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, May 20, 2025

CITY OF ROLLING HILLS
6:30 PM

The meeting agenda is available on the City's website. The Planning Commission meeting will be live-streamed on the City's website. Both the agenda and the live-streamed video can be found here: https://www.rolling-hills.org/government/agenda/index.php

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

Recordings to Planning Commission meetings can be found here: https://www.rolling-hills.org/government/agenda/index.php

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 MAY 20, 2025

RECOMMENDATION: Approve as presented.

CL_AGN_250520_PC_AffidavitofPosting.pdf

7.B. APPROVE THE MINUTES FOR THE APRIL 15, 2025 PLANNING COMMISSION MEETINGS

RECOMMENDATION: Approve as presented.

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CL_MIN_250415_PC_F.pdf

8. EXCLUDED CONSENT CALENDAR ITEMS

9. PUBLIC HEARINGS ON ITEMS CONTINUED FROM PREVIOUS MEETING

10. NEW PUBLIC HEARINGS

10.A. ZONING CASE NO. 24-154: SITE PLAN REVIEW FOR NON-EXEMPT GRADING AND WALLS TO EXCEED A HEIGHT OF 3 FEET AND 2.5 FEET AVERAGE (UP TO A MAXIMUM HEIGHT OF 5 FEET), AND CONDITIONAL USE PERMIT TO EXCEED 200 SQUARE FEET FOR ACCESSORY STRUCTURE AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, FOR THE LOCATION AT 16 CABALLEROS ROAD, ROLLING HILLS, CA 90274 (YOU & WANG) (LOT 6-SK)

RECOMMENDATION:

Open the public hearing, take public testimony, close the public hearing, discuss the proposed project, and provide direction to staff and applicants.

Attachment 1: PL_ADR_250514_16CaballerosRd_RadiusMap_PCMeeting.pdf
Attachment 2: PL_ADR_250513_16CaballerosRD_ZC24-154_DevelopmentTable.pdf
Attachment 3: PL_ADR_16CaballerosRd_ZC24-154_Photos of Site.pdf
Attachment 4: PL_ADR_250525_16Caballeros_Aerial View of Site_GIS.pdf
Attachment 5: 250514_16CaballerosRd_ZC24-154-Summary of Project Table.pdf
Attachment 6: 2025-06_PC_Resolution_16CaballerosRd_5.20.25.pdf
Attachment 7: CL_PBN_250520_PH_PC_16Caballeros_6Chuckwagon_Affidavit.pdf
Attachment 8: Email from JuliAvedissian_14 CaballerosRd
Attachment 9:PL_ADR_250515_16CaballerosRoad_ZC24-154_ArchitecturalPlans_4thSubmittal.pdf

10.B. ZONING CASE NO. 24-043: SITE PLAN REVIEW FOR CONSTRUCTION OF NEW RESIDENCE, NON-EXEMPT GRADING, STABLE ACCESS, WALLS EXCEEDING A HEIGHT OF 3 FEET AND 2.5 FEET AVERAGE (UP TO A MAXIMUM HEIGHT OF 5 FEET), AND OTHER IMPROVEMENTS; CONDITIONAL USE PERMITS FOR A DETACHED ACCESSORY STRUCTURE GREATER THAN 200 SQUARE FEET, STABLE GREATER THAN 200 SQUARE FEET; AND VARIANCES FOR CONSTRUCTION IN THE FRONT YARD, SITE DISTURBANCE OF MORE THAN 40 PERCENT, AND FILL SLOPES STEEPER THAN 2:1, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR THE LOCATION AT 6 CHUCKWAGON ROAD, ROLLING HILLS, CA 90274 (LOT 29-A-EF) (LEE)

RECOMMENDATION: Open the public hearing, take public testimony, close the public hearing, discuss the proposed project, and provide direction to staff and applicants.

Attachment 1: PL_ADR_250409_6ChuckwagonRoad_RadiusMap_05.20.25PCMeeting.pdf

Attachment 2: PL_ADR_6ChuckwagonRd_ZC24-043_Arch SitePlan.pdf
Attachment 3_PL_ADR_6ChuckwagonRd_ZC24-043_VicinityMap_Google.pdf
Attachment 4: PL_ADR_6 Chuckwagon Rd_ZC24-053_DevelopmentTable.pdf
Attachment 5: PL_ADR_6ChuckwagonRd_ZC24-043_LandscapePlan_F.pdf
Attachment 6: PL_ADR_6 Chuckwagon Rd_ZC24-053_PC Resolution_D.pdf
Attachment 7: PL_ADR_6ChuckwagonRd_ZC24-043_4 Chuckwagon Letter.pdf
Attachment 8: PL_ADR_6ChuckwagonRd_ZC24-043_2 Chuckwagon Letter.pdf
Attachment 9: PL_ADR_6ChuckwagonRd_ZC24-043_Allan Rigg Letter.pdf
Attachment 10: PL_ADR_6ChuckwagonRd_ZC24-043_RHCA Letter.pdf
Attachment 11: CL_PBN_250520_PH_PC_16Caballeros_6Chuckwagon_Affidavit.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, June 17, 2025 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: 05/20/2025

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 MAY 20, 2025**

DATE: **May 20, 2025**

BACKGROUND:
None.

DISCUSSION:
None.

FISCAL IMPACT:
None.

RECOMMENDATION:
Approve as presented.

ATTACHMENTS:
CL_AGN_250520_PC_AffidavitofPosting.pdf

Administrative Report

7.A., **File #** 2780 **Meeting Date**: 5/20/2025

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	MAY 20, 2025 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: May16, 2025

Agenda Item No.: 7.B
Mtg. Date: 05/20/2025

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 APRIL 15, 2025 PLANNING COMMISSION MEETINGS**

DATE: **May 20, 2025**

BACKGROUND:
None.

DISCUSSION:
None.

FISCAL IMPACT:
None.

RECOMMENDATION:
Approve as presented.

ATTACHMENTS:
CL_MIN_250415_PC_FT_F.pdf
CL_MIN_250415_PC_F.pdf

Minutes
Rolling Hills Planning Commission
Tuesday, April 15, 2025
Field Trip Meeting 7:30 a.m.
6 Quail Ridge Road North

1. CALL MEETING TO ORDER

The Planning Commission of the City of Rolling Hills met at 6 Quail Ridge Road North on the above date, and the meeting was called to order at 7:33 a.m. with Chair Chelf presiding.

2. ROLL CALL

Commissioners Present:	Douglass, Soo, Cardenas, Chair Chelf
Commissioners Absent:	Vice Chair Kirkpatrick
Staff Present:	Lisa Edwards, Willdan Consultant Principal Planner
	Stephanie Grant, Assistant Planner
	Karina Bañales, City Manager
	Averie Anderson, Administrative Clerk

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

4. FIELD TRIPS

4.A. APPROVE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION FIELD TRIP MEETING OF APRIL 15, 2025

Unanimous voice vote to accept item.

