On August 24, 2023, an application was filed by the applicant, Luis De Moraes, on behalf of the property owners Jennifer and Nebojsa Lukic to request a site plan review to demolish the existing residence and attached garage and construct a new 4,870-square-foot single-family residence and 967-square-foot garage with a new driveway and apron.

The proposed project includes a 1,010-square-foot swimming pool, 480-square-feet of attached covered porches, 168-square-foot pavilion, 166-square-foot barbecue, maximum five-foot high retaining walls, 123-square-foot service yard, hardscape, landscape, and other amenities. The proposed project will expand the existing residential building pad for the new swimming pool and amenities, and includes a new walkway/stairway that will descend down the slope to the new pavilion. The project will relocate the existing driveway on Spur Lane from the northeast side to the northwest side of the property within an easement management by the Rolling Hills Community Association (RHCA). The new garage will be located at the northeast portion of the parcel and oriented toward the side property line requiring a curved driveway that slopes downward from the street. the driveway will be 22 feet wide maximum with a 29-foot-wide apron.

The project will expand the building pad from 7,260 square feet to 12,152 square feet by extending the southern portion of the existing building pad approximately 90 feet.

<u>Traffic Commission Review of Driveways</u>
The applicant proposed two new driveways: (1) main driveway on Spur Lane and (2) secondary driveway to a stable located on Cinchring Road. On December 11, 2023, the Traffic Commission held a meeting and the Traffic Engineer recommended approval of the main driveway but not the secondary driveway due to safety and drainage concerns. The secondary driveway is on a sharp curve with existing guardrails that would have to be removed or

relocated. The Traffic Commission voted 4-0 to recommend approval to the City Council of the main driveway on Spur Lane but not the secondary driveway for the stable on Cinchring Road. The applicants at this time have decided to remove the secondary access, barn, and driveway from Cinchring Road form the project approval.

On February 22, 2024, RHCA approved the relocation of the driveway and apron on Spur Lane. The applicants were granted access to use the RHCA easement for the new driveway and apron on Spur Lane.

DISCUSSION:
Since the January 16th Planning Commission meeting, the applicants have revised the project and RHCA has granted approval for the relocated driveway and apron in the easement. The revised project is summarized as follows:

1. Raised pad approximately 1 foot and 6 inches
2. Reduced disturbed area by 2,090 sq.ft. Current proposed 29,880 sq.ft. (63.49%) vs. 31,970 sq.ft.(67.9%) previously.
3. Reduced total grading by 2,850 cubic yards. Current total grading proposed: 4,750 cy now vs. 7600 cy previously.
4. Moved entire building northeast (towards Spur Lane) by 7 feet and 7 inchesÂ.
5. Increased garage area by 302 sq.ft.
6. Extended garage length by 11 feet and 6 inchesÂ, which increased total plate height length 8 feet and 6 inchesÂ or lower by 4%.
7. Raised entre building by 1 foot and 6 inches.
8. Raised garage finished floor elevation by 6 feetÂ.
9. Removed pavilion.
10. Removed barn, driveway, and driveway approach from Cinchring Road.

Setbacks
The new residence meets the requirements for reduced setbacks on a smaller lot. According to RHMC Section 17.24.045, reduced setbacks may apply to properties in the RAS-1 zoning district that have a lot area of 1.25 acres or less, excluding roadway easements. This property has a lot area of 1.23 acres (excluding roadway easements).

Site Plan Review

The applicants are requesting a Site Plan Review (SPR) to demolish a residence and construct a new 4,780-square-foot residence, attached 665-square-foot garage, 1,010-square-foot swimming pool, maximum 5-foot-high retaining walls, 22-foot-wide driveway, and other improvements.

Non-exempt grading

The applicants are requesting a total of 4,750 cubic yards (CY) of grading, including 2,375 CY cut and 2,375 CY fill balanced onsite. The 245 CY of excavation for the swimming pool is exempt and could be exported from the site without relief from the Code. Grading is needed to expand the existing building pad, and support the new driveway, swimming pool, staiway yard area, and retaining walls. Included are 640 CY of over-excavation and 880 CY of recompaction. The grading from the cut for the residence, garage, and driveway will be used to fill and expand the existing building pad for the swimming pool/spa, deck, and stairs to the fire pit. The 205 cubic yards of excavation for the swimming pool is exempt and could be exported, but it will be balanced onsite.

Retaining Walls

All of the existing walls on the subject property will be demolished. The project includes two-and-one-half-foot-high retaining walls along the northwestern portion of the property supporting the new driveway. A new retaining wall is proposed along the eastern portion of the residence that extends down to the new stairway and fire pit. The project includes retaining walls at the southern portion of the residential building pad that will extend from the pavilion, stairway, fire pit, swimming pool and around to the west portion of residence. The maximum height of the retaining walls is five feet and the average height is not to exceed two and one-half feet.

- Retaining walls (maximum 3-feet in height) are located north along both sides of the driveway leading to the garage. The double walls are located at the north portion of the driveway closer to Spur Lane and there is a single wall on the southside of the driveway leading to the garage.
- Retaining walls located east perimeter of expanded building pad, double wall at the corner by the outdoor kitchen
- Retaining walls located south portion of the expanded building pad, stair way, fire pit, infinity edge pool, and south east corner of main residence (section max height 5-feet)
- Retaining walls located on west side of main residence within the limit of grading.

Variance

The applicant is requesting approval of a variance to exceed the 40% disturbance.

MUNICIPAL CODE COMPLIANCE

Lot Coverage

The existing structural coverage with deductions is 4,115 square feet (SF) or 8.74%. The proposed structural coverage on the lot will be 3,819 SF or 8.11% of the lot, the total structural coverage is 7,934 square feet or 16.86%, which is less than the lot coverage limitation of 20% maximum.

The existing flatwork is 6,670 SF or 14.36%. The total proposed flatwork is -175 SF or -.37%, for a total flatwork coverage of 6,585 square feet or 13.99%, and this is below the maximum allowable 15% flatwork coverage.

The proposed total coverage including structures and flatwork will be 14,519 SF or 30.85% of the lot area, which below the 35% maximum

structural and flatwork coverage.

Building Pad

The existing building pad area (Building Pad 1) is relatively small at 7,260-square-feet, the RHMC has a 12,000-square-foot building pad area guideline. The enlargement of the building pad area to 13,380-square-feet, 40-foot expansion, and lowering the pad by 7-feet in depth will level and even out the lot for the new residence, swimming pool/spa, driveway, and amenities. The existing building structural coverage is 4,115 square feet or 56.68%, and the project proposes to add 3,688 square feet or 26.76% building structural coverage, for a total of 7,803 or 53% building structural coverage. The Project exceeds the minimum 30% building pad coverage guideline by 23% percent.

The Project proposes a future building pad (Pad 2) for the future 1,100 square-foot set aside area. Building Pad #2 has a 1,100 square foot area with a future proposed 450 square foot stable. The total building pad coverage is 40.91%. This exceeds the maximum 30% Building pad coverage guideline by 10.91%.

Setbacks

The existing residence encroaches into the 30-foot front setback. The new residence complies with all of the development standards in the municipal code: 30-foot front setback, 20-foot side setback, and 50-foot rear setback.

Future 1,000 square foot set aside area
The applicants have proposed a 1,000 square foot (450 stable & 550 corral) set aside area that located at the south portion of the parcel. The set aside area is accessible from the newly relocated driveway at the northwest corner of the parcel on Spur Lane. The future stable access is 10 feet wide and extends 280 feet along the west property line and 20-foot RHCA easement.

Area of Disturbance

The project site has been previously disturbed due to development of the existing residence. The existing disturbance is 16,460 SF or 34.97%. The proposed project will add 13,420 SF or 28.51% of disturbance for a total of 29,880 SF, or 63.49% of the net lot area. The applicants are requesting a variance to exceed the maximum.

Height

The finished height of the proposed new residence is a maximum of 15 feet. The proposed ridgeline of the new residence will be lower due to the lowering of the existing grade by 7 feet.

Swimming Pool

The proposed swimming pool is 1,010 SF and located behind the proposed residence at the edge of the extended building pad. The pool will be designed to have an infinity edge in which water flows into a surge basin. The edge of the pool and building pad will be supported by retaining walls. Approval of a swimming pool greater than 800 SF requires a discretionary approval. The applicants have requested an approval of Site Plan Review for the proposed pool.

Landscaping

A Preliminary Landscape Plan has been included in the plans. There are existing trees front of the property that are protected and will remain. The project proposes 17,786 SF of existing landscaping to be altered (re-landscaped) and 39,883 SF of new areas to be landscaped. The Plan is being reviewed by the City's landscape consultant for compliance with water efficiency requirements. The Planning Commission should consider if conditions are necessary to limit the height of trees to protect neighboring views.

Environmental Review

The proposed project has been determined to not have a significant effect on the environment

and is categorically exempt from the provisions of CEQA pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, which exempts a single-family residence, swimming pool, and accessory structures.

Public Participation

Staff has not received any concerns.

CRITERIA FOR SITE PLAN REVIEW
17.46.50 Required Site Plan Review findings.
1. The Commission shall be required to make findings in acting to approve, conditionally approve, or deny a Site Plan Review application.
2. No project which requires Site Plan Review approval shall be approved by the Commission, or by the City Council on appeal, unless the following findings can be made:
3. The project complies with and is consistent with the goals and policies of the general plan and all requirements of the zoning ordinance;
4. The project substantially preserves the natural and undeveloped state of the lot by minimizing building coverage. Lot coverage requirements are regarded as maximums, and the actual amount of lot coverage permitted depends upon the existing buildable area of the lot;
5. The project is harmonious in scale and mass with the site, the natural terrain and surrounding residences;
6. The project preserves and integrates into the site design, to the greatest extent possible, existing topographic features of the site, including surrounding native vegetation, mature trees, drainage courses and land forms (such as hillsides and knolls);
7. Grading has been designed to follow natural contours of the site and to minimize the amount of grading required to create the building area;
8. Grading will not modify existing drainage channels nor redirect drainage flow, unless such flow is redirected into an existing drainage course;
9. The project preserves surrounding native vegetation and mature trees and supplements these elements with drought-tolerant landscaping which is compatible with and enhances the rural character of the community, and landscaping provides a buffer or transition area between private and public areas;
10. The project is sensitive and not detrimental to the convenient and safe movement of pedestrians and vehicles; and
11. The project conforms to the requirements of the California Environmental Quality Act.
12. If all of the above findings cannot be made with regard to the proposed project, or cannot be made even with changes to the project through project conditions imposed by City staff and/or the Planning Commission, the site plan review application shall be denied.
CRITERIA FOR VARIANCES
17.38.50 Required Variance findings.
In granting a variance, the Commission (and Council on appeal) must make the following findings:
1. That there are exceptional or extraordinary circumstances or conditions applicable to the property that do not apply generally to other properties in the same vicinity and zone;
2. That such variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same vicinity and zone but which is denied the property in question;
3. That the granting of such variance will not be materially detrimental to the public welfare or injurious to properties or improvements in the vicinity;
4. That in granting the variance, the spirit and intent of this title will be observed;

5. That the variance does not grant special privilege to the applicant;
6. That the variance is consistent with the portions of the County of Los Angeles Hazardous Waste Management Plan relating to siting and siting criteria for hazardous waste facilities; and
7. That the variance request is consistent with the general plan of the City of Rolling Hills.

FISCAL IMPACT:
None.

RECOMMENDATION:
Open the public hearing, take public testimony, close the public hearing, discuss the proposed project, and provide direction to staff and applicants. A resolution is provided in case the Commission wishes to approve the project with conditions.

ATTACHMENTS:
Attachment 1: PL_ADR_4SpurLn_ZC23-100_240111_PC_VicinityMap.pdf
Attachment 2: 240306_4SpurLane_Development Table (ZC23-100)_2nd.pdf
Attachment 3: 2024-03_PC_Resolution_4SpurLane_ZC 23-100_Lukic_F.pdf
Attachment 4: CL_AGN_240116_PC_BlueFolderItem_10B_PublicComment01.pdf
Attachment 5: 240304_4SpurLane_RHCA_EasementApproval.pdf
Attachment 6: 4SpurLane_ZC23-100_Grading Table.pdf
Attachment 7: 240312_4SpurLane_ZC23-100_Plans_6thSubmittal.pdf



City of Rolling Hills

TITLE VICINITY MAP

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

OWNER LUKIC

ADDRESS 4 SPUR LANE, ROLLING HILLS, CA 90274

SITE

Development Table Zoning Case No. 23-100 4 Spur Lane			
SITE PLAN REVIEW, CONDITIONAL USE PERMIT, & VARIANCE	**EXISTING**	**PROPOSED**	**TOTAL**
RA-S-1 Zone	SINGLE FAMILY RESIDENCE, ATTACHED GARAGE, AND SERVICE YARD	NEW 4,870 SF SINGLE FAMILY RESIDENCE, 665 SF ATTACHED GARAGE, 1,010 SF SWIMMING POOL, 166 BBQ, 133 SF FIRE PIT, 123 SF SERVICE YARD, ROLOCATION EXISTING DRIVEWAY, MAXIMUM 5 FT RETAINING WALLS, & GRADING	
Net Lot Area	47,063 SF		47,063 SF
Residence	3,525 SF	1,345 SF	4,870 SF
Attached Garage	536 SF	431 SF	967 SF
Swimming Pools/Spa	0 SF	1,010 SF	1,010 SF
Pool Equipment	0 SF	34 SF	34 SF
ADU			
Stable minimum: 450 SF Corral minimum: 550 SF	0 SF 0 SF	450 SF 550 SF	450 SF 550 SF
New Planter Box	0 SF	0 SF	0 SF
Recreation Court	0 SF	0 SF	0 SF
Attached Covered Porches	0 SF	480 SF	480 SF
Outdoor Kitchen	0 SF	166 SF	166 SF
Fire Pit	0 SF	133 SF	133 SF
Attached Trellis	0 SF	0 SF	0 SF
Service Yard	54 SF	69 SF	123 SF
Primary Driveway	4,540 SF	-1,820 SF	2,720 SF
Paved walkways	2,200 SF	875 SF	3,095 SF
Patios	0 SF	0 SF	0 SF
Pool Deck	0 SF	770 SF	770 SF
Parking Pads	0 SF	0 SF	0 SF
Grading (balanced onsite)	0 CY	2,375 CY CUT 2,375 CY FILL	4,750 CY TOTAL
Structural Lot Coverage (20% maximum with deductions)	4,115 SF (8.74%)	3,819 SF (8.11%)	7,934 SF (16.86%)
Flatwork Lot Coverage (15% maximum)	6,760 SF (14.36%)	-175 SF (-0.37%)	6,585 SF (13.99%)
Total Lot Coverage (Structures and Flatwork) (35% maximum with deductions)	10,875 SF (23.11%)	3,644 SF (7.74%)	14,519 SF (30.85%)
Total Disturbed Area (40% maximum)	16,460 SF (34.97%)	13,420 SF (28.51%)	29,880 SF (63.49%)

Residential Building Pad 1 (30% Maximum Guideline)	7,260 SF PAD AREA 4,115 SF (56.68%)	6,520 SF PAD AREA 3,188 (23.13%)	13,780 SF PAD AREA 7,303 (53.00%)
Future Stable Building Pad 2 (30% Maximum Guideline)	0 SF PAD AREA 0 SF (0%)	1,100 SF PAD AREA 450 (40.91%)	1,100 SF PAD AREA 450 (40.91%)

RESOLUTION NO. 2024-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF ZONING CASE NO. 23-100 FOR A SITE PLAN REVIEW TO DEMOLISH AN EXISTING RESIDENCE, EXPAND THE RESIDENTIAL BUILDING PAD, CONSTRUCT A NEW RESIDENCE, ATTACHED GARAGE, SWIMMING POOL, RETAINING WALLS EXCEEDING A HEIGHT OF 3 FEET (UP TO A MAXIMUM HEIGHT OF 5 FEET), NON-EXEMPT GRADING, AND OTHER IMPROVEMENTS; AND VARIANCE TO EXCEED THE 40% DISTURBANCE FOR A PROPERTY LOCATED AT 4 SPUR LANE, ROLLING HILLS, CA, 90274, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 11-B-CH) (LUKIC)

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

Section 1. An application was duly filed by Luis de Moraes of Envirotechno Architecture Inc, on behalf of the property owners Mr. Neb Lukic and Jennifer Lukic ("Applicants"), with respect to real property located at 4 Spur Lane, Rolling Hills (Lot 11-B-CH) requesting a site plan review to demolish an existing 3,525-square-foot single-family residence and construct a new 5,535-square-foot single-family residence and attached garage in a similar footprint, and construct maximum five-foot-high retaining walls in the rear portion of the building pad and in the side yards, expand the existing residential building pad to 13,920 square feet, conduct 4,685 cubic yards of non-exempt grading, a new 1,010-square-foot swimming pool, and 34-square-foot pool equipment. The project requires a new main driveway and removal of the existing driveway. The project also includes 34-square-foot pool equipment, 453-square feet of attached covered porches, 166-square-foot barbecue, 55 cubic yards grading (exempt), and 123-square-foot service yard, which are not subject to discretionary review. A variance is requested to exceed the 40% maximum disturbance and 35% total lot coverage. The applicants originally requested a 1,585-square-foot stable and driveway access in the rear portion of the property; however, this was withdrawn from the project.

Section 2. The existing single-family residence was built in 1951, and in 1962, the Planning Commission approved a variance for an addition to a single-family residence.

Section 3. The Planning Commission conducted duly noticed public hearings to consider the application at its morning field trip meeting and regular meeting on January 16, 2024. Neighbors within a 1,000-foot radius were notified of the public hearings and a notice was published in the Daily Breeze on January 5, 2024. The applicants and agent were notified of the public hearings in writing by first class mail and the agent was in attendance at the hearings. Evidence was heard and presented from all persons interested in affecting said proposal. The Planning Commission opened the meeting, took public testimony, and continued the public hearing to a later date. The Planning Commission directed staff to work with the applicant on revising the plans to decrease the amount of grading for the Project. The Planning Commission

directed the applicants to bring the project back when the relocated driveway and apron in the relocated easements were approved by the Rolling Hills Community Association (RHCA). On February 22, 2024, the RHCA approved the relocation of the driveway and apron on Spur Lane. The applicants were granted access to use the RHCA easement for the new driveway and apron.

The Planning Commission conducted duly noticed public hearings to consider the application at its field trip meeting and regular meeting on March 19, 2024. Neighbors within a 1,000-foot radius were notified of the public hearings and a notice was published in the Daily Breeze on March 6, 2024. The applicants and agent were notified of the public hearings in writing by first class mail and were in attendance at the hearings. Evidence was heard and presented at the public hearing from all persons interested in affecting said proposal.

Section 4. On December 11, 2023, the Traffic Commission held a special meeting to review the two new proposed driveways and aprons. The main driveway apron is located on Spur Lane and the secondary driveway to the stable is located on Cinchring Road. On December 11, 2023, the Traffic Commission approved the main driveway and denied the secondary driveway for stable access. The Traffic Engineer did not recommend the secondary driveway due to safety and drainage concerns. The Traffic Commission directed staff to work with the applicants to consider alternative locations for the secondary driveway for stable access. The applicants decided to remove the stable and secondary driveway from the project at this time.

Section 5. The property is zoned RAS-1 and the net lot area excluding the roadway easement is 1.08 acre (47,063 square feet). Currently, there is only one building pad that exists on the property. The project includes an existing 7,260-square-foot building pad near the front of the property closest to the street. The existing residence is located 14-feet from the front roadway easement, 25-feet from the west side property line, and 24 from the east side property line. The rear property line is located downslope of the building pad over 288 feet to the south. The current residence encroaches into the 30-foot front setback by 10 feet.

Section 6. The Project is exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures), which exempts the construction and location of a limited number of new, small facilities or structures, including single family residence and accessory structures, including but not limited to garages, carports, patios, swimming pools and fences. Here, the Project includes the demolition of a residence and construction of a new single-family residence and related improvements. Accordingly, the Project qualifies for the exemption pursuant to Section 15303. Further, no exceptions to the exemption apply; there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The site has already been graded and existing structures are on site.

Section 7. Site Plan Review. Site Plan Review is required for demolition of an existing residence and for the construction of a new 4,780-square-foot residence and attached 665-square-foot garage pursuant to RHMC Section 17.46.020(A), for a retaining wall above three feet in height pursuant to RHMC Section 17.16.190(F), a 1,010-square-foot swimming pool pursuant to RHMC Section 17.46.020(A)2.b for swimming pool/spa more than 800-square-feet, expansion of existing residential building pad to 13,780-square-feet, and for non-exempt grading totaling 4,685 CY including 55 CY of export (exempt) pursuant to RHMC Section 17.46.020(A).

With respect to the Site Plan Review for the development, the Planning Commission hereby makes the following findings:

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

The proposed development, which includes demolition and construction of a residence and grading is compatible with the General Plan and Zoning ordinance, subject to a site plan review. The proposed structures comply with the General Plan requirement of low profile, low-density residential development with sufficient open space between surrounding structures. The new residence will be built on the existing 7,260-square-foot building pad that be enlarged to 13,780-square-feet, expanded 60 feet, and the existing grade will be lowered 7-feet in depth, which will reduce the visual impact. The site plan review for the retaining walls not to exceed the 5-foot maximum height along the southwest corner of the residence.

The new residence meets the requirements for reduced setbacks on a smaller lot. According to RHMC Section 17.24.045, reduced setbacks may apply to properties in the RAS-1 zoning district that have a lot area of 1.25 acres or less, excluding roadway easements. As such, the new residence will have a 30-foot front yard setback.

The project conforms to Zoning Code lot coverage requirements. The net lot area of the lot is 47,063-square feet or 1.08 acres per RHMC Section 17.16.060(A). The structural net lot coverage is proposed at 7,934 square feet or 16.86% (20% max. permitted) excluding exempt structures; the total flatwork coverage proposed is 6,775-square-feet or 14.40%, and the total lot coverage proposed, including structural & flatwork, would be 14,709 square feet or 31.25% (35% max. permitted). The disturbed area of the lot is proposed to be 29,880 square feet or 63.49% (40% permitted). The disturbed area exceeds the maximum 40% permitted by 22.49%. The applicant has requested a Variance to exceed the disturbance limitations to 29,880 square-feet or 63.49%.

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

The topography and the configuration of the lot have been considered, and the proposed grading and retaining wall for development will not adversely affect or be materially detrimental to adjacent uses, buildings, or structures; the grading and retaining wall allows the proposed construction to be constructed largely on an existing building pad which enables proposed project elements to be the least intrusive to surrounding properties. The existing building pad is relatively small at 7,260-square-feet, the RHMC requires a minimum 12,000-square-foot building pad. The enlargement of the building pad to 13,380-square-feet, 40-foot expansion, and lowering the pad by 7-feet in depth will level and even out the lot for the new residence, swimming pool/spa, driveway, and amenities.

The applicants are proposing to remove the existing driveway on Spur Lane located on the northeastern side of the property and construct a new driveway on the northwestern side of the

property. The new garage will be located at the northeastern portion of the parcel. The new driveway will be 90 feet long by 22 feet wide extending to the new garage.

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

The proposed development, as conditioned, is harmonious in scale and mass with the site, and is consistent with the scale of the neighborhood when compared to new residences in the vicinity of said lot. The development plan takes into consideration the visibility of the project from Spur Lane as it utilizes the enlarge and expand the existing building pad and has a similar footprint to the existing residence. The existing driveway will be relocated to the northwest portion of the lot and repaved to align with the new garage. The swimming pool/spa will be located at the edge of the expanded residential building pad. The retaining walls have been designed to support the expanded building pad.

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

A landscape plan has been prepared to for compliance with water efficient landscape ordinance requirements and low impact development standards. The landscape plan will introduce additional landscaping, which will be compatible with and enhances the rural character of the community, and the landscaping will provide a buffer or transition area between private and public areas. The grading and retaining wall are designed to preserve existing topography where possible and mimic the natural terrain.

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

Grading consists of 2,375 CY of cut and 2,375 CY of fill. The grading and retaining walls are designed to preserve slopes where possible and mimic the natural terrain.

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

Grading will be done to improve the residential building pad, driveway and walkways throughout the site. Drainage will not change and will follow the natural drainage courses of the lot.

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

Surrounding native vegetation and mature trees will not be affected and new landscaping will be considerate of the environment and will enhance the rural character of the community.

Landscaping will provide a buffer or transition between various pads on the property. As such, the rural character of the community is maintained and privacy is maintained with neighbors.

H. The project is sensitive and not detrimental to the convenience and safety of circulation for pedestrians and vehicles.

The garage has been relocated to the northeast portion of the parcel and the garage access is reoriented to the west. The new driveway is accessible from the relocated apron at the northeast corner of the parcel, extends 22 feet wide by 90 feet long at the north end of the parcel. The new driveway and apron will provide better circulation and parking for the property owners' family and guests. An adequate pathway is proposed to safely accommodate pedestrians around the residence to the backyard and the rear of the property. Adequate walkways will be provided to the pool and deck.

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

The Project is exempt from the CEQA Guidelines pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures), which exempts the construction and location of a limited number of new, small facilities or structures, including single family residence and accessory structures, including but not limited to garages, carports, patios, swimming pools and fences. Here, the Project includes the construction of a new single-family residence, swimming pool, retaining walls, and associated grading. Accordingly, the Project qualifies for the exemption pursuant to Section 15303. Further, no exceptions to the exemption apply; there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

Section 8. Variance. Section 17.38.050 sets forth the required findings for granting variances to for the development to exceed the maximum 40% of the net lot area as identified in Section 17.16.170, Section 17.16.150(B). With respect to the request for variances, the Planning Commission finds as follows:

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

There are extraordinary circumstances applicable to this property. The residence was developed prior to the City's incorporation and has a legal nonconforming front yard setback of 30 feet which may continue pursuant to Section 17.24.045. However, the small lot size and location of the building pad near the street are exceptional circumstances applicable to the property that do not apply generally to other properties in the same vicinity and zone. The variance is warranted due to the unique sloping topography that does not apply generally to other properties in the vicinity. The existing building pad is 7,260 square feet, and in order for the lot to conform to the minimum 12,000 building pad size, additional disturbance of 6,520 square feet will be added for a total of 13,780-square-foot building pad.

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

Granting the requested variances are necessary for the preservation and enjoyment of property rights on the property. The existing main building pad is too small, therefore a larger building pad which requires additional disturbance of 23% will accommodate a new residence, garage, driveway, swimming pool, and improvements. Other properties in the vicinity enjoy these types of improvements.

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

Granting the variances to exceed the maximum allowable 40% disturbance will not be detrimental to the public welfare and will not be injurious to properties in the vicinity; a new residence, garage, driveways, swimming pool/spa, and other improvements are allowed in the Rolling Hills community. Further, the project will be consistent with other developments in the area.

D. That in granting the variance, the spirit and intent of this title will be observed.

The project is harmonious in scale and mass with the site, the natural terrain, and surrounding residences because the proposed construction complies with the low-profile residential development pattern of the community and will not give the property an over-built look. The lot is sufficient to accommodate the proposed use.

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

The construction in the side setback allows a new single family home similar to others enjoyed by many properties throughout the City. The project, together with the variances, will be compatible with the objectives, policies, general land uses, and programs specified in the General Plan.

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

Granting a variance for the project will be consistent with the applicable portions of the Los Angeles County Hazardous Waste Management Plan related to siting criteria for hazardous waste facilities. The project site is not listed on the current State of California Hazardous Waste and Substances Sites List.

G. That the variance request is consistent with the General Plan of the City of Rolling Hills.

Granting the variance will be consistent with the General Plan of the City of Rolling Hills, which allows and encourages residential uses and property improvements. It will further the low-profile residential development pattern of the community and will not give the property an over-built look.

Section 9. Approval Conditions. Based upon the foregoing findings, and the evidence in the record, the Planning Commission hereby approves Zoning Case No. 23-100 subject to the following conditions:

A. The Site Plan and Variance approvals shall expire within two years from the effective date of approval as defined in RHMC Sections 17.46.080 and 17.38.070 unless otherwise extended pursuant to the requirements of these sections.

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

C. All requirements of the Building and Construction Ordinance, the Zoning ordinance, and of the zone in which the subject property is located must be complied with unless otherwise a variance to such requirement has been approved.

D. The lot shall be developed and maintained in substantial conformance with the site plan on file at City Hall and approved by the Planning Commission on March 19, 2024 except as otherwise provided in these conditions. The working drawings submitted to the Department of Building and Safety for plan check review shall conform to the approved development plan. All conditions of the Site Plan Review and Variance approvals shall be incorporated into the building permit working drawings, and where applicable complied with prior to issuance of a grading or building permit from the building department.

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

Any proposed modifications and/or changes to the approved project, including resulting from field conditions, shall be discussed with staff so that staff can determine whether the modification is minor or major in mature. Minor modifications are subject to approval by the City Manager or his or her designee. Major modifications are subject to approval by the Planning Commission after a public hearing. The applicant shall not implement modifications or changes to the approved project without the appropriate approval from the City Manager or designee or the Planning Commission, as required.

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

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

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

G. Structural lot coverage of the lot shall not exceed 7,934 square feet or 16.86% of the net lot area, in conformance with lot coverage limitations (20% maximum).

The total lot coverage proposed, including structures and flatwork, shall not exceed 14,818 square feet or 31.49% of the net lot area, in conformance with lot coverage limitations (35% maximum).

H. The disturbed area of the lot, including the future stable and corral area shall not exceed 63.49%, or 29,880 square feet surface area. Grading for this project shall not exceed 2,375 CY of cut and 2,375 CY for a total of 4,750 cubic yards balanced on site.

I. The residential building pad is proposed at 13,780 square feet and shall not exceed coverage of 7,303 square feet or 53.00% with allowed deductions. The set aside pad for a future stable and corral is proposed at 1,000 square feet.

J. A driveway access shall be provided per the Fire Department requirements and the apron of the driveway shall be roughened and the first 20 feet of the driveway shall not exceed 7% in slope.

K. Access to the set aside area for the future stable and corral shall be decomposed granite or 100% pervious roughened material; the access route shall not be wider than 12 feet.

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

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

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

O. The applicant shall comply with all requirements of the Lighting Ordinance of the City of Rolling Hills (RHMC 17.16.190.E), pertaining to lighting on said property, roofing and material requirements of properties in the Very High Fire Hazard Severity Zone, and Low Impact Development requirements for storm water management on site (RHMC Chapter 8.32).

P. All utility lines shall be undergrounded pursuant to Section 17.27.030.

Q. Hydrology, soils, geology and other reports, as required by the Building and Public Works Departments, and as may be required by the Building Official, shall be prepared.

R. Prior to issuance of a final construction approval of the project, all graded slopes shall be landscaped. Prior to issuance of building permit, the landscaping plan shall meet the requirements of the City, shall be submitted to the City in conformance with Fire Department Fuel Modification requirements, and shall be approved by the City's landscape consultant.

S. The project shall be landscaped, and continually maintained in substantial conformance with the landscaping plan on file approved by the City's landscape consultant. A detailed landscaping plan shall provide that any trees and shrubs used in the landscaping scheme for this project shall be planted in a way that screens the project development from adjacent streets and neighbors, such that shrubs and trees as they mature do not grow into a hedge or impede any neighbors views and the plan shall provide that all landscaping be maintained at a height no higher than the roof line of the nearest project structure. In addition, the landscaping plan shall provide for screening of the proposed retaining wall with vegetation not to exceed 10 feet in height, and that the vegetation used for screening shall be planted in an offset manner, to prevent it, as it grows from forming a solid hedge. The landscaping plan shall utilize to the maximum extent feasible, plants that are native to the area, are water-wise and are consistent with the rural character of the community. Plants listed as high hazardous plants under RHMC Section 8.30.015 are prohibited.

T. The applicant shall submit a landscaping performance bond or other financial obligation, to be kept on deposit by the City, in the amount of the planting plus irrigation plus 15%. The bond shall be released no sooner than two years after completion of all plantings, subject to a City staff determination that the plantings required for the project are in substantial conformance with approved plans and are in good condition.

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

Pursuant to Chapter 8.30 of the RHMC, the property shall at all times be maintained free of dead trees and vegetation.

U. The retaining walls shall not exceed five feet in height at any point along the walls and shall have an average height of two and one-half feet.

V. The setback lines and roadway easement lines in the vicinity of the construction for this project shall remain staked throughout the construction. A construction fence may be required.

W. Perimeter easements, including roadway easements and trails, if any, shall remain free and clear of any of improvements to advance equestrian use and emergency preparedness for evacuation within the City. Where RHCA has demonstrated authority over the easement, the City's Planning Director may grant relief from this condition upon satisfactory proof of permission from RHCA and a legitimate showing that there is no need for the condition to advance equestrian uses and emergency preparedness.

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

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

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

AA. *During construction*, to the extent feasible, all parking shall take place on the project site, on the new driveway and, if necessary, any overflow parking may take place within the unimproved roadway easements along adjacent streets, and shall not obstruct neighboring driveways, visibility at intersections or pedestrian and equestrian passage. During construction, to the maximum extent feasible, employees of the contractor shall car-pool into the City. To the extent feasible, a minimum of 4' wide path, from the edge of the roadway pavement, for pedestrian and equestrian passage shall be available and be clear of vehicles, construction materials and equipment at all times.

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

AC. Prior to demolition of the existing structures, an investigation shall be conducted for the presence of hazardous chemicals, lead-based paints or products, mercury and asbestos-containing materials (ACMs). If hazardous chemicals, lead-based paints or products, mercury or ACMs are identified, remediation shall be undertaken in compliance with California environmental regulations and policies.

AD. The property owner and/or his/her contractor/applicant shall be responsible for compliance with the no-smoking provisions in the Municipal Code. The contractor shall not use tools that could produce a spark, including for clearing and grubbing, during red flag warning conditions. Weather conditions can be found at: **http://www.wrh.noaa.gov/lox/main.php?suite=safety&page=hazard_definitions#FIRE.** It is the sole responsibility of the property owner and/or his/her contractor to monitor the red flag warning conditions.

AE. Storm water shall drain in accordance with the approved grading and drainage plan. Drainage dissipaters shall be constructed outside of any easements. The drainage system shall be approved by the Department of Building and Safety. If an above ground swale and/or dissipater is required, it shall be designed in such a manner as not to cross over any equestrian trails or discharge water onto a trail, shall be stained in an earth tone color, and shall be screened from any trail, road and neighbors' view to the maximum extent practicable, without impairing the function of the drainage system.

AF. *During construction*, dust control measures shall be used to stabilize the soil from wind erosion and reduce dust and objectionable odors generated by construction activities in accordance with South Coast Air Quality Management District, Los Angeles County and local ordinances and engineering practices.

AG. *During construction*, an Erosion Control Plan containing the elements set forth in Section 7010 of the 2022 County of Los Angeles Uniform Building Code shall be followed to minimize erosion and to protect slopes and channels to control storm water pollution.

AH. The property owners shall be required to conform to the Regional Water Quality Control Board and County Health Department requirements for the installation and maintenance of storm water drainage facilities and septic tank.

AI. The applicant shall pay all of the applicable Building and Safety and Public Works Department fees and Palos Verdes Peninsula Unified School District fees, if any.

AJ. Prior to final inspection of the project, "as graded" and "as constructed" plans and certifications shall be provided to the Planning Department and the Building Department to ascertain that the completed project is in compliance with the Planning Commission approved plans. In addition, any modifications made to the project during construction, shall be depicted on the "as built/as graded" plan.

AK. This Resolution's approvals shall not be effective until the applicants execute an Affidavit of Acceptance of all conditions set forth herein.

AL. All conditions of this Resolution, when applicable, must be complied with prior to the issuance of a grading or building permit from the Building and Safety Department.

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

AN. To the extent permitted by law, Permittee shall defend, indemnify and hold harmless the City of Rolling Hills, its City Council, its officers, employees and agents (the "indemnified parties") from and against any claim, action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside, or void any permit or approval for this project authorized by the City, including (without limitation) reimbursing the City its actual attorney's fees and costs in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice. The permittee shall reimburse the City for any court and attorney's fees which the City may be required to pay as a result of any claim or action brought against the City because of this permit. Although the permittee is the real party in interest in an action, the City may, at its sole discretion, participate at its own expense in the defense of the action, but such participation shall not relieve the permittee of any obligation under this condition.

AO. The outdoor kitchen and related structures located in the side yard setback shall be removed from the development plan prior to submittal to the building plan check.

PASSED, APPROVED AND ADOPTED THIS 19th DAY OF MARCH, 2024.

_____
BRAD CHELF, CHAIRMAN

ATTEST:

_____
CHRISTIAN HORVATH, CITY CLERK

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

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

I certify that the foregoing Resolution No. 2024-03 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF ZONING CASE NO. 23-100 FOR A SITE PLAN REVIEW TO DEMOLISH AN EXISTING RESIDENCE, EXPAND THE RESIDENTIAL BUILDING PAD, CONSTRUCT A NEW RESIDENCE, ATTACHED GARAGE, SWIMMING POOL, RETAINING WALLS EXCEEDING A HEIGHT OF 3 FEET (UP TO A MAXIMUM HEIGHT OF 5 FEET), NON-EXEMPT GRADING, AND OTHER IMPROVEMENTS; AND VARIANCE TO EXCEED THE 40% DISTURBANCE FOR A PROPERTY LOCATED AT 4 SPUR LANE, ROLLING HILLS, CA, 90274, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 11-B-CH) (LUKIC)

was approved and adopted at a regular meeting of the Planning Commission on March 19, 2024, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN: f

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

Administrative Offices.

_____
CHRISTIAN HORVATH, CITY CLERK

January 16, 2024

RECEIVED
JAN 16 2024
City of Rolling Hills
by SG

To: Rolling Hills Mayor Leah Mirsch & City Council
Planning Commission
Traffic Commission
RHCA Board Members

Subject: 4 Spur Lane Proposal

To All Whom It May Concern:

I am the homeowner at 11 Cinchring Road, the home directly below 4 Spur Lane's proposed building changes/additions. I am extremely concerned about the location of the proposed road access and new barn that the new owners would like to build at the lower end of their property, which abuts the upper border of my steep-sloped property.

My primary concerns include:

1. Road access and building a structure at this dangerous curve does not seem reasonable—there have been guard rails in place along this entire curve since years before we moved here approximately 35 years ago.
2. Both my property and the proposed location for the new road access and barn are on or adjacent to steep, sloped areas.
3. There have been 2 major fires in our immediate location in years gone by, causing great damage to trees, brush, landscapes, and homes on our street. The damage caused by the fires resulted in serious concerns regarding ensuing heavy water flows due to heavier rains and consequent land slippage on our properties.
4. We have been recently notified that directly below our street and homes, trails in the entire Land Conservancy are now closed due to dangerous land movement and fissures.
5. Our Rolling Hills Portuguese Bend slide area is also directly below our homes on Cinchring Road, with continuous land movement ongoing over the course of many decades.
6. Recently there has been land slippage at a home immediately below Crest Road in Rolling Hills near the fire station.
7. Rancho Palos Verdes is currently experiencing increased land movement and major water leakage in their Seaside residential area, which is also below us.
8. We have all felt more frequent earthquake activity, with the epicenter of one earthquake being in RPV just a couple of weeks ago.

With all of these crucial hazards surrounding us, and for the safety of our beautiful Rolling Hills community, I am extremely hopeful that all entities involved in this important decision-making will take these major concerns under careful consideration, accordingly suggesting a different approach for the new homeowners at 4 Spur Lane to accomplish their plans for improvements to their property. I look forward to welcoming them as new neighbors to our very special community!

Most Respectfully,

Maureen Hill

Maureen Hill

Rolling Hills Community Association
of Rancho Palos Verdes
No. 1 Portuguese Bend Rd. • Rolling Hills, Calif. 90274
(310) 544-6222 ROLLING HILLS CALIFORNIA (310) 544-6766 Fax

February 28, 2024

Nebojsa & Jennifer Lukic
4 Spur Lane
Rolling Hills, CA 90274
Email: JHUGUS72@yahoo.com

Re: Request for License Agreement for Driveway and Drainage in West Side Easement.

Dear Mr. and Mrs. Lukic,

This letter is to inform you that at the February 22, 2024 Board of Directors meeting, the Board approved your request for a license agreement for a driveway and drainage west side easement of your property.

The following documents are required to complete the license agreement process:

1) The legal description of the area of the easement being used for the driveway and drainage(needed)
2) A survey showing the location of swale in the easement (received with application)

Once we receive the legal description, the Association's attorney will draw up the license agreement for you to sign and invoice for the legal and recording fee. The license agreement requires your signatures to be notarized and we have a notary in the office available to provide this service at your convenience and at no cost to you.

When we receive the signed documents with payment for the legal and recording fee, the Association's attorney will have it recorded with the county. Legal fees and recording costs for the process will be $450 and will be due on receipt of the license agreement and invoice.

You may not begin construction until after the license agreement is recorded with the county and the RHCA mails you a copy of the recorded license agreement.

*** This approval does not include City of Rolling Hills approval or Building and Safety approval. **Please contact these agencies prior to construction*****

Please feel free to contact the office if you have any questions.

Sincerely,

Myrna Jacott
Administrative Assistant

Table 1. GRADING

Cut/Excavation

AREA OF GRADING	MAX DEPTH CUT	LOCATION	CUBIC YARDS (CY)
House/Addition	7.00 FT	At S/E Corner of House	875 CY
Future Stable	2.40 FT	2nd Building Pad	90 CY
Driveways	6.00 FT	Driveway at garage lip	195 CY
Yard Areas	5.00 FT		370 CY
Pool/Excavation	6.00 FT	Top of 2:1 slope	205 CY
Overexcavation	2.00 FT		640 CY
TOTAL CUT			**2,375 CY**

FILL/RECOMPACTION

AREA OF GRADING	MAX DEPTH FILL	LOCATION	CUBIC YARDS (CY)
House/addition	5.00 FT	At S/W corner of house	210 CY
Future Stable	2.50 FT		85 CY
Driveways	2.00 FT	At the driveway apron	85 CY
Yard Areas	8.00 FT	At the top of the slope	1,115 CY
Pool/spa			
Recompaction	2.00 FT		880 CY
TOTAL FILL			**2,375 CY**

(2,375 CY cut + 2,375 CY fill) = **TOTAL GRADING 4,750 CY**

All dirt to be balanced on site

*Grading Quantities (Source: Grading calculations provided by applicant)

LUKIC RESIDENCE

4 SPUR LANE

ROLLING HILLS, CA 90274

ABBREVIATIONS

AIR CONDITIONING	A/C	FLOOR	FLR.	PLASTIC LAMINATE	P.L.
ACOUSTICAL	ACOUS.	FLOURESCENT	FLOUR.	POLISHED	POL.
ABOVE FIN. FLOOR	A.F.F.	FACE OF STUD	F.O.S.	PAIR	PR.
ALUMINUM	ALUM.	FABRIC WALLCOVERING	F.W.C.	QUARRY TILE	Q.T.
AT	@	GAUGE	GA.	RADIUS	RAD.
BUILDING	BLDG.	GALVANIZED	GAL.	REFRIGERATOR/FREEZER	R/F
BRUSHED	BR.	GARBAGE DISPOSAL	GD.	REFERENCE	REF.
CEMENT	CEM.	GLASS	GL.	REQUIRED	REQ.
CEILING	CLG.	GRANITE TILE	G.T.	ROOM	RM.
CLEAR	CL.	GYPSUM BOARD	GYP. BD.	RESTROOM	R.R.
OPENING	OPNG	HARDWOOD	HDWD.	SEPARATE CIRCUIT	S.C.
CONSTRUCTION NOTE	C.N.	HARDWARE	HDWR.	SECTION	SECT.
COLUMN	COL.	HOLLOW METAL	H.M.	SHEET	SHT.
CONCRETE	CONC.	HEIGHT	HGT.	SIMILAR	SIM.
CONTINUOUS	CONT.	HEATING, VENTILATING	H.V.A.C.	SPECIFICATIONS	SPECS.
CONTRACTOR	CONTR.	LAVATORY	LAV.	STOVE/RANGE	S/R
CERAMIC TILE	C.T.	MAXIMUM	MAX.	STAINLESS	S.
DETAIL	DET.	METAL	MTL.	STEEL	STL.
DRINKING FOUNTAIN	D.F.	MANUFACTURER	MFG.	STANDARD	STD.
DIAMETER	DIA.	MINIMUM	MIN.	SUSPENDED	SUSP.
DIMENSION	DIM.	MIRROR	MIR.	TRASH COMPACTOR	T.C.
DOOR	DR.	MARBLE TILE	M.T.	TO BE DETERMINED	TBD.
DISHWASHER	DW.	MULLION	MUL.	TELEPHONE	TELE.
DRAWING	DWG.	MICROWAVE	MW.	THICK	THK.
ELEVATION	ELEV.	NOT IN CONTRACT	N.I.C.	TYPICAL	TYP.
ELECTRICAL	ELEC.	NOT TO SCALE	N.T.S.	UNLESS NOTED OTHERWISE	U.N.O.
ELEVATOR	ELEVAT.	OVER ALL	O.A.	VERTICAL	VERT.
ENVIROTECHNO	ET.	ON CENTER	O.C.	VERIFY IN FIELD	V.I.F.
EXISTING	EXIST.	PARTITION	PART.	VOLTS	VOL.
FLOOR DRAIN	F.D.	PLASTIC LAMINATE	P.L.	VINYL COMPOSITION TILE	V.C.T.
FIRE EXTINGUISHER	F.E.	POLISHED	POL.	VINYL SHEET FLOORING	V.S.F.
FIRE HOSE CABINET	F.H.C.	PAIR	PR.	VINYL WALL COVERING	V.W.C.
FINISH FACE	F.F.	QUARRY TILE	Q.T.	WITH	W/
FINISH	FIN.			WALL COVERING	WC.

PROJECT DATA

DATE: 3/4/2024 ZONING CASE NO.: 0 ADDRESS: 4 Spur Lane

ALL STRUCTURES MUST BE SHOWN ON THE PLAN
CALCULATION OF LOT COVERAGE

AREA AND STRUCTURES	EXISTING	PROPOSED	TOTAL
NET LOT AREA	47,063 sq.ft	0 sq.ft	47,063
RESIDENCE	3,525 sq.ft	1,345 sq.ft	4,870 sq.ft
GARAGE	536 sq.ft	431 sq.ft	967 sq.ft
SWIMMING POOL/SPA	0 sq.ft	1,010 sq.ft	1,010 sq.ft
POOL EQUIPMENT	0 sq.ft	34 sq.ft	34 sq.ft
GUEST HOUSE	0 **sq.ft**	0 sq.ft	0 sq.ft
CABANA	0 sq.ft	0 sq.ft.	0 sq.ft
STABLE (dirt volume to be included in grading quantities	0 sq.ft	450 sq.ft	450 sq.ft
RAISED DECK	0 sq.ft	0 sq.ft	0 sq.ft
ATTACHED COVERED PORCHES	0 sq.ft	480 sq.ft	480 sq.ft
ENTRYWAY/PORTE COCHERE, BREEZEWAYS	0 sq.ft	0 sq.ft	0 sq.ft
ATTACHED TRELLISES	0 sq.ft	0 sq.ft	0 sq.ft
*DETACHED STRUCTURES: (circle all that applies)	0 sq.ft	0 sq.ft	0 sq.ft
Outdoor Kichen	0 sq.ft	166 sq.ft	166 sq.ft
Fire Pit	0 sq.ft	133 sq.ft	133 sq.ft
over 15 ft. high and over 120 sq.ft. in area	0 sq.ft	0 sq.ft	0 sq.ft
SERVICE YARD/SHED	54 sq.ft	69 sq.ft	123 sq.ft
OTHER:	0 sq.ft	0 sq.ft	0 sq.ft
BASEMENT AREA: (Volume to be included in grading quantities)	0 sq.ft	0 sq.ft	0 sq.ft
DEPTH OF BASEMENT	0 sq.ft	0 ft	0 ft
TOTAL STRUCTURE	4,115 sq.ft	4,118 sq.ft	8,233 sq.ft
%STRUCTURAL COVERAGE	8.74% sq.ft	8.75% sq.ft	17.49% sq.ft
TOTAL STRUCTURES EXCLUDING UP TO 5 AND UP TO 800 sq.ft. detached structures that are not higher than 12 ft.	4,115 sq.ft	3,819 sq.ft	7,934 sq.ft
% STRUCTURAL COVERAGE	8.74% sq.ft	8.11% sq.ft	16.86% sq.ft

DATE: 3/4/2024 ZONING CASE NO.: 0 ADDRESS: 4 Spur Lane

CALCULATION OF BUILDING PAD COVERAGE
PAD NO. 2- FUTURE STABLE PAD

BUILDABLE PAD AREA AND STRUCTURES	EXISTING	PROPOSED	TOTAL
BUILDING PAD	0 sq.ft	1,100 sq.ft	1,100 sq.ft
RESIDENCE	0 sq.ft	0 sq.ft	0 sq.ft
GARAGE	0 sq.ft	0 sq.ft	0 sq.ft
SWIMMING POOL/SPA	0 sq.ft	0 sq.ft	0 sq.ft
POOL EQUIPMENT	0 sq.ft	0 sq.ft	0 sq.ft
ADU	0 sq.ft	0 sq.ft	0 sq.ft
CABANA	0 sq.ft	0 sq.ft.	0 sq.ft
STABLE	0 sq.ft	450 sq.ft	450 sq.ft
SPORTS COURT	0 sq.ft	0 sq.ft	0 sq.ft
SERVICE YARD	0 sq.ft	0 sq.ft	0 sq.ft
ATTACHED COVERED PORCHES			
ADU	0 sq.ft	0 sq.ft	0 sq.ft
Stable	0 sq.ft	0 sq.ft	0 sq.ft
AREA OF ATTACHED COVERED PORCHES THAT EXCEED 10% OF THE SIZE OF RESIDENCE/ACCS. STRUCTURES	0 sq.ft	0 sq.ft	0 sq.ft
ENTRYWAY/PORTE COCHERE, BREEZEWAYS	0 sq.ft	0 sq.ft	0 sq.ft
ATTACHED TRELLISES	0 sq.ft	0 sq.ft	0 sq.ft
*DETACHED STRUCTURES: (From 1st page)	0 sq.ft	**0** sq.ft	**0** sq.ft
ALL DETACHED STRUCTURES (From 1st page not including allowed deductions)	0 sq.ft	0 sq.ft	0 sq.ft
OTHER:	- sq.ft	- sq.ft	0 sq.ft
TOTAL STRUCTURES ON PAD NO. 2	0 sq.ft	450 sq.ft	450 sq.ft
%BUILDING PAD COVERAGE	0.00% sq.ft	40.91% sq.ft	40.91% sq.ft
TOTAL STRUCTURES ON PAD NO. 2 Not incl. attached trellises, Not incl. allowed deductions, and incl. the area of covered porches that exceed 10% of the size of the residence / accs structures	0 sq.ft	450 sq.ft	450 sq.ft
% BUILDING PAD COVERAGE	0.00% sq.ft	40.91% sq.ft	40.91% sq.ft

DATE: 3/4/2024 ZONING CASE NO.: 0 ADDRESS: 4 Spur Lane

ALL FLATWORK MUST BE SHOWN ON THE PLAN

	EXISTING	PROPOSED	TOTAL
PRIMARY DRIVEWAY	4,540 sq.ft	-1,820 sq.ft	2,720
PAVED WALKS, PATIO AREAS, COURTYARDS	2,220 sq.ft	875 sq.ft	3,095 sq.ft
POOL DECKING	0 sq.ft	770 sq.ft	770 sq.ft
OTHER PAVED DRIVEWAYS, ROAD EASEMENTS, PARKING PADS	0 sq.ft	0 sq.ft	0 sq.ft
TOTAL FLATWORK	6,760 sq.ft	-175 sq.ft	6,585 sq.ft
%TOTAL FLATWORK COVERAGE	14.36%	-0.37%	13.99%
TOTAL STRUCTURAL & FLATWORK COVERAGE	10,875 sq.ft	3,943 sq.ft	14,818 sq.ft
%TOTAL COVERAGE	23.11%	8.38%	31.49%
TOTAL STRUCTURAL & FLATWORK COVERAGE Excl. the allowance of up to 5- 800 sq.ft. structures from previous page.	10,875 sq.ft	3,644 sq.ft	14,519 sq.ft
% TOTAL COVERAGE	23.11%	7.74%	30.85%
TOTAL DISTURBED AREA	16,460 sq.ft	13,420 sq.ft	29,880 sq.ft
% DISTURBED AREA	34.97%	28.51%	63.49%
GRADING QUANTITY (include future stable, corral, and access way; basement and all other areas to be graded)			4,750 C.Y.