4.B. ZONING CASE NO. 24-121: SITE PLAN REVIEW FOR A RESIDENTIAL ADDITION WITH A NEW ATTACHED GARAGE, NON-EXEMPT GRADING, WALLS TO EXCEED 3 FEET MAXIMUM HEIGHT, AND OTHER IMPROVEMENTS; AND CONDITIONAL USE PERMIT FOR A DETACHED ACCESSORY STRUCTURE GREATER THAN 200 SQUARE FEET AND FINDING THE SAME EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT LOCATED AT 6 QUAIL RIDGE ROAD NORTH (SCHIMMEL)

Public Present:	Joseph Spierer (Applicant – Joseph Spierer Architects, Inc)
	Leah Mirsch (4 Cinchring Road)
	Jeff Manquen (8 Quail Ridge Road North)
	James Aichele (14 Crest Road West)
	Tara Schimmel (Homeowner - 6 Quail Ridge Road North)

Presentation by Assistant Planner Stephanie Grant.

Motion by Commissioner Cardenas, seconded by Commissioner Douglass directing staff to draft a Resolution for presentation at the Planning Commission meeting. Motion carried unanimously with the following vote:

AYES:	Cardenas, Soo, Douglass, Chair Chelf
NOES:	None

ABSENT: Kirkpatrick

At 7:44 a.m. the Commission moved to 6 Chuckwagon Road and reconvened at 7:59 a.m.

4.C. ZONING CASE NO. 24-043: SITE PLAN REVIEW FOR CONSTRUCTION OF NEW RESIDENCE, NON-EXEMPT GRADING, STABLE ACCESS, WALLS EXCEEDING A HEIGHT OF 3 FEET AND 2.5 FEET AVERAGE (UP TO A MAXIMUM HEIGHT OF 5 FEET), AND OTHER IMPROVEMENTS; CONDITIONAL USE PERMITS FOR A DETACHED ACCESSORY STRUCTURE GREATER THAN 200 SQUARE FEET, STABLE GREATER THAN 200 SQUARE FEET; AND VARIANCES FOR CONSTRUCTION IN THE FRONT YARD, SITE DISTURBANCE OF MORE THAN 40 PERCENT, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT LOCATED AT 6 CHUCKWAGON ROAD (LOT 29-A-EF) (LEE)

Public Present:
James Aichele (14 Crest Road West)
Judith Haenel (31 Eastfield Drive)
Stephanie Reisz (4 Chuckwagon Road)
Allan Rigg (6415 Via Canada, Rancho Palos Verdes)
Leah Mirsch (4 Cinchring Road)
James Donelson (1 Chuckwagon Road)

Presentation by Willdan Consultant Principal Planner Lisa Edwards.

Commissioners and the public walked the site. No decision was made by the Commission and the item was continued to the evening meeting.

5. ADJOURNMENT: 8:44 A.M.

The meeting was adjourned at 8:44 a.m. to the regular meeting of the Planning Commission scheduled to be held on Tuesday, April 15, 2025, 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, April 15, 2025
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, Soo, Douglass, Chair Chelf
Commissioners Absent:	Kirkpatrick
Staff Present:	Karina Bañales, City Manager
	Lisa Edwards, Willdan Consultant Principal Planner
	Stephanie Grant, Assistant Planner
	Christian Horvath, City Clerk / Executive Assistant to the City Manager
	Nicolas Papajohn, Assistant City Attorney

3. PLEDGE OF ALLEGIANCE – City Manager Bañales

4. APPROVE ORDER OF THE AGENDA

Motion by Chair Chelf to approve the order of the agenda. Without objection, so ordered.

5. BLUE FOLDER ITEMS (SUPPLEMENTAL) – NONE

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

AYES:	Soo, Douglass, Cardenas, Chair Chelf
NOES:	None
ABSENT:	Kirkpatrick

6. PUBLIC COMMENTS ON NON-AGENDA ITEMS – NONE

7. CONSENT CALENDAR

7.A. APPROVE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION REGULAR MEETING OF APRIL 15, 2025

7.B. APPROVE THE MINUTES FOR THE MARCH 18, 2025 PLANNING COMMISSION MEETING

Motion by Commissioner Cardenas, seconded by Commissioner Douglass to approve the Consent Calendar. Motion carried unanimously with the following vote:

AYES:	Soo, Douglass, Cardenas, Chair Chelf
NOES:	None
ABSENT:	Kirkpatrick

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. 24-121: SITE PLAN REVIEW FOR A RESIDENTIAL ADDITION WITH A NEW ATTACHED GARAGE, NON-EXEMPT GRADING, WALLS TO EXCEED 3 FEET MAXIMUM HEIGHT, AND OTHER IMPROVEMENTS; AND CONDITIONAL USE PERMIT FOR A DETACHED ACCESSORY STRUCTURE GREATER THAN 200 SQUARE FEET AND FINDING THE SAME EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT LOCATED AT 6 QUAIL RIDGE ROAD NORTH (SCHIMMEL)

Presentation by Assistant Planner Grant

Public Comment: Joseph Spierer, Tara Schimmel

Motion by Commissioner Cardenas, seconded by Commissioner Douglass approving Zoning Case No. 24-121 as presented. Motion carried unanimously with the following vote:

AYES: Soo, Douglass, Cardenas, Chair Chelf
NOES: None
ABSENT: Kirkpatrick

10.B. ZONING CASE NO. 24-043: SITE PLAN REVIEW FOR CONSTRUCTION OF NEW RESIDENCE, NON-EXEMPT GRADING, STABLE ACCESS, WALLS EXCEEDING A HEIGHT OF 3 FEET AND 2.5 FEET AVERAGE (UP TO A MAXIMUM HEIGHT OF 5 FEET), AND OTHER IMPROVEMENTS; CONDITIONAL USE PERMITS FOR A DETACHED ACCESSORY STRUCTURE GREATER THAN 200 SQUARE FEET, STABLE GREATER THAN 200 SQUARE FEET; AND VARIANCES FOR CONSTRUCTION IN THE FRONT YARD, SITE DISTURBANCE OF MORE THAN 40 PERCENT, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 29-A-EF) (LEE)

City Manager Bañales announced that due to unanticipated grading, as observed during the morning field trip, the public noticing for the item was not in compliance for the public hearing. Therefore, the item would be pulled from the agenda and re-noticed for a future meeting.