All structures (attached and detached) must be listed.

*Free standing accessory structures such as sheds, trellises, covered patios, gazebo, fountains, barbecue, outdoor fireplace, etc. are not counted towards coverage and disturbed area unless their combined area exceeds 800 sq.ft., or if there are more than 5 such structures on the property.

DATE: 3/4/2024 ZONING CASE NO.: 0 ADDRESS: 4 Spur Lane

GRADING AND EXCAVATION INFORMATION

Grading Quantities:	Cubic Yds.	Max Depth (ft.)	Max Depth Location
CUT/EXCAVATION			
For house/addition	875	7.0	at S/E corner of House
For other structures (i.e. walls) List **Future Stable**	90	2.4	
For driveway(s)	195	6.0	Driveways at Garage Lip
For yard areas	370	5.0	
For basement excavation	0		
For pool/spa excavation	205		Top of 2:1 slope
Overexcavation	640	2.0	
TOTAL CUT	**2,375**		
TOTAL EXPORT		**Export:**	0
		Export (less exempt):	**0**
FILL			
For house/addition	210	5.0	at S/W corner of House
For other structures (i.e. walls) List **Future Stable**	85	2.5	
	0		
For driveway(s)	85	2.0	at Driveway Apron
For yard areas	1,115	8.0	at top of slope
For basement excavation	0		
For pool/spa excavation	0		
Recompaction	880	2.0	
TOTAL FILL	**2,375**		
TOTAL GRADING(Sum of total cut and total fill	**4,750**		

PAD/FLOOR ELEVATIONS

	House	Stable
Existing pad elevations		
Finished Floor	1307.20	n/a
Finished Grade	1307.20	n/a
Proposed pad elevations		
Finished floor	1302.50	n/a
Finished grade	1302.00	n/a
Basement	n/a	n/a

DATE: 3/4/2024 ZONING CASE NO.: 0 ADDRESS: 4 Spur Lane

CALCULATION OF BUILDING PAD COVERAGE
PAD NO. 1- RESIDENCE PAD

BUILDABLE PAD AREA AND STRUCTURES	EXISTING	PROPOSED	TOTAL
BUILDING PAD	7,260 sq.ft	6,520 sq.ft	13,780
RESIDENCE	3,525 sq.ft	1,345 sq.ft	4,870 sq.ft
GARAGE	536 sq.ft	431 sq.ft	967 sq.ft
SWIMMING POOL/SPA	0 sq.ft	1010 sq.ft	1,010 sq.ft
POOL EQUIPMENT	0 sq.ft	34 sq.ft	34 sq.ft
GUEST HOUSE	0 sq.ft	0 sq.ft	0 sq.ft
CABANA	0 sq.ft	0 sq.ft	0 sq.ft
STABLE	- sq.ft	0 sq.ft	0 sq.ft
SPORTS COURT	0 sq.ft	0 sq.ft	0 sq.ft
SERVICE YARD	54 sq.ft	69 sq.ft	123 sq.ft
ATTACHED COVERED PORCHES			
Primary Residence	0 sq.ft	500 sq.ft	500 sq.ft
Accessory Structures	0 sq.ft	0 sq.ft	0 sq.ft
AREA OF ATTACHED COVERED PORCHES THAT EXCEED 10% OF THE SIZE OF RESIDENCE/ACCS. STRUCTURES	0 sq.ft	13 sq.ft	13 sq.ft
ENTRYWAY/PORTE COCHERE, BREEZEW	0 sq.ft	0 sq.ft	0 sq.ft
ATTACHED TRELLISES	0 sq.ft	0 sq.ft	0 sq.ft
*DETACHED STRUCTURES: (From 1st page)	0 sq.ft	299 sq.ft	299 sq.ft
ALL DETACHED STRUCTURES (From 1st page not including allowed deductions)	0 sq.ft	0 sq.ft	0 sq.ft
OTHER:	sq.ft	0 sq.ft	0 sq.ft
TOTAL STRUCTURES ON PAD NO. 1	4,115 sq.ft	3,688 sq.ft	7,803 sq.ft
%BUILDING PAD COVERAGE	56.68% sq.ft	26.76% sq.ft	56.63% sq.ft
TOTAL STRUCTURES ON PAD NO. 1 Not incl. attached trellises, Not incl. allowed deductions, and incl. the area of covered porches that exceed 10% of the size of the residence / accs structures	4,115 sq.ft	3,188 sq.ft	7,303 sq.ft
% BUILDING PAD COVERAGE	56.68% sq.ft	23.13% sq.ft	53.00% sq.ft

DATE: 3/4/2024 ZONING CASE NO.: 0 ADDRESS: 4 Spur Lane

CONCEPTUAL LANDSCAPE PLAN REQUIREMENTS

THE FOLLING PROPOSED ELEMENTS MUST BE SHOWN ON THE SITE PLAN SUBMITTED WITH THE PLANNING APPLICATION. A complete landscaping packet, if applicable, subject to Chapter 13.18 of the RHMC shall be submitted prior to obtaining permits.

PLANTING AREA

1. NEW AREA(S) TO BE LANDSCAPED 39,883 sq.ft.
2. EXISTING LANDSCAPING TO BE ALTERED (RE-LANDSCAPED) 17,786 sq.ft.
3. TOTAL LANDSCAPING: NEW AND ALTERED AREAS 57,669 sq.ft.

OTHER LANDSCAPE ELEMENTS

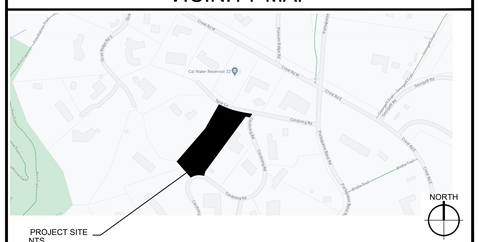
4. CHECK OFF ANY OF THE FOLLOWING ELEMENTS THAT MAY BE PROPOSED, AND SHOW LOCATIONS ON THE PROJECT SITE PLAN:

- WATER FEATURE ☐
- GARDEN WALL ☑
- SITTING WALL OR BENCH ☑
- WALKWAY OR PATIO ☑
- TRELLIS, CANOPY OR SIMILAR STRUCTURE ☑

SYMBOLS

- DETAIL NUMBER / SHEET NUMBER
- ELEVATION NUMBER / SHEET NUMBER
- WINDOW NUMBER
- DOOR NUMBER
- NAME / 100 — ROOM NAME / ROOM NUMBER
- 1 — KEY NOTES
- REVISION CLOUD
- PC-00 — PLUMBING CONTROL
- PF-00 — PLUMBING FIXTURE

VICINITY MAP



PROJECT INFORMATION

OWNER:	MR. & MRS. LUKIC 2105 RUHLAND AVENUE REDONDO BEACH, CA 90277
ARCHITECT:	ENVIROTECHNO ARCHITECTURE, INC. 3635 NEWTON STREET TORRANCE, CALIFORNIA 90505 CONTACT: MR. LUIS DE MORAES, AIA VOICE: (310) 377-7873 EMAIL: luis@envirotechno.com
PROJECT ADDRESS:	4 SPUR LANE ROLLING HILLS, CA 90274
LEGAL DESCRIPTION:	PORTION OF LOT 11 RECORD OF SURVEY, MB 57, 35/36 APN: 7582-011-028
ZONE:	RAS-1
CONSTRUCTION TYPE:	V-B FULLY SPRINKLERED
OCCUPANCY:	R-3/U

CONSULTANTS

ARCHITECT:	ENVIROTECHNO ARCHITECTURE INCORPORATED 116 SOUTH CATALINA AVE. # 102 REDONDO BEACH, CA 90277 LUIS DE MORAES, AIA-ASID-LEED AP BD+C PHONE: (310) 379-9716 EMAIL: luis@envirotechno.com
CIVIL ENGINEER AND SURVEYING:	BOLTON ENGINEERING CORP. 25834 NARBONNE AVE. SUITE 210 LOMITA, CA 90717 PHONE: (310) 325-5580 FAX: (310) 325-5581
LANDSCAPE ARCHITECT:	RICHIE-BRAY, INC. 904 SILVER SPUR ROAD #395 ROLLING HILLS ESTATES, CA 90274 PH: (310) 377-5868

SCOPE OF WORK

NEW SINGLE FAMILY MAIN RESIDENCE: 4,870 SQ.FT. WITH 3 CAR ATTACHED GARAGE: 967 SQ.FT. MAIN RESIDENCE AREA: 5,837 SQ.FT. SWIMMING POOL AND SPA, COVERED PATIO, BAR-B-QUE/BAR AREA, FIRE PIT, PATIOS HARDSCAPE, GARDEN WALLS, AND DRIVEWAY AND MOTOR COURT

SHEET INDEX

GENERAL SHEETS

CS-1 COVER SHEET
CS-2 PLATE HEIGHT CALCULATION PLAN

GRADING AND DRAINAGE

C-0 OVERALL SITE PLAN
C-1 EXISTING SITE CONDITIONS
C-2 SITE SECTIONS
C-3 COLOR CUT AND FILL MAP

ARCHITECTURAL

A-0.0 SITE DEMOLITION PLAN
A-1.0 SITE PLAN
A-3.0 MAIN RESIDENCE FLOOR PLAN
A-6.0 MAIN RESIDENCE ROOF PLAN
A-7.0 MAIN RESIDENCE ELEVATIONS
A-7.1 MAIN RESIDENCE ELEVATIONS

ENVIROTECHNO
INTERACTIVE ARCHITECTURE + INTERIOR DESIGN
3635 Newton Street
Torrance, California 90505
Tel: 310/379-9716
e-mail: luis@envirotechno.com
website: envirotechno.com

ARCHITECTURAL STAMP:

CLIENT NAME: LUKIC RESIDENCE, 4 SPUR LANE, ROLLING HILLS, CA 90274

PROJECT TITLE: LUKIC RESIDENCE, 4 SPUR LANE, ROLLING HILLS, CA 90274

SHEET TITLE: COVER SHEET - PROJECT INFO.

PLANNING SET - 03/05/2024

JOB NO:	21-015
DATE:	10-12-2022
SCALE:	AS NOTED
DRAWN BY:	SG, ENM
CHECKED BY:	LDM
SHEET NO:	

CS-1

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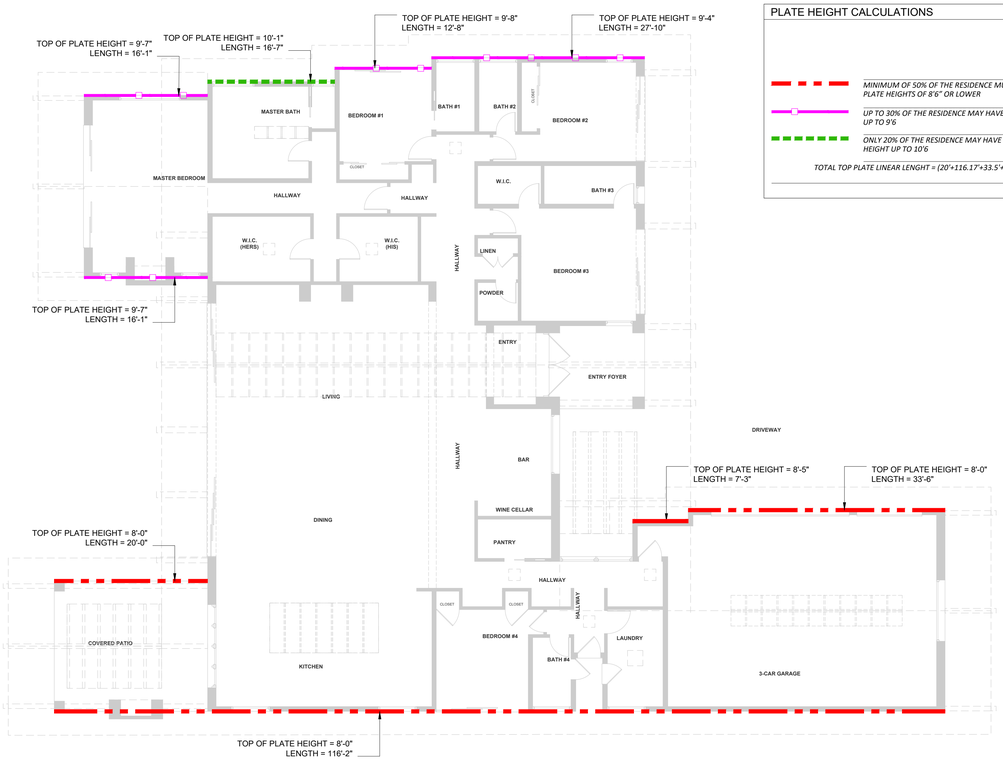

PLATE HEIGHT CALCULATIONS

		LINEAR FEET OF TOP OF PLATE AT EACH HEIGHT RANGE	% OF 266.15'
	MINIMUM OF 50% OF THE RESIDENCE MUST HAVE PLATE HEIGHTS OF 8'6" OR LOWER	(20'+116.17'+33.5'+7.25') = 176.92' =	67%
	UP TO 30% OF THE RESIDENCE MAY HAVE A PLATE HEIGHT UP TO 9'6	(27.82'+12.67'+16.08'+16.08') = 72.65' =	27%
	ONLY 20% OF THE RESIDENCE MAY HAVE A PLATE HEIGHT UP TO 10'6	(16.58') = 16.58' =	6%
	TOTAL TOP PLATE LINEAR LENGHT = (20'+116.17'+33.5'+7.25'+27.82'+12.67'+16.08'+16.08'+16.58') = 266.15' =		100%

PLATE HEIGHT CALCULATION PLAN

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

NORTH

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website: envirotechno.com

ARCHITECTURAL STAMP:

CLIENT NAME:
LUKIC RESIDENCE
4 SPUR LANE
ROLLING HILLS, CA 90274

PROJECT TITLE:
LUKIC RESIDENCE
4 SPUR LANE
ROLLING HILLS, CA 90274

SHEET TITLE:
PLATE HEIGHT CALCULATION PLAN

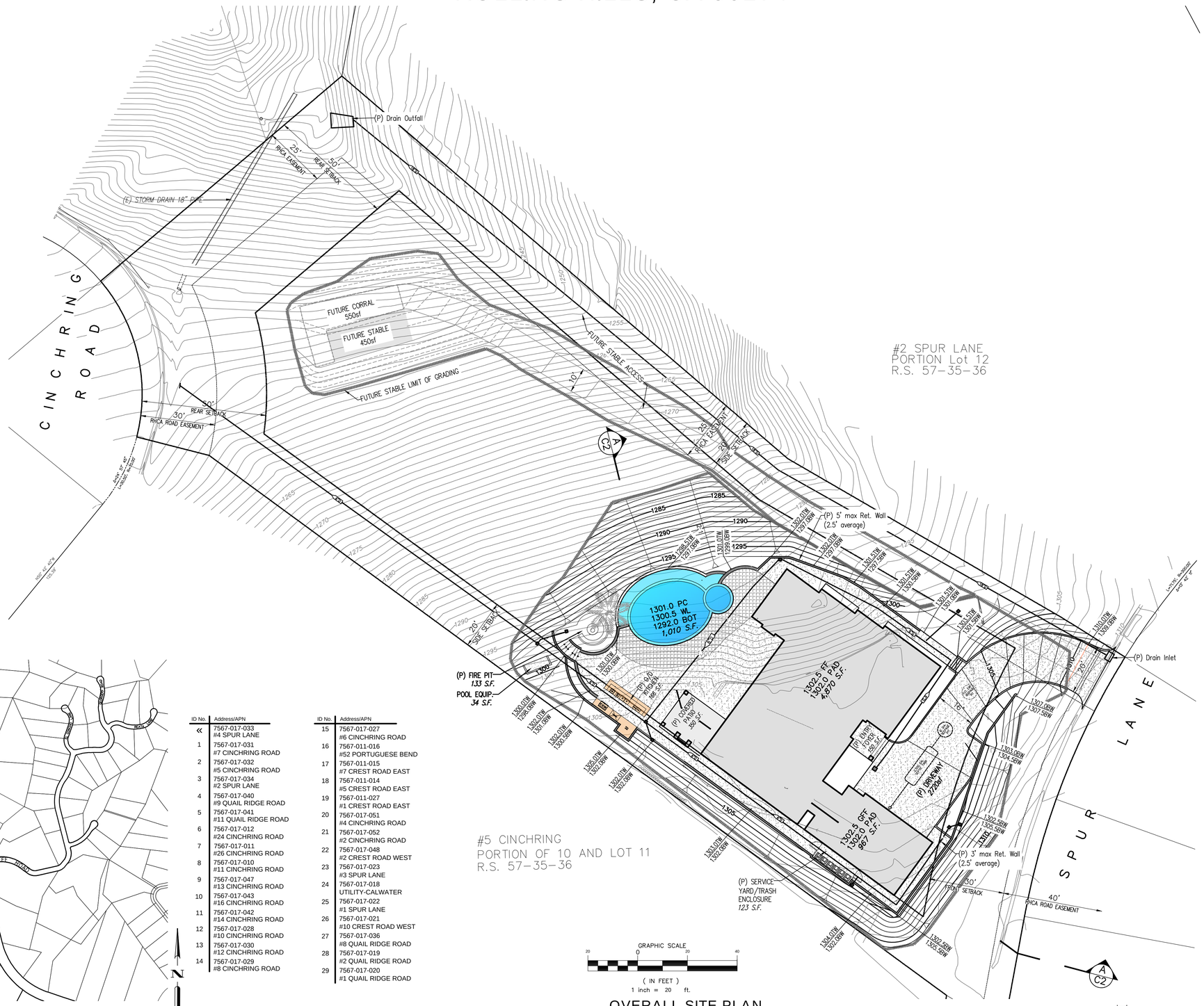
PLANNING SET - 03/05/2024

JOB NO:	21-015
DATE:	10-12-2022
SCALE:	AS NOTED
DRAWN BY:	SG, ENM
CHECKED BY:	LDM
SHEET NO:	

CS-2

LUKIC RESIDENCE

4 SPUR LANE
ROLLING HILLS, CA 90274





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

ID No.	Address/APN
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

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

OVERALL SITE PLAN

SCALE: 1" = 20'

PROJECT INFORMATION

Owner

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

Legal Description

Address: 4 Spur Lane
Rolling Hills, CA 90274

APN: 7567-017-033

Tract: Record of Survey (RS 057-035)

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:

Project Summary

Work Description: Construction of new single family residence, swimming pool and spa, patios hardscape, garden walls, ~~stable~~ 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 RCE 63290
Bolton Engineering Corporation
25934 Narbonne Ave. Suite 210
Lomita, CA 90717

Architect Luis De Moraes, AIA
Enviratecture
118 South Catalina Ave. Suite 102
Redondo Beach, CA 90277

Soils & Geology (pending)

Landscape Architect Deborah Richie, PLA
Richie Rey, 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
- 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 | 310.325.5560

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: Feb 21, 2024
Scale: AS-SHOWN
Drawn: JPD
Checked: DJB
Job No. 22105
Sheet C0
Of 4 Sheets

#2 SPUR LANE
PORTION Lot 12
R.S. 57-35-36

#4 SPUR LANE
PORTION OF LOT 11
R.S. 57-35-36

SPUR LANE

CINCHRING ROAD

#5 CINCHRING
PORTION OF 10 AND LOT 11
R.S. 57-35-36

#7 CINCHRING
PORTION LOT 10
R.S. 57-35-36

LOT 18
R.S. 57-35-36

POR. LOT 17 OF R.S. 57-35-36
AND POR. LOT 1 OF TRACT NO. 26343
MB 815 PG 26
#11 QUAIL RIDGE ROAD

FD. 2"ø I.P. WITH TAG RE 7191 ON PROPERTY CORNER

FD. 2"ø I.P. WITH TAG RCE 26120 ON PROPERTY CORNER

FD. 2"ø I.P. WITH TAG RCE 26120 ON PROPERTY CORNER

FD. 2"ø I.P. "OPEN" ON PROPERTY CORNER

LEGEND

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

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

N

EXISTING SITE CONDITIONS
SCALE: 1" = 20'

Revisions	By

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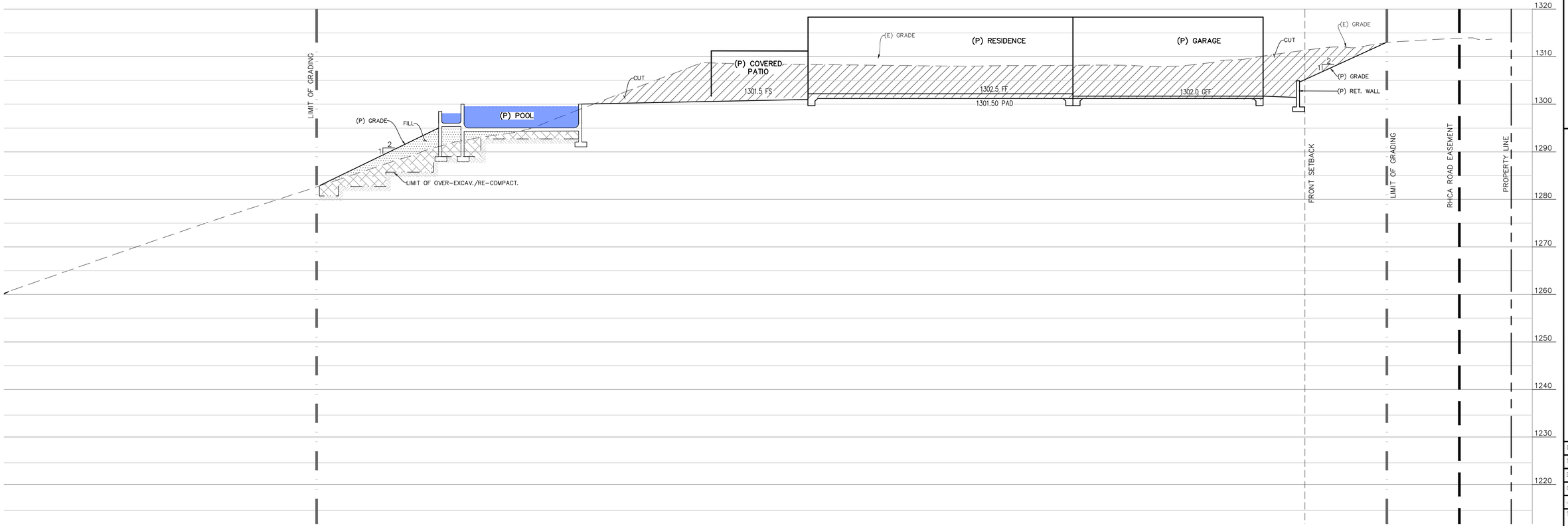
BEC

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

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

Date: Feb 21, 2024
Scale: AS-SHOWN
Drawn: JPD
Checked: DJB
Job No. 22105
Sheet C1
Of 4 Sheets



SITE SECTION A-A

SCALE: 1" = 10'

Revisions	By

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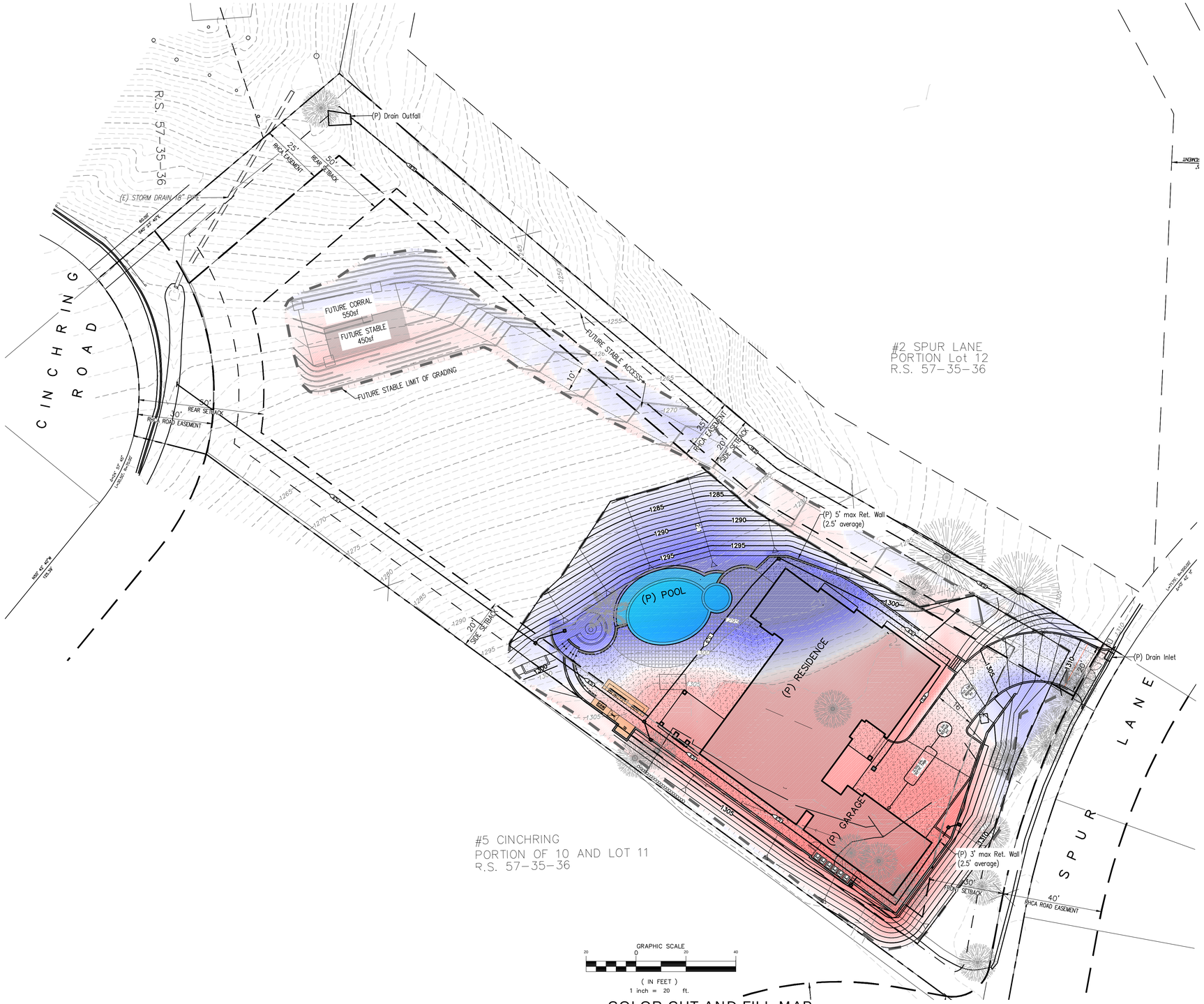
BEC

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

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

Date: Feb 21, 2024
Scale: AS-SHOWN
Drawn: JPD
Checked: DJB
Job No. 22105
Sheet
C2
Of 4 Sheets



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

COLOR CUT AND FILL MAP
SCALE: 1" = 20'

EARTHWORK ESTIMATE

EXCAVATION:	1730 cy
OVEREXCAVATION:	640 cy
TOTAL EXCAVATION	2370 cy
EMBANKMENT:	1435 cy
RECOMPACTION:	880 cy
TOTAL EMBANKMENT:	2315 cy
EXPORT:	55 cy
EXPORT (less exempt)	0 cy:(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 CUT/FILL DAYLIGHT LINE
- PROPOSED STRUCTURE
- PROPOSED POOL
- PROPOSED RETAINING WALL
- PROPOSED 2:1 SLOPE
- PROPOSED HARDSCAPE
- CUT AREA
- FILL AREA

Revisions	By

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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: Feb 21, 2024
Scale: AS-SHOWN
Drawn: JPD
Checked: DJB
Job No. 22105
Sheet C3
Of 4 Sheets



SITE DEMOLITION PLAN

SCALE: 1/16" = 1'-0"

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website: envirotechno.com

ARCHITECTURAL STAMP:

CLIENT NAME:
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4 SPUR LANE
ROLLING HILLS, CA 90274

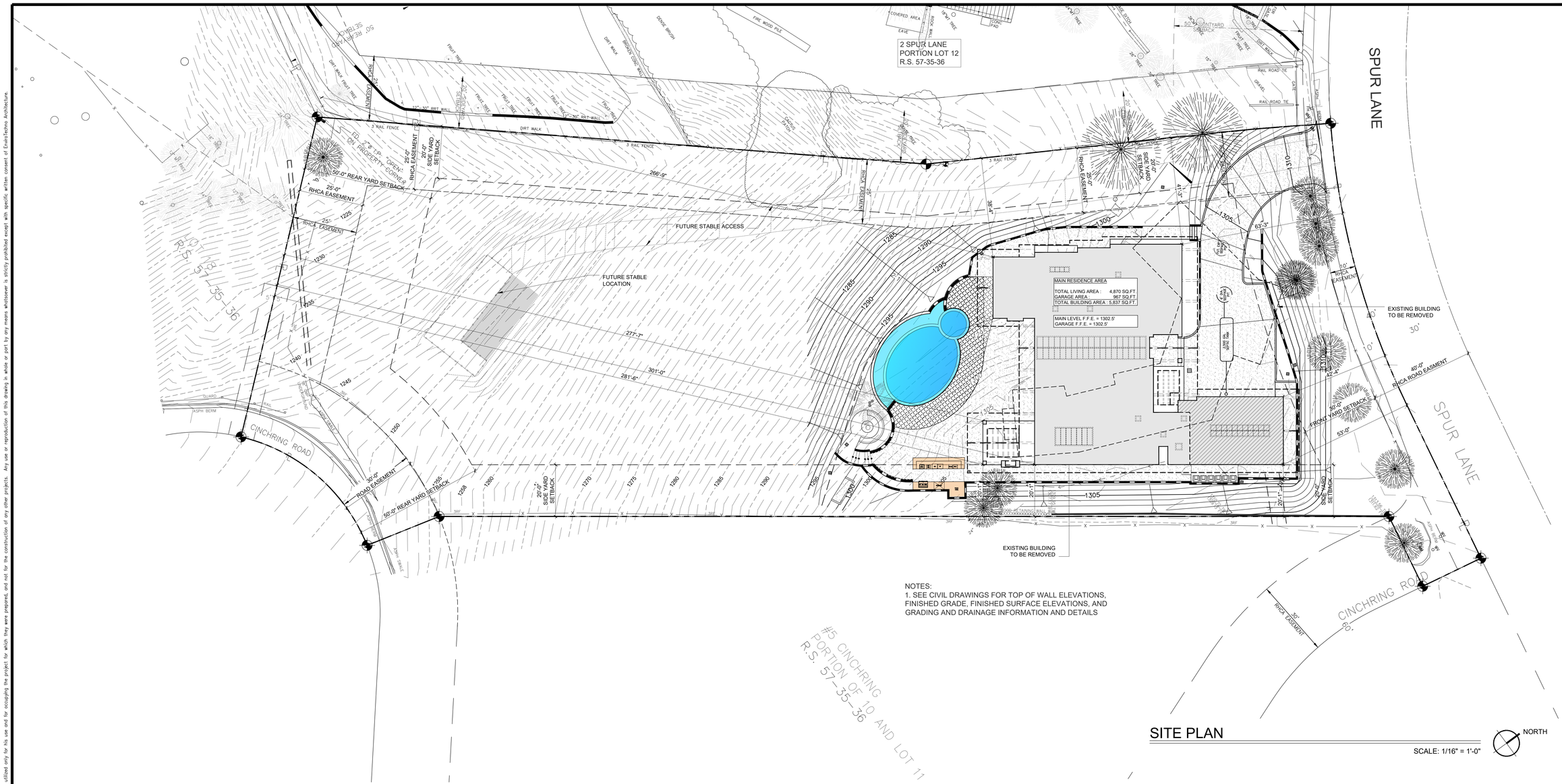
PROJECT TITLE:
LUKIC RESIDENCE
4 SPUR LANE
ROLLING HILLS, CA 90274

SHEET TITLE:
SITE DEMOLITION PLAN

PLANNING SET - 03/05/2024

JOB NO:	21-015
DATE:	10-12-2022
SCALE:	AS NOTED
DRAWN BY:	SG, ENM
CHECKED BY:	LDM
SHEET NO:	

A-0.0



SITE PLAN

SCALE: 1/16" = 1'-0"

NORTH

NOTES

1. SEE CIVIL DRAWINGS FOR TOP OF WALL ELEVATIONS, FINISHED GRADE, FINISHED SURFACE ELEVATIONS, AND GRADING AND DRAINAGE INFORMATION AND DETAILS

LEGEND

- ENTRY FLOOR PLAN
- GARAGE
- FUTURE STABLE
- NEW DRIVEWAY
- HARDSCAPE
- 1235 NEW CONTOUR LINES
- 1235 EXISTING & NATURAL CONTOUR LINES
- DRAINAGE FLOW LINE
- 6'-0" HIGH W.I. FENCE AT PROP. LINE TYP.
- RAILING
- PROPERTY MARKER

BP - BOTTOM OF POOL
EC - EDGE OF COPING
FG - FINISHED GRADE
FS - FINISH SURFACE
NG - NATURAL GRADE

TCT - TOP OF COUNTERTOP
TC - TOP OF CURB
TD - TRENCH DRAIN
TF - TOP OF FENCE
TG - TOP OF GATE

TP - TOP OF PILASTER
TR - TOP OF RAIL
TT - TOP OF TRELLIS
TW - TOP OF WALL

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website: envirotechno.com

ARCHITECTURAL STAMP:

CLIENT NAME:
LUKIC RESIDENCE
4 SPUR LANE
ROLLING HILLS, CA 90274

PROJECT TITLE:
LUKIC RESIDENCE
4 SPUR LANE
ROLLING HILLS, CA 90274

SHEET TITLE:
SITE PLAN

PLANNING SET - 03/05/2024

JOB NO:	21-015
DATE:	10-12-2022
SCALE:	AS NOTED
DRAWN BY:	SG, ENM
CHECKED BY:	LDM
SHEET NO:	

A-1.0

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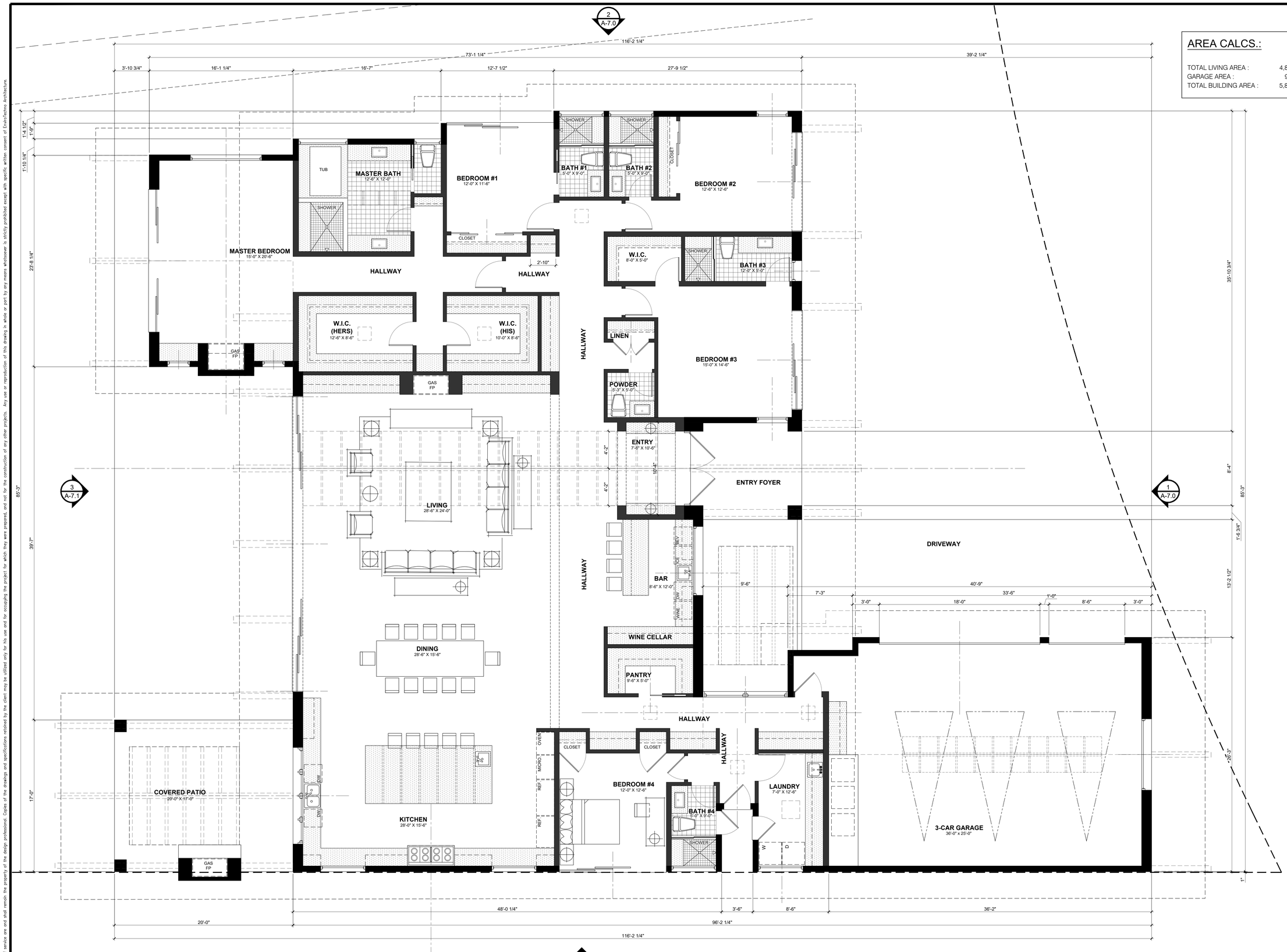
AREA CALCS.:

TOTAL LIVING AREA :	4,870 SQ.FT.
GARAGE AREA :	967 SQ.FT.
TOTAL BUILDING AREA :	5,837 SQ.FT.



MAIN RESIDENCE FLOOR PLAN

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

NORTH

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INTERACTIVE ARCHITECTURE + INTERIOR DESIGN
3635 Newton Street
Torrance, California 90505
Tel: 310/379-9716
e-mail: luis@envirotechno.com
website: envirotechno.com

ARCHITECTURAL STAMP:

CLIENT NAME:
LUKIC RESIDENCE
4 SPUR LANE
ROLLING HILLS, CA 90274

PROJECT TITLE:
LUKIC RESIDENCE
4 SPUR LANE
ROLLING HILLS, CA 90274

SHEET TITLE:
MAIN RESIDENCE FLOOR PLAN

PLANNING SET - 03/05/2024

JOB NO:	21-015
DATE:	10-12-2022
SCALE:	AS NOTED
DRAWN BY:	SG, ENM
CHECKED BY:	LDM
SHEET NO:	

A-3.0

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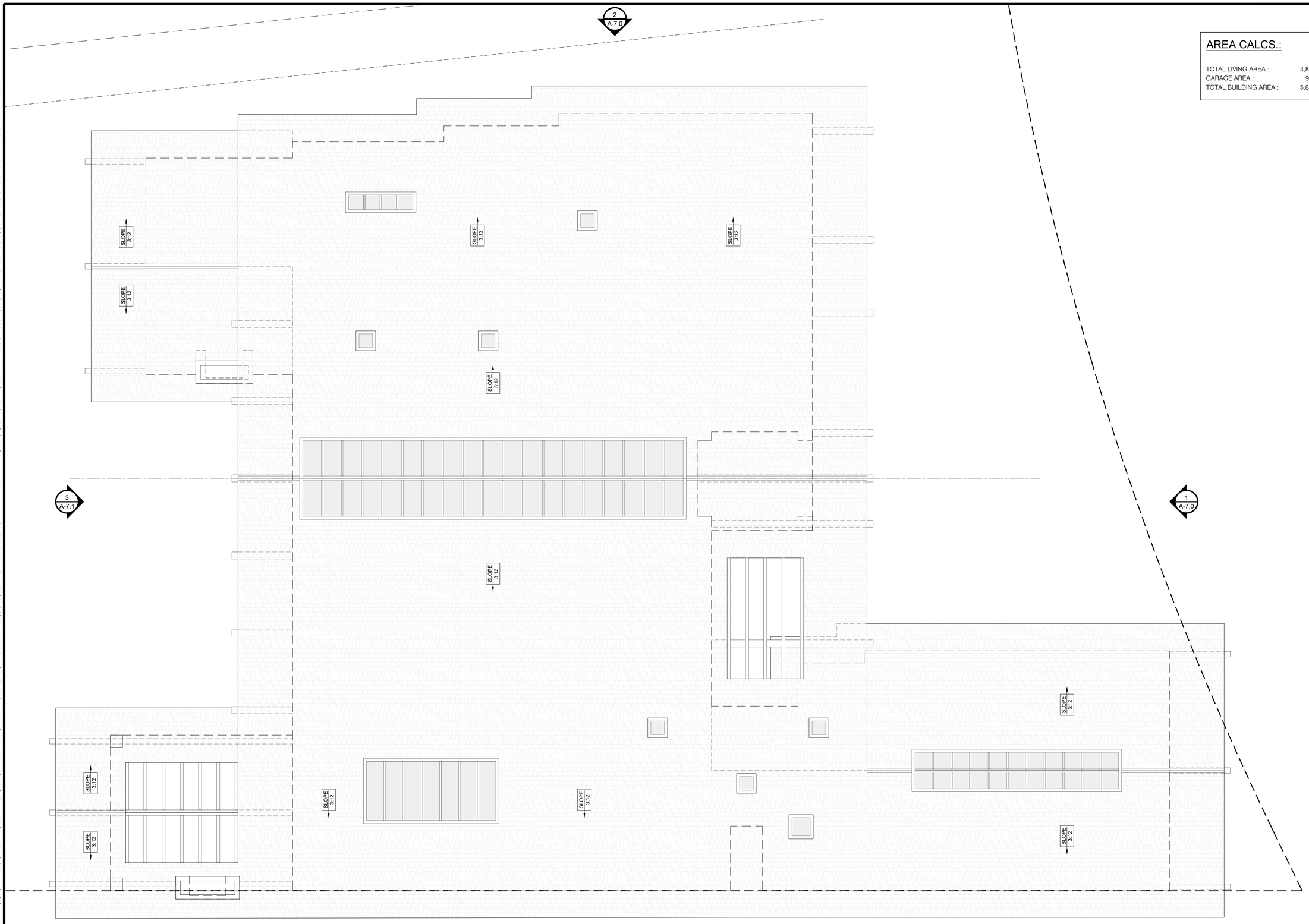

AREA CALCS.:

TOTAL LIVING AREA :	4,870 SQ.FT.
GARAGE AREA :	967 SQ.FT.
TOTAL BUILDING AREA :	5,837 SQ.FT.

MAIN RESIDENCE ROOF PLAN

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

NORTH

ENVIROTECHNO
INTERACTIVE ARCHITECTURE + INTERIOR DESIGN
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Torrance, California 90505
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4 SPUR LANE
ROLLING HILLS, CA 90274

PROJECT TITLE:
LUKIC RESIDENCE
4 SPUR LANE
ROLLING HILLS, CA 90274

SHEET TITLE:
MAIN RESIDENCE ROOF PLAN

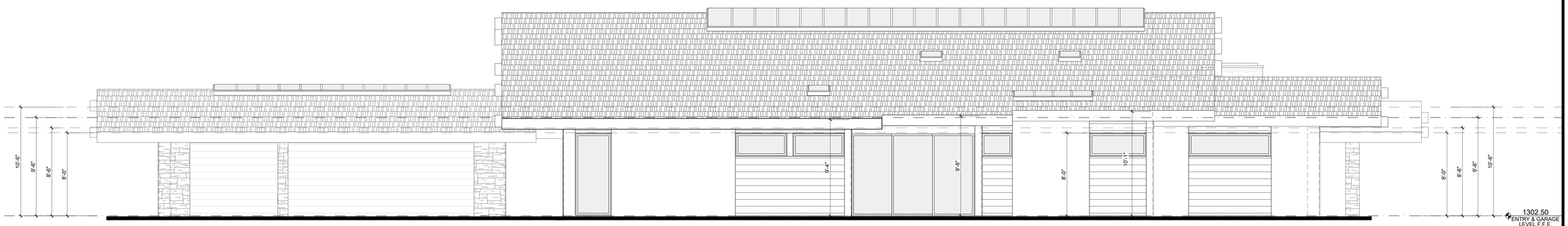
PLANNING SET - 03/05/2024

JOB NO:	21-015
DATE:	10-12-2022
SCALE:	AS NOTED
DRAWN BY:	SG, ENM
CHECKED BY:	LDM
SHEET NO:	

A-6.0



NORTH ELEVATION (1)
SCALE: 1/4" = 1'-0"



WEST ELEVATION (2)
SCALE: 1/4" = 1'-0"

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4 SPUR LANE
ROLLING HILLS, CA 90274

PROJECT TITLE:
LUKIC RESIDENCE
4 SPUR LANE
ROLLING HILLS, CA 90274

SHEET TITLE:
MAIN RESIDENCE ELEVATIONS

PLANNING SET - 03/05/2024

JOB NO:	21-015
DATE:	10-12-2022
SCALE:	AS NOTED
DRAWN BY:	SG, ENM
CHECKED BY:	LDM
SHEET NO:	

A-7.0

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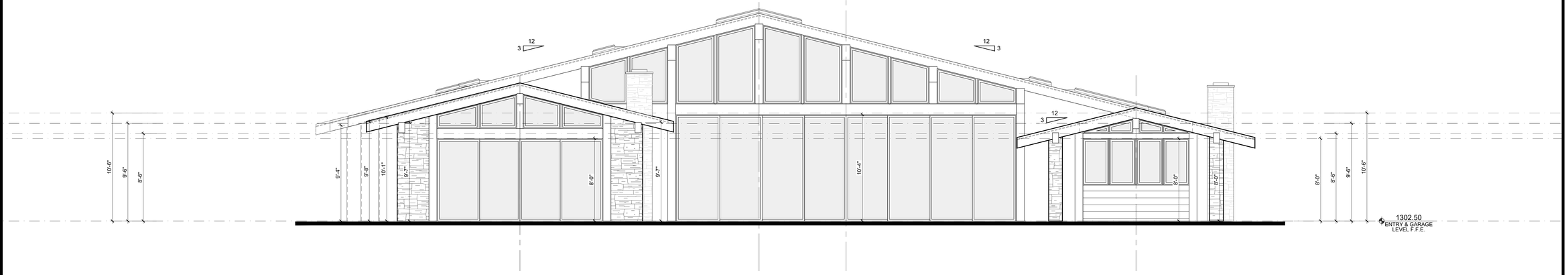
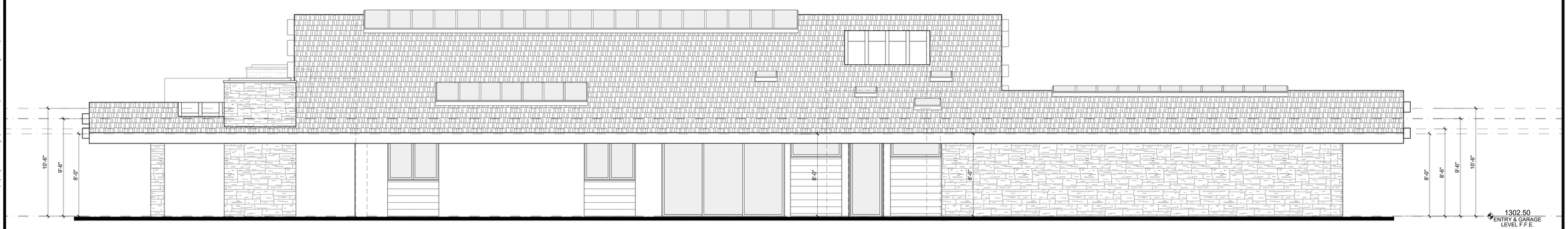


SOUTH ELEVATION 3
SCALE: 1/4" = 1'-0"



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

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ROLLING HILLS, CA 90274

PROJECT TITLE:
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4 SPUR LANE
ROLLING HILLS, CA 90274

SHEET TITLE:
MAIN RESIDENCE ELEVATIONS

PLANNING SET - 03/05/2024

JOB NO:	21-015
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A-7.1

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Agenda Item No.: 10.A
Mtg. Date: 03/19/2024

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

FROM: **STEPHANIE GRANT, ASSISTANT PLANNER**

THRU: **KARINA BAÑALES, CITY MANAGER**

SUBJECT: **ZONING CASE NO. 23-150: SITE PLAN REVIEW TO CONSTRUCT ADDITIONS TO AN EXISTING RESIDENCE AND STABLE GREATER THAN 999 SQUARE FEET, NEW BASEMENT, SWIMMING POOL, OUTDOOR KITCHEN, RETAINING WALLS, COVERED DECKS/PORCHES, GRADING, HARDSCAPE, LANDSCAPE, AND OTHER IMPROVEMENTS; CONDITIONAL USE PERMITS FOR A STABLE GREATER THAN 200 SQUARE FEET WITH LOFT, CORRAL, AND A RECREATIONAL GAME COURT; AND VARIANCES FOR CONSTRUCTION IN THE FRONT AND REAR YARD SETBACKS FOR A PROPERTY LOCATED AT 2 POSSUM RIDGE ROAD, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 123-RH) (WHITCOMBE)**

DATE: **March 19, 2024**

BACKGROUND:

Zoning, Land Size and Existing Conditions

The property is zoned RAS-2 and the lot area excluding the roadway easement is 4.2 acres (181,429 square feet (SF)). For development purposes the net lot area is 3.5 acres (151,990 SF). The net lot area is used for calculations throughout this report. Records show the existing residence was constructed in 1949. Additions to the residence and other structures were built in the later years with significant improvements made in the 1970s. The property is currently developed with eight buildings and a transformer/generator summarized as follows:

- Main residence (3,660 SF)
  - Original 1,700 SF built in 1949 with attached garage and 900 SF of open porches
- Main residence extension
  - Connected by a breezeway; possibly added in 1975 or 1978

    - Building permits show 884 SF added in 1975
    - 1,000 SF addition and remodel in 1975
    - 96 SF added to master bedroom and 440 SF for family room in 1978
- Detached garage (built in 1975)
- Stable with loft (1,890 SF built in 1994)
- Farm equipment garage/shop (884 SF, built in 1975)
- Two storage sheds
    - 120 SF garden storage shed built in 1954
    - 300 SF hobby room built in 1975
- Enclosed cabana (225 SF)
- Transformer/generator

DISCUSSION:

Site Plan Review

The applicant is requesting a Site Plan Review for construction of:

- 2,570 SF addition to an existing 3,660 SF residence for a total of 6,230 SF
    - Plus 980 SF attached covered porches
    - Plus 1,950 SF basement (divided into two areas)
    - Plus 640-square-foot attached garage
    - Overall total: 9,800 SF
    - Height: 18¾'
- 170-square-foot outdoor kitchen
- 335-square-foot fire pit
- 1,200-square-foot swimming pool
- 5,146 SF stable and corral (discussed under Conditional Use Permit (CUP))
    - Stable height: 23½'
- 4,600 SF sports court (discussed under CUP)
    - Fence height: 10'
- Driveway expansion
    - Width: 20'
    - Motor court width: 32'
- Landscaping
    - Screening trees
    - Vineyard
    - Orchard

There is an existing detached 890-square-foot three-car garage attached to a 190-square-foot shed. One garage space and the shed will be demolished. The remaining two-car garage will be 640 square feet and connected to the residence. The existing 185-square-foot breezeway that connects the two residential buildings will be incorporated into the proposed residence.

There are two separate basements proposed for a total of 1,950 square feet: the northern basement is for a wine cellar, storage, and pool equipment; the southern basement is for a theater and bunk room. There is a light well from the southern basement to the exterior. The pool equipment in the northern basement extends beyond the building footprint under the patio.

The proposed stable connects the existing 1,060-square-foot stable to an 880-square-foot farm equipment garage/shop; a turnout area will be enclosed and used for storage and areas in-between will be enclosed. The existing 793-square-foot loft will be expanded to include a 778-square-foot tack room for a total of 1,571 square feet. In total, the proposed stable will be 5,146 square feet.

The project includes retaining walls with a maximum height of three feet located west and north of the residence creating a patio and walkway, and along the driveway and sports court. The swimming pool wall on the western side will be five feet high overlooking a slope. The sports court fence will be 10 feet high.

The driveway entrance will be widened to twenty feet and leads to a motor court with a tree feature in the center. The motor court will be pervious and extends 32 feet wide around the tree. It connects to the two-car garage and provides access to the stable.

The applicant is proposing screening trees along Crest Road West at a maximum height of eight feet above grade level of the street. A vineyard and orchard are proposed on the portion east of Possum Ridge Road. A second vineyard is proposed in the northwestern corner of the lot behind the residence.

Conditional Use Permit

Per Rolling Hills Municipal Code (RHMC) Section 17.16.040, a Conditional Use Permit (CUP) is required for a recreational game court, stable over 200 square feet subject to Section 17.18.060, and corral over 550 square feet subject to Section 17.18.090. The project includes a 4,600-square-foot sports court, 5,146-square-foot stable, and a large corral.

Stable and Corral Requirements

Pursuant to the zoning code requirements of Section 17.18.060 and 17.18.090 the following is applicable to this request:

REQUIREMENT	**PROPOSED/COMMENT**
Not less than 6’ wide roughened access	Access from motor court *Condition should be added*
Stable, corral not to be located on slopes greater than 4:1	Located on area with a slope no greater than 4:1
Not in front yard or side or front setback. May be located up to 25’ in rear setback.	Variance required for rear yard setback
Min. 35’ from any residential structure	35’-6” from attached garage
Building to be designed for rural and agricultural uses only, but may include storage of vehicles and household items	Building is proposed to look like a stable and be used for a stable
Size to include the entire footprint including loft, if any	5,146 SF total; loft to be 1,571 SF including a 778 SF tack room
Minimum of 60% shall be maintained for agricultural uses	Stable includes 4 stalls; agricultural uses to be more than 60%

Maximum of 40% not to exceed 800 s.f. may be maintained for a tack room	Tack room to be 778 SF or 15.1% of the structure
Tack room may have sanitary and kitchenette amenities	Proposed bathroom located next to storage and not in tack room; *condition needed*
Tack room may have glazed openings	Windows for tack room only; not for storage
Entry doors to agricultural space to be min. 4' wide & 8' high; appearance of a stable door	To comply with City's requirement; doors shown to be 4' wide
Loft is permitted	1,571 SF proposed; 30.5% of stable
Loft plate height may not exceed 7'	*Condition needed*
Exterior area of stables may not to be paved	*Condition needed*
Corral shall be fenced	Fencing provided
Access grade not to exceed 25%	Access less than 25%
Corral to be contiguous to stable. Planning Commission may determine the size of a coral based on the size of the stable	Property has a large corral area
Commercial uses or sleeping is not allowed	Applicant is not proposing any commercial uses or sleeping in the stable

Sports Court Requirements

Also proposed is a 4,600-square-foot sports court with a 3-foot high maximum retaining wall along the western and southern side of the court. Section 17.16.210 (A)(7) of the Zoning Ordinance contains conditions for recreational game courts, subject to approval of a conditional use permit. These conditions, listed below, are intended to ensure that such structures: are ancillary recreational uses, do not eliminate an existing or future development for a stable, do not create visual or other impacts and blend in with the existing topography and landscape or views.

Recreational Game Courts are defined as: tennis, racquetball and squash courts, and any other fenced, enclosed, paved or hard-surfaced areas used for recreational purposes. They shall adhere to the following conditions:

Requirement	**Proposed/Comments**
A legally required and accessible stable and corral area shall be provided	Stable and corral are existing
A game court shall not be located in the front yard or any setback	Variance requested
A game court shall not be located within fifty feet of any paved road or street easements	Variance requested

Retaining walls constructed for a game court shall not exceed four feet in height at any point along the wall; retaining walls shall not be exposed to the exterior; and if necessary to minimize the visual impact, the game court surface shall be inset or sunken below grade	A 3' high maximum retaining wall is proposed along the western and southern side of the sports court
The construction of a game court shall conform to the lot coverage limitations as set forth in Section 17.16.070	All development standards for coverage are within the permitted standards
A game court shall not be located on a slope that exceeds a 2:1 grade	Existing and created slopes in court area does not exceed 2:1 grade
A game court shall not be located on the side or bottom of a canyon or in the path of a natural drainage course	Location of proposed court is in close proximity to a canyon or natural drainage course. Planning Commission discretion needed.
When grading is required for a game court, cutting and filling shall be balanced on site and shall not exceed a total cut and fill of 750 CY	Grading for sports court to be 860 CY. Condition needed to reduce grading.
When grading is required for a game court, cutting and filling shall be balanced on site and shall not exceed 10,000 SF	Court pad is 5,600 SF
The existing topography, flora and natural features of the site shall be retained to the greatest extent possible	New landscaping is proposed, including a vineyard and orchard
Drainage systems shall be incorporated into the game court and shall be approved by the City Engineer	Drainage for the court will be reviewed by Building & Safety
A game court shall be adequately screened on all four sides	New landscaping is proposed, including a vineyard and orchard
Landscape screening shall include native or other drought-tolerant mature trees and shrubs, which shall be maintained in a healthy condition. The landscape screening shall not exceed the mature height determined by the Planning Commission or City Council	Standard condition of approval to require that the applicant submit detailed plans and a bond or similar financial deposit for landscaping prior to obtaining grading permit.
Landscaping shall not interfere with the viewscape of surrounding properties or easements pursuant to Chapter 17.26	Landscaping to be planted around court perimeter to be designed to screen the perimeter fencing. RHCA regulates height of sport court fences.
Game court lighting shall not be permitted;	Standard condition to be placed in resolution prohibiting lighting.
Design and construction of a game court shall include methods to mitigate visual and noise impacts.	Landscaping plan to be required buffering the development. Daytime use only will minimize noise.

Variances

Variances are requested for encroachment into the front and rear yard setbacks. The northern portion of the existing residence already encroaches into the front yard setback, which will require additions in that area to also encroach. Similarly, portions of the farm equipment garage/shop building encroach into the rear yard setback. The garage/shop building will be incorporated into the stable and the use will be changed. The required setback for a stable is 25 feet from the rear property line and a variance request is needed for encroachment. A variance is also needed for the swimming pool, which will encroach into the required 50-foot rear yard setback. The sports court located on the east side of Possum Ridge Road will encroach into the front and rear yard setbacks. The applicant is claiming a hardship due to the configuration of the lot and the fact that Possum Ridge Road traverses the site into two portions.

ISSUES OF CONCERN

Redevelopment

The proposed project will connect the main residence, extension, and garage into one building. Similarly, the stable will be combined with the farm equipment garage/shop into one building. The two existing storage sheds, transformer/generator, and enclosed cabana will remain. A sports court is proposed on the east side of Possum Ridge Road. Currently, the area is used as a corral or open field. The applicant wishes to improve the uses and appearance of the property and the Planning Commission should consider each aspect of the project.

Stable

The proposed 5,146 SF stable attaches the existing stable to a garage/shop. It includes a 1,571 SF loft which contains a 778 SF tack room.

An existing turnout will be enclosed and used for storage. A separate storage to the west will remain, but be connected by a 3’ wide breezeway. A bathroom will be connected to the storage. Per RHMC Section 17.18.060, bathrooms are only permitted within the tack room.

The stable includes four stalls. The remaining area will be used for storage and agricultural uses.

Grading is needed under the foundation of the stable to make it level with the garage shop.

Recommendations:

- Remove the bathroom or include it as part of the tack room.
- Consider if attached storage on the east and detached storage to the west are appropriate.
- Consider if the loft is appropriate.

Swimming Pool

The swimming pool requires a variance for encroaching into the rear yard setback. To the north of the pool is an outdoor kitchen. There is a 5’ high wall along the western portion of the

swimming pool which will overlook a slope. The swimming pool equipment will be located in the basement, but outside of the building footprint. It should be relocated elsewhere.

Basement

The northern basement is for a wine cellar, storage, and pool equipment. The pool equipment in the northern basement extends beyond the building footprint under the patio which is not permitted by Code. In terms of practicality, a pool cleaner would have to go through the house and down into the basement to access the pool equipment.

It is recommended that the pool equipment be moved next to the swimming pool near the outdoor kitchen or downslope from the swimming pool where it is less visible.

Sports Court

The sports court requires a variance to encroach into the front and rear yard setbacks. The court fence will be 10 feet high. The proposed area has been undeveloped and is in a key location at the northwestern corner of Portuguese Bend Road and Crest Road West. The sports court will be graded into the slope to be discreet, however, the area may be over-graded to exceed the maximum 750 CY permitted. A condition should be added.

There is a pathway leading to the sports court from Possum Ridge Road. To prevent vehicles from entering the pathway, a condition should be added to limit the width, require steps, or provide an obstruction to vehicles. Otherwise, vehicular access will be subject to Traffic Commission approval.

Driveway

The driveway is currently 18 feet wide and will be widened to 20 feet. The motor court will be approximately 32 feet wide going around a tree planter in the center. The driveway adds a total of 7,015 SF to the existing 4,535 SF driveway. A condition should be added to require permeable material to promote low impact development (LID) standards. Also, the driveway and motor court provide access to the stable. A condition should be added to prevent future expansion of the motor court to cover the full width of the stable.

Landscape/Privacy

The project includes a vineyard and orchard on the eastern portion of the lot, and a vineyard in the western portion of the lot behind the residence. The Planning Commission should consider the appropriateness.

Landscaping is proposed in the RHCA easement. RHCA generally does not allow new planting without prior approval. A condition should be added.

The applicant proposes screening trees along Crest Road East for privacy. Crest Road East is located at a higher elevation and any trees along Crest Road East will already be higher than the roof ridge of the residence. The Planning Commission should consider if these trees are appropriate.

MUNICIPAL CODE COMPLIANCE

Grading and Stabilization

The western portion of the site is already disturbed and developed. Grading is needed for the swimming pool, basement, stable, walkways, driveway, and sports court. There will be 2,743 cubic yards (CY) of cut and 2,315 CY of fill for a total of 5,058 CY. A total of 428 CY of exempt dirt will be exported for the swimming pool and basement. Grading for the sports court will remain on the property, but is in close proximity to the canyon.

Disturbance

An additional 25,770 square feet of the lot is proposed to be disturbed, which includes both the residential building pad and sports court pad. Currently, 34,700 SF is disturbed. The project will bring a total of 60,470 SF of disturbance, or 39.8% of the lot.

Height

The finished roof height of the proposed residence is 18 feet 9 inches. The finished roof height of the stable with loft is 23 feet 6 inches. The basement will be approximately 10' in depth.

Storm Water Management

This application is subject to the General Permit requirements for storm water management, where the State requires that a Storm Water Pollution Prevention Plan be submitted and a permit obtained, due to grading on one or more acres of land. This application is also subject to the City's Low Impact Development (LID) ordinance requirements for retention of water on site, and the City's Water Efficient Landscaping Ordinance where the applicants must implement low water usage planting and devices and certify compliance. All of these requirements will be monitored at the plan check review process and during construction.

Lot Coverage

The structural net lot coverage is proposed at 18,590 square feet or 12.2% (20% max. permitted). The total lot coverage proposed (structural and flatwork) will be 32,605 square feet or 21.5% (35% max. permitted).

The residential building pad is proposed at 46,830 square feet. The building pad coverage on the main residence pad is proposed at 13,990 square feet or 29.9%, which includes the residence, garage, swimming pool, stable, storage buildings, and other structures.

The sports court building pad is proposed at 5,600 square feet. The building pad coverage on the pad is proposed at 4,600 square feet or 82.1%.

Pedestrian Access

On grade walking paths are proposed to access the rear area of the property. There will be a minimum 5-foot-wide walkway around structures to comply with Fire Department requirements.

Utility Lines / Septic Tank

It will be a requirement that utility lines to the residence be placed underground. Septic tank review is done by the County Health Department.

General

In the application, the ratio of the proposed development to the lot is minimal because the site is very large. All setbacks and coverages are well below the requirements and the Zoning and General Plan allow a single-family residence on the lot.

Rolling Hills Community Association Review

Rolling Hills Community Association 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).

Planning Commission Responsibilities

When reviewing a development application, the Planning Commission must consider whether the proposed project meets the criteria for a Site Plan Review, Conditional Use Permit, and Variance, as attached below.

SITE PLAN REVIEW CRITERIA

17.46.010 Purpose.

The site plan review process is established to provide discretionary review of certain development projects in the City for the purposes of ensuring that the proposed project is consistent with the City's General Plan; incorporates environmentally and aesthetically sensitive grading practices; preserves existing mature vegetation; is compatible and consistent with the scale, massing and development pattern in the immediate project vicinity; and otherwise preserves and protects the health, safety and welfare of the citizens of Rolling Hills.

17.46.050 Required findings.

1. The Commission shall be required to make findings in acting to approve, conditionally approve, or deny a site plan review application.
2. No project which requires site plan review approval shall be approved by the Commission, or by the City Council on appeal, unless the following findings can be made:
3. The project complies with and is consistent with the goals and policies of the general plan and all requirements of the zoning ordinance;
4. The project substantially preserves the natural and undeveloped state of the lot by minimizing building coverage. Lot coverage requirements are regarded as maximums, and the actual amount of lot coverage permitted depends upon the existing buildable area of the lot;
5. The project is harmonious in scale and mass with the site, the natural terrain and surrounding residences;

6. The project preserves and integrates into the site design, to the greatest extent possible, existing topographic features of the site, including surrounding native vegetation, mature trees, drainage courses and land forms (such as hillsides and knolls);
7. Grading has been designed to follow natural contours of the site and to minimize the amount of grading required to create the building area;
8. Grading will not modify existing drainage channels nor redirect drainage flow, unless such flow is redirected into an existing drainage course;
9. The project preserves surrounding native vegetation and mature trees and supplements these elements with drought-tolerant landscaping which is compatible with and enhances the rural character of the community, and landscaping provides a buffer or transition area between private and public areas;
10. The project is sensitive and not detrimental to the convenient and safe movement of pedestrians and vehicles; and
11. The project conforms to the requirements of the California Environmental Quality Act.

CRITERIA FOR APPROVAL OF CONDITIONAL USE PERMIT

17.42.050 Basis for approval or denial of conditional use permit.

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

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

CRITERIA FOR APPROVAL OF A VARIANCE

17.38.050 Required Variance findings.

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

1. That there are exceptional or extraordinary circumstances or conditions applicable to the property that do not apply generally to other properties in the same vicinity and zone;
2. That such variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same vicinity and zone but which is

4 denied the property in question;

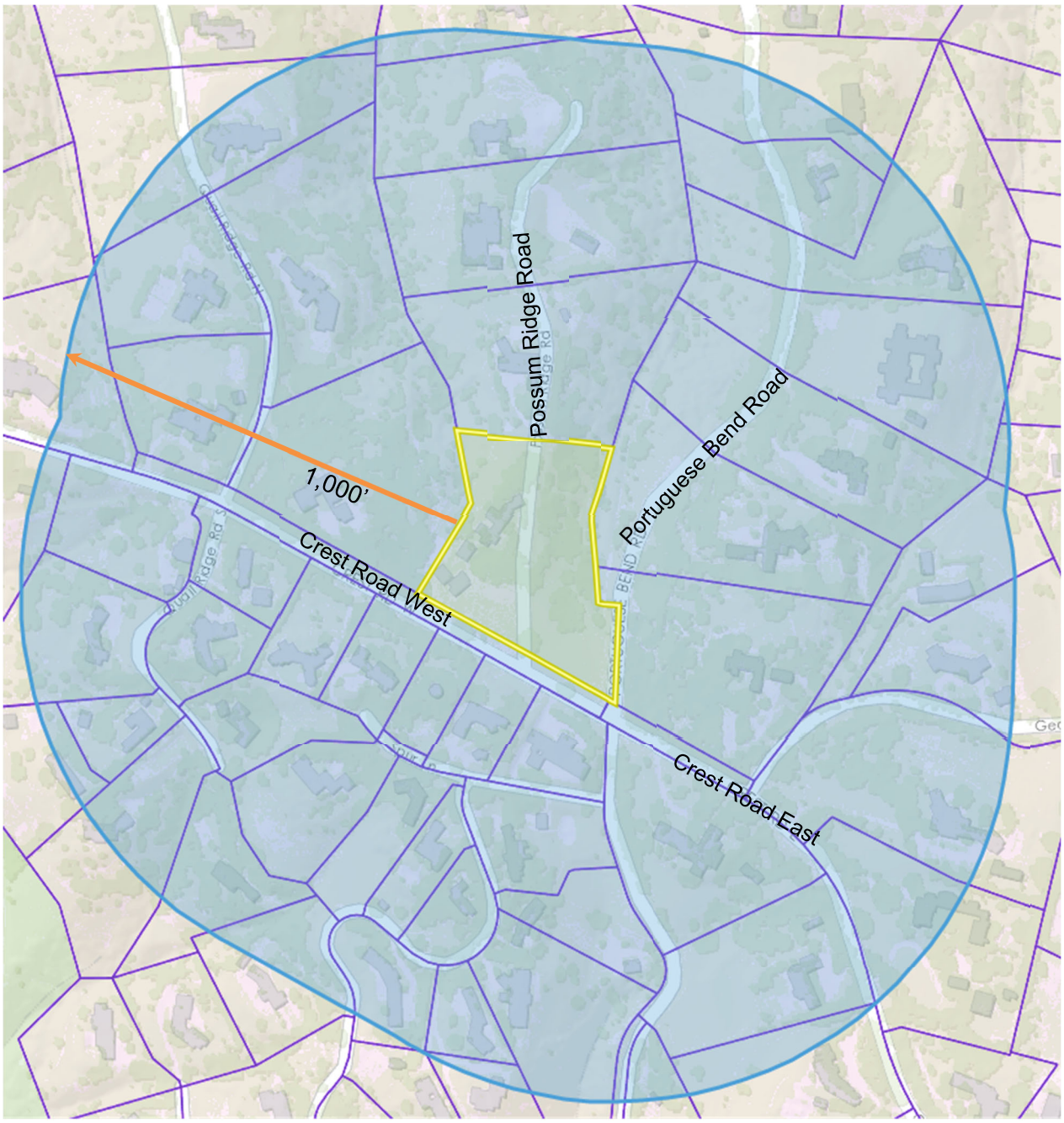
3. That the granting of such variance will not be materially detrimental to the public welfare or injurious to properties or improvements in the vicinity;
4. That in granting the variance, the spirit and intent of this title will be observed;
5. That the variance does not grant special privilege to the applicant;
6. That the variance is consistent with the portions of the County of Los Angeles Hazardous Waste Management Plan relating to siting and siting criteria for hazardous waste facilities; and
7. That the variance request is consistent with the general plan of the City of Rolling Hills.

FISCAL IMPACT:
None

RECOMMENDATION:

It is recommended that the Planning Commission open the public hearing, take public testimony, and provide direction to staff and the applicant. A resolution is provided in case the Commission wishes to approve the project with conditions.

ATTACHMENTS:
Attachment 1: PL_ADR_240306_2PossumRidge_ZC23-150_RadiusMap.pdf
Attachment 2: PL_ADR_2PossumRidgeRd_ZC23-150_PC_240319_DevelopmentTable_F.pdf
Attachment 3: 2024-05_PC_Resolution_2PossumRidgeRd_ZC23-150_Whitcombe_F.pdf
Attachment 4: PL_ADR_2PossumRidgeRd_ZC23-150_LandscapePlan_240311_EDA_LandscapeReview.pdf
Attachment 5: PL_ADR_2PossumRidgeRd_ZC23-150_240319_PC_Set_Photos.pdf
Attachment 6: PL_ADR_2PossumRidgeRd_ZC23-150_240319_PC_Set_DevelopmentPlans.pdf
Attachment 7: PL_ADR_2PossumRidgeRd_ZC23-150_240319_PC_Set_Civil_Landscape.pdf



City of Rolling Hills **ROLLING HILLS, CA 90274**

TITLE VICINITY MAP **CASE NO.** Zoning Case No. 23-150

Site Plan Review, Conditional Use Permits, Variances

OWNER Whitcombe

ADDRESS 2 Possum Ridge Road, Rolling Hills 90274 **SITE**

Development Table Zoning Case No. 23-150 2 Possum Ridge Road			
SITE PLAN REVIEW, CONDITIONAL USE PERMIT, & VARIANCE	**EXISTING**	**PROPOSED**	**TOTAL**
RA-S-1 Zone	SINGLE FAMILY RESIDENCE, ATTACHED GARAGE, STABLE, TWO SHEDS, SERVICE YARD, AND OTHER IMPROVEMENTS	ADDITIONS TO RESIDENCE AND STABLE, NEW BASEMENT, SWIMMING POOL, OUTDOOR KITCHEN, RETAINING WALLS, ATTACHED COVERED PORCHES, GRADING, HARDSCAPE, LANDSCAPE, AND SPORTS COURT	
Net Lot Area	151,990 SF (3.49 AC)	0 SF	151,990 SF (3.49 AC)
Residence	3,660 SF	2,570 SF	6,230 SF
Garage	890 SF (detached)	640 SF (250 SF demolished)	640 SF (attached)
Swimming Pools/Spa	0 SF	1,200 SF	1,200 SF
Pool Equipment	0 SF	0 SF	0 SF
Guest House	0 SF	0 SF	0 SF
Cabana	225 SF	0 SF	225 SF
Stable minimum: 450 SF (Loft) TOTAL Corral minimum: 550 SF	1,940 SF (793 SF storage) 2,733 SF Minimum met	1,635 SF (778 SF tack room) 2,413 SF Minimum met	3,575 SF (1,571 SF loft TOT) TOTAL: 5,146 SF Minimum met
Recreation Court	0 SF	4,600 SF	4,600 SF
Attached Covered Porches	185 SF	795 SF	980 SF
Entryway/Porte Cochere, Breezeways	0 SF	0 SF	0 SF
Attached Trellises	0 SF	0 SF	0 SF
Detached Structures: Shed 1 Shed 2 Shed 3 (attached to garage) Outdoor Kitchen Fire Pit	 360 SF 185 SF 190 SF 0 SF 0 SF	 0 SF 0 SF -190 SF (demolished) 170 SF 335 SF	 360 SF 185 SF 0 SF 0 SF 335 SF
Service Yard	90 SF	0 SF	90 SF
Other	0 SF	0 SF	0 SF
Basement Area Depth of Basement	0 SF 0 SF	1,950 SF 10 FT	1,950 SF 10 FT
Primary Driveway	4,535 SF	2,480 SF	7,015 SF
Paved Walkways, Patio Areas, Courtyards	2,500 SF	2,690 SF	5,190 SF
Pool Decking	0 SF	1,810 SF	1,810 SF
Other Paved Driveways, Road Easements, Parking Pads	0 SF	0 SF	0 SF
Grading	0 CY	2,743 CY CUT 2,315 CY FILL	5,058 CY TOTAL (428 CY exempt export)
Structural Lot Coverage (20% maximum with deductions)	7,725 SF (5.1%)	11,305 SF (7.4%)	19,030 SF (12.5%)

Flatwork Lot Coverage (15% maximum)	7,035 SF (4.6%)	6,980 SF (4.6%)	14,015 SF (9.2%)
Total Lot Coverage (Structures and Flatwork) (35% maximum with deductions)	14,760 SF (9.7%)	18,285 SF (12.0%)	33,045 SF (21.7%)
Total Disturbed Area (40% maximum)	34,700 SF (22.8%)	25,770 SF (17.0%)	60,470 SF (39.8%)
Residential Building Pad 1 (30% Maximum Guideline)	23,900 SF PAD AREA 7,285 SF (30.5%)	22,930 SF PAD AREA 6,705 (14.3%)	46,830 SF PAD AREA 13,990 (29.9%)
Sports Court Pad 2 (30% Maximum Guideline)	0 SF PAD AREA 0 SF (0%)	5,600 SF PAD AREA 4,600 SF (82.1%)	5,600 SF PAD AREA 4,600 SF (82.1%)

RESOLUTION NO. 2024-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF ZONING CASE NO. 23-150 FOR A SITE PLAN REVIEW TO CONSTRUCT ADDITIONS TO AN EXISTING RESIDENCE AND STABLE GREATER THAN 999 SQUARE FEET, NEW BASEMENT, SWIMMING POOL, OUTDOOR KITCHEN, RETAINING WALLS, COVERED DECKS/PORCHES, GRADING, HARDSCAPE, LANDSCAPE, AND OTHER IMPROVEMENTS; CONDITIONAL USE PERMITS FOR A STABLE GREATER THAN 200 SQUARE FEET WITH LOFT, CORRAL, AND A RECREATIONAL GAME COURT; AND VARIANCES FOR CONSTRUCTION IN THE FRONT AND REAR YARD SETBACKS FOR A PROPERTY LOCATED AT 2 POSSUM RIDGE ROAD, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 123-RH) (WHITCOMBE)

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

Section 1. On December 28, 2023, an application was duly filed by Megan Campbell, Campbell Architects Inc. ("Applicant"), on behalf of the property owner, John D. Whitcombe, with respect to real property located at 2 Possum Ridge Road, Rolling Hills (LOT 123-RH) requesting: a Site Plan Review to construct 2,570 square feet of additions to an existing residence, a new 1,950-square-foot basement, 1,200-square-foot swimming pool with a 5-foot-high wall along a slope, 1,635 square feet of additions to connect an existing stable to an accessory building, 778-square-foot addition to the stable loft for a tack room, 170-square-foot outdoor kitchen, 335-square-foot fire pit, maximum three-foot-high retaining walls, 795 square feet of covered decks/porches, 5,058 cubic yards of grading, new hardscape including an expansion of the driveway and motor court, landscaping, and other improvements; conditional use permits for a stable with loft greater than 200 square feet (total size to be 5,146 square feet), corral, and a 4,600-square-foot sports court; and variances for construction in the front and rear yard setbacks for the additions to the residence and stable, covered porches/decks, swimming pool, lightwell access, and sports court.

Section 2. The lot is unusually shaped being traversed by Possum Ridge Road and having frontage on Crest Road West and Portuguese Bend Road. The net lot area is 3.49 acres (151,990 square feet), which excludes roadway easements and ten feet along property lines. Possum Ridge Road has a 50-foot-wide roadway easement which divides the property into two parts. The western part is developed and the eastern part is vacant. The lot has one 47,900-square-foot building pad (Pad 1) developed with the main residence, stable, and other improvements. A second building pad (Pad 2) of 5,600 square feet is proposed for a new recreational sports court on the eastern part of the property. The property is developed with a 3,660-square-foot main residence, 890-square-foot detached garage, 1,940 square-foot stable with a 793-square-foot storage loft, 225-square-foot enclosed cabana, 735 square feet of accessory structures used for storage, and a 90-square-foot service yard. The existing driveway is 4,535 square feet.

Section 3. The Planning Commission conducted duly noticed public hearings to consider the application at its field trip meeting and regular meeting on March 19, 2024. Neighbors within a 1,000-foot radius were notified of the public hearings and a notice was published in the Daily Breeze on March 7, 2024. The applicants were notified of the public hearings in writing by first class mail and the applicants were in attendance at the hearings.

Section 4. The Project is exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures), which exempts the construction and location of a limited number of new, small facilities or structures, including accessory structures, including but not limited to garages, carports, patios, swimming pools and fences. Here, the proposed Project includes additions to the residence and stable, a new swimming pool, sports court, hardscape, grading, and other residential improvements. Accordingly, the Project qualifies for the exemption pursuant to Section 15303. Further, no exceptions to the exemption apply; there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Much of the site has already been graded and developed.

Section 5. Site Plan Review. Site Plan Review is required for construction of any new building or structure pursuant to Rolling Hills Municipal Code (RHMC) Section 17.46.020(A). The Project is for an addition to the residence and stable, new basement, swimming, driveway expansion, and other improvements. With respect to the Site Plan Review for the development, the Planning Commission hereby makes the following findings:

A. The Project complies with and is consistent with the goals and policies of the General Plan and all requirements of the zoning ordinance.

The proposed development is compatible with the General Plan and Zoning ordinance. The proposed structures comply with the General Plan requirement of low profile, low-density residential development with sufficient open space between surrounding structures. The development is located on the existing building pad, which will reduce the visual impact from neighboring properties.

The Project conforms to Zoning Code lot coverage requirements. The net lot area of the lot is 151,990 square feet (3.49 acres) per RHMC Section 17.16.060(A). The structural net lot coverage is proposed at 19,030 square feet or 12.5% (20% max. permitted) excluding exempt structures; and the total lot coverage proposed, including flatwork, would be 33,045 square feet or 21.7% (35% max. permitted). The disturbed area is 60,470 square feet or 39.8% (40% max permitted).

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

The topography and the configuration of the lot have been considered, and the project will not adversely affect or be materially detrimental to adjacent uses, buildings, or structures; the project will be on an existing building pad which enables project elements to be the least

intrusive to surrounding properties. Further, the project will be a sufficient distance from nearby residences so views and privacy of surrounding neighbors will not be impacted. The lot has an existing building pad and 39.8% of the lot will be disturbed with the remaining area either landscaped or left in a natural state. The proposed sports court pad will be 5,600 square feet and located at a lower elevation from adjacent roads to minimize view obstruction.

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

The proposed development, as conditioned, is harmonious in scale and mass with the site, and is consistent with the scale of the neighborhood when compared to new residences in the vicinity of said lot. The development plan takes into consideration the visibility of the project from Portuguese Bend Road, Crest Road West, and Possum Ridge Road. Significant portions of the lot will be left undeveloped or landscaped.

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

There will be no significant changes to the overall drainage features on the lot. The proposed project is located on an existing building pad. Grading for the sports court pad will be balanced at the same location. There will be minimal impact to site design, vegetation, and mature trees. The property will be landscaped in accordance with the approved landscape plan.

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

Grading will be balanced on site with exception to 428 cubic yards of export needed to create the basement and swimming pool, which is exempt. Grading for the sports court pad will be balanced at the same location. The project has been designed to follow natural contours of the site and minimize grading.

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

Grading will be balanced on site with exception to 428 cubic yards of export needed to create the basement and swimming pool, which is exempt. Grading for the sports court pad will be balanced at the same location. Existing drainage channels will not be affected nor redirected. Additional hardscape will direct stormwater toward existing drainage channels.

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

Surrounding native vegetation and mature trees will not be affected or will be replaced. New vegetation will be installed in accordance with the approved landscape plan. The

development will be considerate of the environment and will enhance the rural character of the community. As such, the rural character of the community is maintained and privacy is maintained with neighbors.

H. The project is sensitive and not detrimental to the convenience and safety of circulation for pedestrians and vehicles.

There are no changes to the existing circulation patterns for pedestrians or vehicles. The driveway will be widened and motor court enlarged to provide better vehicular circulation and more off-street parking.

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

The Project is exempt from the CEQA Guidelines pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures), which exempts the construction and location of a limited number of new, small facilities or structures, including single family residence and accessory structures, including but not limited to garages, carports, patios, swimming pools and fences. Here, the Project includes additions to the residence and stable, a new swimming pool, sports court, hardscape, grading, and other residential improvements. Accordingly, the Project qualifies for the exemption pursuant to Section 15303. Further, no exceptions to the exemption apply; there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Much of the site has already been graded and developed.

Section 6. Conditional Use Permit Findings. RHMC Section 17.16.040(A)(5-6) require a Conditional Use Permit for a recreational game (sports) court and a stable over 200 square feet, respectively. The Applicant is proposing a 4,600-square-foot sports court on the east side of Possum Ridge Road, and connecting the existing stable to an accessory building for a total size of 5,146 square feet. Given the foregoing, in accordance with RHMC Section 17.42.050, the Planning Commission makes the following findings:

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

The granting of a Conditional Use Permit for a sports court and stable is consistent with the purposes and objectives of the Zoning Ordinance and General Plan because the use is consistent with similar uses in the community, and meets all the applicable code development standards for such use. The Project is compatible with existing land uses as other properties in the same zone have a sports court and stable. The Project is consistent with Open Space and Conservation Element Goal 2, which aims for expanded opportunities for outdoor recreation.

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

The nature, condition, and development of adjacent structures have been considered, and the Project will not adversely affect or be materially detrimental to these adjacent uses, buildings, or

structures because the proposed sports court and stable are located on a developed property with sufficient proximity to neighboring buildings and structures.

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

The proposed conditional uses comply with all applicable development standards in the RAS-2 Zone. The net lot area is 151,990 square feet and is adequate to support the proposed uses. The property is developed and adequate in size and shape to accommodate the proposed uses and buildings.

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

The proposed conditional uses comply with all applicable development standards of the RAS-2 Zone, with exception to the variances requested herein.

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

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

Granting the proposed conditional use for the project will be consistent with the applicable portions of the Los Angeles County Hazardous Waste Management Plan related to siting criteria for hazardous waste facilities. The project site is not listed on the current State of California Hazardous Waste and Substances Sites List. The proposed project would not constitute a hazardous waste facility.

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

The proposed project allows the Applicant the ability to enjoy rights enjoyed by other residents in the City. The proposed uses are consistent with the residential character of the City.

Section 6. Variance Findings. Section 17.38.050 sets forth the required findings for granting Variances for a portion of the proposed project to be constructed in the front and rear yard setbacks for the additions to the residence and stable, covered porches/decks, swimming pool, lightwell access, and sports court. With respect to this request for Variances, the Planning Commission finds as follows:

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

There are extraordinary circumstances applicable to this property. Unlike most properties in the RAS-2 Zone, the subject property is traversed by a roadway easement creating two smaller sections each with front yard setbacks along the easement. The existing residence already encroaches into the front yard setback, and the existing accessory buildings already encroach into the rear yard setback. The proposed project would encroach into the required front and rear yard setbacks; however, these areas are already developed and disturbed. The proposed sports court would encroach into the front and rear yard setbacks due to the narrowness of the site caused by the roadway easement. The main residence on the western portion of the property is accessible from a driveway on Possum Ridge Road. The existing eastern section of the residence already encroaches into the front yard setback, meaning the addition will be consistent with the appearance of the existing property.

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

The proposed project, including additions, is consistent with the existing development on the site which already encroaches into the front and rear yard setbacks. The variance requests are necessary for preservation and enjoyment of property rights consistent with other properties in the same vicinity and zone.

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

Granting a variance for encroachment into the front and rear yard setbacks will not be detrimental to the public welfare and will not be injurious to properties in the vicinity because it is consistent with the encroachments by the existing residence and structures. Further, the project will improve the appearance of the property by connecting buildings into a larger mass. Landscaping will be provided to screen structures from Crest Road West.

D. That in granting the variance, the spirit and intent of this title will be observed.

The granting of the variance will allow for a development that is harmonious in scale and mass with the site, the proposed project is visually harmonious with adjacent properties and in scale with adjacent residential development.

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

The variance does not grant special privileges for the Applicant; the proposed project is an expansion of the existing development which already encroaches into the front and rear yard setbacks. The sports court requires a variance to encroach into the front and rear yard setbacks because of the narrowness of the eastern section of the property caused by

the roadway easement which traverses the property. The project, together with the variance, will be compatible with the objectives, policies, general land uses, and programs specified in the General Plan.

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

Granting a variance for the project will be consistent with the applicable portions of the Los Angeles County Hazardous Waste Management Plan related to siting criteria for hazardous waste facilities. The project site is not listed on the current State of California Hazardous Waste and Substances Sites List. The proposed project would not constitute a hazardous waste facility.

G. That the variance request is consistent with the General Plan of the City of Rolling Hills.

Approvals granting the variance to allow encroachments into the front and rear yard setbacks will be consistent with the General Plan of the City of Rolling Hills, which encourages residential uses.

Section 7. Based upon the foregoing findings, and the evidence in the record, the Planning Commission hereby approves Zoning Case No. 23-150 subject to the following conditions:

A. Approval for the Site Plan Review, Conditional Use Permits, and Variances shall expire within two years from the effective date of approval as defined in RHMC Section 17.38.070 of the Zoning Ordinance unless otherwise extended pursuant to the requirements of this section.

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

by the Council to accomplish the cure. If the violation is not cured by the deadline, the Council may either extend the deadline at the Applicant's request or schedule a hearing for the revocation of the entitlements granted by this Resolution pursuant to Chapter 17.58 of the Rolling Hills Municipal Code (RHMC).

C. All requirements of the Building and Construction Ordinance, the Zoning ordinance, and of the zone in which the subject property is located must be complied with unless otherwise a variance to such requirement has been approved.

D. The lot shall be developed and maintained in substantial conformance with the site plan on file at City Hall and approved by the Planning Commission on March 19, 2024, except as otherwise provided in these conditions. The working drawings submitted to the Department of Building and Safety for plan check review shall conform to the approved development plan. All conditions of the Site Plan Review, Conditional Use Permits, and Variance approvals shall be incorporated into the building permit working drawings, and where applicable complied with prior to issuance of a grading or building permit from the building department.

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

Any proposed modifications and/or changes to the approved project, including resulting from field conditions, shall be discussed with staff so that staff can determine whether the modification is minor or major in nature. Minor modifications are subject to approval by the City Manager or his or her designee. Major modifications are subject to approval by the Planning Commissioner after a public hearing. Applicant shall not implement modifications or changes to the approved project without the appropriate approval from the City Manager or designee or the Planning Commission, as required.

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

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

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

G. Structural lot coverage of the lot shall not exceed 19,030 square feet or 12.5% of the net lot area (20% maximum). The flatwork coverage is 14,015 square feet or 9.2%. The total lot coverage proposed, including structures and flatwork, shall not exceed 33,045 square feet or 21.7% (35% maximum).

H. The lot is already developed and the total disturbed area will be 60,470 square feet or 39.8% (maximum 40%). Grading for this project shall not exceed 2,743 cubic yards of cut and 2,315 cubic yards of fill for a total of 5,058 cubic yards. Export of 428 cubic yards for the basement and swimming pool is exempt.

I. The total proposed building pad coverage for the residential main pad is 13,990 square feet or 29.9% which is still below the 30% maximum guideline. The total proposed building pad coverage for the recreational game court pad will be 4,600 or 82.1%, which exceeds the maximum 30% guideline.

J. A driveway access shall be provided per the Fire Department requirements and the driveway shall be roughened and the first 20 feet of the driveway shall not exceed 7% in slope.

K. Access to the stable and to the corral shall be decomposed granite or 100% pervious roughened material; it shall not be wider than 12 feet.

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

M. The applicant shall comply with all requirements of the Low Impact Development requirements for storm water management on site (RHMC Chapter 8.32).

N. Hydrology, soils, geology and other reports, as required by the Building and Public Works Departments, and as may be required by the Building Official, shall be prepared.

O. Prior to issuance of a final construction approval of the project, all graded slopes shall be landscaped. Prior to issuance of building permit, the landscaping plan shall meet the requirements of the City, shall be submitted to the City in conformance with Fire Department Fuel Modification requirements, and shall be approved by the City's landscape consultant.

P. The project shall be landscaped, and continually maintained in substantial conformance with the landscaping plan on file approved by the City's landscape consultant. A detailed landscaping plan shall provide that any trees and shrubs used in the landscaping scheme for this project shall be planted in a way that screens the project development from adjacent streets and neighbors, such that shrubs and trees as they mature do not grow into a hedge or impede any neighbors' views and the plan shall provide that all landscaping be maintained at a height no higher than the roof line of the nearest project structure. In addition, the landscaping plan shall provide for screening of development with vegetation not to exceed 10 feet in height, and that the vegetation used for screening shall be planted in an off-set manner, so as to prevent it, as it grows from forming a solid hedge. The landscaping plan shall utilize to the maximum extent feasible, plants that are native to the area, are water-wise and are consistent with the rural character of the community. Plants listed as high hazardous plants under RHMC Section 8.30.015 are prohibited.

Q. The applicant shall submit a landscaping performance bond or other financial obligation, to be kept on deposit by the City, in the amount of the planting plus irrigation plus 15%. The bond shall be released no sooner than two years after completion of all plantings, subject to a City staff determination that the plantings required for the project are in substantial conformance with approved plans and are in good condition.

A Certificate of Completion shall be submitted by the project designer or contractor prior to final landscape installation inspection.

R. The landscaping shall be subject to the requirements of the City's Water Efficient Landscape Ordinance, (Chapter 13.18 of the RHMC).

S. Pursuant to Chapter 8.30 of the RHMC, the property shall at all times be maintained free of dead trees and vegetation.

T. The setback lines and roadway easement lines in the vicinity of the construction for this project shall remain staked throughout the construction. A construction fence may be required.

U. Perimeter easements, including roadway easements and trails, if any, shall remain free and clear of any improvements to advance equestrian use and emergency preparedness for evacuation within the City. Where RHCA has demonstrated authority over the easement, the City's Planning Director may grant relief from this condition upon satisfactory proof of permission from RHCA and a legitimate showing that there is no need for the condition to advance equestrian uses and emergency preparedness.

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

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

X. *During construction*, to the extent feasible, all parking shall take place on the project site, on the new driveway and, if necessary, any overflow parking may take place within the unimproved roadway easements along adjacent streets, and shall not obstruct neighboring driveways, visibility at intersections or pedestrian and equestrian passage. During construction, to the maximum extent feasible, employees of the contractor shall car-pool into the City. To the extent feasible, a minimum of 4' wide path, from the edge of the roadway pavement, for pedestrian and equestrian passage shall be available and be clear of vehicles, construction materials and equipment at all times.

Y. *During construction*, the property owners shall be required to schedule and regulate construction and relate traffic noise throughout the day between the hours of 7 AM and

6 PM, Monday through Saturday only, when construction and mechanical equipment noise is permitted, so as not to interfere with the quiet residential environment of the City of Rolling Hills.

Z. Prior to demolition of the existing structures, an investigation shall be conducted for the presence of hazardous chemicals, lead-based paints or products, mercury and asbestos-containing materials (ACMs). If hazardous chemicals, lead-based paints or products, mercury or ACMs are identified, remediation shall be undertaken in compliance with California environmental regulations and policies.

AA. The property owner and/or his/her contractor/applicant shall be responsible for compliance with the no-smoking provisions in the Municipal Code. The contractor shall not use tools that could produce a spark, including for clearing and grubbing, during red flag warning conditions. Weather conditions can be found at: **http://www.wrh.noaa.gov/lox/main.php?suite=safety&page=hazard_definitions#FIRE.** It is the sole responsibility of the property owner and/or his/her contractor to monitor the red flag warning conditions.

AB. Development shall drain in accordance with the approved grading and drainage plan. Drainage dissipaters shall be constructed outside of any easements. The drainage system shall be approved by the Department of Building and Safety. If an above ground swale and/or dissipater is required, it shall be designed in such a manner as not to cross over any equestrian trails or discharge water onto a trail, shall be stained in an earth tone color, and shall be screened from any trail, road and neighbors' view to the maximum extent practicable, without impairing the function of the drainage system.

AC. *During construction*, dust control measures shall be used to stabilize the soil from wind erosion and reduce dust and objectionable odors generated by construction activities in accordance with South Coast Air Quality Management District, Los Angeles County and local ordinances and engineering practices.

AD. *During construction*, an Erosion Control Plan containing the elements set forth in Section 7010 of the 2022 County of Los Angeles Uniform Building Code shall be followed to minimize erosion and to protect slopes and channels to control storm water pollution.

AE. The property owners shall be required to conform to the Regional Water Quality Control Board and County Health Department requirements for the installation and maintenance of storm water drainage facilities and septic tank.

AF. The applicant shall pay all of the applicable Building and Safety and Public Works Department fees and Palos Verdes Peninsula Unified School District fees, if any.

AG. Prior to final inspection of the project, "as graded" and "as constructed" plans and certifications shall be provided to the Planning Department and the Building Department to ascertain that the completed project is in compliance with the Planning Commission approved plans. In addition, any modifications made to the project during construction, shall be depicted on the "as built/as graded" plan.

AH. The applicants shall execute an Affidavit of Acceptance of all conditions of the Variance approval, or the approval shall not be effective.

AI. All conditions of this Resolution, when applicable, must be complied with prior to the issuance of a grading or building permit from the Building and Safety Department.