10.C. CONSIDERATION OF AN ORDINANCE AMENDING CHAPTER 17.16 OF THE MUNICIPAL CODE REGARDING THE HEIGHT LIMITS OF SINGLE-FAMILY RESIDENTIAL HOMES, STABLES AND BARNS; AND FINDING THE ACTION TO BE STATUTORILY EXEMPT FROM CEQA UNDER SECTION 21080.17 OF THE PUBLIC RESOURCES CODE

Presentation by City Manager Bañales
Willdan Consultant Principal Planner Edwards

Motion by Commissioner Cardenas, seconded by Commissioner Douglass recommending the City Council adopt Ordinance 386 with additions to Section A as discussed regarding finished before floor. Motion carried unanimously with the following vote:

AYES: Soo, Douglass, Cardenas, Chair Chelf
NOES: None
ABSENT: Kirkpatrick

11. OLD BUSINESS – NONE

12. NEW BUSINESS

City Manager Bañales introduced Assistant City Attorney Nicolas Papajohn covering for Assistant City Attorney Earvin while on leave.

13. SCHEDULED FIELD TRIPS

Assistant Planner Grant announced 16 Caballeros and 6 Chuckwagon.

14. ITEMS FROM STAFF – NONE

15. ITEMS FROM THE PLANNING COMMISSION – NONE

16. ADJOURNMENT: 7:01 P.M.

The meeting was adjourned at 7:01 p.m. to the Planning Commission Field Tip meeting on Tuesday, May 20, 2025, beginning at 7:30 a.m. at 16 Caballeros Road.

Respectfully submitted,

_____
Christian Horvath, City Clerk

Approved,

_____
Brad Chelf, Chair

Agenda Item No.: 10.A
Mtg. Date: 05/20/2025

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

FROM: **STEPHANIE GRANT, ASSISTANT PLANNER**

THRU: **KARINA BAÑALES, CITY MANAGER**

SUBJECT: **ZONING CASE NO. 24-154: SITE PLAN REVIEW FOR NON-EXEMPT GRADING AND WALLS TO EXCEED A HEIGHT OF 3 FEET AND 2.5 FEET AVERAGE (UP TO A MAXIMUM HEIGHT OF 5 FEET), AND CONDITIONAL USE PERMIT TO EXCEED 200 SQUARE FEET FOR ACCESSORY STRUCTURE AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, FOR THE LOCATION AT 16 CABALLEROS ROAD, ROLLING HILLS, CA 90274 (YOU & WANG) (LOT 6-SK)**

DATE: **May 20, 2025**

BACKGROUND:

Zoning, Location, and Lot Description

The subject property is zoned RAS-1 and is located at 16 Caballeros Road. For development purposes, the net lot area, which excludes the roadway easement, is 1.44 acres (63,074 square feet). The first residential building pad is 8,307 square feet. The second pad is currently undeveloped and relatively flat.

The property is developed with a 4,207-square-foot residence with a 660-square-foot attached garage, a 1,140-square-foot courtyard, and a 170-square-foot service yard. The house was built in 1956. Photos of the entire property have been provided in Attachment 3.

The property is accessible off Caballeros Road and is developed with an existing 1,690 square foot driveway that leads to the attached garage and main residence on the first building pad. A portion of the main residence encroaches 20 feet and 8 inches into the front setback. The second building pad is undeveloped and relatively flat, and it is located 35 feet below the first building pad with an existing 4-foot-high and 125-foot-long retaining wall and a 187-foot-long fence. The lower portion of the lot is steeply sloped and relatively non-buildable. The lot

has a depth of 367 feet in length and a width of 250 feet. An aerial view of the subject property has been provided in Attachment 4.

DISCUSSION:

Applicant Request

On December 2, 2024, the applicant, Domingo Ottolia, of Ottolia & Barnes, on behalf of the property owners Zhao Wang and Hailong You, submitted a Site Plan Review application for non-exempt grading, walls to exceed 3 feet, and other improvements, including a Conditional Use Permit application for a cabana to exceed 200 square feet (the cabana is proposed to be 637 square feet).

The proposed improvements on the property also include a 480 square foot swimming pool/spa, 155 square foot stairs, 42 square foot outdoor kitchen, 16 square foot pool equipment, planters, and concrete pool deck that are not part of this discretionary approval by the Planning Commission but instead subject to ministerial review and approval by staff. A Project Summary Table of the entirety of the projects that require Ministerial and Discretionary approvals has been included in Attachment 5.

Grading

The total proposed grading for the Project is 203 Cubic Yards (147 CY of cut and 54 CY of fill). The 93 CY of cut for the swimming pool spa is exempt and will be exported. The Site Plan Review is for the non-exempt grading totaling 108 CY. The non-exempt grading will be balanced on-site.

The proposed improvements on the property also include a 480 square foot swimming pool/spa, 155 square foot stairs, 42 square foot outdoor kitchen, 16 square foot pool equipment, planters, and concrete pool deck at grade that are not part of this discretionary approval by the Planning Commission but instead subject to ministerial review and approval by staff. **Table 1** below provides details of the grading project type.

Table 1

GRADING PROJECT TYPE	**CUT**	**FILL**	**MAX DEPTH**	**EXEMPT OR NON-EXEMPT**	**DISCRETIONARY OR MINISTERIAL**
Swimming pool spa	93 CY	(Exempt for Export)	7 feet	Exempt	Ministerial
Pool Deck (southwest side of pool deck)	None	54 Cubic Yards	46 inches (3'10")	Non-Exempt	Discretionary
Retaining Walls	50 CY	None	42 inches (3'6")	Non-Exempt	Discretionary
Stairway	2 Cubic Yards	None	30 inches	Non-Exempt	Ministerial

Stairs at the bottom of the steps	2 Cubic Yards	None	8 feet	Non-Exempt	Discretionary

The proposed retaining wall located at the northern portion of the pool deck includes 54 cubic yards of cut at 42 inches deep (3 feet and 6 inches). The southwestern side of the pool deck involves 54 cubic yards of fill and 46 inches (3 feet and 6 inches). The grading exceeds the maximum 3-foot cut and fill. Therefore, a Site Plan Review is required to exceed 3 3-foot cuts and 3 3-foot fills with a maximum depth.

The proposed concrete stairway extends 35 feet from building Pad 1 to the lower level, and the grading for the stairs is very minimal. The total grading for the stairs is 2 cubic yards of cut at 30 inches deep into the natural slope, and a total of 155 square feet, 35 feet in length, and 54 inches wide. The stairway has been designed to follow natural contours of the slope to minimize grading. The cut for the bottom of the stairway is 5 feet max depth and is part of the Site Plan Review.

Conditional Use Permit

Rolling Hills Municipal Code Section 17.16.040(A)(3) requires a Conditional Use Permit for any detached accessory structures that exceed two hundred square feet. The pergola requires a Conditional Use Permit approval because it exceeds the maximum allowable 200 square feet by 436 square feet for a total of 636 square feet (it will not exceed 800 square feet maximum).

The new pergola will be located on the pool deck at the southwest portion of the recreational building pad. The pergola is 13 feet wide by 42 feet long and 10 feet and 9 inches in height.