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

AK. To the extent permitted by law, Permittee shall defend, indemnify and hold harmless the City of Rolling Hills, its City Council, its officers, employees and agents (the "indemnified parties") from and against any claim, action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside, or void any permit or approval for this project authorized by the City, including (without limitation) reimbursing the City its actual attorney's fees and costs in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice. The permittee shall reimburse the City for any court and attorney's fees which the City may be required to pay as a result of any claim or action brought against the City because of this permit. Although the permittee is the real party in interest in an action, the City may, at its sole discretion, participate at its own expense in the defense of the action, but such participation shall not relieve the permittee of any obligation under this condition.

AL. The recreational game court (sports court) shall comply with all requirements in Section 17.16.210, unless otherwise approved herein. Lighting for the sports court is prohibited. The walkway leading to the recreational game court is for pedestrians only and not for vehicles. The walkway shall have a maximum width of 6 feet and shall have obstructions such as steps, posts or raised curbs to prevent vehicular access.

AM. The pool equipment shall be relocated next to the swimming pool and shall have direct access from outside. Basement space outside of the footprint of the building is prohibited, with exception to the lightwell.

AN. The stable and corral shall comply with all requirements in Sections 17.18.060 and 17.18.090, unless otherwise approved herein. The bathroom next to the storage shall be removed. A bathroom in the tack room is permissible. Plans shall be revised prior to submittal to Building plan check. Plate height for the loft may not exceed seven feet. Exterior of stable may not be paved.

AO. A minimum of 6,265 square feet of new pervious surface shall be provided to meet low impact development (LID) standards. Future expansion of the driveway or motor court is prohibited unless previously approved by the City. Connection to the stable and corral shall be decomposed granite or 100% pervious roughened material; it shall not be less than 6 feet wide and no wider than 12 feet.

AP. New landscaping in the Rolling Hills Community Association (RHCA) easement is prohibited unless previously approved by RHCA. Landscaping not approved by RHCA in the easement shall be removed from the final landscape plan.

AQ. Grading for the recreational game court shall not exceed 750 cubic yards and shall be balanced on the same pad.

PASSED, APPROVED AND ADOPTED THIS 19th DAY OF March, 2024.

_____
BRAD CHELF, CHAIRPERSON

ATTEST:

_____
CHRISTIAN HORVATH, CITY CLERK

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

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

I certify that the foregoing Resolution No. 2024-05 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF ZONING CASE NO. 23-150 FOR A SITE PLAN REVIEW TO CONSTRUCT ADDITIONS TO AN EXISTING RESIDENCE AND STABLE GREATER THAN 999 SQUARE FEET, NEW BASEMENT, SWIMMING POOL, OUTDOOR KITCHEN, RETAINING WALLS, COVERED DECKS/PORCHES, GRADING, HARDSCAPE, LANDSCAPE, AND OTHER IMPROVEMENTS; CONDITIONAL USE PERMITS FOR A STABLE GREATER THAN 200 SQUARE FEET WITH LOFT, CORRAL, AND A RECREATIONAL GAME COURT; AND VARIANCES FOR CONSTRUCTION IN THE FRONT AND REAR YARD SETBACKS FOR A PROPERTY LOCATED AT 2 POSSUM RIDGE ROAD, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 123-RH) (WHITCOMBE)

was approved and adopted at a regular meeting of the Planning Commission on March 19, 2024, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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

Administrative Offices.

_____
CHRISTIAN HORVATH, CITY CLERK

DATE: March 8, 2024
TO: John Signo
FIRM: City of Rolling Hills
FROM: Carrie Mandarino
PROJECT: 2 Possum Ridge Road
SUBJECT: Preliminary Landscape Plan Review

Dear John,

Thank you for the opportunity to review the preliminary landscape plan for 2 Possum Ridge Road located in the City of Rolling Hills. The landscape plans have been reviewed for compliance with the Model Water Efficient Landscape Ordinance (MWELO). Landscape plans were reviewed for appropriateness and adaptability of selected plants, water efficient irrigation design, and the use of design elements that enhance the character of the community. Review of hardscape and precise grading and drainage are not included.

Model Water Efficient Landscape Ordinance (MWELO) Compliance
Landscape plans have been reviewed for compliance with The City of Rolling Hills Water Efficient Landscape Ordinance No. 361.

This is a Preliminary Plan submittal with 69,997 s.f. of landscape. The Water Efficient Landscape Worksheet calculations for the project was submitted. The Eto of 39.7 for City of Rolling Hills was used in the calculations. The pool is included in the ETWU calculation, however a 1.0 plant factor and 1.0 irrigation efficiency (1.0 ETAF) should be used. A hydrozone map is not provided.

The preliminary plant palette is comprised of low and moderate water use plants, including California natives and grasses. Plant water use is shown in the legend and checked per WUCOLS IV Region 3 South Coastal. Several large zones show either low water use Kurapia ground cover or moderate water use Buffalo grass. A small area of high water use Marathon turfgrass is specified.

The project application was submitted, along with MWELO Compliance notes, a Statement of Compliance with the Landscape Ordinance, and a note requiring a 3-inch layer of mulch. Planting notes with soil preparation with amendments for planting are shown.

Irrigation Plan
An irrigation equipment legend is provided. A rain sensor/shut-off needs to be added. Provide an irrigation plan with final submittal.

Planting Plan
The plant palette is comprised of a wide variety of low and moderate water use trees, shrubs, natives, grasses, and ground cover that are adapted to the local climate and conditions on site. A large area on the property proposes either low water use Lippia nodiflora ground cover or moderate water use UC Verde Buffalo grass.

Low water use Olive 'Swan Hill', native Quercus agrifolia, and Prunus lyonii are proposed. Moderate water use trees include native Platanus racemosa, Cercis 'Texas White', Citrus species, and stone fruit trees. Planting notes are provided.

A variety of low and moderate water use shrubs, grasses, and ground cover include: Acacia, Agapanthus, Baccharis, Carex, Carissa, Carpenteria, Ceanothus, Correa, Dianella, Dymondia, Heuchera, Iris, Laurus nobilis, Lavandula, Leucadendron, Lomandra, Muhlenbergia, Myoporum, Olea, Pennisetum, Pittosporum, Rhamnus, Rhaphiolepis, Rhus, Rosa, Rosmarinus, Salvia, Teucrium, Vitus, and Westringia.

Low water use Lippia nodiflora (Kurapia) and moderate water use UC Verde Buffalo grass are proposed. Per Water Requirements of Turfgrass in WUCOLS IV, Buffalo grass is a moderate water user with a .6 plant factor.

The proposed vineyard with a low growing erosion control understory and fruit tree orchard provide an interesting landscape element to the property.

City Requirements and Notes
Per City of Rolling Hills requirements, trees specified shall not grow taller than the roof ridge height. Species of concern that grow taller than this include, Olea europaea, Quercus agrifolia, and Platanus racemosa. Show the mature tree height in the legend. Trees should also be located so that neighboring views are not obstructed.
No City prohibited tree species are shown on the plan.

No planting is allowed in the RHCA easement. The landscaping along Crest Road West roadway easement has been removed. In addition, hedges are not allowed in Rolling Hills. Laurus nobilis or Prunus lyonii proposed at the edge of the property will create a hedge as shown unless spaced farther apart or in an uneven pattern approximately 15 feet minimum apart. The row of Olive trees as spaced will also create a screen and are at a higher elevation than the residence.

The following City notes should be added to the Plan:
No landscaping shall be allowed in the RHCA easement.
Trees specified shall not grow higher than the height of the roof ridge.
Trees shall be planted in locations that do not hinder views from the adjacent lots.
Trees are required to be maintained to a height not to exceed the roof ridge and so that views from adjacent lots are not obstructed.
Hedges are not allowed.

Required Revisions for MWELO Compliance

- The pool should have a 1.0 ETAF (1.0 plant factor and 1.0 irrigation efficiency) in the ETWU calculation.
- If Buffalo grass is specified, use a moderate .6 plant factor in ETWU.
- Provide an irrigation plan with legend, notes/specifications, and details. Add rain sensor/shut-off to irrigation legend.
- Provide a planting plan with legend, notes/specifications, and details.
- Specify smaller trees with acceptable mature tree height below roof ridge. Locate trees so that neighboring views are not obstructed. Show mature height in legend.
- Space Laurus nobilis or Prunus lyonii shrubs so as not to create a hedge. Olive trees as shown will also create a screen and will grow above roof ridge height.
- Add City Required Notes shown above to plan.

Installation Note

The irrigation and planting plans shall be installed per the approved landscape plan documentation package. Any changes or substitutions to plans shall be subject to approval by the planning department and landscape architect for the City.
A Certificate of Completion shall be submitted by the project designer or contractor prior to final landscape installation inspection.

I appreciate the opportunity to assist with the review of this landscape plan and would be happy to discuss any questions you may have.

Respectfully submitted,
Environmental Design Associates

Carrie Mandarino, RLA #4769



VIEW FROM CREST



VIEW AT DRIVEWAY



EXISTING HOUSE REAR



EXISTING HOUSE AND DETACHED ACCESSORY STRUCTURES



VIEW FROM CREST & PORTUGUESE BEND



EXISTING HOUSE REAR



EXISTING HOUSE FRONT



EXISTING STABLE

WHITCOMBE RESIDENCE

2 POSSUM RIDGE ROAD
ROLLING HILLS, CA 90274

SITE PHOTOS

SCALE: 12" = 1'-0"

DESIGNER:

Campbell ARCHITECTS

REV. #	DATE	DESCRIPTION
	03.19.24	SITE PLAN REVIEW

A0-01

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WHITCOMBE RESIDENCE

SINGLE FAMILY HOME ADDITION

2 POSSUM RIDGE ROAD
ROLLING HILLS, CA 90274

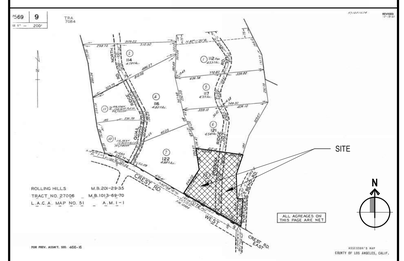


PROJECT DATA

LOT AREA:	217,890 SF (5.00 ACRES)
NET LOT AREA:	151,990 SF (3.49 ACRES)
ASSESSOR PARCEL NO. (APN):	7569-009-008
LEGAL:	ROLLING HILLS LOT 123
ZONING	RAS-2
(E) BUILDING SF:	3213 SF LIVING AREA OF PRIMARY RESIDENCE (2016 SF + 1196 SF) 1947 SF STABLE & AGRICULTURAL EQUIPMENT GARAGE
PROPOSED SF:	6856 SF LIVING AREA OF PRIMARY RESIDENCE + ATTACHED GARAGE 3563 SF STABLE & BARN
STORIES:	(E) SINGLE (+ LOFT IN STABLE)
HEIGHT:	(E) 13'-0" AFF, PROPOSED ±19'
YEAR BUILT	1949
TYPE OF CONSTRUCTION	V-B
OCCUPANCY CATEGORY	R-3
SPRINKLERS	NONE
ARCHITECTURAL STYLE	CONTEMPORARY RANCH

SEE CIVIL SHEETS FOR DETAILED AREA CALCULATIONS

ASSESSOR MAP



SHEET INDEX

GENERAL	
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A0-02	MODEL MASSING & VIEW SIMULATIONS
SURVEY	
T1	TOPOGRAPHIC SURVEY
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C0.0	OVERALL SITE PLAN
C0.1	EXISTING SITE CONDITIONS
C1.0	PRELIMINARY GRADING PLAN
C1.1	COLOR CUT/FILL MAP
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C2.1	SECTIONS
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A2-03	PROPOSED ROOF PLAN
A3-01	EXTERIOR ELEVATIONS
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GENERAL NOTES

1. INTERPRETATION OF DRAWINGS AND DOCUMENTS: EACH CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE PROJECT SITE BEFORE EXECUTING ANY WORK AND SHALL NOTIFY THE OWNER AND THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING. THE ARCHITECT SHALL BE NOTIFIED OF ANY UNUSUAL OR UNFORESEEN CONDITIONS OR SITUATIONS WHICH MAY AFFECT THE STRUCTURAL INTEGRITY OR SAFETY OF THE PROJECT.

2. ADHERENCE TO PLANS: STRICT ADHERENCE TO THE CONSTRUCTION DOCUMENTS MUST BE MAINTAINED. NO CHANGES SHALL BE MADE IN THE PROJECT WHICH DEVIATE FROM THE PLANS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF THE OWNER. NO STRUCTURAL CHANGES SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

3. WORKING DRAWING: FIGURED DIMENSIONS AND DETAILED DRAWINGS SHALL BE FOLLOWED IN PREFERENCE TO SCALE MEASUREMENTS. IN CASE OF ANY DOUBT ON THE PART OF THE CONTRACTOR AS TO THE EXACT MEANING OF THE DRAWINGS AND THESE SPECIFICATIONS, HE SHALL APPLY TO THE ARCHITECT FOR AN INTERPRETATION BEFORE PROCEEDING WITH HIS WORK.

4. SHOP DRAWINGS: CONTRACTOR SHALL SUBMIT COPIES OF ALL SHOP DRAWINGS FOR REVIEW BY ARCHITECT PRIOR TO CONTRACTOR'S APPROVAL FOR CONSTRUCTION.

5. THE CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING REQUIRED TO PROTECT PERSONNEL AND ADJACENT PROPERTY AND TO INSURE SAFETY OF THE PROJECT WORK.

6. WHEREVER IN THESE DRAWINGS ANY MATERIAL OR PROCESS IS INDICATED, IT IS FOR THE PURPOSE OF FACILITATING DESCRIPTION OF THE MATERIAL OR PROCESS DESIRED. THE CONTRACTOR MAY OFFER ANY MATERIAL OR PROCESS WHICH SHALL BE DEEMED EQUIVALENT BY THE ENGINEER AND THE ARCHITECT TO THAT MATERIAL OR PROCESS INDICATED OR SPECIFIED.

7. UNLESS OTHERWISE SPECIFIED, ALL MATERIALS SHALL BE NEW AND BOTH WORKMANSHIP AND MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KINDS. THE CONTRACTOR SHALL, IF REQUIRED, FURNISH SATISFACTORY EVIDENCE AS THE KIND AND QUALITY OF MATERIALS.

8. IT SHALL BE THE DUTY OF THE GENERAL CONTRACTOR TO SEE THAT ALL SUB-CONTRACTORS ARE FULLY INFORMED IN REGARD TO THE GENERAL CONDITIONS AND PRELIMINARY SPECIFICATIONS.

B. PERMITS AND REGULATIONS

1. EACH CONTRACTOR SHALL PAY FOR AND OBTAIN ALL PERMITS REQUIRED BY LOCAL AUTHORITIES BEFORE PROCEEDING WITH HIS RESPECTIVE INSTALLATION AND SHALL ARRANGE AND PAY FOR ANY INSPECTIONS AND EXAMINATIONS REQUIRED BY THOSE AUTHORITIES.

2. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE CURRENT EDITION OF THE UNIFORM BUILDING CODE, AND LAWS, ORDINANCES AND REGULATIONS OF ALL GOVERNMENTAL BODIES WITH JURISDICTION OVER THE PROJECT.

3. IF THE DRAWINGS AND SPECIFICATIONS ARE AT VARIANCE WITH ANY FEDERAL, STATE AND LOCAL OR MUNICIPAL LAW, ORDINANCE, RULES OR DEPARTMENTAL REGULATIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH THAT WORK. IF ANY OF THE CONTRACTOR'S WORK SHALL BE DONE CONTRARY THERETO WITHOUT SUCH NOTICE HE SHALL BEAR ALL COST ARISING THEREFROM.

C. PROTECTION OF WORK & PROPERTY

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL VIOLATIONS OF CITY ORDINANCES AND STATE LAWS INVOLVED IN THE PERFORMANCE OF HIS WORK. HE SHALL PROVIDE, DURING THE PROGRESS OF HIS WORK, EVERY AND ALL SAFEGUARDS AND PROTECTION AGAINST ACCIDENTS, INJURY AND DAMAGE TO PERSONS AND PROPERTY INCLUDING ADJOINING PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS WORK AND EVERY PART THEREOF, AND FOR ALL MATERIALS, TOOLS, APPLIANCES AND PROPERTY OF EVERY DESCRIPTION USED IN CONNECTION THEREWITH.

2. THE CONTRACTOR ASSUMES ALL RISKS, HAZARDS AND CONDITIONS IN CONNECTION WITH THE PERFORMANCE OF THE CONTRACT, AND EVEN IF THE PERFORMANCE OF THE CONTRACT INVOLVES A GREATER EXPENDITURE OF MONEY THAN THE CONTRACTOR EXPECTED AT THE TIME OF BIDDING, NO ALLOWANCE WILL BE MADE ON ACCOUNT THEREOF, AND THE CONTRACTOR SHALL CONTINUE WITH AND COMPLETE THE WORK.

D. SUPERVISION

1. THE CONTRACTOR SHALL GIVE PERSONAL SUPERVISION TO THE WORK, USING HIS BEST SKILL AND ATTENTION, AND SHALL KEEP A COMPETENT FOREMAN AND NECESSARY ASSISTANTS CONSTANTLY ON THE SITE. THE FOREMAN SHALL BE THE PERSONAL REPRESENTATIVE OF THE CONTRACTOR AND ALL DIRECTIONS GIVEN BY HIM SHALL BE AS BINDING AS IF GIVEN BY THE CONTRACTOR. COMMUNICATION DELIVERED TO THE FOREMAN BY THE ARCHITECT SHALL BE AS BINDING AS IF DELIVERED TO THE CONTRACTOR.

E. DAMAGES IN THE WORK

1. THE OWNER, WITHOUT INVALIDATING THE CONTRACT, MAY ALTER BY ADDING TO OR DEDUCTING FROM THE WORK COVERED IN THE CONTRACT. ALL SUCH WORK SHALL BE EXECUTED UNDER THE CONDITIONS OF THE ORIGINAL CONTRACT EXCEPT THAT NO EXTRA WORK OR CHANGES SHALL BE DONE WITHOUT WRITTEN ORDER FROM THE ARCHITECT. SUCH ORDERS SHALL COVER THE AGREED PRICE AND TERMS OF EXTRA WORK OF CHANGES. IF WORK IS TO BE OMITTED, THEN PROPER CREDIT FOR SUCH OMITTED WORK SHALL BE GIVEN THE OWNER.

F. CLEANING BUILDING AND PREMISES

1. PRIOR TO THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE EXTERIOR AND INTERIOR OF THE BUILDING, INCLUDING FIXTURES, EQUIPMENT, FLOORS AND HARDWARE. REMOVING ALL PLASTER SPOTS, STAINS, PAINT SPOTS AND ACCUMULATED DUST AND DIRT. THIS SHALL INCLUDE THOROUGH CLEANING OF ALL ROOFS, WINDOW SILLS AND LEDGES, HORIZONTAL PROJECTIONS, STEPS, RAILS, SIDEWALKS OR OTHER SURFACES WHERE DEBRIS MAY HAVE COLLECTED. WASH AND POLISH ALL GLASS.

G. GUARANTEES

1. EXCEPT AS OTHERWISE SPECIFIED, ALL WORK SHALL BE GUARANTEED IN WRITING BY THE CONTRACTOR AGAINST DEFECTS RESULTING FROM DEFECTIVE MATERIALS, POOR WORKMANSHIP OR FAULTY EQUIPMENT, FOR A PERIOD OF ONE YEAR FROM THE DATE OF FILING THE NOTICE OF COMPLETION AND THE ACCEPTANCE OF THE BUILDING BY THE OWNER. IF WITHIN THE GUARANTEE PERIOD CORRECTION OF FAULTY MATERIALS OR WORKMANSHIP IS NECESSARY IN THE OPINION OF THE OWNER, THE CONTRACTOR SHALL PROMPTLY, UPON RECEIPT OF NOTICE FROM THE OWNER AND WITHOUT EXPENSE TO THE OWNER, CORRECT FAULTY MATERIALS OR WORKMANSHIP.

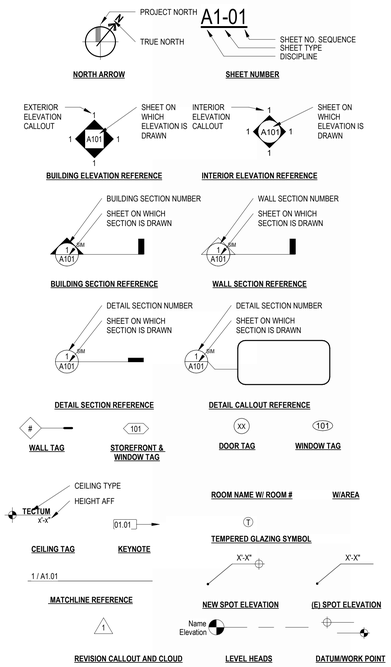
H. VERIFICATION OF UNDERGROUND UTILITY IMPROVEMENTS

1. WHEN APPLICABLE THE GENERAL CONTRACTOR SHALL PROVIDE THE OWNER WITH AN AS-BUILT DRAWING LOCATING AND DESCRIBING ALL UNDERGROUND UTILITIES LOCATED ON THE SITE, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: GAS LINES, WATER LINES, SANITARY SEWERS, TELEPHONE LINES, AND ELECTRIC LINES.

I. TRANSPORTATION OF EXCAVATED MATERIAL

1. WHEN APPLICABLE, THE CONTRACTOR SHALL TRANSPORT ALL EXCAVATED MATERIAL NOT REQUIRED FOR RE-COMPACTION TO AN APPROVED LANDFILL SITE OUTSIDE THE COASTAL ZONE. PROVIDE TRIP TICKETS FOR ALL EXCAVATED MATERIAL REMOVED FROM THE PROJECT.

SYMBOLS LEGEND



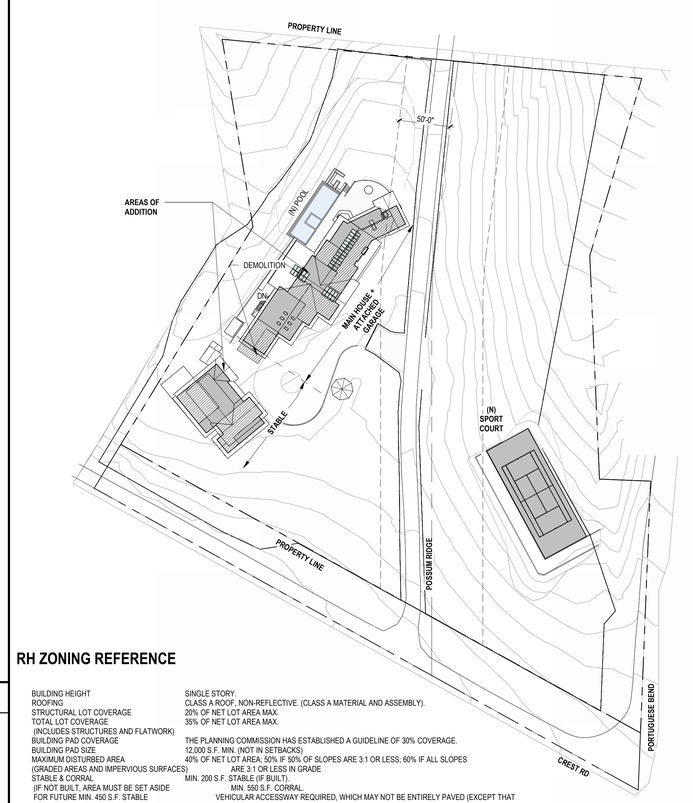
APPLICABLE CODES

PROJECT SHALL COMPLY WITH 2022 CBC AND ALL LOCAL CITY OF ROLLING HILLS AMENDMENTS

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA TITLE 24 ENERGY STANDARDS
2022 TRIENNIAL EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE, TITLE 24

GLAZING NOTE:
PROPERTY IS IN A HIGH FIRE DANGER ZONE. ALL NEW GLAZING SHALL BE TEMPERED.

KEYPLAN



RH ZONING REFERENCE

BUILDING HEIGHT	SINGLE STORY.
ROOFING	CLASS A ROOF, NON-REFLECTIVE. (CLASS A MATERIAL AND ASSEMBLY).
STRUCTURAL LOT COVERAGE	20% OF NET LOT AREA MAX.
TOTAL LOT COVERAGE (INCLUDES STRUCTURES AND FLATWORK)	35% OF NET LOT AREA MAX.
BUILDING PAD COVERAGE	THE PLANNING COMMISSION HAS ESTABLISHED A GUIDELINE OF 30% COVERAGE.
BUILDING PAD SIZE	12,000 S.F. MIN. (NOT IN SETBACKS)
MAXIMUM DISTURBED AREA (GRADED AREAS AND IMPERVIOUS SURFACES)	40% OF NET LOT AREA; 50% IF 50% OF SLOPES ARE 3:1 OR LESS; 60% IF ALL SLOPES ARE 3:1 OR LESS IN GRADE
STABLE & CORRAL	MIN. 200 S.F. STABLE (IF BUILT).
(IF NOT BUILT, AREA MUST BE SET ASIDE FOR FUTURE MIN. 450 S.F. STABLE & 550 S.F. FOR CORRAL)	MIN. 550 S.F. CORRAL.
VIEWS	VEHICULAR ACCESSWAY REQUIRED, WHICH MAY NOT BE ENTIRELY PAVED (EXCEPT THAT THE FIRE DEPARTMENT MAY REQUIRE A PAVED ACCESS)
GEOLOGY & SOILS	NEIGHBORS ARE ENCOURAGED TO WORK TOGETHER TO PRESERVE VIEWS.
UTILITIES	REQUIRED FOR ALL CONSTRUCTION.
	MUST BE PLACED UNDERGROUND FOR ALL NEW CONSTRUCTION & UPGRADES

AERIAL PHOTOS



TRUE NORTH



PROJECT NORTH

PROJECT TEAM

CLIENT CONTACT (APPLICANT)
JOHN WHITCOMBE
25550 HAWTHORNE BLVD, SUITE 310
TORRANCE, CA 90505
TEL 310.791.3343

ARCHITECT:
MEGAN CAMPBELL, AIA, LEED AP
CAMPBELL ARCHITECTS INC
PO BOX 7554
TORRANCE, CA 90504
TEL 805.858.8508
MEGAN@MCARCHLA.COM

CIVIL ENGINEER:
DAN BOLTON
BOLTON ENGINEERING CORP
26834 NARBONNE AVE #210
LOMITA CA 90717
TEL 310.325.5580
DBOLTON@BOLTONENGINEERING.COM

LANDSCAPE ARCHITECT:
ERIN CARROLL
TEL 805.364.5075
ERINOCARROLL@GMAIL.COM

STRUCTURAL ENGINEER:
TBD

PROJECT DESCRIPTION

ADDITION TO EXISTING SINGLE FAMILY RESIDENCE AND ACCESSORY STRUCTURES. NEW POOL, ENLARGED DECK, ENLARGED DRIVE, SPORT COURT.

SEE CIVIL SHEETS FOR DETAILED ANALYSIS

WHITCOMBE RESIDENCE

2 POSSUM RIDGE ROAD
ROLLING HILLS, CA 90274

COVER SHEET

SCALE: As indicated

DESIGNER:
Campbell ARCHITECTS

REV. #	DATE	DESCRIPTION
	03.19.24	SITE PLAN REVIEW

A0-00

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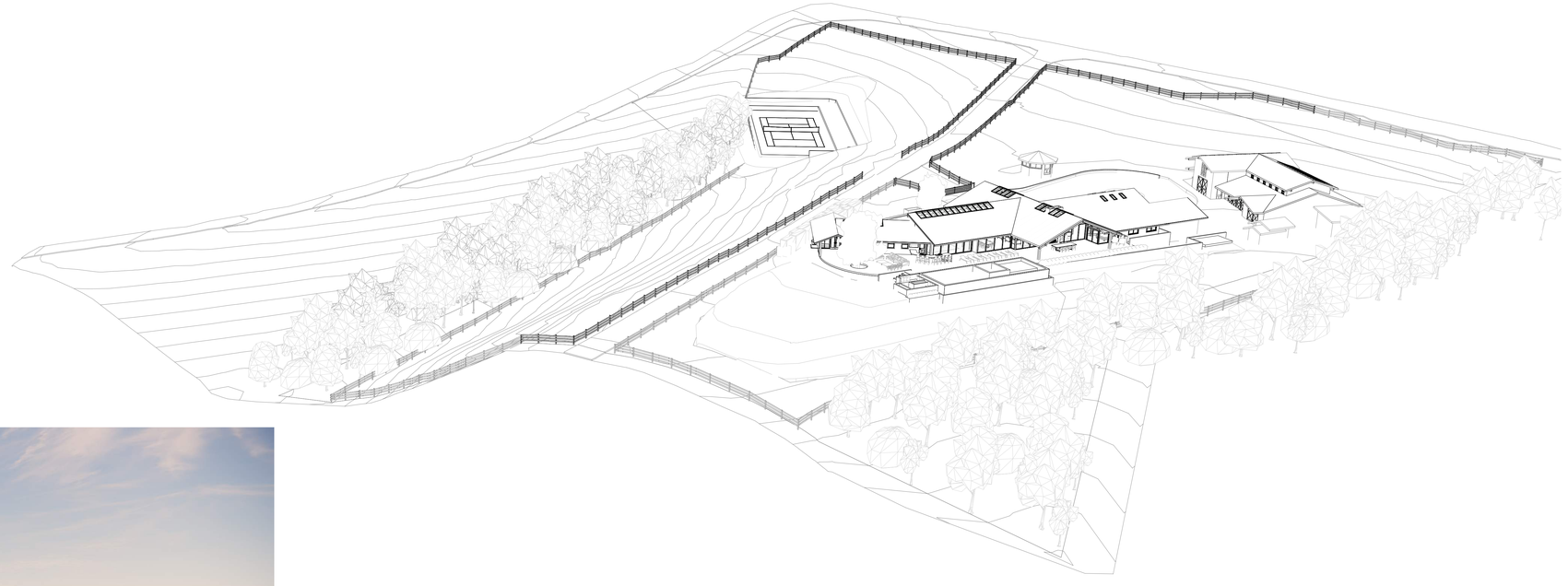


MASSING MODEL REAR 02

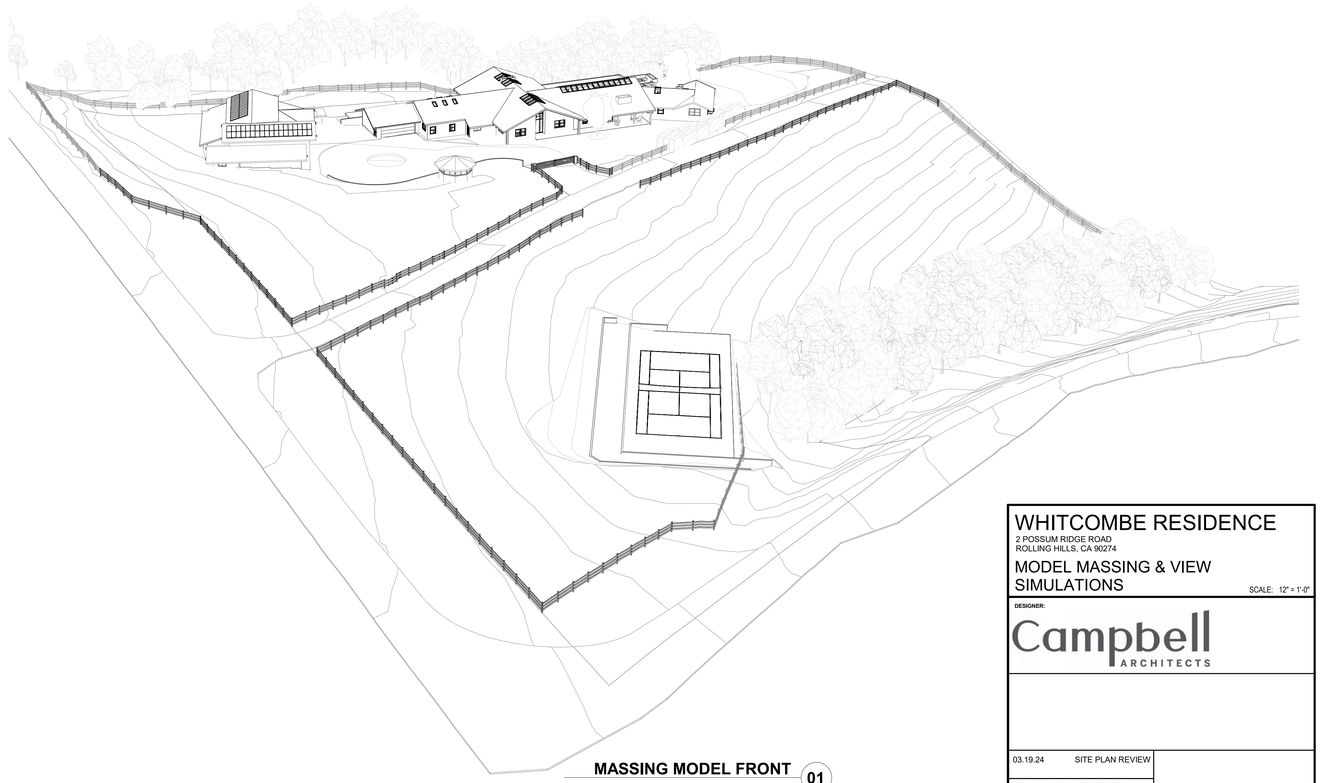


VIEW FROM CREST



VIEW FROM PORTUGUESE BEND & CREST

VIEW SIMULATIONS 03
12" = 1'-0"



MASSING MODEL FRONT 01

WHITCOMBE RESIDENCE

2 POSSUM RIDGE ROAD
ROLLING HILLS, CA 90274

MODEL MASSING & VIEW SIMULATIONS

SCALE: 12" = 1'-0"

DESIGNER:

Campbell ARCHITECTS

03.19.24	SITE PLAN REVIEW

REV. #	DATE	DESCRIPTION

A0-02

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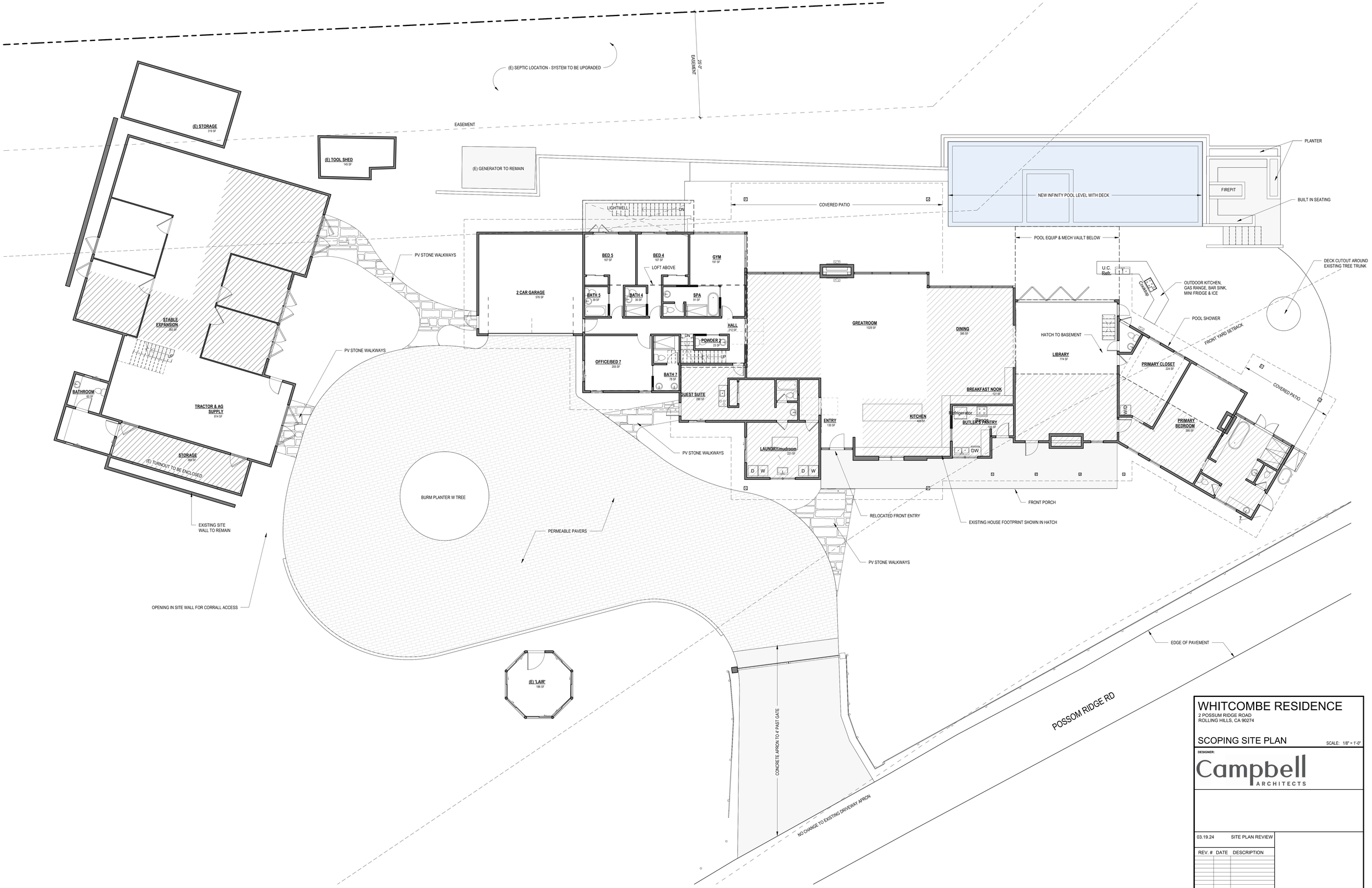

SCOPING SITE PLAN 01
1/8" = 1'-0"

WHITCOMBE RESIDENCE

2 POSSUM RIDGE ROAD
ROLLING HILLS, CA 90274

SCOPING SITE PLAN — SCALE: 1/8" = 1'-0"

DESIGNER:
Campbell ARCHITECTS

03.19.24	SITE PLAN REVIEW

REV. #	DATE	DESCRIPTION

A2-00

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3/6/2024 12:58:34 PM

(E) 3-RAIL FENCE TO BE REMOVED

(E) TOOL SHED - NOT IN SCOPE

(E) TOOL SHED - NOT IN SCOPE

(E) FARM EQUIPMENT BUILDING TO REMAIN - ADDITION TO CONNECT TO (E) STABLE BUILDING

AREAS OF ADDITION - DEMOLISH ALL SITE HARDSCAPE, LANDSCAPE, ETC

(E) STORAGE ROOM TO BE REMOVED

(E) 3-CAR GARAGE TO BE REDUCED TO 2-CAR GARAGE

STAIRS TO BE RELOCATED

STAIRS TO BE REMOVED

UP

REMOVE STALLS

NEW BARN DOOR OPENING

SITE WALLS TO REMAIN

WALL TO BE RELOCATED TO ALLOW FOR 35' MIN SEPARATION TO STABLE BUILDING

(E) GUEST HOUSE

25'-0" EASEMENT

50'-0" REAR SETBACK

REAR SETBACK

(E) 3-RAIL FENCE TO REMAIN, TYP UNO

DEMOLISH EXISTING CONCRETE WALKWAY

AREAS OF ADDITION - DEMOLISH ALL SITE HARDSCAPE, LANDSCAPE, ETC

ROOF PORTIONS TO BE DEMOLISHED A REQUIRED

ALL (E) TREES TO REMAIN UNO

(E) MAIN HOUSE

(E) 3-RAIL FENCE TO BE REMOVED

EXISTING DRIVEWAY TO BE RECONFIGURED - REFER TO CIVIL

EXISTING DRIVEWAY & GARDEN WALL TO BE RECONFIGURED - REFER TO CIVIL

COMPOSITE DECK AND STEPS TO BE REPLACED/RECONFIGURED AS NECESSARY

(E) 'LAIR' NOT IN SCOPE

(E) HOUSE AREA IN FRONT SETBACK

ALL (E) TREES TO REMAIN UNO

40'-0" FRONT SETBACK

EXISTING DRIVEWAY TO BE RECONFIGURED - REFER TO CIVIL

(E) 3-RAIL FENCE TO BE REMOVED/RELOCATED AS NEEDED FOR DRIVEWAY WIDENING

DRIVEWAY APRON TO REMAIN

EXISTING/DEMO FLOORPLAN 01

1/8" = 1'-0"

WHITCOMBE RESIDENCE

2 POSSUM RIDGE ROAD
ROLLING HILLS, CA 90274

EXISTING/DEMO FLOORPLAN

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

DESIGNER:

Campbell ARCHITECTS

03.19.24	SITE PLAN REVIEW

REV. #	DATE	DESCRIPTION

A2-01

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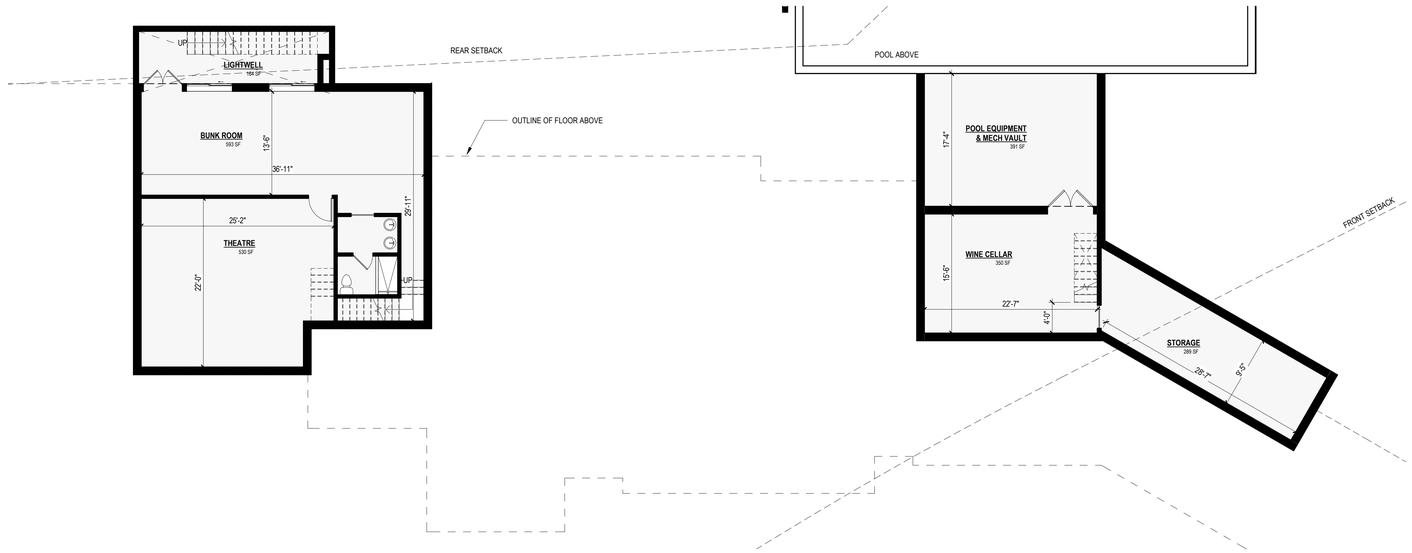
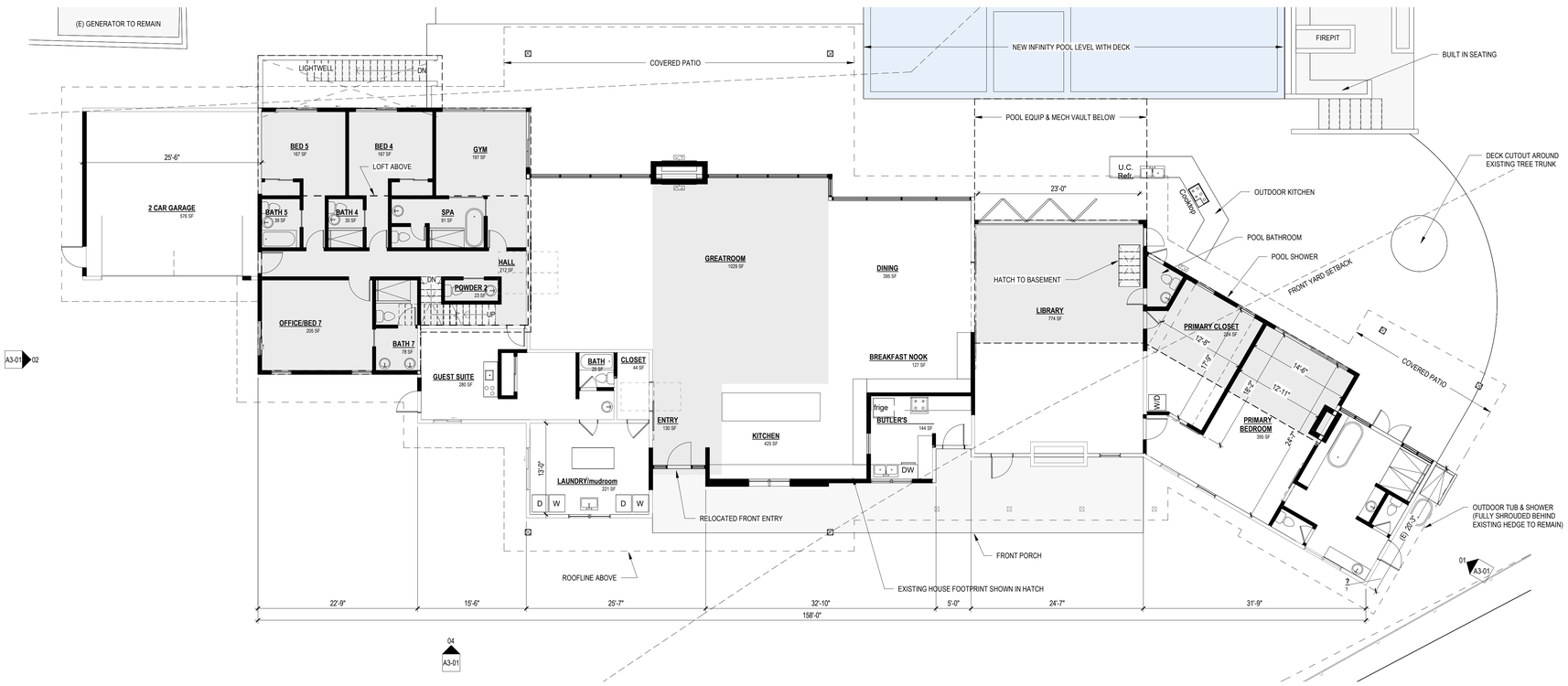


BASEMENT FLOORPLAN 02
1/8" = 1'-0"



PROPOSED FLOORPLAN 01
1/8" = 1'-0"

WHITCOMBE RESIDENCE

2 POSSUM RIDGE ROAD
ROLLING HILLS, CA 90274

PROPOSED FLOORPLAN

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

DESIGNER:
Campbell ARCHITECTS

REV. #	DATE	DESCRIPTION
	03.19.24	SITE PLAN REVIEW

A2-02

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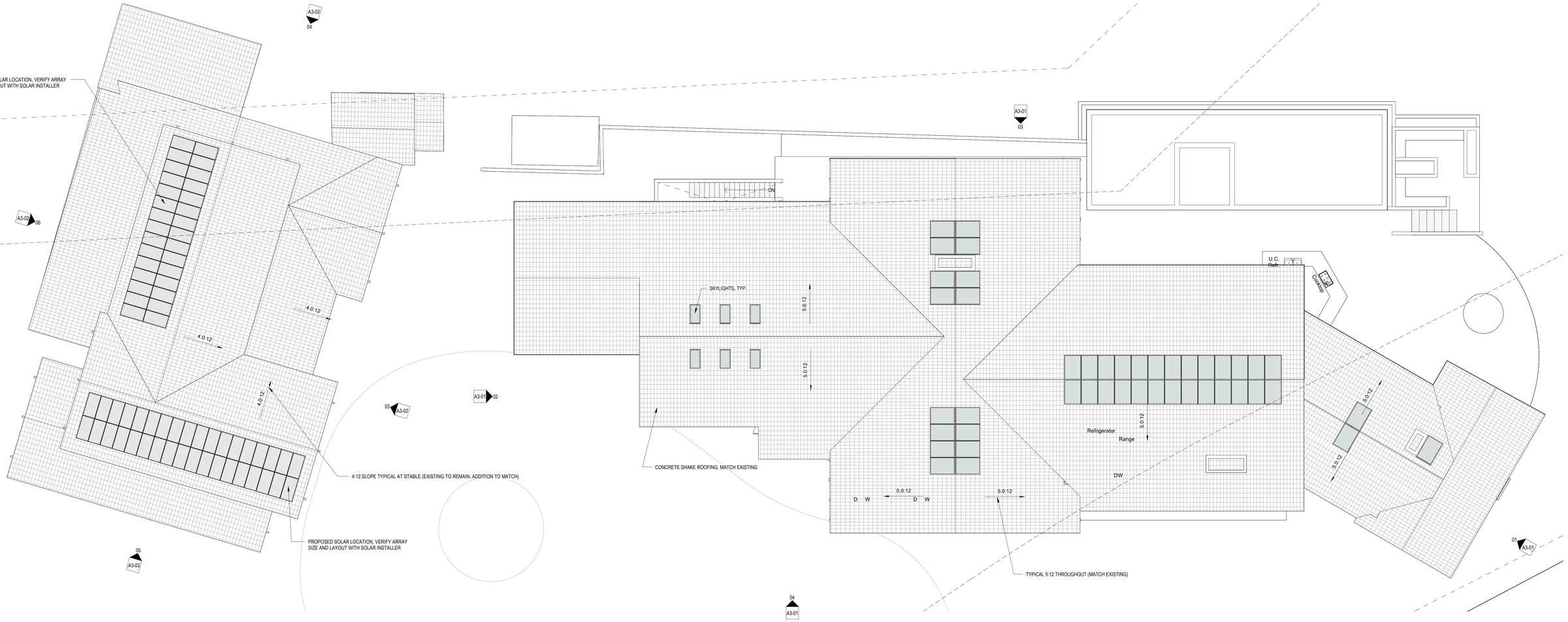

PROPOSED ROOFPLAN 01

1/8" = 1'-0"

WHITCOMBE RESIDENCE

2 POSSUM RIDGE ROAD
ROLLING HILLS, CA 90274

PROPOSED ROOF PLAN SCALE: 1/8" = 1'-0"

DESIGNER:

Campbell ARCHITECTS

03.19.24 SITE PLAN REVIEW

REV. #	DATE	DESCRIPTION

A2-03

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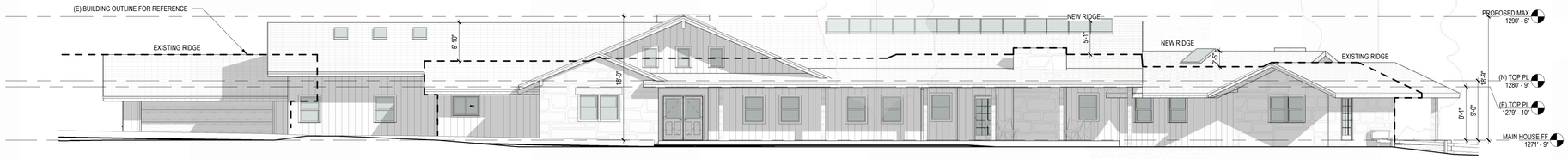
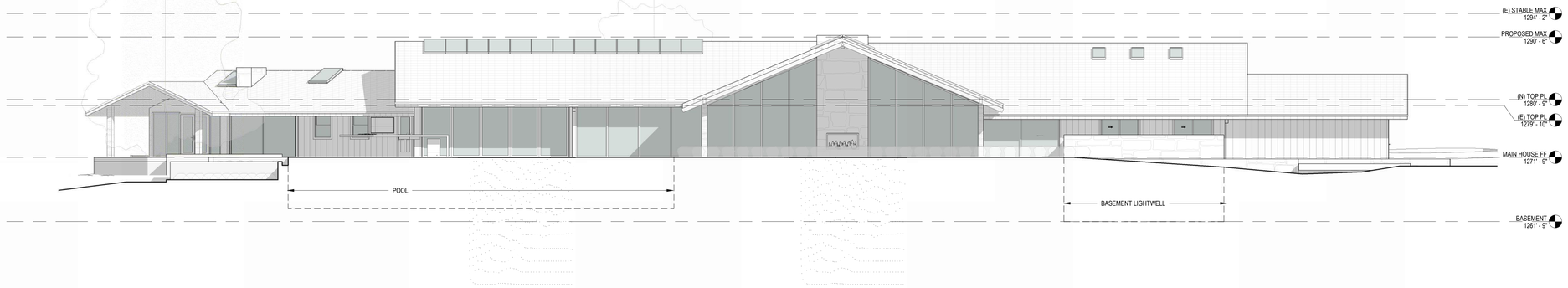


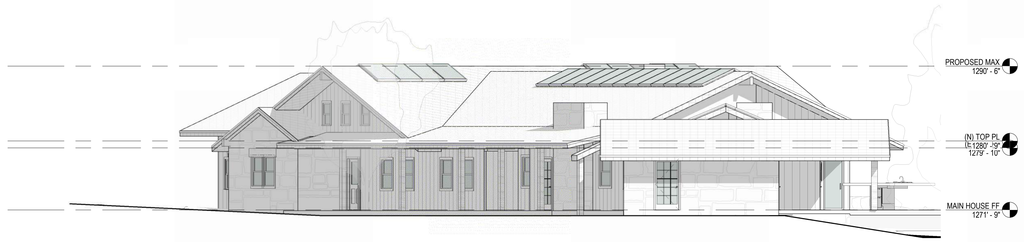
EAST (FRONT) ELEVATION 04
1/8" = 1'-0"



WEST (REAR) ELEVATION 03
1/8" = 1'-0"



SOUTH (SIDE) ELEVATION 02
1/8" = 1'-0"



NORTH (SIDE) ELEVATION 01
1/8" = 1'-0"

WHITCOMBE RESIDENCE

2 POSSUM RIDGE ROAD
ROLLING HILLS, CA 90274

EXTERIOR ELEVATIONS SCALE: 1/8" = 1'-0"

DESIGNER:
Campbell ARCHITECTS

03.19.24 SITE PLAN REVIEW

REV. #	DATE	DESCRIPTION

A3-01

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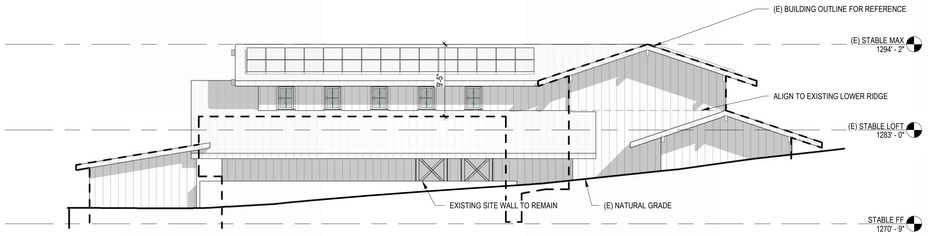
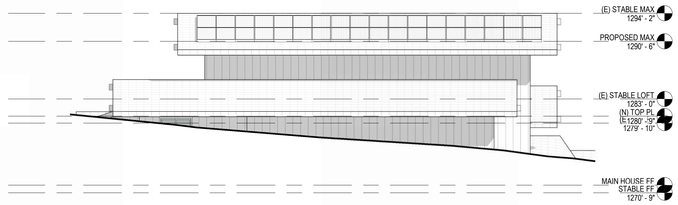


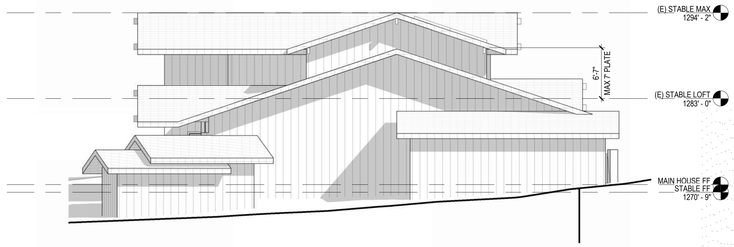
STABLE REAR (CREST) ELEVATION 06

1/8" = 1'-0"



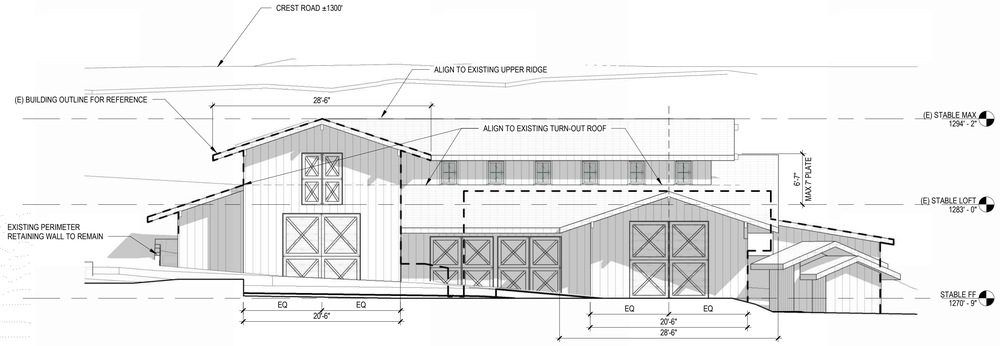
STABLE SIDE (POSSOM RIDGE) ELEVATION 05

1/8" = 1'-0"



STABLE SIDE ELEVATION 04

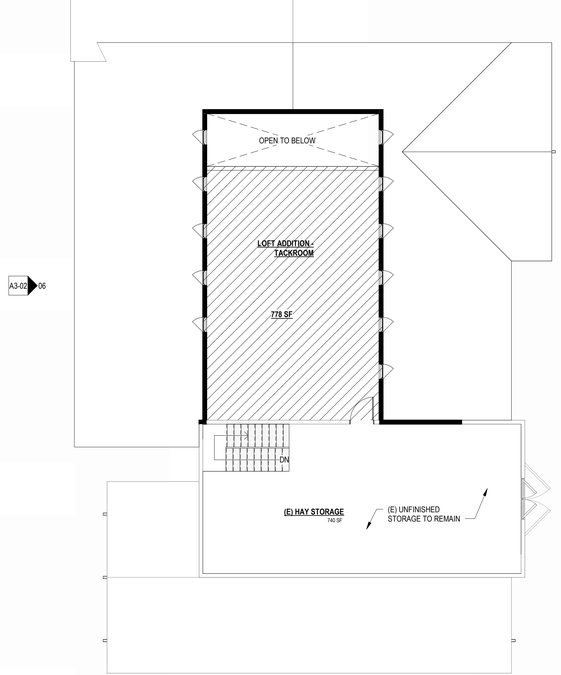
1/8" = 1'-0"



STABLE FRONT ELEVATION 03

1/8" = 1'-0"

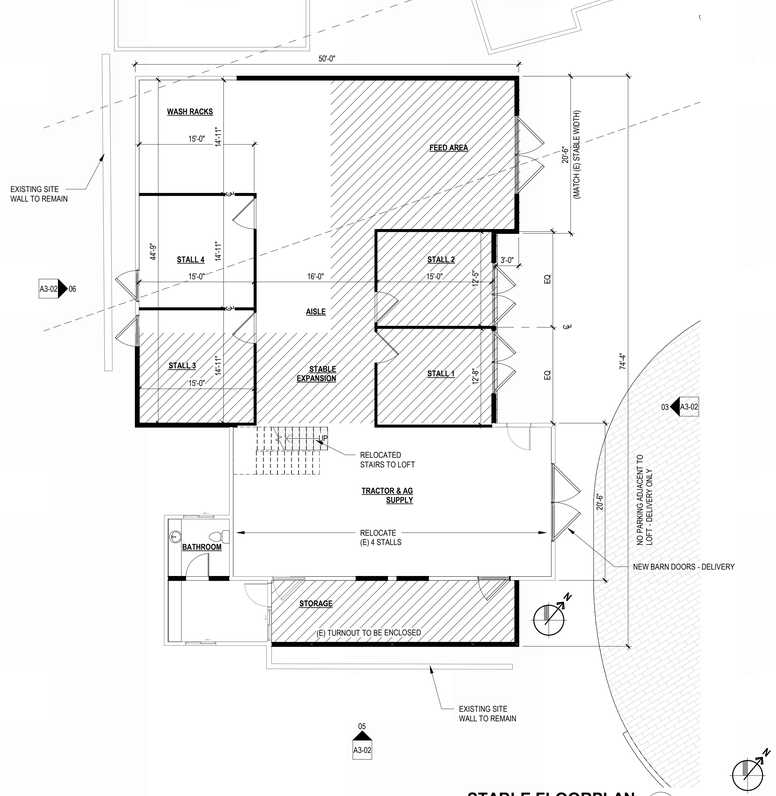
A3-02
04



STABLE LOFT 02

1/8" = 1'-0"

A3-02
04



STABLE FLOORPLAN 01

1/8" = 1'-0"

LEGEND

AREA OF ADDITION

EXISTING WALL TO REMAIN

PROPOSED WALL

STABLE REQUIREMETNS

17.18.060 - Requirements for stables requiring conditional use permit.
All stables over two hundred square feet shall meet the following requirements:

A.General requirements and uses:

1.The building occupied by a stable shall be designed for rural and agricultural purpose only.
2.Stable structure shall not be permitted in the front yard, and shall be located no less than twenty-five feet from side property line in the RAS-1 zone, no less than thirty-five feet from side property line in the RAS-2 zone and no less than twenty-five feet from side roadway easement line and from the rear property line.
3.Minimum of sixty percent of the entire structure shall be maintained for agricultural space as defined in Chapter 17.12 of this title, except as specified in Section 17.18.060(A)(5).
4.Maximum of forty percent, but not to exceed eight hundred square feet, of the entire structure may be maintained as tack room space as defined in Chapter 17.12 of this title, except as specified in Section 17.18.060(A)(5). Tack room may be detached from the main stable structure.
5.Notwithstanding any other provision of this chapter, an existing stable, legally constructed prior to the effective date of the ordinance from which this chapter derives (August 12, 2010), which has a loft area that is maintained as a tack room and the loft area comprises more than forty percent of the size of the first floor may continue to be maintained provided that the area of the loft used as a tack room does not exceed eight hundred square feet, that no other tack room exists on the property and the remaining of the structure and its uses are in compliance with the remaining sections of this chapter.
6.When calculating the size of the stable, the entire footprint including the loft area shall be included, as measured from the exterior of the walls.
7.If there is more than one stable building on a lot, the tack room space shall be calculated as a percentage of the entire square footage of the structures and such tack room space may only be located in one of the structures; notwithstanding the above, it may not exceed eight hundred square feet.
8.Covered porch shall not be included in the size of the stable for the purpose of calculating the agricultural and tack room space of the stable.
9.Stables shall not be used as sleeping quarters for humans.
10.Stables shall be used for the exclusive purpose of keeping permitted domestic animals and related storage and uses, unless otherwise permitted by this chapter. Commercial uses shall not be permitted.

B.Exterior appearance of stables and areas immediately adjacent thereto:

1.Whether or not the stable is used for keeping permitted domestic animals, the exterior of the stable structure shall continue to appear as a stable.
2.Areas adjacent to the agricultural space entrance/exit of a stable may have a porous, roughened surface but may not be paved. It shall remain such or may be covered with grass or other low growing ground cover during the time when the agricultural space is not used for keeping of horses or other animals.
3.A porous surface (not paved) may be provided by the access to the tack room space of the stable.
4.The surface area of a corral, pen, paddock, turnout or riding ring shall be covered with dirt or sand surface. It shall remain such or be planted with grass or other low growing ground cover during the time when the stable structure is not used for keeping of horses or other animals.

C.Tack Room Space.

1.Tack room shall only be used for activities that impact the senses in a manner similar or less than that of traditional stable activities. Furthermore, all activities that are loud, raucous, annoying, or that produce unusual noises, lighting or other impacts that offend the peace and quiet of persons of ordinary sensibilities and interferes with the comfortable enjoyment of life or property of any neighboring property are prohibited. Such permitted activities shall be deemed to be "passive activities" for the purpose of this chapter.
2.Tack room shall not be used as sleeping quarters for humans.
3.Tack room shall not exceed forty percent of the size of the stable, including the size of the loft, if any, except as specified in Section 17.18.060(A)(5) and may not exceed eight hundred square feet.
4.Tack room may contain furniture, excluding beds.
5.Tack room may have finished floors, walls and ceiling.
6.Tack room may have glazed (glass) window openings.
7.Tack room may have standard size doors.
8.Tack room may have amenities such as air conditioning, heating, electrical and phone outlets.
9.Tack room may have a kitchenette and sanitary facility, including shower, sink and toilet.
10.Building and Safety Department review and building permits shall be required for all modifications.
11.All modifications and retrofitting of the tack room space shall be made in such a manner so that it could be convertible to a tack room, at such time as the structure is to be used for keeping of animals.
12.Tack room may be detached from the main stable structure, however it shall meet all the requirements for a tack room as specified in this section.

D.Agricultural Space Within the Stable.

1.Agricultural space shall be no less than sixty percent of the size of the stable including the size of the loft, if any, except as specified in Section 17.18.060(A)(5). Agricultural space may contain, but not be limited to stalls, wash racks, feed room, hay storage room, grooming area, tools and utilities storage area and other equestrian and agricultural spaces. The agricultural space may be used for storage of vehicles and general household items, but shall have a stable like appearance.
2.Entry doorways to the stalls shall be a minimum of four feet wide and seven and one-half feet high.
3.The exterior doors shall provide the appearance of a stable door.
4.Roll up or overhead doors are prohibited.
5.Ventilation and drainage facilities shall be subject to building code requirements.
6.Safety electrical outlets with covers may be installed, however they shall be located out of horses' reach when the space is used for keeping of horses.
7.Glazed (glass) window openings may be permitted during a time when the stable is not used for keeping of animals, but shall be removable for easy conversion to animal keeping uses.

E.Loft Space within a Stable.

1.Loft may be permitted above a stable structure.
2.Loft may be used and counted as part of the agricultural space or as a tack room space, provided it meets the agricultural or tack room space requirements of Section 17.18.060(C) and (D)).
3.Loft may not be used as a tack room, if another tack room exists within the stable structure or elsewhere on the property.
4.Glazed (glass) window openings shall not be allowed in a loft if a loft is used for storage of hay, feed or other agricultural use. Notwithstanding the above, if the loft is used as other storage or working area or as a tack room, then removable glazed openings may be allowed.
5.The plate height for the wall of the loft shall be no greater than seven feet.
6.If a loft is constructed in such a way that access is provided from the exterior, the area immediately adjacent to the exterior of the loft shall not be paved, but may have a porous surface.
7.The area immediately adjacent to the exterior of the loft shall not be used for parking of vehicles, except for vehicles delivering agricultural goods and equipment.

WHITCOMBE RESIDENCE

2 POSSUM RIDGE ROAD
ROLLING HILLS, CA 90274

STABLE PLANS & ELEVATIONS

SCALE: As indicated

DESIGNER:

Campbell ARCHITECTS

REV. #	DATE	DESCRIPTION
	03.19.24	SITE PLAN REVIEW

A3-02

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NOTE

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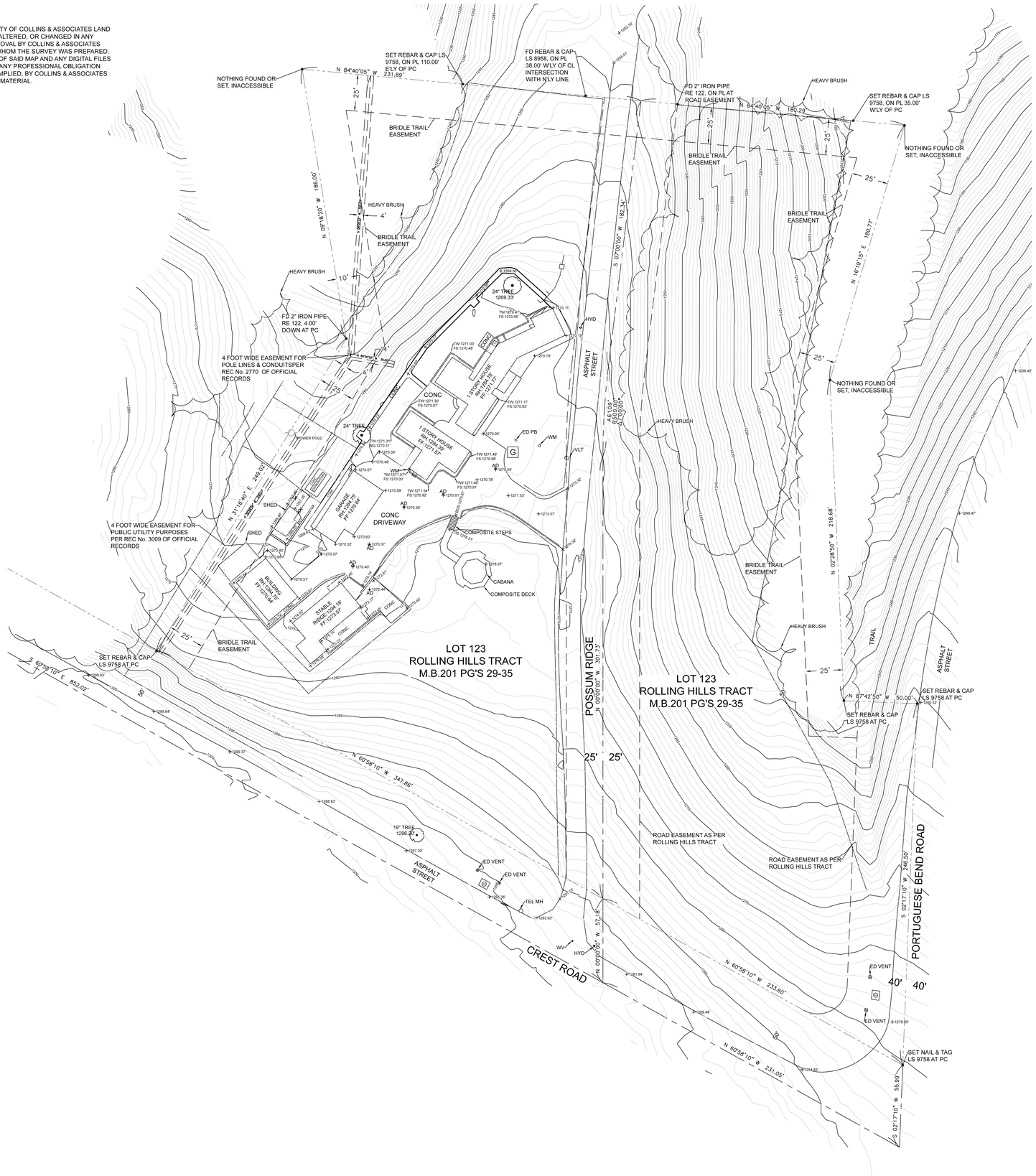

LEGEND

CBW	CONCRETE BLOCK WALL
CONC	CONCRETE
ED	EDISON
EG	EDGE OF GUTTER
EM	ELECTRIC METER
FF	FINISHED FLOOR
FL	FLOWLINE
FS	FINISHED SURFACE
LTT	LEAD, TACK, & TAG
NG	NATURAL GROUND
TOS	TOP OF STEP
BOS	BOTTOM OF STEP
TW	TOP OF WALL
TC	TOP OF CURB
TX	TOP OF "X"
BX	BOTTOM OF "X"
WM	WATER METER

LINETYPE/OBJECT LEGEND

- FREE STANDING WALL
- RETAINING WALL
- WOOD FENCE
- CHAINLINK FENCE
- ⊠ PILLAR
- PROPERTY LINE
- CENTERLINE
- +0.00' SPOT ELEVATION

BASIS OF BEARINGS

N60°58'10"W BEING THE CENTERLINE OF CREST RD AS SHOWN ON ROLLING HILLS TRACT M.B. 201 PAGE'S 29–35

BENCHMARK

BENCHMARK No. GY5968
NAVD88 QUAD YEAR 2013 ELEV: 437.372'
DESCRIPTION: RDBM TAG IN W CB 1.8 FT N/O BCR @ NW COR PALOS VERDES DR N & DOBBIN LN (NR F.H.).

PROPERTY DECRIPTION

ADDRESS: 2 POSSUM RIDGE RD
ROLLING HILLS CA 90274–5015

ASSESSOR'S PARCEL NO: 7569–009–008

LEGAL DESCRIPTION: LOT 123,
ROLLING HILLS TRACT
M.B. 201 PAGE'S 29–35

C&A
LAND SURVEYING

REVISIONS

BY	DATE OF REV	DESCRIPTION
DC	10/26/23	ADDED EASMENTS
DC	10/27/23	CORRECTED BRIDLE EASEMENTS

CLIENT: GLS Building LLC

DRAWN: DPC | PROJECT No. 23184

DATE OF SURVEY: 9/8/23 | SCALE: 1" = 30'

TOPOGRAPHIC SURVEY

SITE ADDRESS: 2 POSSUM RIDGE, ROLLING HILLS CA

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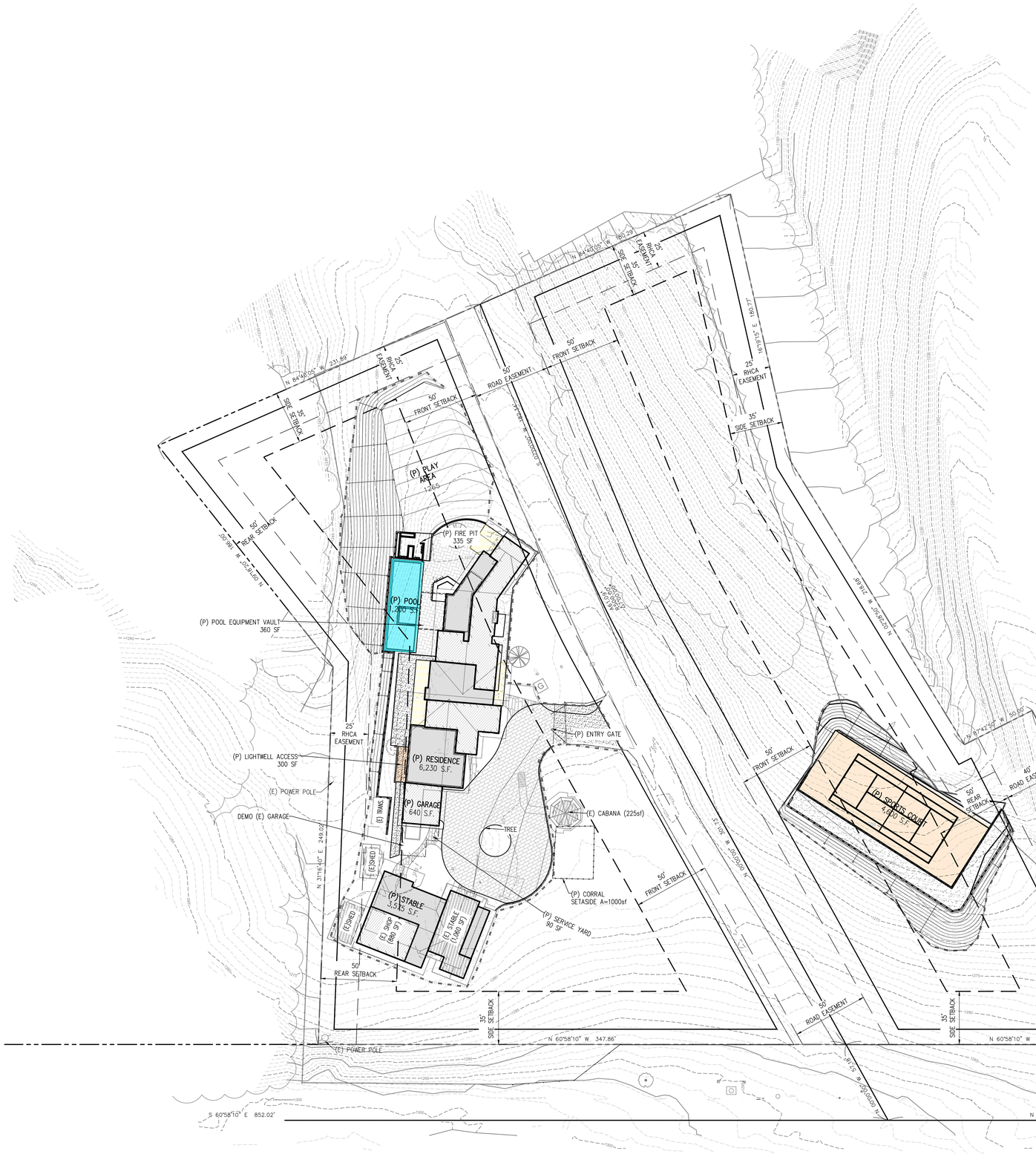
PROFESSIONAL LAND SURVEYOR DANIEL P. COLLINS 9758 STATE OF CALIFORNIA

DATE: 10/27/23

PREPARED BY:
COLLINS & ASSOCIATES
LAND SURVEYING
3845 W 226TH ST. #3
TORRANCE CA, 90505
PHONE: 424-537-7755

WHITCOMBE RESIDENCE

2 POSSUM RIDGE ROAD
ROLLING HILLS, CA 90274

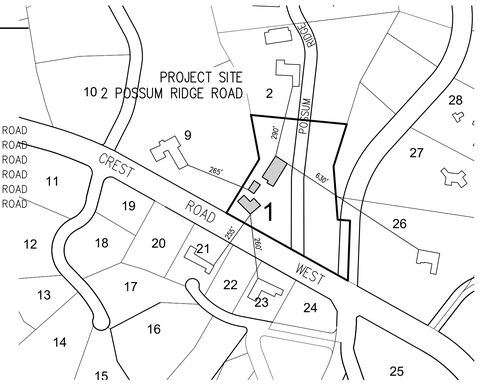


OVERALL SITE PLAN
SCALE: 1" = 30'

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

VICINITY MAP ADDRESSES

1	#2 POSSUM RIDGE ROAD
2	#4 POSSUM RIDGE ROAD
3	#6 POSSUM RIDGE ROAD
4	#8 POSSUM RIDGE ROAD
5	#10 POSSUM RIDGE ROAD
6	#5 QUAIL RIDGE ROAD NORTH
7	#3 QUAIL RIDGE ROAD NORTH
8	#1 QUAIL RIDGE ROAD NORTH
9	#1 CREST ROAD WEST
10	#3 CREST ROAD WEST
11	#12 CREST ROAD WEST
12	#3 QUAIL RIDGE ROAD SOUTH
13	#5 QUAIL RIDGE ROAD SOUTH
14	#9 QUAIL RIDGE ROAD SOUTH
15	#11 QUAIL RIDGE ROAD SOUTH
16	#2 SPUR LANE
17	#8 QUAIL RIDGE ROAD SOUTH
18	#2 QUAIL RIDGE ROAD SOUTH
19	#1 QUAIL RIDGE ROAD SOUTH
20	#10 CREST ROAD WEST
21	#1 SPUR LANE
22	NON-RESIDENTIAL
23	#3 SPUR LANE
24	#2 CREST ROAD WEST
25	#1 CREST ROAD EAST
26	#2 CREST ROAD EAST
27	#44 PORTUGUESE BEND ROAD
28	#42 PORTUGUESE BEND ROAD
29	#40 PORTUGUESE BEND ROAD
30	#38 PORTUGUESE BEND ROAD
31	#36 PORTUGUESE BEND ROAD
32	#34 PORTUGUESE BEND ROAD
33	#7 WAGON LANE
34	#5 WAGON LANE



VICINITY MAP
SCALE: 1" = 500'

LEGEND

- PROPERTY LINE
- EASEMENT
- SETBACK
- (E) STRUCTURE
- (P) RESIDENTIAL ADDITION
- (E) MAJOR CONTOUR
- (E) MINOR CONTOUR
- (P) CONTOURS
- (P) RETAINING WALL
- (P) POOL
- (P) SPORTS COURT
- (P) COVERED PORCH
- (P) CONCRETE
- (P) CORRAL

ACRONYMS

CBW	CONCRETE BLOCK WALL
CONC	CONCRETE
ED	SOCAL EDISON
EG	EDGE OF GUTTER
EM	ELECTRIC METER
FF	FINISHED FLOOR
FL	FLOWLINE
FS	FINISHED SURFACE
LTT	LEAD, TACK & TAG
NG	NATURAL GROUND
TOS	TOP OF STEP
BOS	BOTTOM OF STEP
TW	TOP OF WALL
TC	TOP OF CURB
VLT	VAULT
WM	WATER METER

PROJECT INFORMATION

Owner

Owner: Doug Whitcombe
2 Possum Ridge
Rolling Hills CA 90274

Legal Description

Address: 2 Possum Ridge
Rolling Hills, CA 90274

APN: 7569-008-004

Tract: Rolling Hills Tract

Lot: 123

Zoning Summary

Zone: RAS-2

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

Required Reviews:
Site Plan Review: New Structures, Grading, Walls
Variance: Addition in setback
Conditional Use Permit: Stable

Project Summary

Work Description: Addition to residence, addition to existing stable, new pool, new sports court, associated grading, retaining walls and site improvements
Expansion of existing driveway to meet current standards.

Low Impact Development

Designated Project: No

Selected BMPs:

Consultants

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

Architect Campbell Architects, Inc.
PO Box 7554
Torrance CA 90504

Soils & Geology pending

INDEX OF SHEETS

C0.0	OVERALL SITE PLAN
C0.1	EXISTING SITE CONDITIONS
C1.0	PRELIMINARY GRADING PLAN
C1.1	COLOR CUT/FILL MAP
C2.0	SECTIONS
C2.1	SECTIONS

Revisions	By

BOLTON ENGINEERING CORP.

BEC

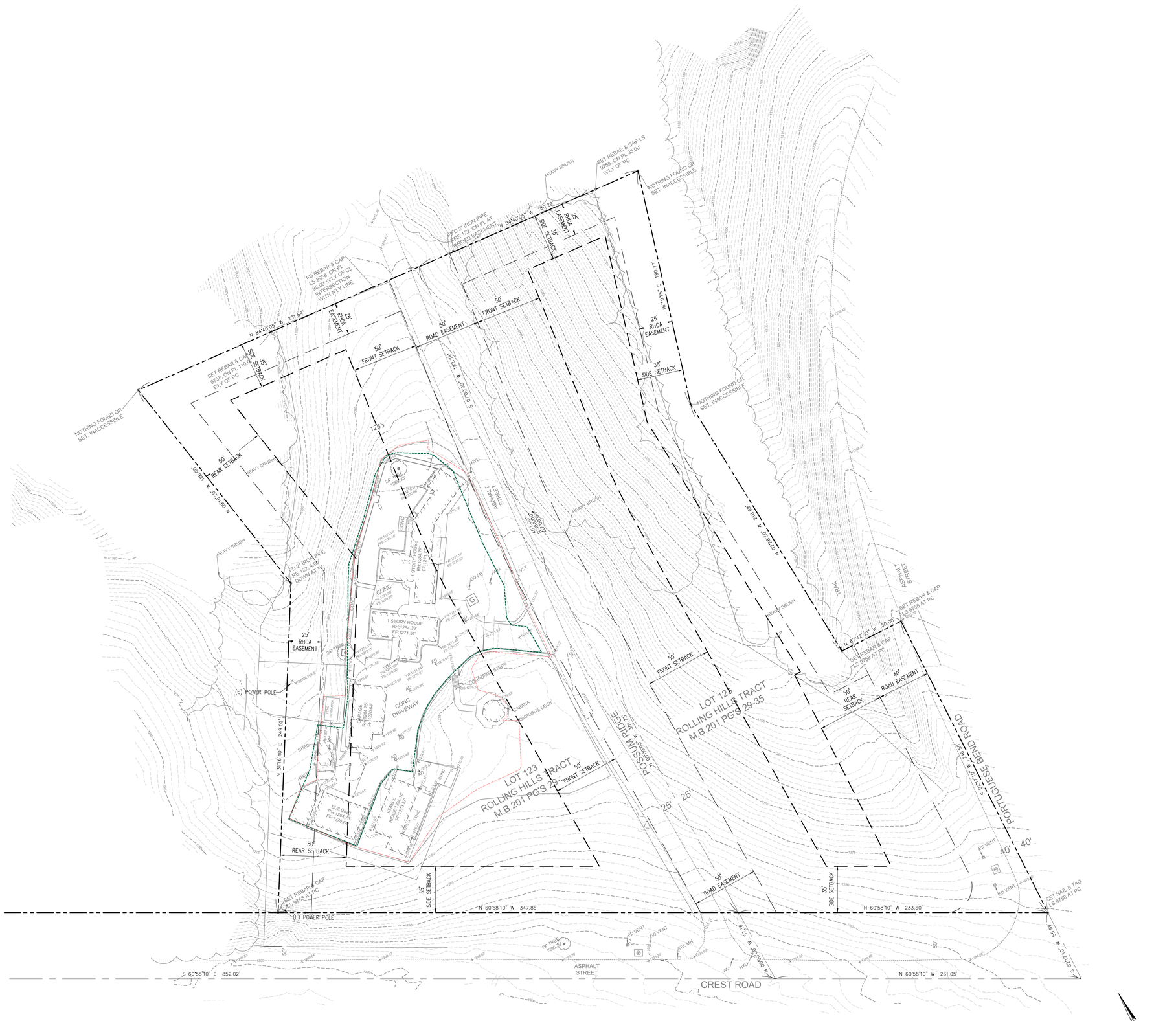
CLIENT: DOUG WHITCOMBE
2 POSSUM RIDGE ROAD
ROLLING HILLS, CALIF.

FOR PLANNING PURPOSES ONLY

TITLE: OVERALL SITE PLAN
NEW ADDITIONS & TENNIS COURT
2 POSSUM RIDGE ROAD
ROLLING HILLS, CA 90274

Date: March 5, 2024
Scale: AS SHOWN
Drawn: JPD
Checked: DJB
Job No. 23318
Sheet C0.0
Of 6 Sheets

J:\23318_Whitcombe-2 Possum Ridge\dwg\23318_CIVIL A4.dwg 3/5/2024 3:28:43 PM



EXISTING SITE CONDITIONS
SCALE: 1" = 30'

LEGEND

- PROPERTY LINE
- EASEMENT
- SETBACK
- (E) STRUCTURE
- 1235 (E) MAJOR CONTOUR
- (E) MINOR CONTOUR
- + 1271.53' (E) SPOT ELEVATION
- (E) RETAINING WALL
- (E) FREE-STANDING WALL
- (E) WOOD FENCE
- (E) CHAINLINK FENCE
- DISTURBED AREA.
- PAD AREA

ACRONYMS

CBW	CONCRETE BLOCK WALL
CONC	CONCRETE
ED	SOCAL EDISON
EG	EDGE OF GUTTER
EM	ELECTRIC METER
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BOS	BOTTOM OF STEP
TW	TOP OF WALL
TC	TOP OF CURB
VLT	VAULT
WM	WATER METER

Revisions	By

BOLTON ENGINEERING CORP.

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CLIENT: DOUG WHITCOMBE
2 POSSUM RIDGE ROAD
ROLLING HILLS, CALIF.

TITLE: EXISTING SITE CONDITIONS
NEW ADDITIONS & TENNIS COURT
2 POSSUM RIDGE ROAD
ROLLING HILLS, CA 90274

FOR PLANNING PURPOSES ONLY

Date: March 5, 2024
Scale: AS SHOWN
Drawn: JPD
Checked: DJB
Job No. 23318
Sheet C0.1
Of 6 Sheets

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Revisions	By

BOLTON ENGINEERING CORP.

BEC

CLIENT: DOUG WHITCOMBE
2 POSSUM RIDGE ROAD
ROLLING HILLS, CALIF.

TITLE: PRELIMINARY GRADING PLAN
NEW ADDITIONS & TENNIS COURT
2 POSSUM RIDGE ROAD
ROLLING HILLS, CA 90274

Date: March 5, 2024
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Of 6 Sheets

FOR PLANNING PURPOSES ONLY



PRELIMINARY GRADING PLAN
SCALE: 1" = 20'

TENNIS COURT STUDY
SCALE: 1" = 20'

LEGEND

- PROPERTY LINE
- EASEMENT
- SETBACK
- LIMIT OF GRADING
- (E) RESIDENCE
- (P) RESIDENTIAL ADDITION
- (E) DETACHED STRUCTURE
- (E) MAJOR CONTOUR
- (E) MINOR CONTOUR
- 1252.0BW 1254.0TW (P) GRADES
- 1265 (P) CONTOURS
- (P) RETAINING WALL
- (P) POOL
- (P) SPORTS COURT
- (P) CONCRETE
- (P) DRAINAGE
- EXISTING PROPOSED DISTURBED AREA.
- EXISTING PROPOSED PAD AREA

ACRONYMS

CBW	CONCRETE BLOCK WALL
CONC	CONCRETE
ED	SOCAL EDISON
EG	EDGE OF GUTTER
EM	ELECTRIC METER
FF	FINISHED FLOOR
FL	FLOWLINE
FS	FINISHED SURFACE
LTT	LEAD, TACK & TAG
NG	NATURAL GROUND
TOS	TOP OF STEP
BOS	BOTTOM OF STEP
TW	TOP OF WALL
TC	TOP OF CURB
VLT	VAULT
WM	WATER METER

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

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Revisions	By

BOLTON ENGINEERING CORP.

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CLIENT: DOUG WHITCOMBE

2 POSSUM RIDGE ROAD
ROLLING HILLS, CALIF.

FOR PLANNING PURPOSES ONLY

TITLE: CUT – FILL AND COLOR MAP

NEW ADDITIONS & TENNIS COURT

2 POSSUM RIDGE ROAD
ROLLING HILLS, CA 90274

Date: March 5, 2024
Scale: AS SHOWN
Drawn: JPD
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Job No. 23318
Sheet C1.1
Of 6 Sheets

LEGEND

- PROPERTY LINE
- EASEMENT
- SETBACK
- LIMIT OF GRADING
- (E) RESIDENCE
- (P) RESIDENTIAL ADDITION
- (E) DETACHED STRUCTURE
- 1235 (E) MAJOR CONTOUR
- (E) MINOR CONTOUR
- 1252.0BW 1254.0TW (P) GRADES
- 1265 (P) CONTOURS
- (P) RETAINING WALL
- (P) POOL
- (P) CONCRETE
- (P) DRAINAGE
- (P) CUT AREA 14,865 S.F.
- (P) FILL AREA 14,175 S.F.
- (P) BUILDING PAD LIMIT
- (P) NET LOT AREA

ACRONYMS

CBW	CONCRETE BLOCK WALL
CONC	CONCRETE
ED	SOCAL EDISON
EG	EDGE OF GUTTER
EM	ELECTRIC METER
FF	FINISHED FLOOR
FL	FLOWLINE
FS	FINISHED SURFACE
LTT	LEAD, TACK & TAG
NG	NATURAL GROUND
TOS	TOP OF STEP
BOS	BOTTOM OF STEP
TW	TOP OF WALL
TC	TOP OF CURB
VLT	VAULT
WM	WATER METER

CUT - FILL AND COLOR MAP
SCALE: 1" = 20'

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

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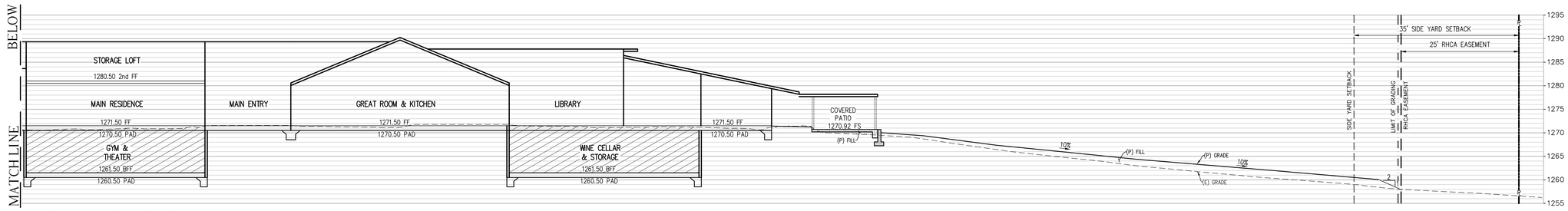
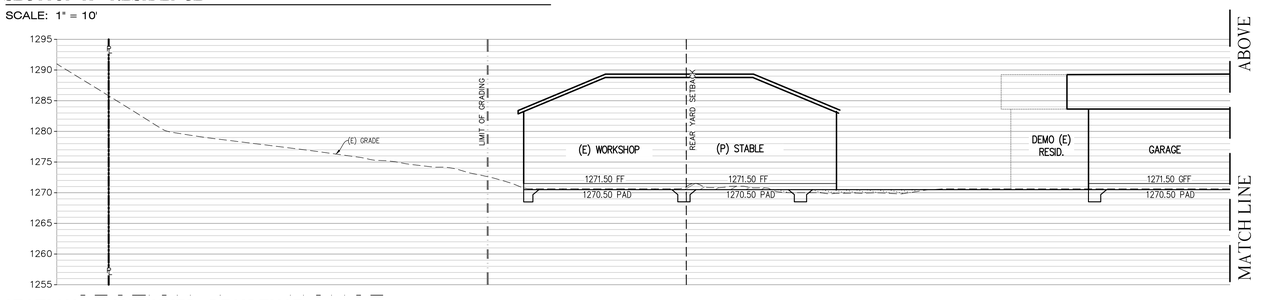


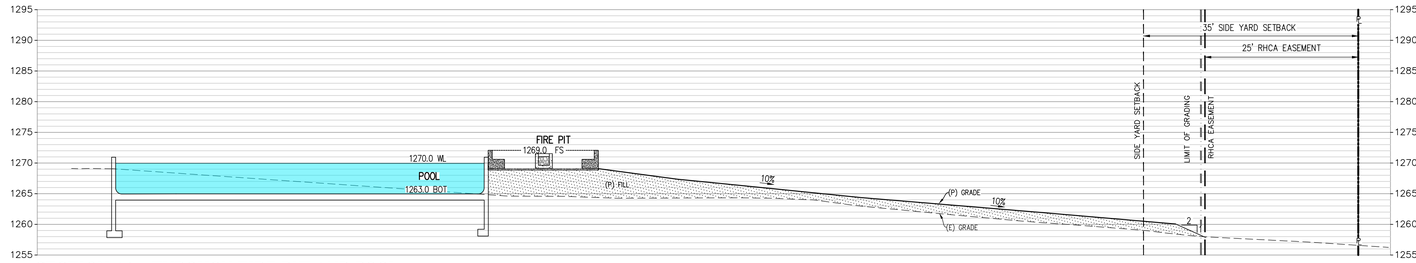
SECTION A - RESIDENCE

SCALE: 1" = 10'



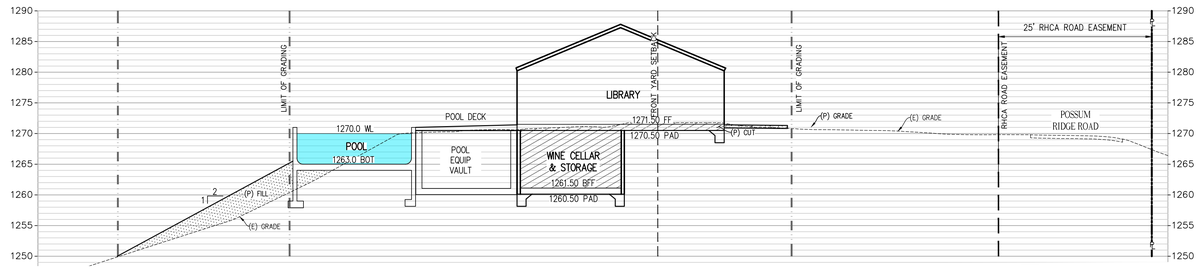
SECTION A CONTINUED- RESIDENCE

SCALE: 1" = 10'



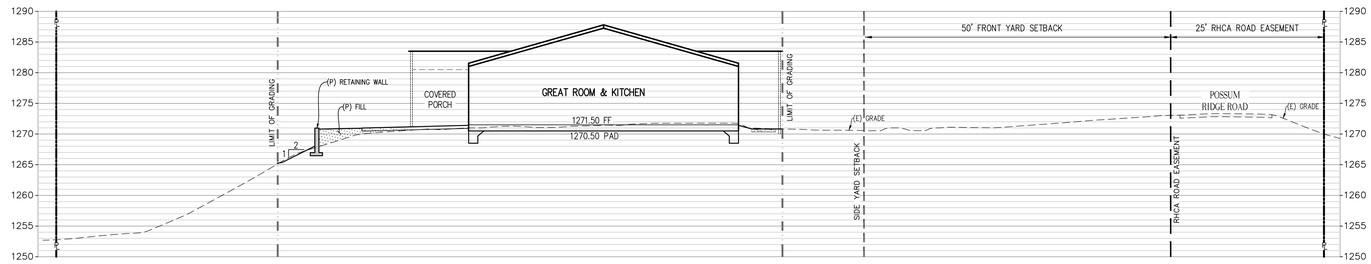
SECTION A1 - THROUGH FIRE PIT AND POOL

SCALE: 1" = 10'



SECTION B - RESIDENCE: POOL AND BASEMENT AREAS

SCALE: 1" = 10'



SECTION C - RESIDENCE

SCALE: 1" = 10'

ACRONYMS

CBW	CONCRETE BLOCK WALL
CONC	CONCRETE
ED	SOCAL EDISON
EG	EDGE OF GUTTER
EM	ELECTRIC METER
FF	FINISHED FLOOR
FL	FLOWLINE
FS	FINISHED SURFACE
LTT	LEAD, TACK & TAG
NG	NATURAL GROUND
TOS	TOP OF STEP
BOS	BOTTOM OF STEP
TW	TOP OF WALL
TC	TOP OF CURB
VLT	VAULT
WM	WATER METER

SECTIONS LEGEND

- PROPERTY LINE
- EASEMENT
- SETBACK
- (P) LIMIT OF GRADING
- (P) RESIDENTIAL ADDITION
- (P) RETAINING WALL
- (P) POOL
- (P) SPORTS COURT
- (P) CUT AREA
- (P) FILL AREA

Revisions	By

BOLTON ENGINEERING CORP.

BEC

CLIENT: DOUG WHITCOMBE
2 POSSUM RIDGE ROAD
ROLLING HILLS, CALIF.