Setbacks

The proposed conditional use complies with all applicable development standards of the RAS-1 Zone, districts, including size, setbacks, and location. The Project complies with all of the development standards of the Rolling Hills Municipal Code.

Lot Coverage and Building Pad Coverage

The Project complies with the Development Standards in the Rolling Hills Municipal Zoning Code. The Architectural Plans have been included as Attachment 9. The existing structural coverage is 5,487 square feet or 8.7%, and the project proposes a net of 1,054 square feet or 1.6%, for a total of 6,541 square feet or 10.3%. This is still under the maximum allowed 20% structural coverage.

The existing flatwork coverage is 4,322 square feet or 6.8%, and the project proposes 2,631 or 4.2% square feet of structural cove age for a total of 6,953 square feet or 11.0%. This is still under the maximum allowed 15% structural coverage.

The project proposes to add 3,685 square feet or 5.8% of combined structural and flatwork coverage. The total overall structural and flatwork coverage will result in 13,494 square feet or 21.3%, which is still well under the maximum allowed 35%structural and flatwork coverage. See Attachment 2 for more details.

The first residential building pad 1 has a total pad area of 8,307 square feet. Existing coverage with deductions is 5,037 square feet or 60.6%. The total existing Building Pad Coverage with deductions is above the maximum 30% guideline by 30.6%, because a portion of the main residence encroaches 20 feet and 8 inches into the front setback. Therefore, the square footage in the front setback does not count in the building pad coverage calculations.

The existing second pad is undeveloped and relatively flat, but the applicants are proposing a 3,255 square foot recreational building pad with a 1,000 square foot set-aside area for a total of 4,255 square feet. The existing retaining wall, fence, and trees will be removed for the proposed project. The recreational pad will be developed with a swimming pool/spa, pergola, stairs, outdoor kitchen, retaining walls, planters with landscape, concrete pool deck, and a stairway from the first building pad.

The total disturbed area is 16.510 square feet or 26.2% and is well below the 40% maximum guideline. The proposed project is located in an area that is already disturbed and developed.

Walls

RHMC Section 17.16.190(F) requires a Site Plan Review for any walls that exceed the maximum height of 3 feet. The existing 4-foot-high and 125-foot-long retaining wall that extends along the secondary building pad will be removed and replaced with 2 new walls (one retaining and one planter wall). The proposed retaining wall on the corner northeast portion of the pool deck by the pool equipment will exceed the maximum allowable 3 feet maximum height, therefore a Site Plan Review has been requested. All the other proposed walls and planters will not exceed the 3-foot maximum height. The total square footage of the proposed landscaped planter areas is 563 square feet.

Height
The maximum height of the pergola is 10 feet and 6 inches.

Environmental Review
The proposed project has been determined not to 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.

Public Noticing and Correspondence
Public notices were mailed to residents within a 1,000 ft. radius from the development on May 9, 2025 (see Attachment 1). Notifications of the development and Planning Commission meeting were published in the Daily Breeze on May 10, 2025 (see Attachment 7).

Neighbor Concerns

On May 13, 2025, staff received a phone call from Juli Avedissian (resident at 14 Caballeros Road) regarding the public notice she received the in the mail. She had concerns regarding

the impacts of the project on her views. On May 18, 2025, Juli Avedissian sent an email to City requesting for staff to email the plans (see attachment 8). Staff informed her that due to copyrights, plans can't be emailed, but she could view the plans in the office or wait until the plans were published. On May 15, 2025, Juli Avedissian came into City Hall to view the plans.

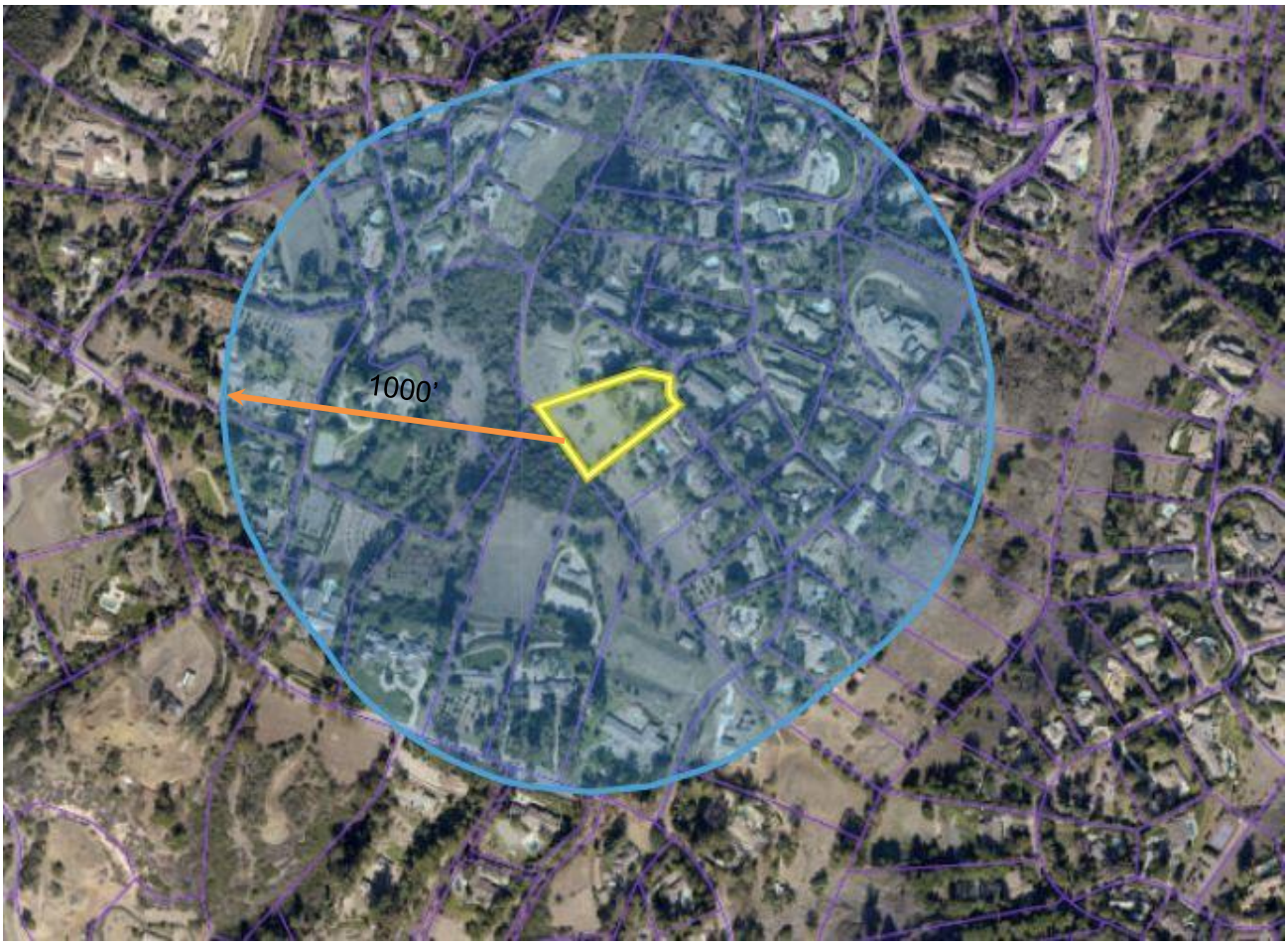
FISCAL IMPACT:
None.

RECOMMENDATION:

If the Planning Commission decides to approve the project, a draft resolution is included as Attachment 6, entitled:

" A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF ZONING CASE NO. 24-154: SITE PLAN REVIEW FOR NON-EXEMPT GRADING AND WALLS TO EXCEED A HEIGHT OF 3 FEET AND 2.5 FEET AVERAGE (UP TO A MAXIMUM HEIGHT OF 5 FEET), AND CONDITIONAL USE PERMIT TO EXCEED 200 SQUARE FEET FOR ACCESSORY STRUCTURE AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, FOR THE LOCATION AT 16 CABALLEROS ROAD, ROLLING HILLS, CA 90274 (YOU & WANG) (LOT 6-SK)”

ATTACHMENTS:
Attachment 1: PL_ADR_250514_16CaballerosRd_RadiusMap_PCMeeting.pdf
Attachment 2: PL_ADR_250513_16CaballerosRD_ZC24-154_DevelopmentTable.pdf
Attachment 3: PL_ADR_16CaballerosRd_ZC24-154_Photos of Site.pdf
Attachment 4: PL_ADR_250525_16Caballeros_Aerial View of Site_GIS.pdf
Attachment 5: 250514_16CaballerosRd_ZC24-154-Summary of Project Table.pdf
Attachment 6: 2025-06_PC_Resolution_16CaballerosRd_5.20.25.pdf
Attachment 7: CL_PBN_250520_PH_PC_16Caballeros_6Chuckwagon_Affidavit.pdf
Attachment 8: Email from JuliAvedissian_14 CaballerosRd
Attachment 9:PL_ADR_250515_16CaballerosRoad_ZC24-154_ArchitecturalPlans_4thSubmittal.pdf



City of Rolling Hills

ROLLING HILLS, CA 90274

TITLE VICINITY MAP

CASE NO. Zoning Case No. 24-154
Conditional Use Permit & Site Plan Review

OWNER Wang & You

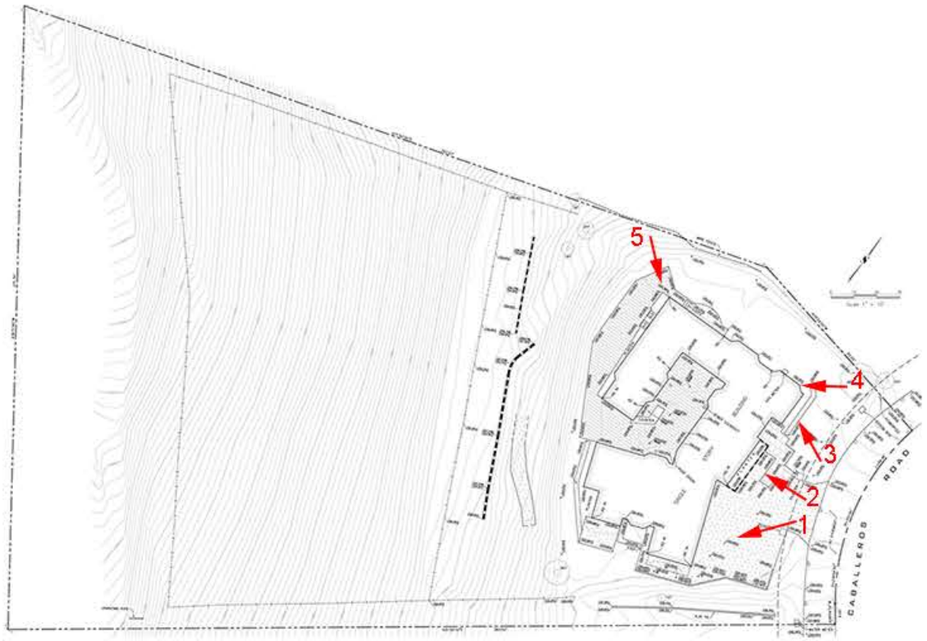
ADDRESS 16 Caballeros, Rolling Hills 90274

SITE

Development Table
Zoning Case No. 24-154
16 Caballeros Road

SITE PLAN REVIEW AND CONDITIONAL USE PERMIT	EXISTING	PROPOSED	TOTAL
Net Lot Area	0 SF	0 SF	63,074 SF
Residence	4,207 SF	0 SF	4,207 SF
Garage	660 SF	0 SF	660 SF
Swimming Pools/Spa	0 SF	480 SF	480 SF
Pool Equipment	0 SF	16 SF	16 SF
Guest House	0 SF	0 SF	0 SF
Pergola	0 SF	636 SF	636 SF
Stable	450 SF	0 SF	450 SF
Recreation Court	0 SF	0 SF	0 SF
Attached Covered Porches	0 SF	0 SF	0 SF
Entryway/Porte Cochere, Breezeways	0 SF	0 SF	0 SF
Attached Trellises	0 SF	0 SF	0 SF
Detached Structures: Outdoor Kitchen	0 SF	42 SF	42 SF
Service Yard	170 SF	0 SF	170 SF
Other: Stairs	0 SF	155 SF	155 SF
Primary Driveway	1,690 SF	0 SF	1,690 SF
Paved Walkways, Patio Areas, Courtyards	2,632 SF	155 SF	2,787 SF
Pool Decking	0 SF	2,476 SF	2,476 SF
Other Paved Driveways, Road Easements, Parking Pads	0 SF	0 SF	0 SF
Grading (balanced onsite)	0 CY	147 CY CUT 54 CY FILL 93 EXPORT EXEMPT	201 CY TOTAL
***Structural Lot Coverage** (20% maximum with deductions)	5,487 SF (8.7%)	1,054 SF (1.6%)	6,541 SF (10.3%)
Flatwork Lot Coverage (15% maximum)	4,322 SF (6.8%)	2,631 SF (4.2%)	6,953 SF (11.0%)
***Total Lot Coverage (Structures and Flatwork)** (35% maximum with deductions)	9,809 SF (15.5%)	3,685 SF (5.8%)	13,494 SF (21.3%)
Total Disturbed Area (40% maximum)	16,510 SF (26.2%)	0 SF (0%)	16,510 SF (26.2%)
***Building Pad 1 (8,307? SF)** (30% Maximum Guideline)	5,037 STRUCTURE AREA (60.6%)	0 SF STRUCTURE AREA (0%)	5,037 SF STRUCTURE AREA (60.6?%)
***Building Pad 1 (4,255 SF)** (30% Maximum Guideline	450 STRUCTURE AREA (10.5%)	1,054 SF STRUCTURE AREA (24.8%)	1,504 SF STRUCTURE AREA (35.3%)