TITLE: SITE SECTIONS
NEW ADDITIONS & TENNIS COURT
2 POSSUM RIDGE ROAD
ROLLING HILLS, CA 90274

FOR PLANNING PURPOSES ONLY

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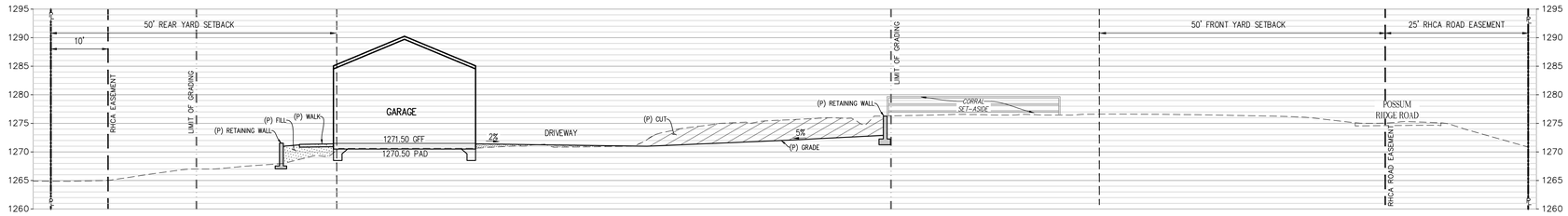
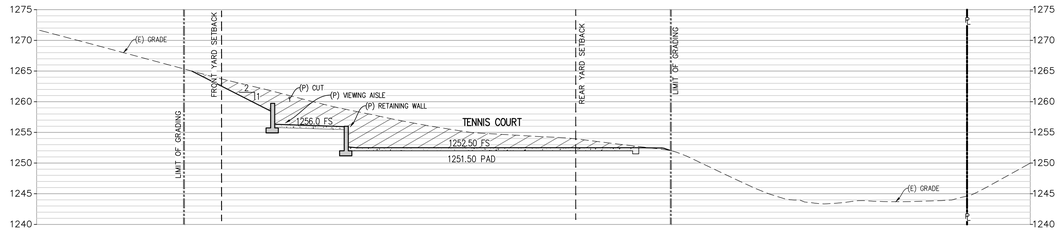


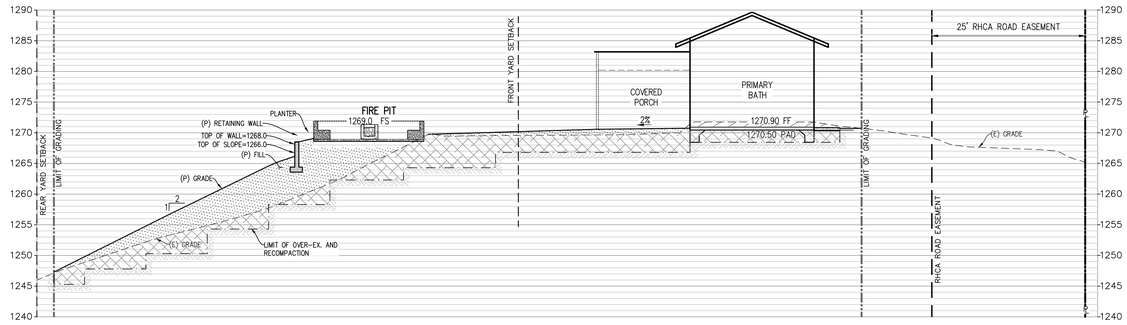
SECTION D - RESIDENCE: DRIVEWAY

SCALE: 1" = 10'



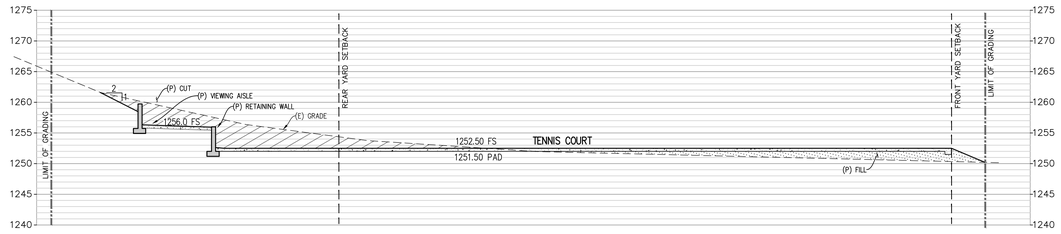
SECTION E - TENNIS COURT

SCALE: 1" = 10'



SECTION F - FILL SLOPE AND FIRE PIT

SCALE: 1" = 10'



SECTION G - TENNIS COURT

SCALE: 1" = 10'

ACRONYMS

CBW	CONCRETE BLOCK WALL
CONC	CONCRETE
ED	SOCAL EDISON
EG	EDGE OF GUTTER
EM	ELECTRIC METER
FF	FINISHED FLOOR
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SECTIONS LEGEND

- PROPERTY LINE
- EASEMENT
- SETBACK
- (P) LIMIT OF GRADING
- (P) RESIDENTIAL ADDITION
- (P) RETAINING WALL
- (P) POOL
- (P) SPORTS COURT
- (P) CUT AREA
- (P) FILL AREA

Revisions	By

BOLTON ENGINEERING CORP.

BEC

CLIENT: DOUG WHITCOMBE
2 POSSUM RIDGE ROAD
ROLLING HILLS, CALIF.

FOR PLANNING PURPOSES ONLY

TITLE: SITE SECTIONS
NEW ADDITIONS & TENNIS COURT
2 POSSUM RIDGE ROAD
ROLLING HILLS, CA 90274

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Legend

#	Description
1	Low water use no-mow lawn such as Lippia nodiflora / Kurapia or Buchloe dactyloides / UC Verde Buffalo Grass.
2	Traditional high water use mowed lawn area such as Festuca 'Marathon II' / Turf.
3	Not used.
4	Not used.
5	Evergreen theme trees such as Olea europaea or Olea 'Swan Hill' / European Olive or Fruitless Swan Hill Olive.
6	Evergreen hedge such as Laurus nobilis / Bay Laurel or Prunus lyonii / Catalina Cherry.
7	Flowering vines growing on fence such as Rosa 'Climbing Iceberg' / Climbing Iceberg Rose.
8	Blue colored ornamental grass such as Carex glauca / Blue Sedge or Dianella revoluta 'Baby Bliss' / Baby Bliss Flax Lily.
9	Small flowering shrub massing such as Lavandula stoechas 'Otto Quast' / Spanish Lavender.
10	Large flowering shrubs such as Leucadendron 'Safari Goldstrike' / Yellow Conebush.
11	Evergreen native shrubs such as: Rhamnus californica / Coffeeberry and Rhus integrifolia / Lemonadeberry.
12	Flowering groundcover on slope such as Salvia 'Bee's Bliss' / Bee's Bliss Sage and/or Ceanothus hearstiorum / Hearst's Ceanothus.
13	Evergreen native screening trees such as Quercus agrifolia/ Coast Live Oak.
14	Vineyard rows planted with wine grapes. Plant low growing erosion control cover crop from seed between vineyard rows.
15	Existing mixed vegetation to remain. Trim as required for fire safety.
16	Existing mixed vegetation. Located off-site.
17	Not used.
18	Existing trees to remain in place, typ.
19	Large flowering shrub such as Brugmansia x candida 'Double White' / Double White Angel's Trumpet.
20	Trailing groundcover over retaining wall such as Rosmarinus prostratus / Prostrate Rosemary or Myoporum parvifolium 'Putah Creek' / Creeping Myoporum.
21	Low hedge planted above retaining wall for safety such as Rhaphiolepis umbellata 'Minor' / Dwarf Yeddo Hawthorn.
22	Grasspave2 or similar porous grass paver parking area: www.invisiblestructures.com
23	Existing Fraxinus species / Ash Tree to be removed.
24	Perennials and grasses at edge of lawn such as Agapanthus 'Twister' / Bi-colored Lily of the Nile, Falkia repens / Little Ears, Gazania 'Purple' / Purple Gazania, and Pennisetum spathiolatum / Slender Veldt Grass.
25	Mounding shrubs such as Pittosporum crassifolium 'Compactum' / Dwarf Karo.
26	Fast growing deciduous native specimen tree such as: Platanus racemosa / California Sycamore.
27	Large foliage accent with groudcover such as Doryanthes palmeri / Spear Lily and Westringia fruticosa 'Mundi' / Low Coast Rosemary.
28	Colorful grasses in raised planters such as: Lomandra 'Platinum Beauty' / Variegated Mat Rush.
29	Colorful mixed shrubs and groundcovers such as: Acacia cognata 'Cousin Itt' / Little River Wattle, Artemisia 'David's Choice' / Sandhill Sage, Hydrangea 'Nikko Blue' / Nikko Blue Hydrangea, Rosa 'Iceberg' / White Iceberg Rose, and Convolvulus cneorum / White Ground Morning Glory.
30	Stepping stone pathways planted with low groundcovers between joints such as: Dymondia margaretae /Silver Carpet or Isotoma fluviatilis / Blue Star Creeper.
31	Beds planted with edible vegetables and/or berries.
32	Fruit tree orchard planted with stone fruit and citrus trees.
33	(3) Existing Pinus species / Pine Trees to be removed.
34	Outdoor kitchen per Architect's drawings.
35	Decomposed granite or gravel soft surface path.
36	Existing fence to remain.
37	New fence (to match existing fence) per Architect's drawings.
38	Driveway and motorcourt per Architect and Civil drawings. Pavers on private side of gate, concrete on public side.
39	Retaining wall per Civil drawings.
40	New driveway gate per Architect's drawings.
41	Stone paving over concrete subslab per Architect's drawings.
42	Firepit and seating per Architect's drawings.
43	Existing dense vegetation to be removed.
44	Olive understory plantings such as: Rosmarinus 'Tuscan Blue' / Tuscan Blue Rosemary and Salvia leucantha 'Santa Barbara' / Mexican Sage.

Note: See sheet L1.2 for Preliminary Plant List, MWELO Information, and Notes



erin o carroll
landscape architecture, PC
105 West De La Guerra Street Unit J
Santa Barbara CA 93101
805.364.5075 www.erinocarroll.com

REGISTERED LANDSCAPE ARCHITECT
ERIN O CARROLL
No. 5221
EXP. 09/30/24
STATE OF CALIFORNIA

PRELIMINARY NOT FOR CONSTRUCTION

Owner/Applicant:
John "Doug" Whitcombe
2 Possum Ridge Road
Rolling Hills, CA, 90274
(310) 791-3343 x104
Doug@glsbuilding.com

WHITCOMBE RESIDENCE

2 Possum Ridge Road
Rolling Hills, CA, 90274

PRELIMINARY LANDSCAPE PLAN

Date/ Issue
2024.03.05

Sheet 1 of 2

L1.1

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Planting Notes:

This project is located within a Cal Fire Very High Fire Hazard Severity Zone. See County of Los Angeles Fuel Modification Notes, this sheet for more information.

All plants shall be planted in gopher baskets constructed from gopher wire. Chicken wire is not acceptable.

If other pests (such as rabbits) are present on site, Contractor shall notify Landscape Architect and Owner prior to installing any plants. Contractor takes responsibility for all plants damaged or killed by gophers, ground squirrels, rabbits or other pests.

Contractor shall maintain all installed plants (on a weekly basis) for a period of 90 days from date of completion of installation. Failure eradicate weeds and maintain areas may result in an extension of the maintenance period. Guaranty plant material 5 gallon or smaller (including transplanted plants) for a period of 90 days from date of final review. Replace dead plants and plants not in vigorous condition, without cost to owner, as determined by Landscape Architect at the end of warranty period. Guaranty 15 gallon plants and larger (including transplanted plants), for 1 year from date of final acceptance.

Contractor shall install 24" deep plastic root barrier at all new trees that are less than 8' from existing utilities, curbs, walls, buildings, pathways, etc. Top of root barrier shall be 3" below top of adjacent concrete curbs or walkways. The root barrier shall extend 8' out from tree on all sides. Do not install root barrier as a circle around the trunk of the tree.

Take soil samples (minimum of two) from the project site after finish grades are established. Locations of soil samples must be approved by the Landscape Architect. Send soil samples to Wallace Soil Testing Laboratory: (310) 615-0116. Submit a copy of the results of this analysis to the Landscape Architect for approval and comment. Make adjustments to the rate and analysis of fertilizer & amendments as recommended to provide a suitable medium for planting. Follow all recommendations in agronomic soil report. Backfill in planting holes shall be as per agronomic soils report recommendations.

Prior to delivery of plants, provide Landscape Architect with photos and specifications of all plant material 5 gallon and larger for approval. Landscape Architect reserves the right to refuse plants delivered to site that are substandard. Replacement plants are to be supplied by contractor at no additional cost to owner. Notify Landscape Architect immediately of any plant sourcing difficulty.

Provide and install bark mulch over all shrub and groundcover areas. Use ES-2 bark mulch sourced from Agromin (800) 247-6646 or as listed in the specifications. Spread mulch evenly over all shrub and groundcover areas to a depth of 3". Keep mulch away from plant stems. Submit mulch samples to Landscape Architect for approval prior to purchase and delivery.

Contractor may not change existing grades or flow lines without the knowledge and permission of the Civil Engineer.

Notify Landscape Architect of any plant sourcing difficulty. Landscape Architect must approve all plant substitutions.

Stake trees according to industry standards and per details. Review with Landscape Architect prior to work.

Completely eradicate all bermuda, kikuyu grass, and other weed growth or other visible or alleged invasive weeds from areas within project limits prior to installing planting.

Include in bid demolition of all existing plants and weeds in areas shown with new planting. Confirm plants to be demolished with Landscape Architect prior to proceeding with demolition. All trees and shrubs to be removed shall have entire root system removed.

Preserve and protect all existing trees unless tree is called out to be removed on plan.

Irrigation Notes:

A final irrigation plan will be provided prior to Building and Safety plan check review.

The final irrigation and planting design will comply with the State of California Model Water Efficient Landscape Ordinance (MWELO).

The irrigation system shall be zoned according to microclimatic setting and plant requirements. Existing trees to remain do not require new irrigation.

It is the intent of this plan to provide adequate irrigation to all planting areas. The contractor shall be responsible for making any and all adjustments to the irrigation system necessary to ensure 100% irrigation coverage of all planting areas.

All piping installed under pathways or paved areas, through walls or footings shall be placed inside schedule 40 PVC sleeves of adequate size to allow free movement of the pipe in the sleeve.

Install irrigation lines at the following minimum depths: Mainline: 18" minimum cover, Lateral line: 12" minimum cover, Polyethylene drip tubing: place on grade with stakes @ 6' O.C., subterranean drip line: install 4" below finish grade per manufacturer's specs. specs.

Install all valves in plastic valve boxes in groundcover areas where they will be screened by plants. Green lid color.

Install irrigation system per manufacturer's specifications, irrigation details, and local codes. All irrigation emission devices will meet the criteria as set forth in MWELO Section 492.7(a)(1)(M).

Electrical source for controller to be installed by project electrician.

Prior to project completion, provide Landscape Architect with full size as-built record drawings. Dimension from two (2) permanent points of reference, building corners, sidewalk, or road intersections, etc., the location of the following: connection to existing water lines, existing electrical power, ball valves, routing of sprinkler pressure lines (dimension max. 20' along routing), control valves, routing of control wiring, quick coupling or garden valves and other related equipment.

Prior to project completion, install a reduced laminated control chart inside controller box. The chart shall show the areas controlled by the automatic controller, colored coded for each station.

Install drip flush valves at the ends of all polyethylene drip tubing in round valve boxes with gravel fill.

At existing trees, route lateral lines and mainline as necessary to avoid root damage. Under canopies of existing trees, excavate using hand tools, and route pipe under roots with a minimum 4" clearance. Do not cut roots larger than 2" (two inches) in diameter

Verify location of backflow preventer, controller, and point of connection with Landscape Architect prior to installation.

Adjust all emitters to eliminate runoff and overspray.

Turn over all irrigation product manuals, irrigation product tools, and installation instructions to Owner at completion of project.

Contractor shall guarantee to the Owner that the irrigation system is free from defects in materials and workmanship for a period of one year from completion of project.

Line Clearance: All lines shall have a minimum clearance of six inches (6") from each other and from lines of other trades.

Prior to backfilling trenches, test all pressure mainline under hydrostatic pressure of 150 pounds per square inch and prove watertight.

Use Teflon tape for all threaded connections.

Preliminary Irrigation Equipment Specifications:

Item	MFR	Model	Notes
Automatic Drip Flush Valve	Netafim	TLFV-1	
Backflow preventer	Wilkins	975XL2TCU, 1-1/2" size.	
Ball Valve	Spears	True Union I-2000, 1-1/2" size.	
Controller & Weather Station	Weathermatic	SL4800 Smartline controller with Smartline Aircard (flow version), Combiflow, and SLWS Smartlink wireless weather station. Provide additional expansion modules as required for number of stations indicated on plan.	Exterior wall mount controller in weatherproof plastic enclosure. Confirm final location with Owner. Mount weather station to building eave where open to sky in non visible location.
Drip Air Relief Valve	Netafim	TLAVRV	Install at the high point of each planter. Multiple ARV's may be required per RCV. Verify quantity.
Drip Valve Assembly (drip zones)	Rainbird	XCZ-100-PRB-COM XCZ-150-LCS (valves 15 GPM or more)	
Valves (spray zones)	Rainbird	PESB, 1" size, typ.	
Dripline with Punched Emitters	Netafim	17mm TLCV blank tubing with Techflow WPC 1.0 GPH emitters, black color.	Install dripline below bark mulch and stake every 6'. Emitter schedule: Install (1) per 1 gallon plant. Install (2) per 5 gallon plant. Install (4) per 15 gallon plant or tree.
Flow Sensor	Weathermatic	SLFSI-T15 Smartline Flow sensor, 1-1/2" slip tee.	
Hose Bib / Garden Valves	Arrowhead	#975 with 58 series vacuum breaker.	Mount to wood post.
Irrigation Sub Meter	Neptune	T-10, 1-1/2" irrigation submeter.	Install downstream of main water meter.
Irrigation Wire	N.A.	Irrigation control wire #12UF AWG (U.L. approved).	Install in electrical conduit and tape conduit to mainline.
Lateral Line	Lasco	Schedule 40 PVC, 3/4" and 1" size.	
Mainline	Lasco	Schedule 40 PVC, 1-1/2" size typ.	
Master Control Valve	Superior	3100 Normally closed master control valve, 1-1/2" size.	Schedule controller to open master valve during maintenance hours for operation of garden valves.
Pressure Regulator	Wilkins	500 XL with pressure gauge, 1-1/2" size.	
Subterranean Tree Drip Ring with Inline Emitters	Netafim	Netafim Techline CV 17 mm, 18" emitter spacing, double circle rings, 0.6 GPH emitters.	Install dripline 4-5" below finish grade. Stake every 6'.
Spray Heads (for lawn areas)	Hunter	MP Rotators (all series)	PRS40 6" Sprinkler Body.

Drawing Name: C:\Users\erino\Desktop\In Progress Projects\2 Possum Ridge\sheets\Preliminary Landscape Plan\L1.2 Preliminary Plant List, MWELO Information, and Notes.dwg Plot date: 2024-02-20 11:28 AM

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 881-2401
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FUEL MODIFICATION PLAN NOTES

Zone A – Setback Zone

- Extends 30 feet beyond the edge of any combustible structure, accessory structure, appendage or projection. Overhangs or parts of structures not accurately reflected on the plans may negate the approval of plant location on the approved plan.
- Irrigation by automatic or manual systems shall be provided to maintain healthy vegetation and fire resistance.
- Vegetation in this zone shall consist primarily of green lawns, ground covers not exceeding 6 inches in height, and adequately spaced shrubs. The overall landscape characteristics shall provide adequate defensible space in a fire environment.
- Plants in Zone A shall be inherently highly fire resistant and appropriately spaced. Species selection should reference the Fuel Modification Plant List. Other species may be used subject to approval. Plans re-submitted 6 months after the initial review will be evaluated based on the current *Fuel Modification Plant List*, available from the Fuel Modification Unit.
- Trees are generally **not recommended**, except for dwarf varieties or mature trees small in stature.
- Target species will typically not be allowed within 30 feet of combustible structures and may require removal if existing.
- Vines and climbing plants shall not be allowed on any combustible structure requiring review.

Zone B – Irrigated Zone

- Extends from the outer edge of Zone A to 100 feet from structures.
- Irrigation by automatic or manual systems shall be provided to maintain healthy vegetation and fire resistance.
- Vegetation in this zone shall primarily consist of green lawns, ground covers, and adequately spaced shrubs and trees.
- Unless otherwise approved, ground covers shall be maintained at a height not to exceed 6 inches. On slopes, 12 inches is acceptable within 50 feet of a structure, and 18 inches beyond 50 feet. The overall landscape characteristics shall provide adequate defensible space in a fire environment. Specimen native plants may be approved to remain if properly maintained for adequate defensible space. Annual grasses or weeds shall be maintained at a height not to exceed 3 inches.
- Plants shall be fire resistant and appropriately spaced. Plant selection should reference the Fuel Modification Plant List. Other plants may be used subject to approval.
- Replacement planting to meet minimum City or County slope coverage requirements or ordinances will be considered. In all cases, the overall landscape characteristics shall provide adequate defensible space in a fire environment.

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS	CALABASAS	EL MONTE	INDUSTRY	LAWNDALE	PARAMOUNT	SIGNAL HILL
ARTESIA	CARSON	GARDENA	INGLEWOOD	LOMITA	PICO RIVERA	SOUTH EL MONTE
AZUSA	CERRITOS	GLENDORA	IRWINDALE	MALIBU	POMONA	SOUTH GATE
BALDWIN PARK	CLAREMONT	HAWAIIAN GARDENS	LA CANADA-FLINTRIDGE	RANCHO PALOS VERDES	TEMPLE CITY
BELL	COMMERCE	HAWTHORNE	LA HABRA	MAYWOOD	ROLLING HILLS	WALNUT
BELL GARDENS	COVINA	HERMOSA BEACH	LA MIRADA	NORWALK	ROLLING HILLS ESTATES	WEST HOLLYWOOD
BELLFLOWER	CUDAHY	HIDDEN HILLS	LA PUENTE	PALMDALE	ROSEMEAD	WESTLAKE VILLAGE
BRADBURY	DIAMOND BAR	HUNTINGTON PARK	LAKEWOOD	PALOS VERDES ESTATES	SAN DIMAS	WHITTIER
	DUARTE		LANCASTER		SANTA CLARITA	

- Target species may require removal within 50 feet of structures, depending on site conditions.
- All trees, unless otherwise approved, shall be planted far enough from structures and Fire access roads, as to not overhang any structure or access at maturity.

Zone C – Native Brush Thinning Zone

- Extends from the outer edge of Zone B up to 200 feet from structures or to the property line.
- Required thinning and clearance will be determined upon inspection.
- Irrigation systems are not required.
- Vegetation may consist of modified existing native plants, adequately spaced ornamental shrubs and trees, or both. Replacement planting to meet minimum City or County slope coverage requirements or ordinances will be considered. In all cases, the overall landscape characteristics shall provide adequate defensible space in a fire environment.
- Plants shall be spaced appropriately. Existing native vegetation shall be modified by thinning and removal of plants constituting a fire risk; these include, but are not limited to: chamise, sage, sage brush, and buckwheat.
- Annual grasses and weeds shall be maintained at a height not to exceed 3 inches.
- General spacing for existing native shrubs or groups of shrubs is 15 feet between canopies. Native plants may be thinned by reduced amounts as the distance from development increases.
- General spacing for existing native trees or groups of trees is 30 feet between canopies. This distance may vary depending on the slope, arrangement of trees in relation to slope, and the tree species.

Fire Access Road Zone

- Extends a minimum of 10 feet from the edge of any public or private road used by fire-fighting resources.
- Clear and remove flammable growth for a minimum of 10 feet on each side of Fire Access Roads. (Fire Code 325.10) Additional clearance beyond 10 feet may be required upon inspection.
- Fire access roads, driveways and turnarounds shall be maintained in accordance with fire code. Fire Access Roads shall have unobstructed vertical clearance clear to the sky for a width of 20 feet. (Fire Code 503.2.1)
- Remaining plants shall be appropriately spaced and maintained to provide safe egress in wildland fire environments.
- All trees, unless otherwise approved, shall be planted far enough from structures and Fire access roads, as to not overhang any structure or access at maturity.

Maintenance

Routine maintenance shall be regularly performed in all zones. Requirements include items in the Fuel Modification Guidelines and those outlined below:

- Removal or thinning of undesirable combustible vegetation and removal of dead or dying plants to meet minimum brush clearance requirements.
- Pruning and thinning to reduce the overall fuel load and continuity of fuels.
- Fuel loads shall be reduced by pruning lower branches of trees and tree-form shrubs to 1/3 of their height, or 6 feet from lowest hanging branches to the ground, to help prevent fire from spreading and make maintenance easier. Trees with understory plants should be limbed up at least three times the height of the underlying vegetation or up to one third the height of the tree, whichever is less, to help prevent fire from spreading upward into the crown.
- Accumulated plant litter and dead wood shall be removed. Debris and trimmings produced by maintenance should be removed from the site or chipped and evenly dispersed in the same area to a maximum depth of 6 inches.
- All invasive species and their parts should be removed from the site.
- Manual and automatic irrigation systems shall be maintained for operational integrity and programming. Effectiveness should be regularly evaluated to avoid over or under-watering.
- Compliance with the Fire Code is a year-round responsibility. Enforcement will occur following inspection by the Fire Department. Annual inspections of brush clearance code requirements are conducted following the natural drying of grasses and fine fuels, between the months of April and June depending on geographic region. Inspection for compliance with an approved Fuel Modification Plan may occur at any time of year.
- Brush Clearance enforcement issues on adjacent properties should be directed to the County of Los Angeles Fire Department's Brush Clearance Unit at (626) 969-2375.
- All future plantings shall be in accordance with the County of Los Angeles Fire Department Fuel Modification Guidelines and approved prior to installation. Changes to the approved plan which require an additional plan review will incur a plan review fee.
- Questions regarding landscape planting and maintenance with regard to fire safety should be directed to the Fire Department's Fuel Modification Unit at (626) 969-5205.

Approval of this Fuel Modification Plan constitutes approval for only those Codes reviewed as part of the Fuel Modification process and does not replace the needed approval of any other office or agency with jurisdiction and review responsibility for those items which may or may not be illustrated on the plan.

Preliminary Plant List:

Trees

Botanical Name	Common Name	Size	WUCOLS / Notes
Cercis reniformis 'Texas White'	White Redbud	24" Box	M H2O. Multi-trunk.
Citrus species (semi-dwarf)	Grapefruit, Lemon, Lime, Orange, Tangerine, etc.	5 or 15 Gal	M H2O. Standard form.
Juniperus chinensis 'Blue Point'	Blue Point Juniper	15 Gal	L H2O
Olea 'Arbequina'	Arbequina Olive	5 or 15 Gal	L H2O.
Olea europaea or Olea 'Swan Hill'	European Olive or Fruitless Swan Hill Olive	Field Grown or 36" Box	L H2O. Multi-trunk.
Platanus racemosa	California Sycamore	24" Box	M H2O. Multi-trunk
Prunus lyonii	Catalina Cherry	15 Gal	L H2O
Quercus agrifolia	Coast Live Oak	24" Box	L H2O. Multi-trunk.
Stone Fruit Trees	Apple, Apricot, Avocado, Cherry, Fig, Guava, Loquat, Mango, Nectarine, Papaya, Peach, Pear, Perimmon, Plum, etc.	5 Gal	M H2O. To be selected by Owner.

Shrubs, Perennials, Grasses and Vines

Botanical Name	Common Name	Size	WUCOLS / Notes
Acacia cognata 'Cousin Itt'	Little River Wattle	5 Gal	L H2O
Agapanthus 'Twister'	Bi-colored Lily of the Nile	1 Gal	M H2O
Brugmansia x candida 'Double White'	Double White Angel's Trumpet	5 Gal	M H2O
Carpenteria californica	Bush Anemone	5 Gal	L H2O
Correa 'Ivory Bells'	Australian Fuchsia	5 Gal	L H2O
Dianella revoluta 'Baby Bliss'	Baby Bliss Flax Lily	1 Gal	L H2O
Doryanthes palmeri	Spear Lily	5 Gal	L H2O
Heuchera maxima	Island Alum Root	1 Gal	L H2O
Hydrangea 'Nikko Blue'	Nikko Blue Hydrangea	5 Gal	M H2O
Iris PCH hybrid 'Canyon Snow'	Pacific Coast Hybrid Iris	1 Gal	L H2O
Laurus nobilis	Bay Laurel	15 Gal	L H2O. Bush Form.
Lavandula stoechas 'Otto Quast'	Spanish Lavender	1 Gal	L H2O
Leucadendron 'Safari Goldstrike'	Yellow Conebush	5 Gal	L H2O
Lomandra 'Platinum Beauty'	Variegated Mat Rush	3 or 5 Gal	L H2O
Muhlenbergia dubia	Pine Muhly	2 or 3 Gal	L H2O
Olea 'Montra'	Dwarf Olive	5 Gal	L H2O
Pennisetum spathiolatum	Slender Veldt Grass	2 or 3 Gal	M H2O
Pittosporum crassifolium 'Compactum'	Dwarf Karo	5 Gal	M H2O
Plumeria species	Plumeria	15 Gal	L H2O
Rhamnus californica	Coffeeberry	5 Gal	VL H2O
Rhaphiolepis umbellata 'Minor'	Dwarf Yeddo Hawthorn	5 Gal	L H2O
Rhus integrifolia	Lemonade Berry	5 Gal	VL H2O
Rosa 'Climbing Iceberg'	Climbing Iceberg Rose	5 Gal	M H2O. Train to fence.
Rosa 'Iceberg'	White Iceberg Rose	1 Gal	M H2O
Rosmarinus officinalis 'Tuscan Blue'	Rosemary	1 Gal	-
Salvia coahuilensis	Coahuila Sage	1 Gal	L H2O
Salvia leucantha 'Santa Barbara'	Mexican Bush Sage	1 Gal	L H2O
Teucrium chamaedrys 'Nanum'	Germander	1 Gal	L H2O
Vitus species	Wine Grapes	5 Gal	M H2O
Westringia 'Grey Box'	Dwarf Coast Rosemary	5 Gal	L H2O

Lawns, Groundcovers, and Low Growing Plants

Botanical Name	Common Name	WUCOLS / Notes
Anemone x hybrida 'Honorine Jobert'	Japanese Anemone	M H2O. Plant @ 24" O.C.
Aristida purpurea	Purple threeawn	VL H2O. Plant @ 24" O.C.
Artemisia 'David's Choice'	Sandhill Sage	L H2O. Plant @ 30" O.C.
Baccharis pilularis 'Twin Peaks'	Dwarf Coyote Brush	L H2O. Plant @ 60" O.C.
Buchloe dactyloides	UC Verde Buffalo Grass	L H2O. Plant @ 8" O.C.
Carex glauca	Blue Sedge	L H2O. Plant @ 24" O.C.
Carex tumulicola	Berkeley Sedge	L H2O. Plant @ 30" O.C.
Carissa macrocarpa 'Green Carpet'	Natal Plum	L H2O. Plant @ 48" O.C.
Ceanothus hearstiorum	Hearst's Ceanothus	L H2O. Plant @ 60" O.C.
Convolvulus cneorum	White Ground Morning Glory	L H2O. Plant @ 36" O.C.
Dymondia margaretae or Isotoma fluviatilis	Silver Carpet or Blue Star Creeper	L H2O. Plant @ 6" O.C.
Edible plantings		
Erosion control cover crop at vineyard and orchard TBD.		VL H2O
Falkia repens	Little Ears	L H2O. Plant @ 24" O.C.
Festuca 'Marathon II'	Turf	H H2O
Gazania 'Purple'	Purple Gazania	L H2O. Plant @ 18" O.C.
Iris Pacific Coast Hybrid 'Canyon Snow'	Canyon Snow Iris	L H2O. Plant @ 24" O.C.
Iris douglasiana	Douglas Iris	L H2O. Plant @ 24" O.C.
Lippia nodiflora	Kurapia	L H2O. Plant @ 18" O.C.
Lomandra longifolia 'Lomlon'	Lime Tuff dwarf mat rush	L H2O. Plant @ 36" O.C.
Myoporum parvifolium 'Putah Creek'	Creeping Myoporum	L H2O. Plant @ 60" O.C.
Rosmarinus prostratus	Prostrate Rosemary	L H2O. Plant @ 36" O.C.
Salvia 'Bee's Bliss'	Bee's Bliss Sage	L H2O. Plant @ 60" O.C.
Tulbaghia violacea	Society Garlic	L H2O. Plant @ 18" O.C.
Westringia fruticosa 'Mundi'	Low Coast Rosemary	L H2O. Plant @ 36" O.C.

DATE 01.11.2024 ZONING CASE NO. ADDRESS 2 Possum Ridge Road, Rolling Hills, CA, 90274

CONCEPTUAL LANDSCAPE PLAN REQUIREMENTS

THE FOLLOWING PROPOSED ELEMENTS MUST BE SHOWN ON THE SITE PLAN SUBMITTED WITH PLANNING APPLICATION. A complete landscaping packet, if applicable, subject to Chapter 13.18 of the RHMC shall by submitted prior to obtaining permits.

PLANTING AREA

1. NEW AREA(S) TO BE LANDSCAPED 157,831 sq. ft
2. EXISTING LANDSCAPING TO BE ALTERED (RE-LANDSCAPED) 0 sq. ft
3. TOTAL LANDSCAPING: NEW AND ALTERED AREAS 157,831 sq. ft.

OTHER LANDSCAPE ELEMENTS

4. CHECK OFF ANY OF THE FOLLOWING ELEMENTS THAT MAY BE PROPOSED, AND SHOW LOCATIONS ON PROJECT SITE PLAN:

WATER FEATURE:	☒
GARDEN WALL (less than 3-Ft tall)	☒
SITTING WALL / BENCH	☐
WALKWAY OR PATIO	☒
TRELLIS, CANOPY OR SIMILAR STRUCTURE	☒

MWELO Compliance Notes:

I have complied with the criteria of the State of California Water Conservation in Landscaping (AB 1881) and applied them accordingly for the efficient use of water in the landscape design plan.

Erin O Carroll — Erin O Carroll 01.11.2024
Signature — Printed Name — Date

I agree to comply with the requirements of the water efficient landscape ordinance (MWELO) and submit a complete Landscape Documentation Package.

Erin O Carroll — Erin O Carroll 01.11.2024
Signature — Printed Name — Date

Signature — Doug Whitcombe 01.11.2024
Printed Name — Date

A final irrigation plan which will comply with all requirements of the MWELO will be prepared and submitted to the Building and Safety Division prior to first plan check review.

Turf is not allowed on slopes greater than 25% where the toe of the slope is adjacent to impermeable hardscape.

Recirculating water systems shall be used for water features.

A minimum 3" layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas,creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.

For soils containing less than 6% organic matter inthe top 6" of soil, compost at a rate of a minimumof 4 cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of 6" into the soil.

All irrigation emission devices will meet the criteria as set forth in MWELO Section 492.7(a)(1)(M) and shall be installed and operated according to the manufacturer's instructions and recommendations.

Pressure regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices.

Manual shut-off valves are required as close as possible to the point of connection of the water supply, to minimize water loss in case of an emergency or routine repair.

Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur.

Landscape areas less than 10' in width in any direction shall be irrigated with drip irrigation.

Overhead irrigation (or spray irrigation) shall not be permitted within 24" of any non-permeable surface.

A laminated(weatherproof) diagram of the irrigation plan showing hydrozones shall be kept inside the irrigation controller box for subsequent management purposes.

Slopes greater than 25% shall not be irrigated with an irrigation system with application rate exceeding 0.75 inches per hour unless an alternate technology is utilized and approved by the authority having jurisdiction.

A certificate of completion shall be filled out and certified by the Landscape Architect.

A certificate of completion Requirements in accordance with MWELO Section 492.9 will be submitted for review/approval by the Building and Safety Division prior to final occupancy of the project.

A certificate of completion is required at the end of the project. The Certificate shall be in accordance with CCR Title 23 Chapter 2.7 Section 492.2 and shall be submitted to the Building & Safety Division as well as the project's water purveyor (if applicable).

The Certificate of Completion shall contain, at a minimum, the following:

- Project Information
- Certification by either the signer of the landscape design plan, the signer of the irrigation design plan, or the licensed landscape contractor that the landscape project has been installed per the approved Landscape Documentation Package (Notes: Where significant changes have been made in the field during installation, an "as-built" plan shall be included with the certification. A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes).
- Irrigation scheduling parameters used to set the controller (see MWELO Section 492.10)
- Landscape and irrigation maintenance schedule (see MWELO Section 492.11)
- An irrigation audit report shall be completed at the time of final inspection (see MWELO Section 492.12)
- Soil analysis report (if not previously submitted with Landscape Documentation Package)

MWELO Applicant and Project Information:

Name: John "Doug" Whitcombe
Phone: (310) 955-8366
Address: 2 Possum Ridge Road, Rolling Hills, CA, 90274
Email: Doug@glsbuilding.com
Project Site Address:2 Possum Ridge Road, Rolling Hills, CA, 90274
Project Type: Single Family Residential Remodel

This project does incorporate landscaping. (Please provide the information below specific to the landscape area which will be completed as part of this project and specify the compliance method to be used):
Total Irrigated Landscape Area(sq. ft.): 69,997 SF
Turf Area (sq. ft.): 4,679 SF
Non-Turf Plan Area (sq. ft.): 65,318 SF
Special Landscape Area (sq. ft.): 1,709 SF
Water Type: potable
Name of water purveyor (If not served by private well): California Water Service Co. (310) 257-1400 www.calwater.com

Project Description: single family residential remodel.

Signature
I certify the above information is correct and agree to comply with the requirements of Chapter 13.18 Water Efficient Landscape Ordinance.

01.11.2024
John "Doug" Whitcombe — Date

MWELO Compliance Checklist:

(X) Date
(X) Project Applicant
(X) Project address (if available, parcel and/or lot number(s))
(X) Total landscape area (square feet): 69,997 SF
(X) Project type: single family residential remodel.
(X) Water supply type: potable.
(X) Checklist of all documents in Landscape Documentation Package
(X) Project contacts to include contact information for the project applicant and property owner.
(X) Applicant signature and date with statement, "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package"
(X) Water Efficient Landscape Worksheet
(X) Hydrozone information table
(X) Water budget calculations
(X) Maximum Applied Water Allowance (MAWA)
(X) Estimated Total Water Use (ETWU)
( ) Soil management report *(this will be provided after rough grading is complete)*
(X) Landscape design plan
( ) Irrigation design plan *(this will be provided when final construction drawings are prepared)*
(See Civil Drawings) Grading design plan

Adapted from Model Water Efficient Landscape Ordinance, July 9, 2015 Draft to California Water Commission

MWELO Water Efficient Landscape Worksheet:

Site Information

Site Name →	*2 Possum Ridge Road*
Site Type →	Residential
Annual Eto (inches/yr) →	39.7

Hydrozone or Planting Description	Plant Factor (PF)		Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Hydrozone Area (sqft.)	ETAF x Area	Estimated Total Water Use (gal./yr.)
Regular Landscape Areas:								
Pool	0.9	High	Drip	0.81	1.1	1,044	1,160	28,552
High water use Marathon II turf	0.9	High	Overhead Spray	0.75	1.2	4,679	5,615	138,203
Low water use Kurapia lawn	0.3	Low	Overhead Spray	0.75	0.4	38,516	15,406	379,213
Olive Trees - Low Water Use	0.3	Low	Drip	0.81	0.4	630	233	5,743
Landscape Areas - Low Water Use	0.3	Low	Drip	0.81	0.4	33,234	12,309	302,971
Landscape Areas - Low and Moderate Water Use	0.4	Low and Moderate	Drip	0.81	0.5	9,194	4,540	111,754
Landscape Areas - Moderate Water Use	0.4	Low and Moderate	Drip	0.81	0.5	1,850	914	22,487
Notes:								
1) Non-irrigated landscape areas are not included in these calculations.								
2) Off-site irrigated landscape areas are included in these calculations.								
					SUBTOTAL →	**89,147**	**40,177**	**988,923**
Special Landscape Areas:								
Edible Vegetables and Berries	0.5	Moderate	Drip	0.81	0.6	224	138	3,403
Cover Crop at Vineyard and Fruit Trees	0.2	Very Low	Drip	0.81	0.2	63,555	15,693	386,257
Edible Grape Vines	0.5	Moderate	Drip	0.81	0.6	4,445	2,744	67,537
Edible Citrus Trees and Stone Fruit Trees	0.5	Moderate	Drip	0.81	0.6	460	284	6,989
					SUBTOTAL →	**68,684**	**18,859**	**464,187**
						Estimated Total Water Use (ETWU) →		**1,453,109**
						Maximum Allowed Water Allowance (MAWA) →		**2,897,433**

ETAF Calculations

Regular Landscape Areas
Total ETAF x Area 40,177
Total Area 89,147
Average ETAF 0.45

All Landscape Areas
Total ETAF x Area 59,036
Total Area 157,831
Sitewide ETAF 0.37

Notes:

ETWU meets MAWA requirement.

Average ETAF meets requirement for this site type.

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REGISTERED LANDSCAPE ARCHITECT
ERIN O CARROLL
No. 5221
EXP. 09/30/24
STATE OF CALIFORNIA

PRELIMINARY NOT FOR CONSTRUCTION

Owner/Applicant:
John "Doug" Whitcombe
2 Possum Ridge Road
Rolling Hills, CA, 90274
(310) 791-3343 x104
Doug@glsbuilding.com

WHITCOMBE RESIDENCE

2 Possum Ridge Road
Rolling Hills, CA, 90274

PRELIMINARY PLANT LIST, MWELO INFORMATION, AND NOTES

Date/ Issue
2024.01.11

L1.2

Agenda Item No.: 10.B
Mtg. Date: 03/19/2024

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

FROM: **STEPHANIE GRANT, ASSISTANT PLANNER**

THRU: **KARINA BAÑALES, CITY MANAGER**

SUBJECT: **ZONING CASE NO. 23-137: SITE PLAN REVIEW TO CONSTRUCT AN ADDITION TO AN EXISTING RESIDENCE GREATER THAN 999 SQUARE FEET, ATTACHED COVERED PORCHES, OUTDOOR KITCHEN, AND OTHER IMPROVEMENTS; AND VARIANCE REQUESTS TO CONSTRUCT IN THE FRONT YARD SETBACK AND WAIVE THE REQUIREMENT FOR A STABLE AND CORRAL SET ASIDE AREA, FOR A PROPERTY LOCATED AT 29 EASTFIELD DRIVE, ROLLING HILLS, CA, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 45-EF) (AQUINO)**

DATE: **March 19, 2024**

BACKGROUND:

The property is zoned RAS-1 and the net lot area is 54,998 square feet (1.26 acres). The lot is currently developed with an 1,889-square-foot single-family residence, 433-square-foot attached garage, and 490-square-foot covered porch, 52-square-foot shed. The lot size, easements, existing topography limit the size and location of any proposed improvements on site.

The existing residence is a legal non-conforming structure that already encroaches into the existing front setback. There is one building pad and the existing topography of the project site slopes down approximately 211 feet from the front to the rear property line near the bottom of a canyon. The existing topography of the entire site limits a safe buildable area for a future 1,000-square-foot equestrian set aside area.

DISCUSSION:

Applicant Requests

On November 15, 2023, applications were duly filed by Brett Buchman of Buchmann Design, on behalf of Arnold and Lulu Aquino, requesting a Site Plan Review for a 1,075-square-foot addition to the existing main residence. Variances were also requested for portions of the additions and porches to encroach into the front set back and exemption from the requirement to provide the 1,000 square foot equestrian set aside area.

The overall project proposes:

- A new 342-square-foot covered porch to the northwest portion of the existing residence adjacent to the existing living room with new 52-square-foot outdoor kitchen & BBQ
- The existing garage will be expanded by a 146 square feet addition (at the west side of garage). The total garage area will be 579 square feet. The orientation of the garage will change to the southern elevation.
- A 962-square-foot addition will be added to the southwestern portion (primary bedroom addition).
- A 113-square-foot addition will be added to the southeastern portion of the residence (secondary bedroom addition). The existing main residence is 1,899 square feet, and the project will add 1,075 square feet for a total of 2,974 square feet.
- A new 182-square-foot covered porch will be added to southeast portion of the residence (adjacent to the secondary bedroom and existing garage).
- The project will add a 29-square-foot trash enclosure to the southern portion of the residence adjacent to the garage area.
- A new retaining wall is proposed in the rear of the property within the existing retaining wall located along the southwestern section of the existing building pad. The maximum height of the new retaining wall is three feet. The new retaining wall will match the same design & color of the existing located along the northwestern section of the building pad.
- There is very minimal grading required for the new retaining wall a total of 24 cubic yards (CY) including 12 CY cut and 12 CY fill balanced onsite.
- The existing walkways located on the north and east of the residence will remain the same. The walkways located on the west of the residence will be redesigned.
- The existing 679-square-foot parking pad will be converted to the primary driveway.
- The existing building height is 13 feet, 3 inches and the project will match the existing height.

Site Plan Review

The Rolling Hills Municipal Code requires a Site Plan Review for the expansion, modification, alteration or repair of any existing building or structure addition which increases the size of the residence by more than 999 square feet pursuant to RHMC Section 17.46.020.A. The Project proposes a 1,075-square-foot addition to the main the residence (2,974 square feet total) and 146-square-foot addition to the attached garage (579 square feet total).

Variance

The Rolling Hills Municipal Code requires a Variance for deviations from development

standards. Variances are requested for a portion of the addition to encroach into the front set back and exemption from the requirement to provide the 1,000 square foot equestrian set aside area.

Variance request for encroachment into the front yard setback

The existing residence was built in 1957 and encroaches 24 feet into the 50-foot front yard setback, which is considered legal nonconforming. However, any new addition must meet the required 50-foot front yard setback. A variance is requested for a 113-square-foot bedroom addition, 146-square-foot garage addition, and 182-square-foot covered porch to encroach into the front yard setback.

MUNICIPAL CODE COMPLIANCE

Setbacks

The project complies with the required 20-foot side setbacks and 50-foot rear setback in the RAS-1 Zone. However, due to the smaller lot size, rear slope, and easements, the existing main residence encroaches into the front setback.

Lot Coverage and Building Pad Coverage

The Project complies with the Development Standards in the Rolling Hills Municipal Zoning Code. The existing structural coverage is 2,840.5 square feet or 5.26%, and the project proposes a net of 1,709.8 square feet or 3.11%, for a total of 4,550.3 square feet or 8.27%. This is still under the maximum allowed 20% structural coverage.

The existing flatwork coverage is 2,998 square feet or 5.45%, and the project proposes 224 square feet or 0.41%, for a total of 3,222 square feet or 5.86%. This is still under the maximum allowable 15% structural coverage. The existing structural and flatwork coverage is 5,890.5 square feet or 10.71%, and the project increases that by 1,962.8 square feet or 3.57%. The total overall structural and flatwork coverage will result in 7,853.3 square feet or 14.28%, which is still well under the maximum allowed 35% structural and flatwork coverage.

Building Pad #1 is a total of 20,900 square-feet. The existing Building Pad #1 Coverage with deductions is 7,066 square feet or 34.4%, and with an increase of 1,632 square feet or 7.8%, and the total proposed Building Pad Coverage with deductions is 8,698 square feet or 42.2%, this exceeds the maximum 30% guideline by 12.2%.

Disturbance

The existing disturbed area is 13,131 square feet or 23.88% which is still below the maximum allowed 40%. There is no increase of disturbance because the proposed project is in an area that is already disturbed

Neighbor Concerns

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

Review by RHCA

The Rolling Hills Community Association will review this project.

Environmental Review

The Project has been determined *to* be exempt from the California Environmental Quality Act, (CEQA) pursuant to Class 5, Section 15305, Minor Alterations in Land Use Limitations, of the CEQA Guidelines.

Field Visit

On March 19, 2024 at 7:50 a.m., the Planning Commission viewed the project in the field, opened the hearing to enable brief public testimony and continued the meeting to the evening meeting of the Planning Commission.

Environmental Review

The project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) pursuant to Section 15303(e) (New Construction or Conversion of Small Structures) of the CEQA Guidelines, which exempts accessory structures

CRITERIA FOR SITE PLAN REVIEW

17.46.050 - Required Site Plan Review findings

The Commission shall be required to make findings in acting to approve, conditionally approve, or deny a Site Plan Review application. No project which requires Site Plan Review approval shall be approved by the Commission, or by the City Council on appeal, unless the following findings can be made:

1. The project complies with and is consistent with the goals and policies of the general plan and all requirements of the zoning ordinance;
2. The project substantially preserves the natural and undeveloped state of the lot by minimizing building coverage. Lot coverage requirements are regarded as maximums, and the actual amount of lot coverage permitted depends upon the existing buildable area of the lot;
3. The project is harmonious in scale and mass with the site, the natural terrain and surrounding residences;
4. The project preserves and integrates into the site design, to the greatest extent possible, existing topographic features of the site, including surrounding native vegetation, mature trees, drainage courses and land forms (such as hillsides and knolls);
5. Grading has been designed to follow natural contours of the site and to minimize the amount of grading required to create the building area;
6. Grading will not modify existing drainage channels nor redirect drainage flow, unless such flow is redirected into an existing drainage course;
7. The project preserves surrounding native vegetation and mature trees and supplements these elements with drought-tolerant landscaping which is compatible with and enhances the rural character of the community, and landscaping provides a buffer or transition area between private and public areas;
8. The project is sensitive and not detrimental to the convenient and safe movement of pedestrians and vehicles; and
9. The project conforms to the requirements of the California Environmental Quality Act.

If all of the above findings cannot be made with regard to the proposed project, or cannot be made even with changes to the project through project conditions imposed by City staff and/or the Planning Commission, the site plan review application shall be denied.

17.38.050 - Required Variance findings.