*EXCLUDING: up to 5 (legal) & up to 800 sq. ft. detached structures that are not higher than 12 ft. (no more than 120 sq.ft. per structure per deduction, except for trellis)





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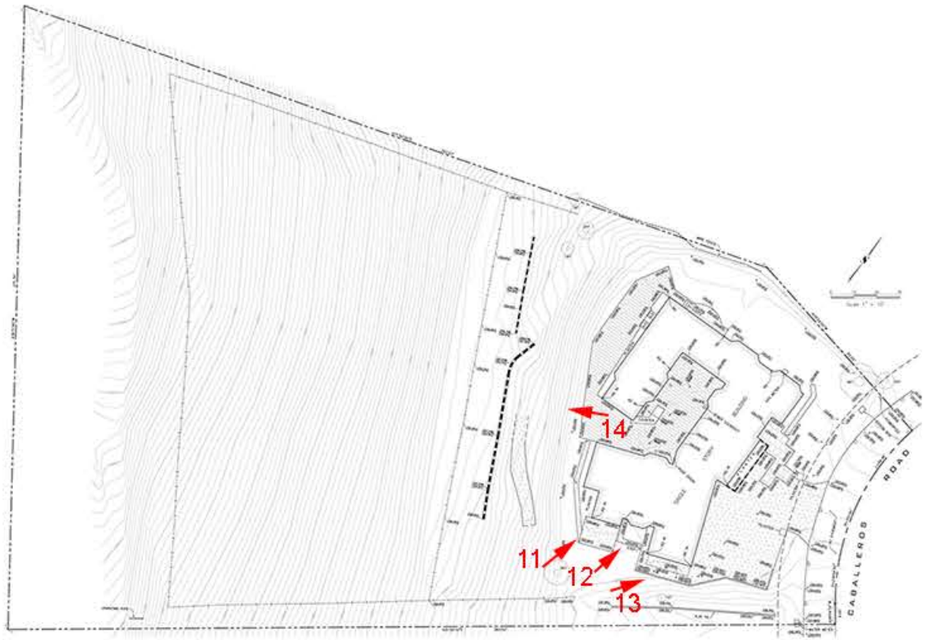
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Aerial View of Site: 16 Caballeros Road



PROPOSED PROJECT SUMMARY TABLE

ITEM #	PROPOSED	DESCRIPTION	RHMC	REQUIRES DISCRETIONARY OR MINISTERIAL APPROVAL
1)	Non-exempt grading	The project includes non-exempt grading for total of 108 CY. (54 CY fill for the northeastern portion of the retaining wall & 54 CY cut for the southeastern portion of the pool deck.	Site Plan Review (SPR) is required for any grading exempt when exempt pursuant to Rolling Hills Municipal Code (RHMC) Section 17.46.020(A)(1)	Discretionary
2)	Swimming Pool/Spa	480 SF swimming pool/spa, 7 feet deep.	17.16.030(K) - Accessory uses and structures are an allowed use and structures are permitted as accessory to a legally established single-family residence. Swimming pool, including outdoor spa not to exceed 800 SF	Ministerial
3)	Pool Deck	Concrete pool deck Less than 12 inches. 2,476 SF	2,476 SF pool deck still well below the required 15% flatwork coverage	Ministerial
4)	Pergola	636 SF detached pergola, 10’6” height	A Conditional Use Permit is required for accessory structures that exceed 200 SF (maximum 800 SF)	Discretionary
5)	Stairway	155 SF stairway to descend to the lower building pad. 35 feet long and 54 inches wide. The grading for the stairs is 30 inches deep.	Grading less than 3 feet cut and fill does not require SPR	Ministerial
6)	Stairs at the bottom of steps	The stairs at the bottom of the slope and pool deck, 5-foot maximum cut into the slope	Grading more than 3 feet cut and fill will require SPR	Discretionary
7)	Walls (East side of pool	The proposed retaining wall on the northeast	The RHMC Section 17.16.190(F), requires a	Discretionary

ITEM #	PROPOSED	DESCRIPTION	RHMC	REQUIRES DISCRETIONARY OR MINISTERIAL APPROVAL
	deck)	corner of the pool deck by the pool equipment will exceed the maximum allowable 3 feet maximum height, therefore a SPR	SPR for any walls that exceed the maximum 3 feet height.	
8)	Walls (Westside of pool deck)	The proposed retaining walls on the westside pool deck will not exceed the maximum allowable 3 feet.	A wall below three feet shall be subject administrative review and shall not be located in the front yard or in any setback	Ministerial
9)	Outdoor Kitchen	The new outdoor kitchen is 42 SF and will be located in the pergola	17.16.030(L) - Accessory uses and structures are an allowed use and structures are permitted as accessory to a legally established single-family residence. Freestanding outdoor BBQ or kitchen not to exceed 200 SF	Ministerial
10)				
11)				

Legend:

Variance	VAR
Site Plan Review	SPR
Conditional Use Permit	CUP
Ministerial Review	MR
Discretionary Review	DR

RESOLUTION NO. 2025-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF ZONING CASE NO. 24-154: SITE PLAN REVIEW FOR NON-EXEMPT GRADING AND WALLS TO EXCEED A HEIGHT OF 3 FEET AND 2.5 FEET AVERAGE (UP TO A MAXIMUM HEIGHT OF 5 FEET), AND CONDITIONAL USE PERMIT TO EXCEED 200 SQUARE FEET FOR ACCESSORY STRUCTURE AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, FOR THE LOCATION AT 16 CABALLEROS ROAD, ROLLING HILLS, CA 90274 (YOU & WANG) (LOT 6-SK)

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

Section 1. On December 2, 2024, the applicant, Domingo Ottolia, of Ottolia & Barnes, on behalf of the property owners Zhao Wang and Hailong You, submitted a Site Plan Review application for non-exempt grading, walls to exceed 3 feet, and other improvements, including a Conditional Use Permit application for a cabana to exceed 200 square feet (the cabana is proposed to be 637 square feet). The proposed improvements on the property also include a 480 square foot swimming pool/spa, 155 square foot stairs, 42 square foot outdoor kitchen, 16 square foot pool equipment, planters, and concrete pool deck at grade that are not part of this discretionary approval by the Planning Commission but instead subject to ministerial review and approval by staff.

Section 2. The Planning Commission considered this item at a duly noticed public hearing on May 20, 2025. At that time, the Planning Commission reviewed and considered the staff report, public testimony, and other information in the record. The applicant was in attendance at the hearing.

Section 3. The applicant was notified of the public hearing in writing by first class mail. Neighbors within 1,000-foot radius were also notified of the public hearing on May 9, 2025, and a notice was published in the Daily Breeze on May 10, 2025.

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 is for a new accessory detached structure—a 636 square foot cabana and non-exempt grading and walls to exceed 3 feet high. 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, and the site has already been developed.

Section 5. For development purposes, the net lot area, which excludes the roadway easement, is 1.44 acres (63,074 square feet). The first residential building pad is 8,307 square feet. The second pad is undeveloped and relatively flat, but the applicants are proposing a 3,255 recreational building pad with a 1,000 square foot set aside area. The property is developed with a 4,207-square-foot residence with a 660-square-foot attached garage, and 170 square foot service yard.

Section 6. Site Plan Review Findings. Site Plan Review is required for non-exempt grading pursuant to Rolling Hills Municipal Code (RHMC) Section 17.46.020(A)(1), and retaining walls to exceed a height of 3 feet (up to a maximum of 5 feet) pursuant to RHMC Section 17.16.190(F). Given the foregoing, in accordance with RHMC Section 17.46.050, the Planning Commission makes the following findings:

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

The proposed 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 Project maintains the maximum possible distances from adjacent neighbors.

The Project conforms to Zoning Code lot coverage requirements. The net lot area of the lot is 63,074 square feet (1.44 acres) per RHMC Section 17.16.060(A). The structural net lot coverage is proposed at 6,541 square feet or 10.3% (20% max. permitted) excluding exempt structures; the flatwork coverage proposed is 6,953 square feet or 11.0%, and the structural and flatwork total lot coverage proposed will be 13,614 square feet or 21.5% (35% max. permitted). The disturbed area is 16,510 square feet or 26.2% (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 secondary building pad that is undeveloped and relatively flat 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 total grading for the Project is 201 cubic yards, 93 cubic yards exempt grading for the swimming pool/spa that will be exported and 108 cubic yards (54 cut/54 fill) for the wall and pool deck that will be balanced onsite.

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 other cabanas in the vicinity of said lot. The Project is harmonious with the site conditions of the existing lot and neighboring lots. The retaining walls and grading have been designed to support the building pad. The Project takes into consideration the visibility of to the surrounding residences in the vicinity.

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 secondary undeveloped and relatively flat building pad. There will be no impacts to existing site design, existing slopes, and mature trees. Drainage will not change and will follow the natural drainage courses of the lot.

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 total proposed grading for the Project is 201 Cubic Yards (147 CY of cut and 54 CY of fill). The 93 CY of cut for the swimming pool spa is exempt and will be exported. The Site Plan Review is for the non-exempt grading totaling 108 CY. The non-exempt grading will be balanced on site. The retaining wall located at the northern portion of the pool deck includes 54 cubic yards of cut at 42 inches deep (3 feet & 6 inches). The southwestern side of the pool deck involves 54 cubic yards of fill and 46 inches (3 feet & 6 inches). The stairs extend 35 feet from building pad 1 to the lower level, and the grading for the stairs is very minimal. The total grading for the stairs is 2 cubic yards of cut at 30 inches deep into the natural slope, and a total of 155 square feet. The project has been designed to follow natural contours of the site to minimize grading.

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 and the existing drainage flow will not be changed or redirected. Drainage will follow the natural drainage course 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. The new vegetation in the planters will be installed in accordance with the approved planting plan.

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

The proposed site plan is not detrimental to convenience and safety of pedestrians and vehicles. The new stairs provide a safe pedestrian pathway to and from to the first and second building pads. A 6-foot-wide access pathway has been provided from the northside of the house down to the set aside area.

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 a new swimming pool/spa, cabana, planters, stairs, pool equipment, outdoor kitchen, deck, and walls.

Section 8. Conditional Use Permit Findings. RHMC Section 17.16.040(A)(3) requires a Conditional Use Permit for a structure that exceeds 200 square feet. The Applicant is proposing a 636 square-foot cabana. 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 the cabana 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 cabana. 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 new 636 square foot cabana will be

constructed on the lower pad. The new cabana meets all of the development standards in the Rolling Hills Municipal Code.

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 use complies with all applicable development standards in the RAS-1 Zone. The net lot area is 1.44 acres and is adequate to support the proposed use. The new cabana will not exceed the maximum allowable 800 square feet maximum.

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

That the proposed conditional use complies with all applicable development standards of the RAS-1 Zone, districts, including size, setbacks, and location. The new cabana complies with all of the development standards of the Rolling Hills Municipal Code.

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

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

The cabana allows the Applicant the ability to enjoy rights enjoyed by other residents in the City. The proposed use is consistent with the residential character of the City.

Section 9. Approval; Conditions of Approval. Based upon the foregoing findings, the Planning Commission hereby approves the Site Plan Review and Conditional Use Permit application in Zoning Case No. 24-154 subject to the following conditions:

A. Site Plan Review and Conditional Use Permit approvals 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 17.46.080(A) and 17.42.070(A) of the Rolling Hills Municipal Code, or the approvals granted are otherwise extended pursuant to the requirements of those 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 Chapter 17.58 of the Rolling Hills Municipal Code (RHMC).

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

D. The lot shall be developed and maintained in substantial conformance with the site plan on file and approved by the Planning Commission on May 20, 2025. Prior to submittal of final working drawings to the Building and Safety Department for issuance of grading and/or building permits, the plans for the project shall be submitted to City staff for verification that the final plans are in compliance with the plans approved by the Planning Commission.

E. The conditions of approval specified herein shall be printed on all construction plans and shall be available at the construction site at all times.

F. 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 all of the conditions set forth therein and the City's Building Code and Zoning Ordinance.

G. 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.

H. The project must be reviewed and approved by RHCA.

I. Structural lot coverage (with deductions) shall not exceed 6,541 square feet or 10.3% of the net lot area in conformance with the zoning requirement.

J. The total flatwork coverage shall not exceed 6,953 square feet or 11.0%, in conformance with the zoning code ordinance.

K. The total structural coverage (with deductions) on the residential building pad 1 shall not exceed 5,037 square feet or 60.6%. Total structural coverage (with deduct ions) on recreational building pad 2 shall not exceed 1,504 square feet or 35.3%.

L. Total lot coverage of structures and flatwork areas (with deductions) shall not exceed 13,494 square feet, or 21.3% in conformance with the zoning ordinance.

M. The existing disturbance of the net lot shall not exceed 16,510 square feet of surface area or 26.2% of the net lot area. There is no addition disturbance, the cabana is located in an area that is already disturbed.

N. Prior to any further grading activity, the applicants shall inform the City and RHCA staff of the date and time of this activity. Workers shall implement Best Management Practices to assure that streets and adjacent properties are not impacted.