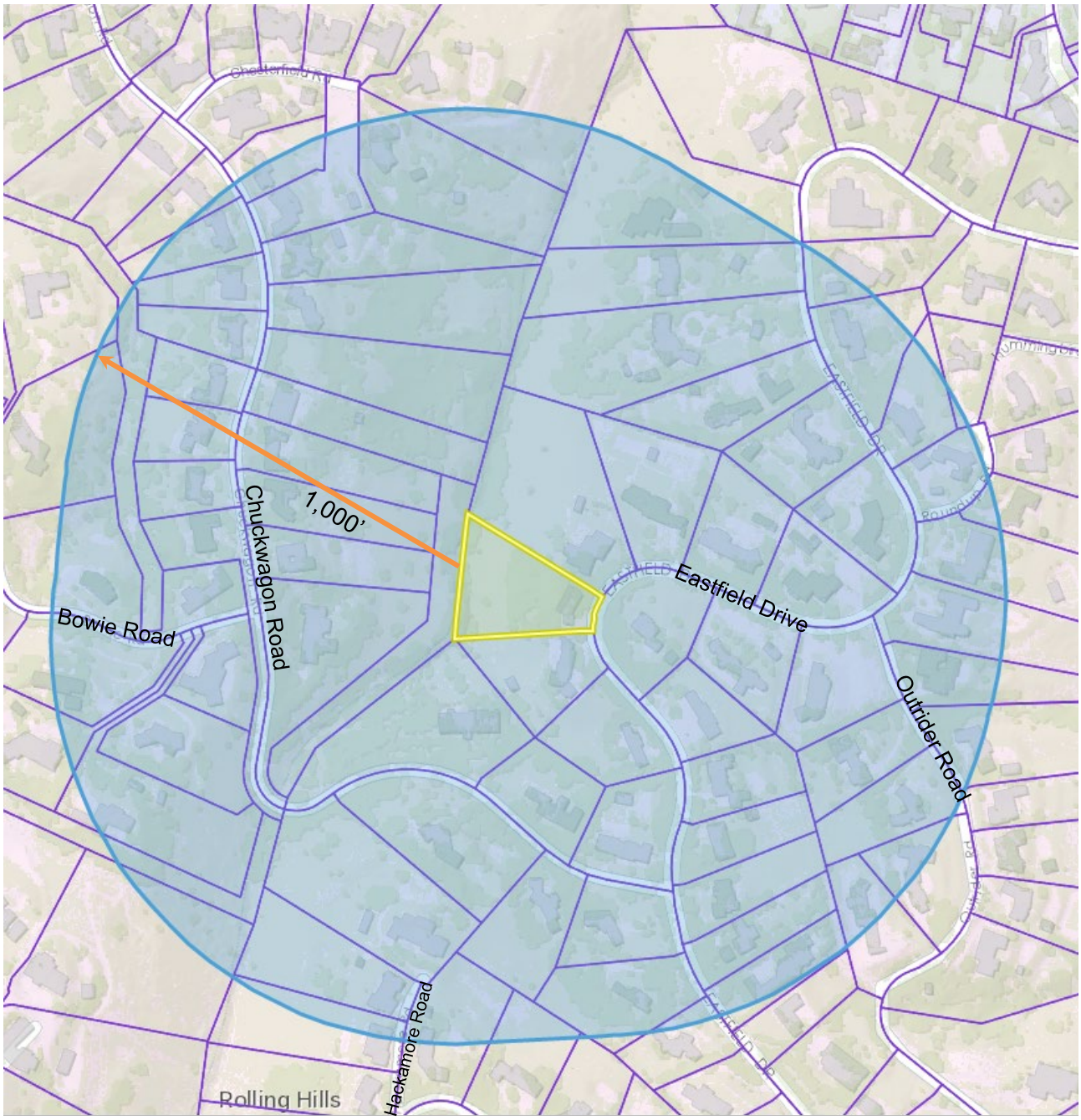
In granting a variance, the Commission (and Council on appeal) must make the following findings:

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

FISCAL IMPACT:
None.

RECOMMENDATION:
Open the public hearing, receive public testimony, discuss the project, close the public hearing, and provide direction to staff and the applicant. A resolution has been provided in case the Planning Commission wishes to approve the project.

ATTACHMENTS:
Attachment 1: PL_ADR_240306_29EastfieldDrive_ZC23-137_RadiusMap_js.pdf
Attachment 2: 240214_29EastfieldDrive_Development Table (ZC23-137).pdf
Attachment 3: 2024-04_PC_Resolution_29EastfieldDrive_ZC23-137_Aquino_F.pdf
Attachment 4: 240311_Photos 29 Eastfield Drive.pdf
Attachment 5: 240214_29EastfieldDrive_ZC23-137_Plans_2ndSubmittal.pdf



City of Rolling Hills ROLLING HILLS, CA 90274

TITLE VICINITY MAP **CASE NO.** Zoning Case No. 23-137
Site Plan Review & Variances

OWNER Aquino

ADDRESS 29 Eastfield Drive, Rolling Hills 90274 **SITE**

Development Table Zoning Case No. 23-137 29 Eastfield Drive			
SITE PLAN REVIEW, & VARIANCE	**EXISTING**	**PROPOSED**	**TOTAL**
RA-S-1 Zone	SINGLE FAMILY RESIDENCE AND ATTACHED GARAGE	MAJOR REMODEL AND 1,075 SF ADDITION TO EXISTING SINGLE-FAMILY RESIDENCE, 146 SF ADDITION TO GARAGE, 439 SF COVERED PORCH, & 29 SF SERVICE YARD	
Net Lot Area	(1.26 AC) 54,998 SF		(1.26 AC) 54,998 SF
Residence	1,899 SF	1,075 SF	2,974 SF
Attached Garage	433 SF	146 SF	579 SF
Swimming Pools/Spa	0 SF	0 SF	0 SF
Pool Equipment	0 SF	0 SF	0 SF
ADU	0 SF	0 SF	0 SF
Stable minimum: 450 SF Corral minimum: 550 SF	0 SF 0 SF	0 SF 0 SF	0 SF 0 SF
New Planter Box	0 SF	0 SF	0 SF
Recreation Court	0 SF	0 SF	0 SF
Attached Covered Porches	490.5 SF	438.8 SF	929.3 SF
Detached Sheds	52 SF	0 SF	52 SF
Attached Trellis	0 SF	0 SF	0 SF
Service Yard	0 SF	29 SF	29 SF
Primary Driveway	941 SF	570 SF	1,511 SF
Paved walkways	1,378 SF	333 SF	1,711 SF
Patios	0 SF	0 SF	0 SF
Outdoor BBQ	0 SF	50 SF	50 SF
Pool Deck	0 SF	0 SF	0 SF
Other Paved Driveways, Parking Pads,	679 SF	-679 SF	0 SF
Grading (balanced onsite)	0 CY	12 CY CUT 12 CY FILL	24 CY TOTAL
Structural Lot Coverage (20% maximum with deductions)	2,840.5 SF (5.26%)	1,709.8 SF (3.11%)	4,550.3 SF (8.27%)
Flatwork Lot Coverage (15% maximum)	2,998 SF (5.45%)	224 SF (0.41%)	3,222 SF (5.86%)
Total Lot Coverage (Structures and Flatwork) (35% maximum with deductions)	5,890.5 SF (10.71%)	1,962.8 SF (3.57%)	7,853.3 SF (14.28%)
Total Disturbed Area (40% maximum)	13,131 SF (23.88%)	0 SF (0%)	13,131 SF (23.88%)
Residential Building Pad 1 (30% Maximum Guideline)	13,131 SF PAD AREA 2,332 SF (17.76%)	0 SF PAD AREA 1,250 SF (9.52%)	13,131 SF PAD AREA 3,582 SF (27.28%)
Stable Building Pad 2 (30% Maximum Guideline)	0 SF (0%)	0SF PAD AREA 0 SF (0%)	0 SF PAD AREA 0 SF (0%)

RESOLUTION NO. 2024-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF ZONING CASE NO. 23-137 FOR A SITE PLAN REVIEW TO CONSTRUCT AN ADDITION TO AN EXISTING RESIDENCE GREATER THAN 999 SQUARE FEET, ATTACHED COVERED PORCHES, OUTDOOR KITCHEN, AND OTHER IMPROVEMENTS; AND VARIANCE REQUESTS TO CONSTRUCT IN THE FRONT YARD SETBACK AND WAIVE THE REQUIREMENT FOR A STABLE AND CORRAL SET ASIDE AREA, FOR A PROPERTY LOCATED AT 29 EASTFIELD DRIVE, ROLLING HILLS, CA, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 45-EF) (AQUINO)

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

Section 1. An application was duly filed by Brett Buchmann on behalf of Buchmann Design with respect to real property located at 29 Eastfield Drive, Rolling Hills (Lot 45-EF) requesting a Site Plan Review for a 1,075-square-foot addition to the main residence and 146-square-foot addition to the attached garage, a Variance for a portion of the additions to encroach into the front yard setback, and a Variance request to waive the requirement for a stable and corral set aside area.

Section 2. The subject property is developed with one building pad with an 1,889-square-foot single-family residence, 433-square-foot attached garage, 490 square feet of covered porches, and 52-square-foot storage shed. The property is zoned RAS-1 and the net lot area is 54,998 square feet (1.26 acres).

Section 3. The Planning Commission conducted duly noticed public hearings to consider the application at a field trip meeting and regular meeting on March 19, 2024. Neighbors within a 1,000-foot radius were notified of the public hearings and a notice was published in the Daily Breeze on March 7, 2024. The applicant and agent were notified of the public hearings in writing by first class mail and the agent was in attendance at the hearings. Evidence was heard and presented from all persons interested in affecting said proposal.

Section 4. The Project is exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures), which exempts the construction and location of a limited number of new, small facilities or structures, including single family residence and accessory structures, including but not limited to garages, carports, patios, swimming pools and fences. Here, the Project includes the construction of a new single-family residence and related improvements. Accordingly, the Project qualifies for the exemption pursuant to Section 15303. Further, no exceptions to the exemption apply; there is no reasonable possibility that the activity will have

a significant effect on the environment due to unusual circumstances. The site has already been graded and existing structures are on site.

Section 5. Site Plan Review. Site Plan Review is required for the expansion, modification, alteration or repair of any existing building or structure addition which increases the size of the residence by more than 999 square feet pursuant to RHMC Section 17.46.020.A. The Project is for a 1,075-square-foot addition to the main residence, 146-square-foot addition to the attached garage, and 438 square feet for covered patios. With respect to the Site Plan Review for the development, the Planning Commission hereby makes the following findings:

A. The Project complies with and is consistent with the goals and policies of the General Plan and all requirements of the zoning ordinance.

The proposed development is compatible with the General Plan and Zoning ordinance. The proposed structures comply with the General Plan requirement of low profile, low-density residential development with sufficient open space between surrounding structures. The proposed additions are expansions of areas that are already developed, disturbed, and encroaches into the front yard setback. The existing main residence and garages already encroaches into the front setback and front yard, meaning the addition will be consistent with the appearance of the existing property.

The Project conforms to Zoning Code lot coverage requirements. The net lot area of the lot is 54,998 square feet (1.26 acres) per RHMC Section 17.16.060(A). The structural net lot coverage is proposed at 4,550 square feet or 8.27% (20% max. permitted) excluding exempt structures; and the total lot coverage proposed, including flatwork, would be 7,853 square feet or 14.28% (35% max. permitted). The disturbed area is 13,131 square feet or 23.88% (40% max permitted), which will not change since the location of the Project is already disturbed.

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

The topography and the configuration of the lot have been considered, and the project will not adversely affect or be materially detrimental to adjacent uses, buildings, or structures; the project will be on the existing building pad which enables project elements to be the least intrusive to surrounding properties. Further, the project will be a sufficient distance from nearby residences so views and privacy of surrounding neighbors will not be impacted. The lot has an existing building pad area of 2,332 square feet or 17.76%, the project proposes 1,250 square feet or 9.52%, for a total of 3,582 square feet or 27.28%. The lot is already 23.88% disturbed with no further disturbance because the additions and improvements are in areas that are already disturbed.

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

The proposed development, as conditioned, is harmonious in scale and mass with the site, and is consistent with the scale of the neighborhood when compared to new residences in the vicinity of said lot. The proposed improvements are of similar scale with existing houses in the neighborhood.

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

There will be no changes to the overall drainage features on the lot. The Project is located on an existing building pad. The natural site design, native vegetation, and mature trees will not be affected. The proposed addition will not further increase disturbance of the site and the grading for the retaining wall located in the rear yard is limited to 24 cubic yards.

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

The proposed grading is limited to the southwest portion of the building pad for the new retaining wall and the proposed cut and fill will be balanced on site. The proposed additions are located in areas that are already disturbed, so there is no further disturbance.

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

There is very minimal grading a total of 24 cubic yards (balanced onsite). Existing drainage flow will not be changed or redirected. Drainage will follow the natural drainage courses of the lot.

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

Surrounding native vegetation and mature trees will not be affected. The development will be considerate of the environment and will enhance the rural character of the community. As such, the rural character of the community is maintained and privacy is maintained with neighbors.

H. The project is sensitive and not detrimental to the convenience and safety of circulation for pedestrians and vehicles.

The orientation of the garage will change from the east to the south elevation, but there are no changes to the existing circulation for the pedestrians or vehicles.

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

The Project is exempt from the CEQA Guidelines pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures), which exempts the construction and location of a limited number of new, small facilities or structures, including single family residence and accessory structures, including but not limited to garages, carports, patios, swimming pools and fences. Here, the Project includes an addition to a developed residential property. Accordingly, the Project qualifies for the exemption pursuant to Section 15303. Further, no exceptions to the exemption apply; there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

Section 6. Variance. Sections 17.38.010 through 17.38.050 of the Rolling Hills Municipal Code permit approval of a Variance granting relief from the standards and requirements of the Zoning Ordinance when exceptional or extraordinary circumstances applicable to the property prevent the owner from making use of a parcel of property to the same extent enjoyed by similar properties in the same vicinity or zone. The applicant requests a variance from the requirements of Section 17.16.200(H) of the Zoning Code to encroach into the front setback. The applicant requests a second variance from the requirements of Section 17.16.170 (stable and corral site required) of the Zoning Ordinance to waive the requirements of a stable and corral set aside. With respect to the aforementioned request, the Planning Commission finds as follows:

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

The areas for the additions to the residence (secondary bedroom), garage, and covered patio are located in the front setback. However, the existing residence and garage encroaches 24 feet into the front setback due to the configuration and topography of the lot. This condition does not apply generally to other properties in the same vicinity and zone.

The natural slope of the subject property, the location of the building pad, and the shape of the lot constrain development. The building pad is small, constrained, and sloped down in the rear of the property, the building pad does not allow for a reasonably sized pad for a stable and corral.

If a stable and corral is built on the property, a variance request would be needed to build in a required setback area on slopes greater than 4:1; non-exempt grading may also require variance.

The size, topography, and configuration of the lot do not support the construction of a stable and corral. By granting this variance, the current or future property owners are not precluded from applying for approval to construct a stable and corral at a future date if a suitable location or construction plan is later identified. The property owner is merely relieved from the obligation to identify and set aside an area for a stable and corral.

B. The variances are necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same vicinity and zone but which is denied to the property in question.

The variances to encroach into the front yard is necessary for the preservation and enjoyment of the property. The area for the additions and covered patio are located in areas that are already encroaching into the front setback due to the configuration and topography of the lot.

The variance to deviate from the stable and corral set aside area is necessary for the preservation and enjoyment of the property owner since the property contains a steep slopes not suitable for a new pad. The ability to provide a stable and corral or a set aside area is an amenity enjoyed by most property owners in the City. The subject property is not capable of providing such an amenity due to constraints with size, topography, and configuration. The limited building pad on the property prevents the construction of a new stable and corral or placement of a set aside area. By granting this variance, the current or future property owners are not precluded from applying for approval to construct a stable and corral at a future date if a suitable location or construction plan is later identified. The property owner is merely relieved from the obligation to identify and set aside an area for a stable and corral.

C. The granting of the variances would not be materially detrimental to the public welfare or injurious to the properties or improvements in such vicinity.

Granting the variance to encroach into the front yard setback is not materially detrimental to the public welfare or injurious to properties or improvements in the vicinity. The additions and covered patio are located in areas that are already in the front setback. It is not in close proximity to other properties or improvements in the vicinity.

The lack of a stable and corral set aside area will not be detrimental to the public welfare or injurious to the properties or improvements in the vicinity since no development would occur. Eliminating a set aside area will not negatively affect drainage or traffic circulation to and from the property.

The variance from the stable and corral set aside will not be detrimental to the public, on the contrary, it will be beneficial to the public welfare and other properties because by not constructing a stable and corral, there will be no grading on the lot. If the set aside area was placed on the lot, it would located on the steep slope.

D. In granting the variances, the spirit and intent of the Zoning Ordinance will be observed.

The granting of the variance will allow for a development that is harmonious in scale and mass with the site, the propose addition is visually harmonious with adjacent properties and in scale with adjacent residential development.

The elimination of a set aside area is consistent with other properties in the area that do not have a stable and corral nor have a set aside area. The variance will make the property more cohesive with the rural character of the neighborhood by eliminating grading needed for a building pad.

The waiver to the stable and corral set aside area meets the intent of the Zoning Ordinance as it will prevent extensive grading and disturbance on the property. It will also preserve the environmentally sensitive nature of the site by protecting the slopes from any construction. The size, topography, and configuration of the lot does not support the construction of a stable and corral. By granting this variance, the current or future property owners are not precluded from applying for approval to construct a stable and corral at a future date if a suitable location or construction plan is later identified. The property owner is merely relieved from the obligation to identify and set aside an area for a stable and corral.

E. The variances will not grant special privilege to the applicant.

The area for the garage addition and bedroom addition are located on the same building pad as the existing residence. However, due to the configuration and topography of the lot, the existing residence and garage already encroach into the front yard setback. The variance will not grant a special privilege to the applicant.

The waiver of the stable and corral set aside area in this case will not grant special privilege to the applicant. There are several properties in the City that do not lend themselves to construction of a stable and corral, and if they were forced to either set aside an area or construct such equestrian facilities it would require large grading quantities and large disturbance of the lot. This would not meet the goal of the General Plan, which is to maintain to the maximum extent feasible the natural terrain of the lots. The size, topography, and configuration of the lot does not support the construction of a stable and corral. By granting this variance, the current or future property owners are not precluded from applying for approval to construct a stable and corral at a future date if a suitable location or construction plan is later identified. The property owner is merely relieved from the obligation to identify and set aside an area for a stable and corral.

F. The variances are consistent with the portions of the County of Los Angeles Hazardous Waste Management Plan relating to siting and siting criteria for hazardous waste facilities.

The project site is not listed on the current State of California Hazardous Waste and Substances Sites List. It will not affect any existing hazardous waste management facilities.

G. The variances are consistent with the General Plan of the City of Rolling Hills.

Approvals granting the variance to allow the additions to encroach into the required setback will be consistent with the General Plan of the City of Rolling Hills, which encourages residential uses. The size, topography, and configuration of the lot does not support the construction of a stable and corral. By granting this variance, the current or future property owners are not precluded from applying for approval to construct a stable and corral at a future date if a suitable location or construction plan is later identified. The property owner is merely relieved from the obligation to identify and set aside an area for a stable and corral.

Section 7. Approval Conditions. Based upon the foregoing findings, and the evidence in the record, the Planning Commission hereby approves Zoning Case No. 23-137 subject to the following conditions:

A. The Site Plan and Variance approvals shall expire within two years from the effective date of approval as defined in RHMC Sections 17.46.080 and 17.38.070 unless otherwise extended pursuant to the requirements of these sections.

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

C. All requirements of the Building and Construction Ordinance, the Zoning ordinance, and of the zone in which the subject property is located must be complied with unless otherwise a variance to such requirement has been approved.

D. The lot shall be developed and maintained in substantial conformance with the site plan on file at City Hall and approved by the Planning Commission on March 19, 2024, except as otherwise provided in these conditions. The working drawings submitted to the Department of Building and Safety for plan check review shall conform to the approved development plan. All conditions of the Site Plan Review and Variance approvals shall be incorporated into the building permit working drawings, and where applicable complied with prior to issuance of a grading or building permit from the building department.

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

Any proposed modifications and/or changes to the approved project, including resulting from field conditions, shall be discussed with staff so that staff can determine whether the modification is minor or major in mature. Minor modifications are subject to approval by the City Manager or his or her designee. Major modifications are subject to approval by the Planning Commission after a public hearing. The applicant shall not implement modifications or changes to the approved project without the appropriate approval from the City Manager or designee or the Planning Commission, as required.

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

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

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

G. Structural lot coverage of the lot shall not exceed 4,550 square feet or 8.27% of the net lot area, in conformance with structural lot coverage limitations (20% maximum with deductions). The flatwork coverage shall not exceed 3,222 square feet or 5.86%.

The total lot coverage proposed, including structures and flatwork, shall not exceed 7,853 square feet or 14.28% of the net lot area, in conformance with lot coverage limitations (35% maximum).

H. The disturbed area of the lot shall not exceed 13,131 square feet or 23.88%, and the Project does not propose any additional disturbance.

I. The existing Building Pad 1 coverage is 2,332 square feet or 17.76%, and the Project proposes an additional 1,250 square feet or 9.52%, and shall not exceed coverage of 3,582 square feet or 27.28% with allowed deductions. This is below the 30% maximum guideline.

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

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

L. The applicant shall comply with all requirements of the Lighting Ordinance of the City of Rolling Hills (RHMC 17.16.190.E), pertaining to lighting on said property, roofing and material requirements of properties in the Very High Fire Hazard Severity Zone, and Low Impact Development requirements for storm water management on site (RHMC Chapter 8.32).

M. All utility lines shall be undergrounded pursuant to Section 17.27.030.

N. Hydrology, soils, geology and other reports, as required by the Building and Public Works Departments, and as may be required by the Building Official, shall be prepared.

O. Prior to issuance of building permit, the landscaping plan, if required, shall meet the requirements of the City, shall be submitted to the City in conformance with Fire Department Fuel Modification requirements, and shall be approved by the City's landscape consultant.

P. A construction fence may be required. If needed, it shall be reviewed and approved by the Planning Department for location, height, and screening material prior to installation.

Q. Perimeter easements, including roadway easements and trails, if any, shall remain free and clear of any of improvements to advance equestrian use and emergency preparedness for evacuation within the City. Where RHCA has demonstrated authority over the easement, the City's Planning Director may grant relief from this condition upon satisfactory proof of permission from RHCA and a legitimate showing that there is no need for the condition to advance equestrian uses and emergency preparedness.

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

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

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

U. *During construction*, to the extent feasible, all parking shall take place on the project site, on the new driveway and, if necessary, any overflow parking may take place within the unimproved roadway easements along adjacent streets, and shall not obstruct neighboring driveways, visibility at intersections or pedestrian and equestrian passage. During construction, to the maximum extent feasible, employees of the contractor shall car-pool into the City. To the extent feasible, a minimum of 4' wide path, from the edge of the roadway pavement, for pedestrian and equestrian passage shall be available and be clear of vehicles, construction materials and equipment at all times.

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

W. Prior to demolition of any existing structures, an investigation shall be conducted for the presence of hazardous chemicals, lead-based paints or products, mercury and asbestos-containing materials (ACMs). If hazardous chemicals, lead-based paints or products, mercury or ACMs are identified, remediation shall be undertaken in compliance with California environmental regulations and policies.

X. The property owner and/or his/her contractor/applicant shall be responsible for compliance with the no-smoking provisions in the Municipal Code. The contractor shall not use tools that could produce a spark, including for clearing and grubbing, during red flag warning conditions. Weather conditions can be found at: **http://www.wrh.noaa.gov/lox/main.php?suite=safety&page=hazard_definitions#FIRE**. It is the sole responsibility of the property owner and/or his/her contractor to monitor the red flag warning conditions.

Y. Storm water shall drain in accordance with the approved grading and drainage plan at the discretion of the Building Official. Drainage dissipaters shall be constructed outside of any easements. The drainage system shall be approved by the Department of Building and Safety if applicable. If an above ground swale and/or dissipater is required, it shall be designed

in such a manner as not to cross over any equestrian trails or discharge water onto a trail, shall be stained in an earth tone color, and shall be screened from any trail, road and neighbors' view to the maximum extent practicable, without impairing the function of the drainage system.

Z. *During construction*, dust control measures shall be used to stabilize the soil from wind erosion and reduce dust and objectionable odors generated by construction activities in accordance with South Coast Air Quality Management District, Los Angeles County and local ordinances and engineering practices.

AA. *During construction*, an Erosion Control Plan containing the elements set forth in the 2022 County of Los Angeles Building Code shall be followed to minimize erosion and to protect slopes and channels to control storm water pollution.

BB. The property owner shall be required to conform to the Regional Water Quality Control Board and County Health Department requirements for the installation and maintenance of storm water drainage facilities and septic tank.

CC. The applicant shall pay all of the applicable Building and Safety and Public Works Department fees and Palos Verdes Peninsula Unified School District fees, if any.

DD. Prior to final inspection of the project, "as graded" and "as constructed" plans and certifications shall be provided to the Planning Department and the Building Department to ascertain that the completed project is in compliance with the Planning Commission approved plans. In addition, any modifications made to the project during construction, shall be depicted on the "as built/as graded" plan.

EE. This Resolution's approvals shall not be effective until the applicants execute an Affidavit of Acceptance of all conditions set forth herein.

FF. All conditions of this Resolution, when applicable, must be complied with prior to the issuance of a grading or building permit from the Building and Safety Department.

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

HH. The project shall at all times comply with the conditions set forth in Chapters 17.46 and 17.38 of the RHMC in that the Project: 1) the additions shall not exceed 1,075-square feet; 2) the additions may encroach into the front yard setback; and 3) the waiver of the requirement for a stable and corral set aside area shall be granted.

II. To the extent permitted by law, Permittee shall defend, indemnify and hold harmless the City of Rolling Hills, its City Council, its officers, employees and agents (the "indemnified parties") from and against any claim, action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside, or void any permit or approval for this project authorized by the City, including (without limitation) reimbursing the

City its actual attorney's fees and costs in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice. The permittee shall reimburse the City for any court and attorney's fees which the City may be required to pay as a result of any claim or action brought against the City because of this permit. Although the permittee is the real party in interest in an action, the City may, at its sole discretion, participate at its own expense in the defense of the action, but such participation shall not relieve the permittee of any obligation under this condition.

PASSED, APPROVED AND ADOPTED THIS 19th DAY OF MARCH, 2024.

_____
BRAD CHELF, CHAIRMAN

ATTEST:

_____
CHRISTIAN HORVATH, CITY CLERK

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

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

I certify that the foregoing Resolution No. 2024-04 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF ZONING CASE NO. 23-137 FOR A SITE PLAN REVIEW TO CONSTRUCT AN ADDITION TO AN EXISTING RESIDENCE GREATER THAN 999 SQUARE FEET, ATTACHED COVERED PORCHES, OUTDOOR KITCHEN, AND OTHER IMPROVEMENTS; AND VARIANCE REQUESTS TO CONSTRUCT IN THE FRONT YARD SETBACK AND WAIVE THE REQUIREMENT FOR A STABLE AND CORRAL SET ASIDE AREA, FOR A PROPERTY LOCATED AT 29 EASTFIELD DRIVE, ROLLING HILLS, CA, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 45-EF) (AQUINO)

was approved and adopted at a regular meeting of the Planning Commission on March 19, 2024, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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

Administrative Offices.

_____
CHRISTIAN HORVATH, CITY CLERK

Photos 29 Eastfield Drive

1st : The new 182 SF covered porch projection area. The garage 146 SF garage addition and the garage door will be reoriented and accessible from the south. The addition and porches encroach into the front setback.



Photo taken from standing at the end of the driveway facing west

2~~nd~~: The south corner of the addition on the west side of the residence. The addition extends to the existing wall, and the entire wall will be demolished. The new wall will be extended out 8.2 feet and filled with 12 cubic yards of dirt.



Photo taken from standing at the southwest portion of the backyard facing east

3rd : New attached covered patio and primary bedroom addition to the west side of the residence



The photo was taken from the north in the backyard looking down towards the south

~~4th~~: The yard area will be expanded out west 8.2 feet, cut 12 CY, and the existing retaining wall will be demolished, and replaced with a maximum 3’ retaining wall and filled with 12 CY of dirt.



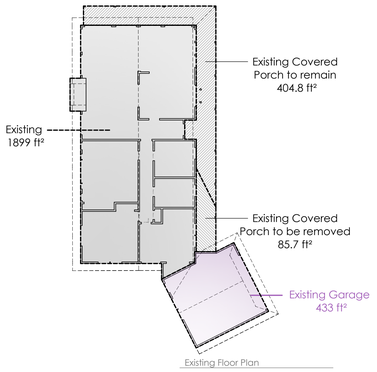
This photo was taken on the lower level of the building pad looking south

Renderings are for Reference Only. Not for Construction, Refer to Plans and details for construction

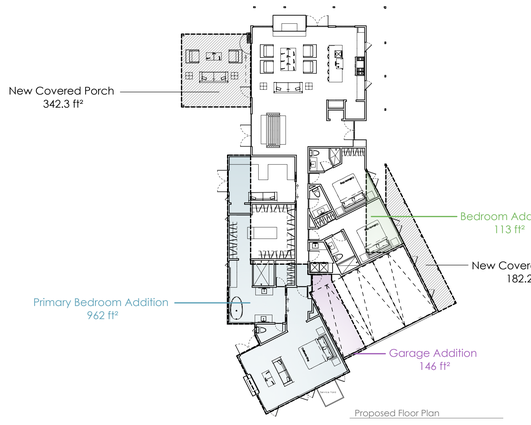


Scope of Work

Single Family Residence Remodel/Addition
- Change orientation of Garage & create a 3rd space in the garage
- New covered porch at garage to match existing
- Primary Suite Addition
- New Covered porch at rear



Existing Floor Plan



Proposed Floor Plan

Project Summary

Project Address	29 Eastfield Dr
Legal Description	RECORD OF SURVEY AS PER BK 58 PG 6 TO 10 OF RECORD OF SURVEYS LOT 45
Assessors Parcel No.	7567-002-004
Zoning	RAS-1
Scope of Work	Single Family Residence Remodel/Addition
Type of Construction:	V-B
Occupancies:	R3/U
Sprinklers:	No

Code Compliance

This project shall comply with the requirements of the following codes. In addition, contractor and subcontractors shall conform to all local codes and requirements which supersede all notes and specifications in these plans.

2022 California Building Code (CBC)
2022 California Mechanical Code (CMC)
2022 California Electrical Code (CEC)
2022 California Green Building Standards Code
All Applicable Local Codes and Ordinances

2022 California Residential Code
2022 California Plumbing Code (CPC)
2022 California California Energy Code
2022 California L.A. Fire Code

The intent of the Drawings and Specifications is to Provide Building Construction in Accordance with California Building Code. Should any Conditions Develop not Covered by the Contract Documents Wherein the Finished Work will not Comply with Said Title 24, California Code of Regulations, a Change Order Detailing and Specifying the Required Work Shall be Submitted to and Approved by the City Before Proceeding with the Work.

Separate Permits

Separate Permits may be required for work not proposed in these documents. These items may include but not limited too; Spas, Pools, Solar Equipment, Demolition, Shoring, Major Electrical and Mechanical work, and Sewer cap of existing buildings

Calculations of Building Pad Coverage (Pad #1)

Buildable Pad Area and Structures	Existing	Proposed	Total
Building Pad	13,131 ft²	0 ft²	13,131 ft²
Residence	1,899 ft²	1,075 ft²	2,974 ft²
Garage	433 ft²	146 ft²	579 ft²
Pool / Spa	0 ft²	0 ft²	0 ft²
Pool Equipment	0 ft²	0 ft²	0 ft²
Cabana / Rec. Rm.	0 ft²	0 ft²	0 ft²
Guest House	0 ft²	0 ft²	0 ft²
Stable	0 ft²	0 ft²	0 ft²
Sports Court	0 ft²	0 ft²	0 ft²
Service Yard	0 ft²	29 ft²	29 ft²
Attached Covered Porches:			
Primary Residence	490.5 ft²	438 ft²	928.5 ft²
Accessory Structures	0 ft²	0 ft²	0 ft²
Area of Attached Covered Porches that exceed 10% of the size of residence/ accessory structure	0 ft²	0 ft²	0 ft²
Entryway / Porte Cochere, Breezeways (from lot coverage page) All Detached Structures	0 ft²	0 ft²	0 ft²
Attached Trellises	0 ft²	0 ft²	0 ft²
(minus deductions) All Detached Structures	70 ft²	50 ft²	120 ft²
Other	0 ft²	0 ft²	0 ft²
Total Structures on Pad #1	2,892.5 ft²	1,738 ft²	4,630.5 ft²
% Pad Coverage	22.03 %	13.24 %	35.26 %
Total Structures on Pad #1 (Not including attached trellises, not including allowed deductions, and including the area of covered porches that exceed 10% of the size of the residence/ accessory structure.	2,332 ft²	1,250 ft²	3,582 ft²
% Pad Coverage	17.76 %	9.52 %	27.28 %

Calculations of Lot Coverage

Area and Structures	Existing	Proposed	Total
Net Lot Area			54,998 ft²
Residence	1,899 ft²	1,075 ft²	2,974 ft²
Garage	433 ft²	146 ft²	579 ft²
Swimming Pool / Spa	0 ft²	0 ft²	0 ft²
Pool Equipment	0 ft²	0 ft²	0 ft²
Guest House	0 ft²	0 ft²	0 ft²
Cabana	0 ft²	0 ft²	0 ft²
Stable	0 ft²	0 ft²	0 ft²
Recreation Court	0 ft²	0 ft²	0 ft²
Attached Covered Porches	490.5 ft²	438.8 ft²	929.3 ft²
Entryway / Porte Cochere, Breezeways	0 ft²	0 ft²	0 ft²
Attached Trellises	0 ft²	0 ft²	0 ft²
*Detached Structures:			
Sheds, Trellises, Gazebo	52 ft²	0 ft²	52 ft²
Barbeque, Outdoor Kitchen	0 ft²	50 ft²	50 ft²
(over 12' high + over 120ft) Roofed Play Equipment	0 ft²	0 ft²	0 ft²
Water Features, etc.	18 ft²	0 ft²	18 ft²
Service Yard	0 ft²	29 ft²	29 ft²
Other	0 ft²	0 ft²	0 ft²
Basement Area	0 ft²	0 ft²	0 ft²
(Volume of Dirt) Depth of Basement	____Yd³		
Total Structures	2,892.5 ft²	1,738.8 ft²	4,631.3 ft²
% Structural Coverage	5.26 %	3.16 %	8.42 %
Total Structures Excluding (up to 3 & up to 800 ft² detached structures that are not higher than 12' high)	2,840.5 ft²	1,709.8 ft²	4,550.3 ft²
% Structural Coverage	5.16 %	3.11 %	8.27 %

Flatwork

Primary Driveways	941 ft²	570 ft²	1,511 ft²
Paved Walks, Patio Areas, Courtyards	1,378 ft²	333 ft²	1,711 ft²
Pool Decking	0 ft²	0 ft²	0 ft²
Other Paved Driveways, Road Easements, Parking Pads	679 ft²	-679 ft²	0 ft²
Total Flatwork	2,998 ft²	224 ft²	3,222 ft²
% Structural Coverage	5.45 %	0.41 %	5.86 %
Total Structural & Flatwork	5,890.5 ft²	1,962.8 ft²	7,853.3 ft²
% Structural Coverage	10.71 %	3.57 %	14.28 %
Total Sq.Ft. of Pervious Surfaces (Other than landscaping, i.e. D.G., Pavers in sand, grass crete)			ft²
Total Disturbed Area	13,131 ft²	0 ft²	13,131 ft²
% Disturbed Area	23.88 %	0 %	23.88 %

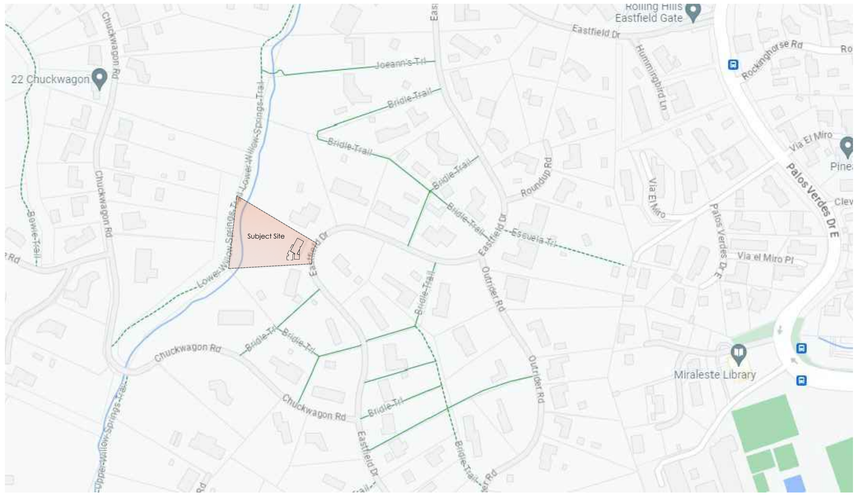
* Free standing accessory structures such as sheds, trellises, covered patios, gazebo, fountains, barbecue, outdoor fireplace, etc., are not counted towards coverages unless larger than 120 ft², then combined area exceeds 800 ft², or if there are more than 5 such structures on the property.

Grading and Excavation Information

Grading Quantities	Cubic Yards	Max Depth	Max Depth Location
Cut/Excavation			
For House / Addition	12 yd³	3 ft	At Rear Yard
For other structures (i.e. walls)	0 yd³	0 ft	-
List ____	0 yd³	0 ft	-
____	0 yd³	0 ft	-
For driveway(s)	0 yd³	0 ft	-
For yard areas	0 yd³	0 ft	-
For basement excavation	0 yd³	0 ft	-
For pool/spa excavation	0 yd³	0 ft	-
Overexcavation	0 yd³	0 ft	-
TOTAL CUT	12 yd³		
TOTAL EXPORT	12 yd³		
Fill			
For House / Addition	0 yd³	3 ft	
For other structures (i.e. walls)	12 yd³	5 ft	At Rear Yard
List ____	0 yd³	0 ft	-
____	0 yd³	0 ft	-
For driveway(s)	0 yd³	0 ft	-
For yard areas	0 yd³	0 ft	-
For basement	0 yd³	0 ft	-
For basement wells	0 yd³	0 ft	-
For pool/spa	0 yd³	0 ft	-
Recompaction	0 yd³		
TOTAL FILL	12 yd³		
TOTAL GRADING (Sum of total cut and total fill)	24 yd³		

Pad/Floor Elevations

Existing pad elevations	Residential Pad	Other Pad
Finished floor	200	
Finished grade		
Proposed Pad Elevations		
Finished floor	200	
Finished grade		
Basement-finished floor		
Basement-finished window well wall		



Vicinity Map
Scale 1"=256'

Architect & Consultants

Architect:
Buchmann Design, Architectural Corp.
746 4th Street
Hermosa Beach, CA 90254
(310) 896-8331 Office

Applicant
Arnold & Lulu Aquino
29 Eastfield Dr
Rolling Hills, CA 90274
(424) 206-9824

Surveyor
Pacific Land Consultants, Inc.
28441Highridge Rd, Suite 230
Rolling Hills Estates, CA 90574
(310) 544-8689 Office
info@plcsurveying.com

Soils Engineer
Tony Lee
T.I.N. Engineering Company
17834 Bailey Drive
Torrance, California 90504
(310)371-7045 Office
(310)371-5856 Fax
tinsoilsheep@yahoo.com

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Cover Sheet + Project Information	CS
Calculations	Calc
Site Plan	SP
Existing Plans + Existing Elevations	0.0
Floor Plan	1.0
Roof Plan	4.0
Proposed Building Elevations	5.0
Soils Report	9.6
Topographic Survey	10.1

BUCHMANN DESIGN
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office # 310•896•8331
office@buchmann-design.com

AQUINO RESIDENCE
29 Eastfield Dr,Rolling Hills,California 90274

BRETT ALOIS BUCHMANN C-32801 7.31.25 Renewal
LICENSED ARCHITECT STATE OF CALIFORNIA

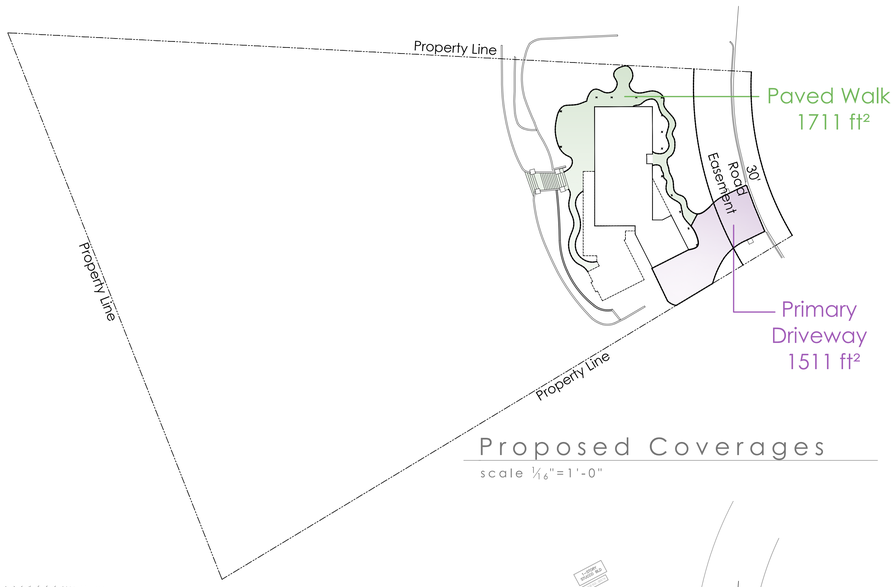
-Cover Sheet-

CS

2208

AQUINO RESIDENCE

29 Eastfield Dr,Rolling Hills,California 90274



Proposed Coverages

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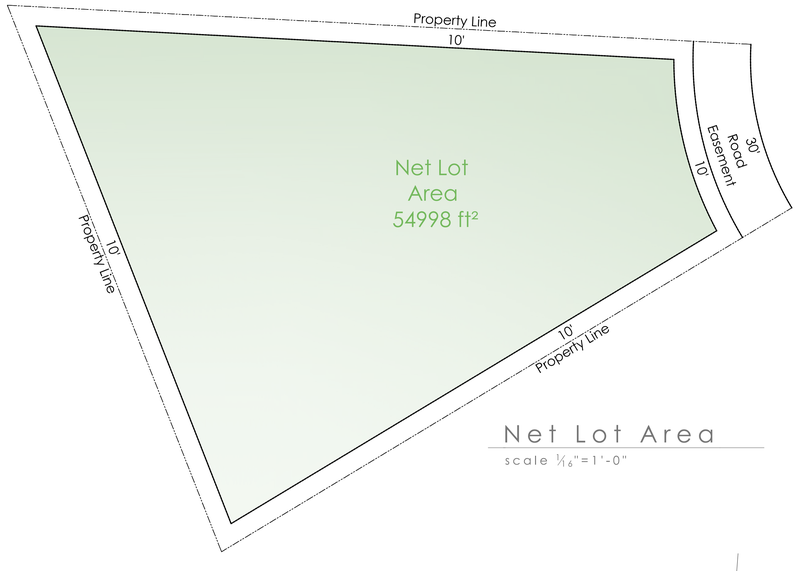

Net Lot Area

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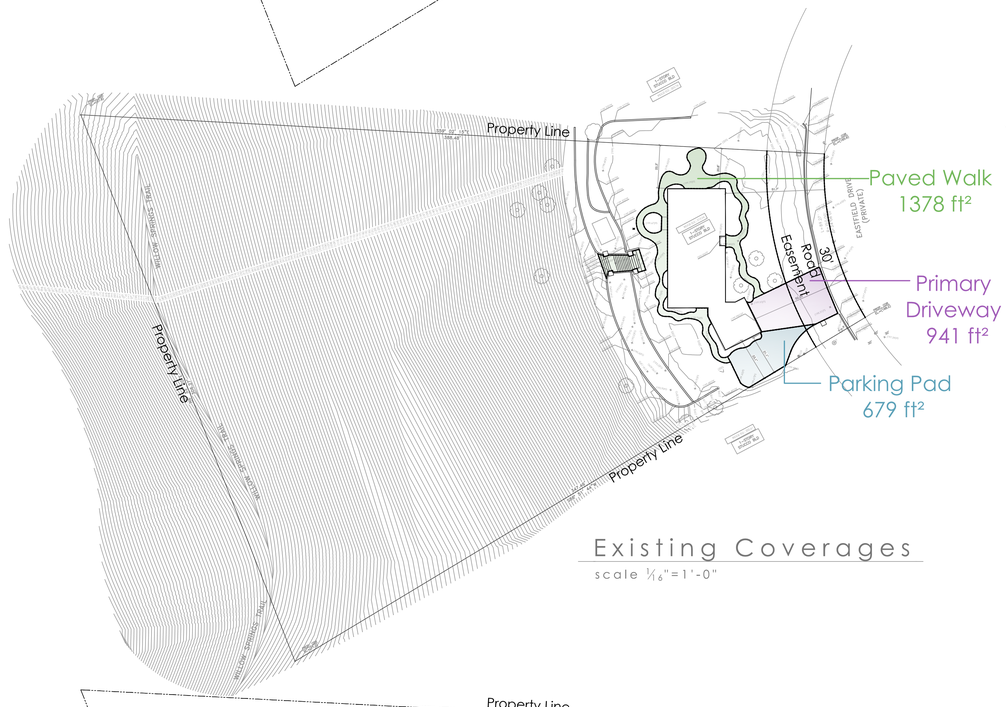

Existing Coverages

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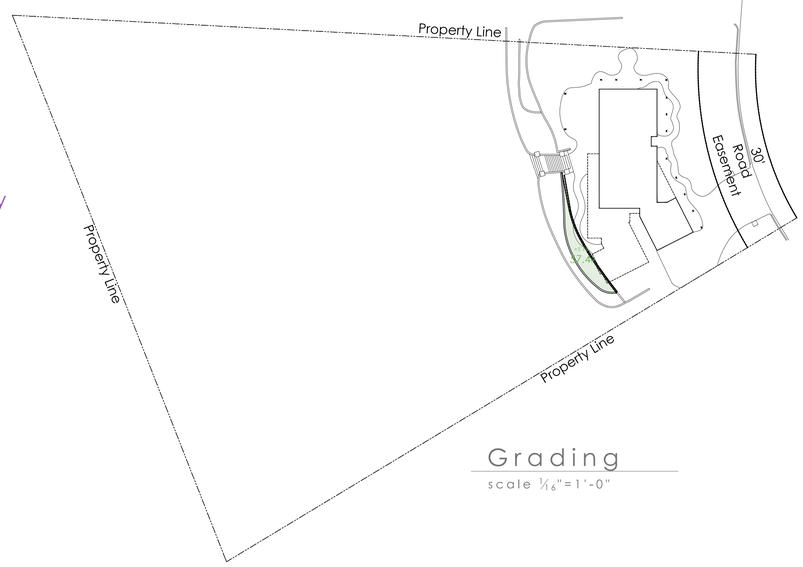

Grading

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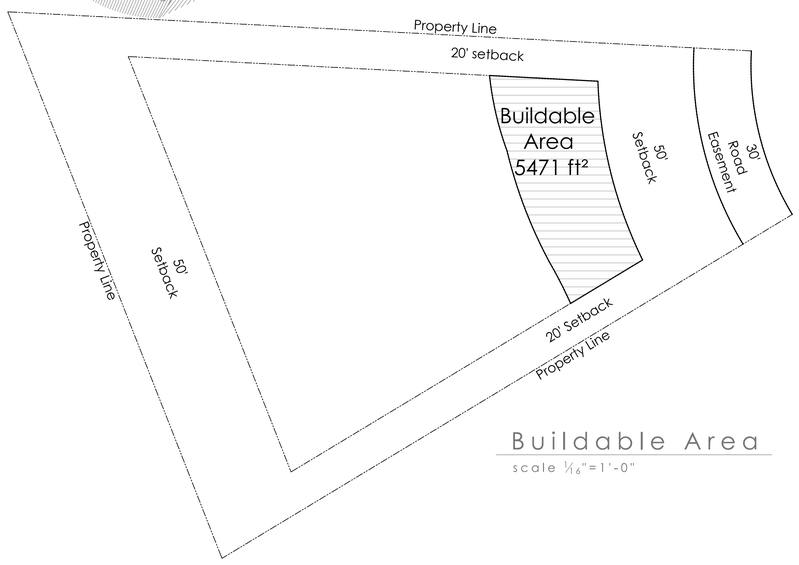

Buildable Area

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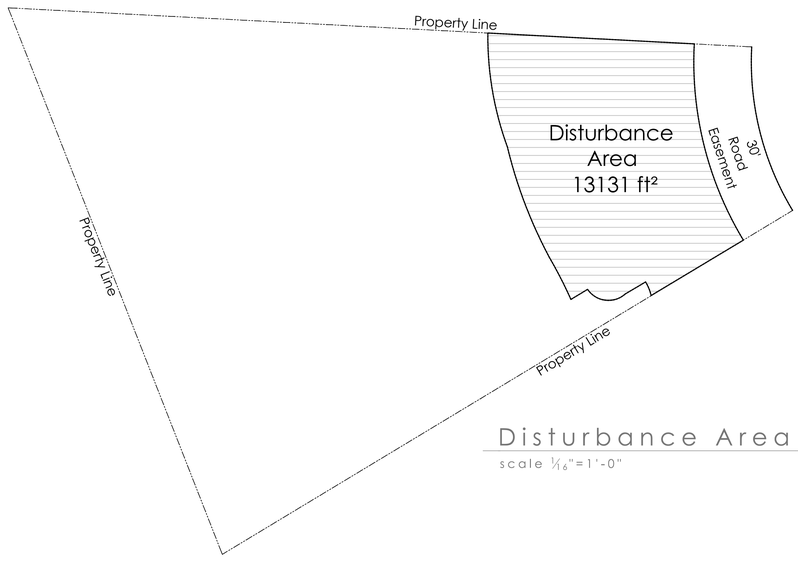

Disturbance Area

scale 1/16"=1'-0"

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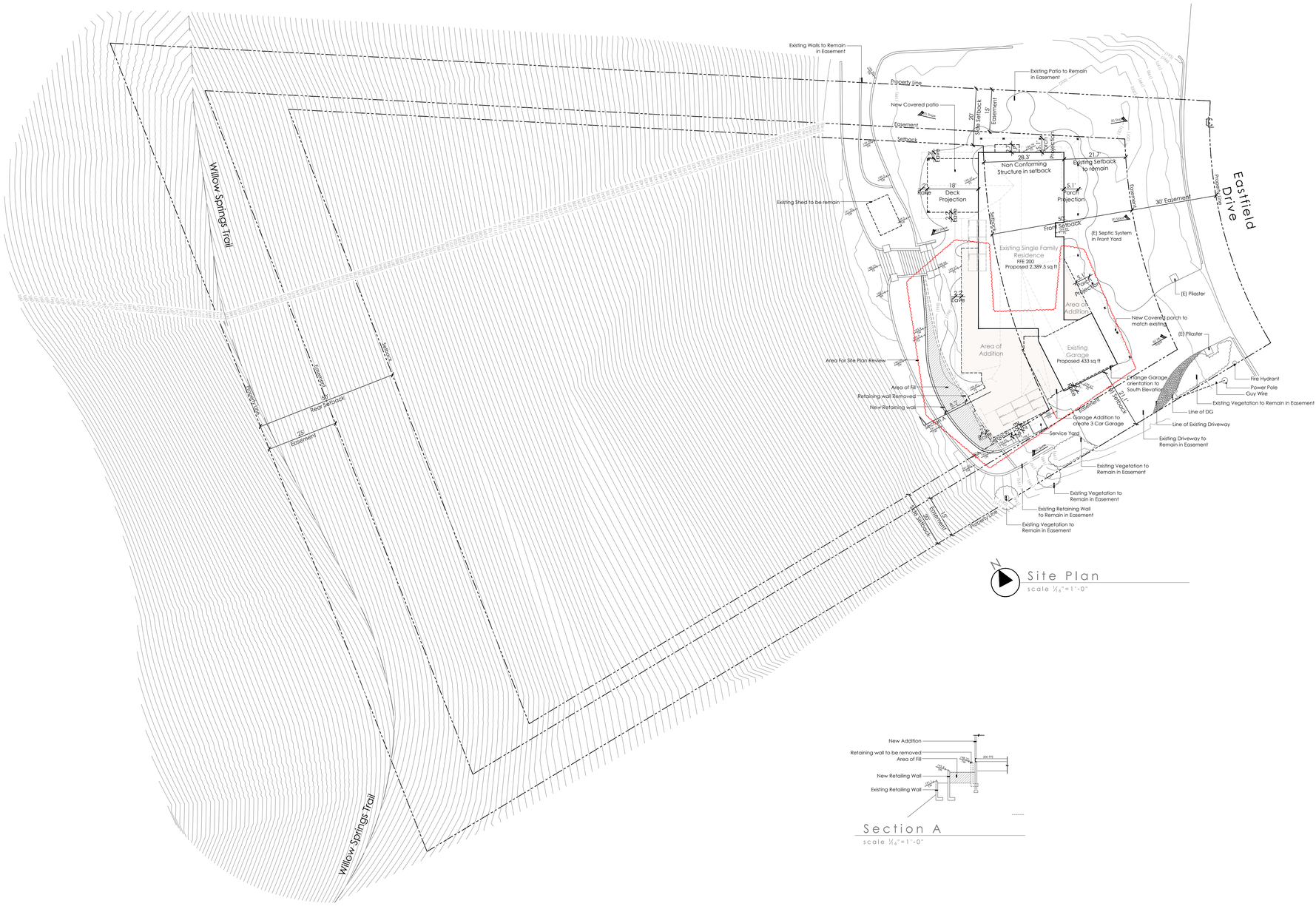
LICENSED ARCHITECT
BRETT ALOIS BUCHMANN
C-32807
7.31.25
RENEWAL
STATE OF CALIFORNIA

-Calculations-

Calc

2208



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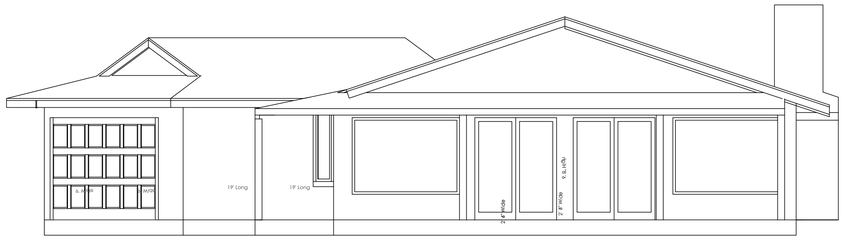
C-32801
7.31.25
RENEWAL
STATE OF CALIFORNIA

-Cover Sheet-

SP

2208



Existing North Elevation
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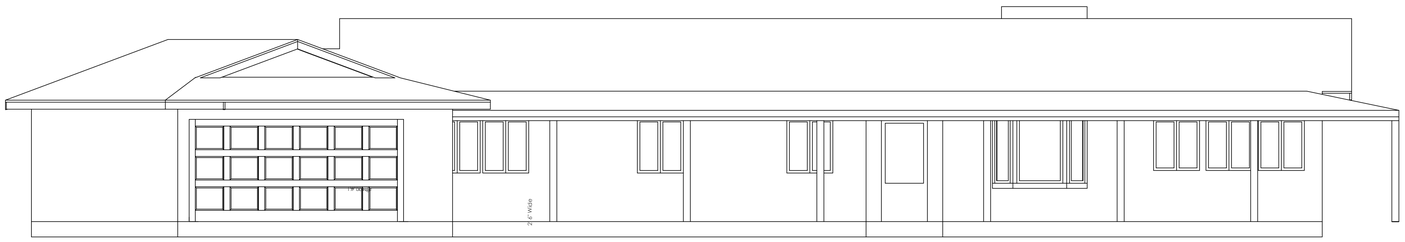

Existing East Elevation
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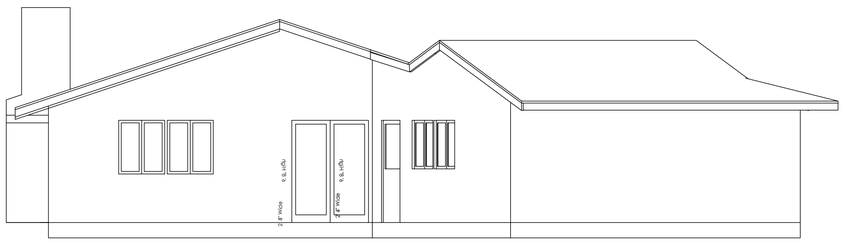

Existing South Elevation
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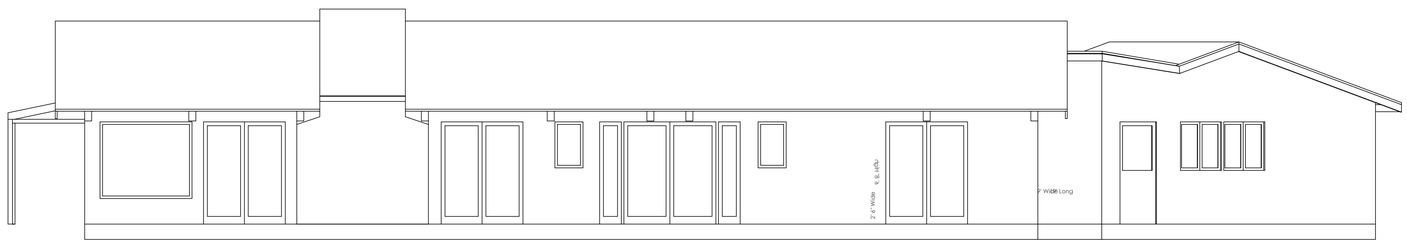

Existing West Elevation
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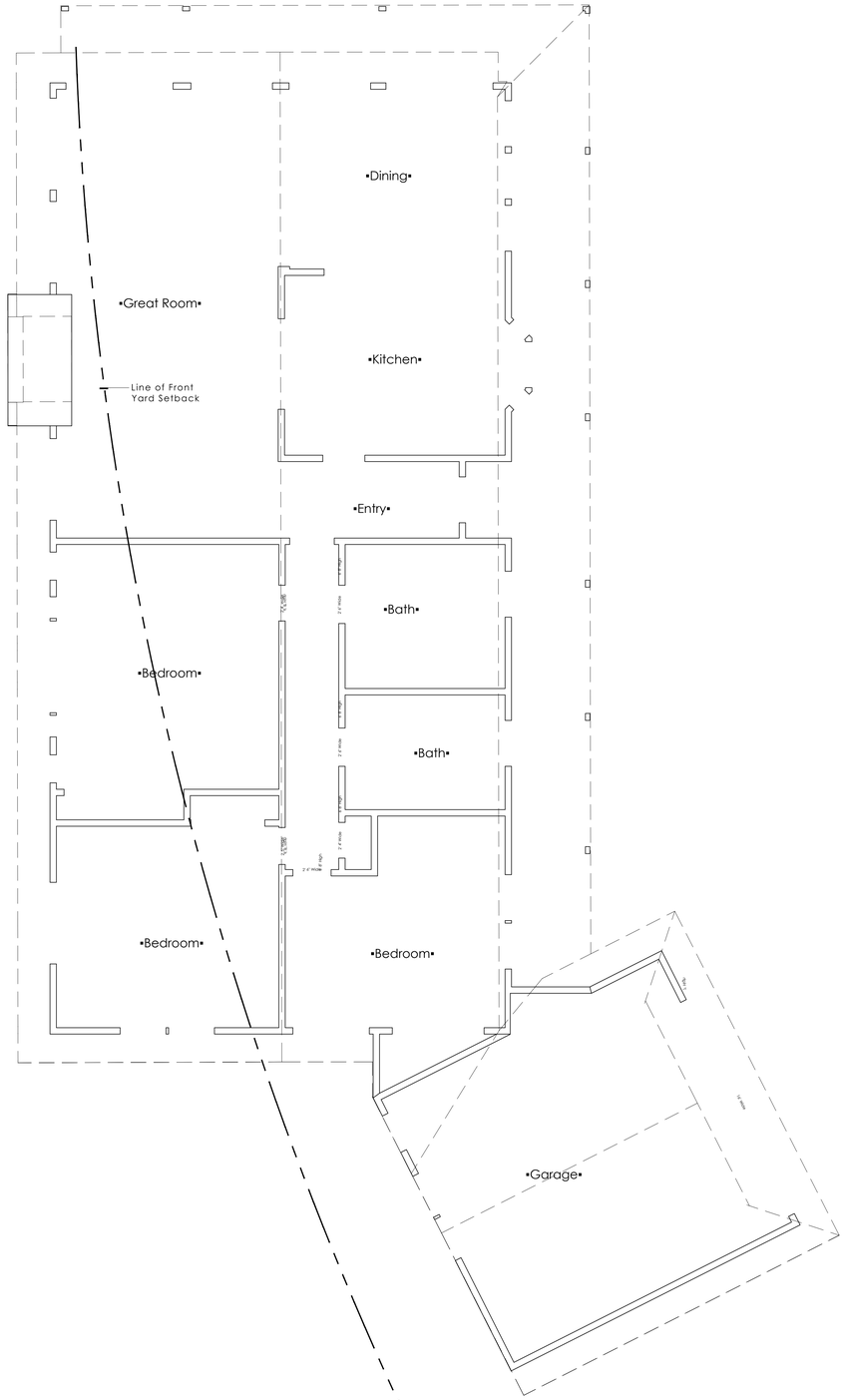

Existing Floor Plan
scale ¼"=1'-0"

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-Floor Plan-

0.0

2208



Floor Plan
scale ¼"=1'-0"

Existing Legend
- Wall to be Removed
- Wall to Remain
- Wall Added

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-Floor Plan-

1.0

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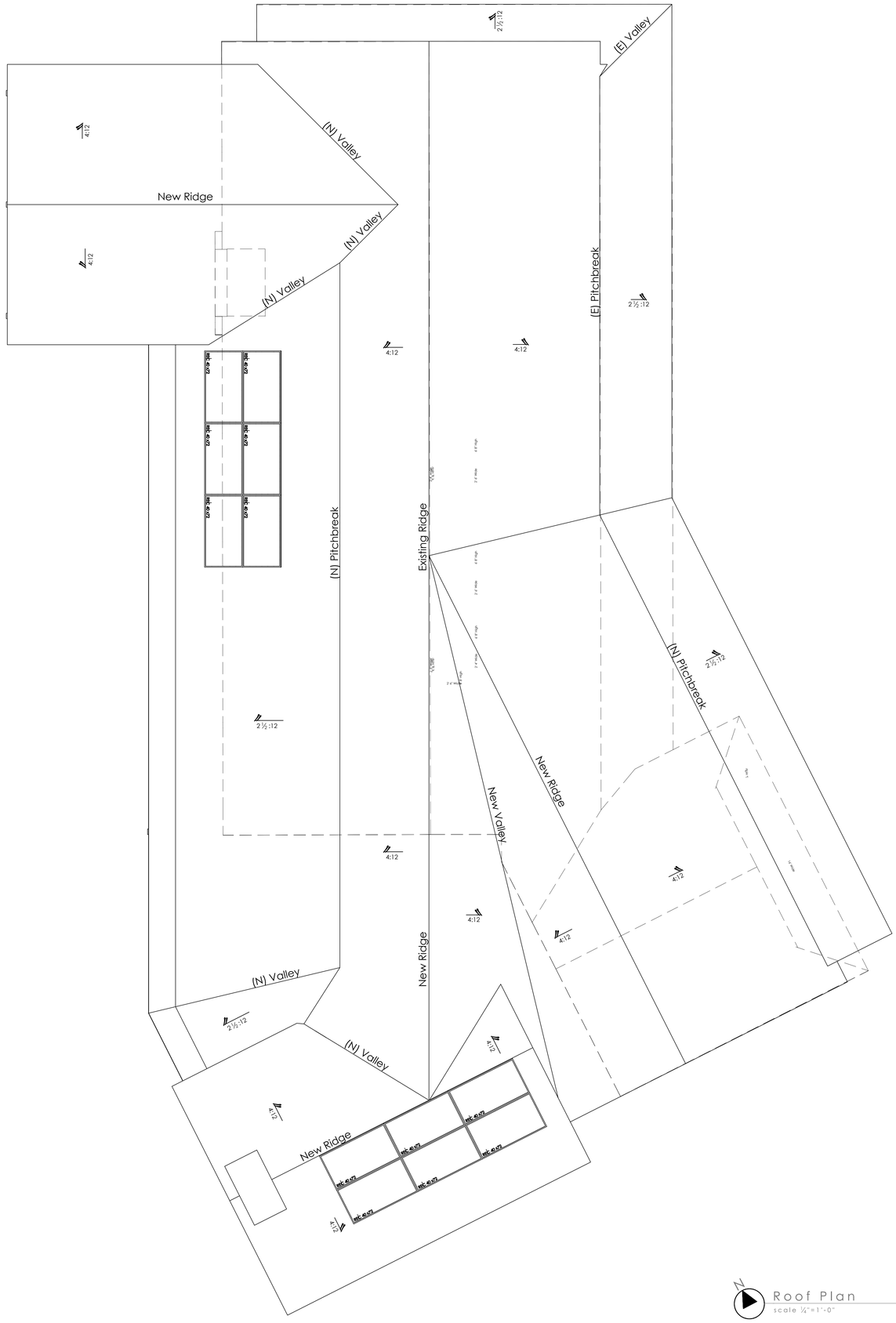

Roof Plan
scale ¼"=1'-0"

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C-32501
7.31.25
Renewal
STATE OF CALIFORNIA

-Roof Plan-

4.0

2208



South Elevation
scale ¼"=1'-0"



West Elevation
scale ¼"=1'-0"



North Elevation
scale ¼"=1'-0"



East Elevation
scale ¼"=1'-0"

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STATE OF CALIFORNIA

Elevations

5.0

2208

UNIFIED SOIL CLASSIFICATION SYSTEM

Major Divisions		Group Symbols	Typical Names
Coarse-grained soils (More than 50% retained on No. 200 sieve)	Gravels (More than half of coarse fraction is retained on No. 4 sieve)	Clean Gravels	GW	Well-graded gravels and gravel-sand mixtures, little or no fines
			GP	Poorly graded gravels and gravel-sand mixtures, little or no fines
		Gravels With Fines	GM	Silty gravels, gravel-sand-silt mixtures
			GC	Clayey gravels, gravel-sand-clay mixtures
	Sands (More than half of coarse fraction passes No. 4 sieve)	Clean Sands	SW	Well-graded sands and gravelly sands, little or no fines
			SP	Poorly graded sands and gravelly sands, little or no fines
		Sands With Fines	SM	Silty sands, sand-silt mixtures
			SC	Clayey sands, sand-clay mixtures
Fine-grained soils (50% or more passes No. 200 sieve)	Silts and Clays (Liquid limit 50 or less)		ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays
			OL	Organic silts and organic silty clays of low plasticity
	Silts and Clays (Liquid limit greater than 50)		MH	Inorganic silts, micaceous or diatomaceous fine sands or silts, elastic silts
			CH	Inorganic clays of high plasticity, fat clays
			OH	Organic clays of medium to high plasticity
Highly Organic Soils			PT	Peat, muck and other highly organic soils

A-2

APPENDIX B

GENERAL GRADING

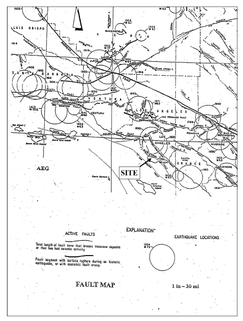
The following guidelines should be used in preparation of any grading plans and job specifications where engineered fills are used and retaining walls backfilled. We should review all documents prior to submittal for statutory permits or contracting in order to ascertain that the intent of our recommendations is conveyed.

1. The area to receive compacted fill shall be stripped of all vegetation, debris, existing fill, and soft or disturbed soils. The excavated areas shall be reviewed by the geotechnical engineer in the field prior to placing controlled, compacted fill.
2. The exposed grade shall then be benched, appropriately graded, scarified to a depth of six inches, moistened to optimum moisture and recompacted to 90 percent of the maximum density.
3. The excavated on-site materials are considered satisfactory for reuse in the engineered fill. Remove any organic trash or deleterious materials. Remove boulders larger than 6 inches.
4. Soil shall be spread evenly in layers not to exceed 4 inches while loose for compaction by wrackers. Add water as required. Only approved compaction equipment shall be used.
5. The fill shall be compacted to at least 90 percent of the maximum laboratory density for the material used. The maximum density shall be determined by ASTM D 1557-07.
6. Periodic on-site construction reviews and field tests shall be performed by the geotechnical engineer during grading to assist the contractor in obtaining the required degree of compaction and the proper moisture content. Where compaction is less than required, additional compactive effort should be made with adjustment of the moisture content, or the layer stripped out and replaced in thinner layer, as necessary, until a minimum of 90 percent relative compaction is obtained. The contractor shall call the soil engineer to test every two feet of vertical lift.
7. No fill soils shall be placed during unfavorably weather conditions. When work is interrupted by rains, fill operation shall not be resumed until the field tests by the soils engineer indicate that the moisture content and density of the fill are as previously specified.

T.I.N. ENGINEERING COMPANY
GEOTECHNICAL · STRUCTURAL · ENVIRONMENTAL

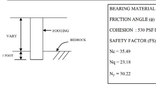
APPENDIX C

FAULT MAP



CALCULATIONS OF ALLOWABLE BEARING CAPACITY

REFERENCE FOR EQUATION:
PAGE 245 OF CHAPTER 4, FOUNDATION ENGINEERING HANDBOOK BY HSAI-YANG FANG, 1990



BEARING MATERIAL : BEDROCK
FRICTION ANGLE (φ) = 32°
COHESION : 530 PSF/FT
SAFETY FACTOR (FS) = 3.0
N_C = 35.49
N_Q = 23.18
N_γ = 30.22

$Q_u = C'N_C + q'N_Q + 1/2\gamma' B' N_\gamma$

= 0.53 × 35.49 + (0.12) × 1* 23.18 + 1/2 (0.12) (15/12) * 30.22

= 18.81 + 2.5486 + 2.47763 = 23.457

$Q_{u\ ALLOWABLE} = 23.457/3.0 = 21.4573 = 7.8124$ KSF, USE 2,500 PSF, ok.

JOB No. : 232743 | DATE: October 19, 2023 | PLATE 11.1

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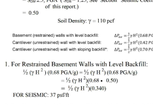
CALCULATIONS OF ALLOWABLE PASSIVE CAPACITY

REFERENCE FOR EQUATION:
PAGE 245 OF CHAPTER 4, FOUNDATION ENGINEERING HANDBOOK BY HSAI-YANG FANG, 1990.



BEARING MATERIAL : BEDROCK
FRICTION ANGLE (φ) = 32°
COHESION : 530 PSF/FT
SAFETY FACTOR (FS) = 3.0

P_P= 1/2 γ H'^{2} tAN^2 (45 + φ/2) + 2C H'tAN (45+ φ/2)

= 1/2 (0.12) (1.5)^2 TAN^2 (45 + 32/2) + 2 (0.53) (1.5) TAN (45 + 32/2)

= 0.179 + 1.912502 = 2.09151

1/2 γ_B H' = 2.09151

$T_{P\ ALLOWABLE}$ = 4.182613/3.0 = 4.182613/3.0 = 1.394204 KIP/FT USE 850 PSF/FT, ok.

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DESIGN OF FREESTANDING WALL

WITH EXPANSION SOIL CONDITION

Surface Slope of Retained Material * Horizontal to Vertical	Equivalent Fluid Weight lbs/ft^3/ft
LEVEL	45
5 TO 1	49
4 TO 1	53
3 TO 1	57
2 TO 1	91
1½ TO 1	83
1 TO 1	120

* Where the surface slope of the retained earth varies, the design slope shall be obtained by connecting a line from the top of the wall at the highest point on the slope which intersects a point on the horizontal distance from the stem equal to the stem height of the wall.

APPENDIX C

FAULT MAP

APPENDIX A

EXPLORATION AND LABORATORY TESTING

Exploration

Field exploration was performed using a truck mounted drill rig, backhoe, or hand-diggers as noted in the report.

Undisturbed samples of representative soils were obtained at frequent intervals in the boring or trench excavations. In drilling boring, the samples were obtained by driving a thin walled steel sampler with successive drops of the drilling Kelly Bar. The driving energy required for one foot of penetration is shown on the boring summary sheets. Soil samples were retained in 2 ½ inch diameter and 1 inch in height brass rings. In backhoe or hand-dug trenches or benches, undisturbed samples were obtained with thin walled tubes carefully driven by hand into the trench/benches walls and by carving chunk samples directly from the trench/benches walls.

Classification of Soils

All soils were visually classified in accordance with the Unified Soil Classification System per ASTM D 2487.

Moisture and Density

The moisture density information can provide a gross indication of soil consistency and delineate local variations. The information can also be used to correlate soils found on this site with soils on other sites in the general area. The dry unit weight and field moisture contents were determined for selected undisturbed samples. Moisture and density were done using the ASTM D 2216 method.

Direct Shear Test

Shear tests were made with a direct shear machine of the strain control type. The shear test samples are saturated to simulate expected extreme moisture conditions. Unless indicated otherwise, tests were performed at a constant rate of shear displacement of approximately 0.002 inches per minute, under vary loads and under conditions of saturation. Samples at the indicated moisture conditions, were tested at three or more normal loads in order to determine the Coulomb shear strength parameters. ASTM D 3080 method was followed to perform all shear tests.

Consolidation Test

Soil settlement predictions under load are made on the basis of consolidation tests. The consolidation apparatus is designed to receive one-inch high rings. Loads are applied in several increments, in a geometric progression, and the resulting deformations are recorded at selected time intervals. Porous stones are placed in contact with the top and bottom of each specimen to permit addition and release of pore water during the test. Undisturbed samples are obtained by pushing the thin-walled sampling tube into the undisturbed soil. The normal load at which water is added is noted on the plots. Results are plotted on the "Load-Consolidation Curve." ASTM D 2435 method is followed during a consolidation test.

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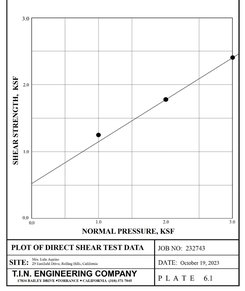
SYMBOL	SOIL SAMPLE	LOCATION	DEPTH (ft)	Ø	C (psf)
●	Bedrock - Shale Ultimate, Saturated	T-3	5.0	32°	530



PLOT OF DIRECT SHEAR TEST DATA

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PLATE 6.1

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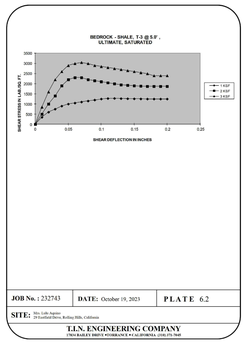

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EXPANSION INDEX TEST

Expansion soil tests were performed on samples remolded to 90% of the maximum density at approximately 50% saturation and allowed to absorb moisture under a surcharge of 144 pounds per square foot. The expansion test was conducted in accordance with Uniform Building Code Standard No. 29-2, Expansion Index Guidelines.

Sample No.	Type Sample	Location	Surcharge	Expansion Index	Expansion Potential
1	Slope Wash - Silty Clay	T-2 @ 2.0' - 5.0'	144 psf	85	Medium to High

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CORROSION POTENTIAL

Chemical laboratory tests were conducted on the existing soil materials obtained from the exploratory trenches during the field investigation for evaluation of a potential of soil corrosion and the attachment on concrete by sulfate soils. The testing results are presented below:

SAMPLE LOCATION	PH	CHLORIDE (PPM)	SULFATE (PPM)	MIN. RESISTIVITY (OHM-CM)
T-2 @ 5.0' - 5.5', Bedrock - Shale	7.80	285	125	16,100

Sulfate content tests were performed on soil samples recovered from test trenches. 100 grams soil sample was placed in a 500 ml Erlenmeyer flask with approximately 300 ml of distilled water. The Hach Turbidimeter, Model 2100P, was used for testing of the existence of sulfate content in the soil. California Test No. 417 of Department of Transportation for sulfate content testing was adopted.

Resistivity test was performed on the recovered soil samples in a saturated condition.

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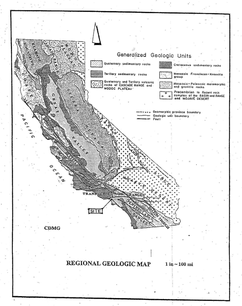
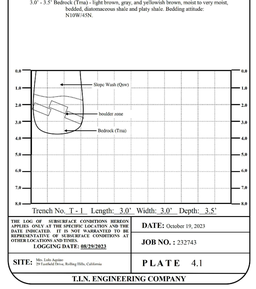


TEST TRENCH T-1 LOGS

0.0' - 1.5' Slope Wash (Qsw) - black, moist to very moist, moderately soft to moderately stiff, adobe clay (CL).

1.5' - 3.0' Slope Wash (Qsw) - abundant large sizes of boulders.

3.0' - 3.5' Bedrock (Tma) - light brown, grey, and yellowish brown, moist to very moist, bedded, diatomaceous shale and platy shale. Bedding attitude: N10W/45N.



THE LOG OF SUBSURFACE CONDITIONS HEREON APPLIES ONLY AT THE SPECIFIC LOCATION AND THE DATE INDICATED. IT IS NOT WARRANTED TO BE REPRESENTATIVE OF SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND TIMES.
LOGGING DATE: 08/29/2023

DATE: October 19, 2023

JOB NO.: 232743

SITE: Mrs. Lulu Aquino, 29 Eastfield Drive, Rolling Hills, California

PLATE 4.1

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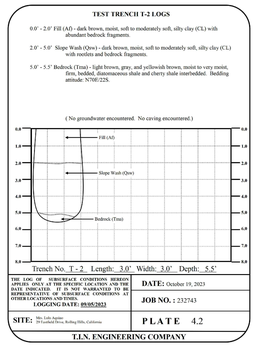
TEST TRENCH T-2 LOGS

0.0' - 2.0' Fill (Af) - dark brown, moist, soft to moderately soft, silty clay (CL) with abundant bedrock fragments.

2.0' - 5.0' Slope Wash (Qsw) - dark brown, moist, soft to moderately soft, silty clay (CL) with roofers and bedrock fragments.

5.0' - 5.5' Bedrock (Tma) - light brown, gray, and yellowish brown, moist to very moist, firm, bedded, diatomaceous shale and cherty shale interbedded. Bedding attitude: N70E/22S.

(No groundwater encountered. No caving encountered.)



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LOGGING DATE: 08/05/2023

DATE: October 19, 2023

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PLATE 4.2

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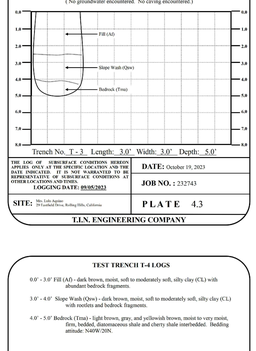
TEST TRENCH T-3 LOGS

0.0' - 2.5' Fill (Af) - dark brown, moist, soft to moderately soft, silty clay (CL) with abundant bedrock fragments.

2.5' - 4.0' Slope Wash (Qsw) - dark brown, moist, soft to moderately soft, silty clay (CL) with roofers and bedrock fragments.

4.0' - 5.0' Bedrock (Tma) - light brown, gray, and yellowish brown, moist to very moist, firm, bedded, diatomaceous shale and cherty shale interbedded. Bedding attitude: NS/5E.

(No groundwater encountered. No caving encountered.)



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LOGGING DATE: 08/29/2023

DATE: October 19, 2023

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PLATE 5

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MOISTURE-DENSITY RESULTS OF LABORATORY TEST

Trench No.	Depth (ft)	Moisture Content (% dry wt.)	Dry Density (pcf)	Comment
T-1	3.5	34.2	62.5	Bedrock
T-2	5.5	29.2	64.3	Bedrock
T-3	5.0	25.0	71.2	Bedrock
T-4	5.0	35.6	62.5	Bedrock

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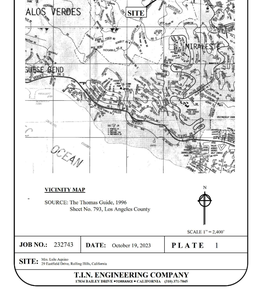

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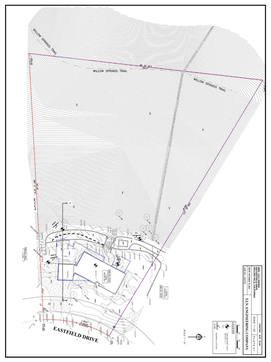

REGIONAL GEOLOGIC MAP BY DIBBLEE

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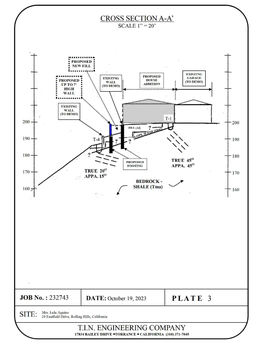

JOB No. : 232743 | DATE: October 19, 2023 | PLATE 3

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Resistance." The friction pile may be assumed to be fixed 5 feet below the bedrock and soil interface. Alternatively, the structural engineer may consider tying the friction piles to the grade beams or continuous footings to act as a moment resisting frame with "pinned connection" or "fixed end conditions." For a "pinned connections" the pile must penetrate into bedrock as required to develop the equivalent fluid passive pressure. For "fixed end conditions" the pile formula may be utilized.

Foundation Settlement

Settlement of the new foundations founded into bedrock can be negligible.

Temporary Construction Excavations

Excavations will be required for the proposed construction. The excavation is expected to expose on-site bedrock and soils which are not suitable for vertical excavations over five feet. That portion of excavations over five feet should be trimmed to a 1:1 slope gradient. All excavations should be stabilized within 30 days of initial excavation. Water should not be allowed to pond on top of the excavation nor to flow toward it. No vehicular surcharge should be allowed within five feet of the top of cut.

All safety provisions of Cal-OSHA and other related statutory agencies should be adhered to, especially as related to support of adjacent structures.

Temporary shoring should be designed for an active equivalent fluid pressure of 30 pounds per cubic foot.

Temporary excavations during raising season are subject to potential hazards, such as caving, floods, erosion, raveling of the ruts and excessively drainage. The potential damage from these hazards can be greatly reduced by maintenance of cuts, installation of adequate drainage improvements and by proper surface area of the cuts. It is the responsibility of the owner or the project contractors to maintain the excavated areas and to improve any deficiencies found during raising season.

Slabs On-Grade

The on-site soil is classified to be expansive. Slabs should be cast over a minimum of four inches of ½ inch or larger clean aggregate placed on firm, compacted subgrade soil. The subgrade soil should be proof-rolled to remove any soft spots prior to covering of sand bedding and vapor barrier. The subgrade soil should be re-moisticized to a minimum of 18 to 24 inches deep to at least 15% over the optimum moisture content prior to covering of concrete slab. Slabs should be reinforced with a minimum of #4 rebars at 18 inches on center each way. All rebars in slab should be doweled into the stem wall of footing or into foundation. Slabs which will be provided with a floor covering should be protected by a 6 mil polyethylene plastic vapor barrier. The barrier should be placed over a minimum four-inch layer of ½ inch or larger clean aggregate placed to prevent punctures and aid in the concrete cure. The moisture barrier should be placed right underneath the concrete slab.

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A minimum 4 inch concrete slab should be designed for interior and exterior concrete slabs and flatwork over expansive soils.

Structural slabs should be utilized if the pile foundations are used. A capillary break is required. Based upon the 2022 CBC, a modulus of subgrade reaction of 150 pci should be used for structural design for fill soil or bedrock. The structural slab should be designed with at least 7 inches in thickness and be reinforced with at least #4 at 12 inches on center. Structural slabs should be designed by the structural engineers.

As is typical in reinforced concrete construction, cracking of concrete can occur and is a common process. Reinforcement and crack control joints are intended to minimize this risk. In addition, irregularities of new slabs are common. A completed slab is generally not perfectly level and not free of some type of cracking.

Grading

The General Earthwork Specifications, Appendix B, should be used in preparation of the grading plans and job specifications where engineered fills are used and constitute our definition of an engineered fill. We should review all documents prior to submission for statutory permits or contracting in order to ascertain that the intents of our recommendations are conveyed.

Drainage Control

Control of soil moisture is essential for the long term performance of improvements, particularly those located on or near expansive soils. All surface drainage should be conducted away from the development in engineered non-erosive devices to a safe point of discharge and to the street. No site runoff drainage should be allowed to cross over the tops of slopes except in engineered non-erosive devices.

Slabs and planted areas immediately adjacent to the dwelling or appurtenant structures should slope a minimum of 5% away from said structures, measured perpendicular to the face of the wall, to mitigate pooling of water. All other slabs and planted areas should be sloped a minimum of 2% to drain to a safe point of collection. All roof drainage should be collected in rain gutters that discharge directly into engineered non-erosive drainage devices. All joints in slabs and swales should be maintained sealed with an appropriate joint compound.

Drainage devices shall be provided as specified by the Building Code and Grading Ordinances.

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Declaration for Compliance with Building Code Section 111

It is the opinion of the undersigned, based upon data obtained as outlined in the this geotechnical engineering report and herein, that if constructed in accordance with our recommendations and properly maintained, landscaping areas not over-watered or over-saturated, the proposed house addition, new retaining wall, and new covered patio addition will not be subject to excessive settlement, lateral movement, or slippage, and that the proposed house addition, new retaining wall, and new covered patio construction should have no adverse effect on the geotechnical stability of adjacent off-site properties.

Plan Reviews

Final development plans should be reviewed by this office to ascertain that the general intents of the recommendations of this report have been incorporated into the plans. Additional structures not analyzed during this investigation should be reviewed by a representative of this office.

On-Site Construction Reviews

On-site construction reviews of all grading, drainage and foundation work should be performed by a field representative of this office to ascertain compliance with the recommendations of this report. Final grading and/or construction should be observed and a written observation form or report issued by this office stating that the work meets the recommendations of this report. The stages at which on-site construction reviews are to be performed should include, but are not necessarily limited to, the following stages of work:

1. Continuous on-site observation of all drilled pile excavations, and final observation and verification of borehole depths following placement of steel reinforcement, immediately prior to pouring concrete.
2. Observation of footing excavations prior to placement of form boards or reinforcing steel.
3. Observation of exposed temporary cut slope surface before excavation is more than five feet deep, and again after final excavation.
4. As called for in Appendix B for on-site construction reviews and testing of all grading work and of compacted earth backfilling behind new retaining walls.
5. During proof-rolling of subgrade soil and pre-moistened subgrade soil to at least 15% to a minimum depth of 18-24 inches above the optimum moisture content before placement of base material or reinforcing steel, and again following the placement of base material prior to placing reinforcing.

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6. Observation of installation of subdrain perforated pipes before covering with gravel or filter material, and again after placing the filter material over perforated pipes before covering with backfill.
7. Following installation of drainage structures and completion of all work.

All work and materials should comply with the latest applicable specifications of the City of Rolling Hills.

Permits

Design and construction should be carried out under applicable conditions and permits of the City of Rolling Hills Building Code and other concerned statutory authorities.

Remark

The conclusions and recommendations submitted in this report are based in part upon the data obtained from the exploratory trenches from this office and the observations during the field exploratory operations. The nature and extent of variations between the trenches may not become evident until construction. If variations then appear evident, it will be necessary to re-evaluate the recommendations of this report. No warranty is made nor should any be implied that the conditions between the exploratory trenches will be the same as those exposed. This office shall be notified if any unusual conditions differing from that disclosed by this report are encountered during construction.

In the event of any change in the assumed nature, or design of the proposed project as planned, the conclusions and recommendations contained in this report shall not be considered valid unless the changes are reviewed by this office and the conclusions of this report modified or verified in writing.

This report is issued with the understanding that it is the responsibility of the owner, or of their representative to ensure that the information and recommendations contained herein are called to the attention of the architect and engineers for the project and incorporated into the plan, and that necessary steps are taken to see that the contractor and subcontractors carry out such recommendations in the field.

This report has been prepared for the exclusive use of the client and authorized agents, and in accordance with generally accepted soil and foundation engineering practices. No other warranties either expressed or implied are made as to the professional advice provided under the terms of this agreement and included in the report.

It is recommended that this effice be provided the opportunity for a general review of final design and specifications in order that earthwork and foundation recommendations may be properly interpreted and implemented in the design specifications. As a condition for use of this report the above described "Plan Reviews" and "On-Site Construction Reviews" are to be performed. (If this office is not accorded the privilege of making the recommended reviews, we can assume no responsibility for misinterpretation of their recommendations).

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The statements contained in this report are valid as of the present date. However, changes in the conditions of a property can occur with the passage of time, whether they are due to natural processes or to the works of man, on this or adjacent properties. In addition, changes in applicable or appropriate standards may occur, whether they result from legislation or the broadening of knowledge. Accordingly the conclusions of this report could be invalidated, wholly or partially, by changes outside of our control.

Thank you for this opportunity to be of service. If you have any questions regarding this report, please contact the undersigned at the letterhead location.

Very truly yours,

T.I.N. ENGINEERING COMPANY

Tony S. C. Lee, M.S., P.E.
Project Engineer

Hank Jong
CEG #1646

TSC/Lit

Enclosures: Vicinity Map..... Plate 1
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Proposed Development Plan..... Plate 2.2
Regional Geologic Map by DibblEe..... Plate 2.3
Cross Section A-A' ..... Plate 3
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Moisture Density Test Results..... Plate 5
Direct Shear Test Results..... Plate 6.1
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Calculations of Allowable Bearing Capacity..... Plate 10.1
Calculations of Allowable Passive Capacity..... Plate 10.2
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Calculations of Seismic Earth Pressures..... Plate 11.2
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Hydroconsolidation and Collapsing

Bedrock was encountered at the subject site. The foundations of the proposed structures are to be founded into firm bedrock. The bedrock is not subject to hydroconsolidation. The bedrock is not considered to be a collapsing soil material either.

Landslide and Slumps

There are no any landslides and/or slumps existed on-site and/or off-site slopes that could adversely affect the proposed development.

Conclusions and Recommendations

General

Based upon our evaluation of the site and soil conditions, the foregoing data and information, the following conclusions and recommendations are made. Construction of the proposed house addition, new retaining wall, and new covered patio is feasible from the standpoint of geotechnical engineering, provided the following items and the recommendations contained should be attended herein are incorporated into all design. The thickness of earth materials and the depths to foundation strataum indicated in this report are based on the data obtained from the locations of the exploratory trenches. The actual thickness of earth materials and depths to foundation stratum between the exploratory trenches may vary from that indicated herein. The design and construction procedures should take this into account.

1. The proposed house additions and house remodeling should be founded on spread footings or pile foundations into the underlying firm bedrock as specified below. The depth to the firm bedrock in the areas of the proposed house additions is estimated to be approximately 3 to 10 feet below the existing grade, although it may be deeper. Deeper bedrock may be encountered on the west side of the proposed house addition.
2. If any existing foundations are to be utilized for support of the proposed house additions, they should be underpinned with new foundations penetrating into bedrock.
3. A new retaining wall, approximately up to 7 feet high, is to be located on the west side of the proposed house addition in order to provide a level building pad for the construction of the proposed house additions. The depth to the bedrock in the wall area may be up to 8 feet deep below the existing grade. The proposed retaining wall may be founded on pile foundations penetrating into firm bedrock. The on-site soil is classified to be an expansive soil. The proposed retaining walls should be designed with an expansion soil condition. For the retaining wall designed with an expansive soil see Section "Retaining Wall" below.
4. The proposed covered patio should be founded on spread footings into the underlying firm bedrock as specified below. The depth to the firm bedrock in the area of the

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Mrs. Lulu Aquino - 7 - October 19, 2023

proposed covered patio is estimated to be approximately 5 to 7 feet below the existing grade, although it may be deeper.

5. The recovered on-site bedrock and terrace samples were tested for sulfate content. Sulfate content over 150 ppm was not detected. We recommend that type II cement be utilized for the concrete.

Spread Footing Foundations

Spread footings founded into firm bedrock may be used for the support of the proposed house additions and new covered patio. Conditions for the allowable bearing capacity are shown on Plate 10.1. The following design criteria for new foundation are considered appropriate:

Allowable Bearing Capacity.....2,500 psf

Minimum Embedment below Lowest Adjacent Grade and into Firm Bedrock

One-Story.....12 inches

Minimum Width of Spread Foundation:

One-Story.....15 inches

All continuous footings should be reinforced with a minimum of four #4 steel bars, two placed near the top, and two placed near the bottom of the footings.

Friction Pile Foundations

Cast-in-place friction piles penetrating into competent bedrock may be designed for a skin friction of 850 pounds per square foot. The pile foundations should be founded at least 10 feet into firm bedrock. The final depth of the pile foundations should be determined by the project structural engineers. See below under"Creep" for additional design requirements.

Friction piles should be designed for all vertical and lateral loads. The minimum recommended pile diameter is 24 inches for machine-drilled and 30 inches for labor-dug. Piles should be reinforced for their full length with a minimum of four #6 bars, with #3 ties at 12" on center. Friction piles should be tied laterally at the ground surface with grade beams or tie beams a minimum of 24" x 24" in cross-section, reinforced with a minimum of four - #6 bars tied with 3/8" hoops at 12" on center.

In drilled pile holes where water is encountered, the water shall be removed from the borehole before any concrete is placed. Where greater than three inches of water remains in the shaft holes, the following procedures shall be observed in the areas specified by the Design Engineer of Record and the Department of Building and Safety:



LEGEND

A.C.	ASPHALT CONCRETE PAVEMENT
B.M.	BENCH MARK
C.B.W.	CONCRETE BLOCK WALL
C.B.R.W.	CONCRETE BLOCK RETAINING WALL
CONC.	CONCRETE
C/O	SEWER CLEANOUT
DWY.	CONC. DRIVEWAY APRON
E.G.	EDGE OF GUTTER
E.M.	ELECTRIC METER
E.P.	EDGE OF PAVEMENT
E.V.	ELECTRIC VALVE
F.F.	FINISHED FLOOR
F.G.	FINISHED GRADE
F.H.	FIRE HYDRANT
F.S.	FINISHED SURFACE
F.L.	FLOW LINE
G.M.	GAS METER
INV.	DRAIN INVERT
I.C.V.	IRRIGATION CONTROL VALVE
P.B.	PULL BOX
P.C.R.W.	POURED CONC. RETAINING WALL
R.R.W.	ROCK RETAINING WALL
S.S.M.H.	SEWER MANHOLE
S.D.M.	STORM DRAIN MANHOLE
T.C.	TOP OF CURB
T.G.	TOP OF DRAIN GRATE
T.W.	TOP OF WALL
W.M.H.	WATER MANHOLE
W.V.	WATER VALVE
- - - - - - -	OVERHANG
— — — —	EASEMENT LIMIT
(concrete hatch)	CONCRETE SURFACE
8" (tree symbol)	TREE AND TRUNK DIAMETER
(fence symbol)	WOOD FENCE
PP	POWER POLE
LP	LIGHT POLE

TOPOGRAPHIC NOTES

1. CONTOUR LINES SHOWN ON THIS TOPOGRAPHIC SURVEY WERE GENERATED FROM RANDOM SPOT ELEVATIONS. THE EXPECTED LEVEL OF ACCURACY IS ±1/2 OF THE CONTOUR INTERVAL. ISOLATED ELEVATIONS, AS PLACED ON THE PLAT WERE PHYSICALLY MEASURED AT APPROXIMATELY THE LOCATIONS SHOWN. THEIR EXPECTED LEVEL OF ACCURACY IS ± 0.10 FOOT.

2. IF SPECIFIC ELEVATIONS ARE REQUIRED, THE USER SHOULD CONTACT PACIFIC LAND CONSULTANTS, INC., TEL: (310)544-8689 FOR SAME. INTERPOLATIONS MADE FROM THIS TOPOGRAPHIC SURVEY SHOULD BE DONE IN ACCORDANCE WITH STANDARD SURVEYING PRACTICES, AND LIABILITY FOR INTERPOLATIONS IS NOT ASSUMED BY PACIFIC LAND CONSULTANTS, INC.

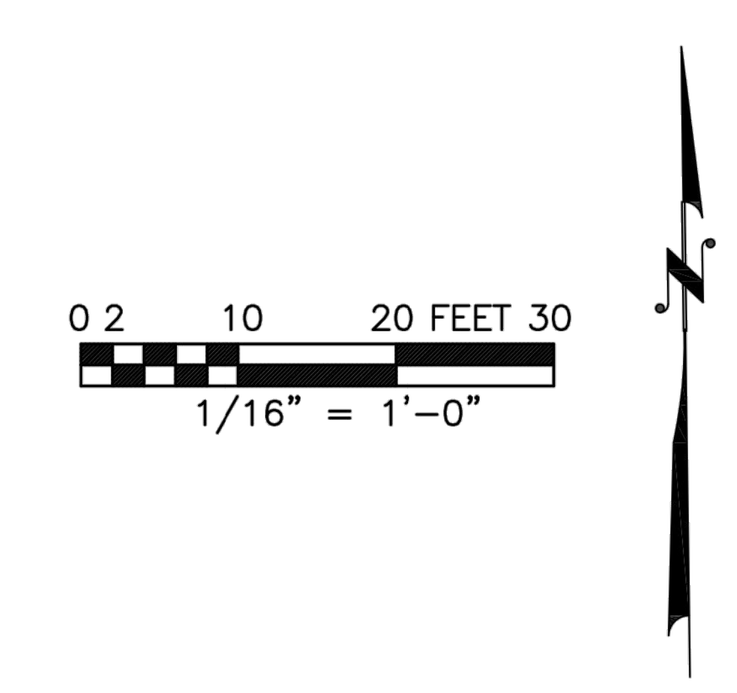
SURVEY CERTIFICATION

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR OF THE STATE OF CALIFORNIA, THAT THIS PLAT CONSISTING OF ONE SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN DECEMBER, 2022; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN. THIS SURVEY DOES NOT INCLUDE EASEMENTS EXCEPT THOSE SPECIFICALLY DELINEATED HEREON.

CHRISTOPHER W. VASSALLO P.L.S. 8418 DATE

REGISTRATION EXPIRES 12-31-2024

PROFESSIONAL LAND SURVEYOR CHRISTOPHER W. VASSALLO P.L.S. 8418 EXP. 12/31/2024 STATE OF CALIFORNIA



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BENCHMARK

F.F.
ASSUMED ELEV.: 200.00'

LEGAL DESCRIPTION

LOT 45, IN THE CITY OF ROLLING HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER RECORD OF SURVEY AS PER BK 58 PG 6 TO 10 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

AREA = 68,394.78 SQ.FT. *APN= 7567-002-004*

PACIFIC LAND CONSULTANTS ESTABLISHED 1994

PACIFIC LAND CONSULTANTS, INC.
28441 HIGHRIDGE RD. SUITE 230
ROLLING HILLS ESTATES, CA 90274
(310) 544-8689

DRAWN BY:A.P.

PROJECT SITE:
29 EASTFIELD DRIVE
ROLLING HILLS ESTATES, CA

FILE NAME: 22125LS.DWG
DATE: 12-11-2022
SCALE: 1/16" = 1'-0"
JOB NO. 22125
SHEET 1 OF 1

BUCHMANN DESIGN
746 4th st. hermosa beach
office # 310•896•8331
office@buchmann-design.com

AQUINO RESIDENCE
29 Eastfield Dr, Rolling Hills, California 90274

-Survey-
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