O. Prior to issuance of a grading permit a detailed landscaping planting plan for the 563 square foot planters shall be submitted to City staff for review. 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.

P. The graded areas shall be landscaped and continually maintained in good condition. Any trees and shrubs used in the landscaping scheme for this project shall be planted in a way that will not result in a hedge like screening and will not impair views from neighboring properties.

Q. If applicable, the applicant shall be required to conform to the City of Rolling Hills Water Efficient Landscape Ordinance, Chapter 13.18 of the Municipal Code.

R. The applicants shall submit a detailed drainage plan to the City's drainage engineer. This project shall meet the requirements of the City's Low Impact Development portion of the Storm Water Management and Pollution Control ordinance, if applicable. The applicant shall comply with grading requirements relative to submittal of grading and construction reports as required by the Building Official. In order to prevent sediments and water run-off from reaching the canyon from the disturbed slopes by May 20, 2026, an erosion control plan shall be submitted to the Building Department and implemented, even if grading permits have not been issued by that time.

S. The applicants shall secure all permits from the Department of Building and Safety prior to commencing any work. Consult with the California Department of Fish and Wildlife for additional requirements.

T. Minimum of 65% of the construction material spoils shall be recycled and diverted from landfills. The hauler shall obtain a Construction and Demolition permit from the City and provide proof of recycling.

U. There shall be no discarding of any debris, trash, soil and construction spoils or any other material into the canyon or deposited anywhere on the property, including easements. No grading, planting, structures, drainage devices or hardscape, including driveways, or storage of any objects including building materials shall take place in the easements, unless approved by the RHCA.

V. The City or the Building Department may require a construction fence for the duration of the grading for this project. Such fence shall not be located in any easement or cross over trails or natural drainage course and shall be removed immediately upon completion of the grading work.

W. In addition, any construction facility, such as a construction trailer/office or portable toilets, to a maximum extent practicable, shall be located in a manner not visible from the street, and be in a location satisfactory to City staff.

X. 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.

Y. Construction vehicles or equipment, employees' vehicles, delivery trucks shall not impede any traffic lanes to maximum extend practical; if traffic must be blocked in order to aid in the construction, no more than a single lane may be blocked for a short period of time and flagmen utilized on both sides of the impeded area to direct traffic.

Z. During construction, all parking shall take place on the project site, and, if necessary, any overflow parking may take place within the unimproved roadway easement along Portuguese Bend Road, and shall not obstruct neighboring driveways or pedestrian and equestrian passage. During construction, to the maximum extent feasible, employees of the contractor shall car-pool into the City. A minimum of 4' wide path, from the edge of the roadway pavement, for pedestrian and equestrian passage shall be available and clear at all times.

AA. No drainage device may be located in such a manner as to contribute to erosion or in any way affect a slope, an easement, trail or adjacent properties. The energy dissipaters shall be designed in such a manner as to not cross over any equestrian trails or easements. The drainage system(s) shall not discharge water onto a trail, shall

incorporate earth tone colors, including in the design of the dissipater and shall be screened from any trail and neighbors' views to the maximum extent practicable, without impairing the function of the drainage system.

BB. The property owners shall be required to conform to the Regional Water Quality Control Board and County Public Works Department requirements for the installation of best management practices (BMPs) related to solid waste and storm water management, including erosion control measures, and post construction maintenance of stormwater drainage facilities.

CC. During construction, conformance with the air quality management district requirements shall be complied with, so that people or property are not exposed to undue vehicle trips, noise, dust, and objectionable odors.

DD. The property owner and/or his/her contractor/applicant shall be responsible for compliance with the no-smoking provisions in the Municipal Code.

EE. 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.

FF. The property on which the project is located shall maintain an area of minimum of 1,000 square feet to provide an area meeting all standards for a corral with access thereto, if applicable.

GG. Until the applicants execute and record an Affidavit of Acceptance of all conditions of this Conditional Use Permit approval, as required by the Municipal Code, the approval shall not be effective.

HH. 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.

II. 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. Minor adjustments to the project regarding grading or soil retention may be approved by staff.

JJ. 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.

KK. All conditions of the Conditional Use Permit approvals, that apply, shall be complied with prior to the issuance of grading or building permit from Building & Safety Department.

LL. Any action challenging the final decision of the City as a result of the public hearing on the 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.

PASSED, APPROVED AND ADOPTED THIS 20th DAY OF MAY 2025.

_____
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 Code of Civil Procedure Section 1094.6

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

I certify that the foregoing Resolution No. 2025-05 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF ZONING CASE NO. 24-154: SITE PLAN REVIEW FOR NON-EXEMPT GRADING AND WALLS TO EXCEED A HEIGHT OF 3 FEET AND 2.5 FEET AVERAGE (UP TO A MAXIMUM HEIGHT OF 5 FEET), AND CONDITIONAL USE PERMIT TO EXCEED 200 SQUARE FEET FOR ACCESSORY STRUCTURE AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, FOR THE LOCATION AT 16 CABALLEROS ROAD, ROLLING HILLS, CA 90274 (YOU & WANG) (LOT 6-SK)

was approved and adopted at a regular meeting of the Planning Commission on May 20, 2025, 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

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2 Portuguese Bend Road
Rolling Hills, California 90274

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Invoice Text:	NOTICE OF PUBLIC HEARING AND FIELD TRIP PLANNING COMMISSION OF THE CITY OF ROLLING HILLS, CALIFORNIA NOTICE IS HEREBY GIVEN, that the Planning Commission of the City of Rolling Hills will conduct public hearing field trip visits starting at 7:30 AM on Tuesday, May 20, 2025, at the following properties for the purpose of receiving public input on the projects described below: 1st field trip 7:30 AM 16 CABALLEROS ROAD, ROLLING HILLS, CA 90274 (LOT 6-SK) ZONING CASE NO. 24-154: SITE PLAN REVIEW REQUESTS FOR NON-EXEMPT GRADING AND WALLS TO EXCEED A HEIGHT OF 3 FEET AND 2.5 FEET AVERAGE (UP TO A MAXIMUM HEIGHT OF 5 FEET), AND CONDITIONAL USE PERMIT REQUEST TO EXCEED 200 SQUARE FEET FOR ACCESSORY STRUCTURE AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (WANG & YOU) 2nd FIELD TRIP AT 7:50 AM 6 CHUCKWAGON ROAD, ROLLING HILLS, CA 90274 (LOT 29-A-EF) ZONING CASE NO. 24-043: SITE PLAN REVIEW FOR CONSTRUCTION OF NEW RESIDENCE, NON-EXEMPT GRADING, STABLE ACCESS, WALLS EXCEEDING A HEIGHT OF 3 FEET AND 2.5 FEET AVERAGE (UP TO A MAXIMUM HEIGHT OF 5 FEET), AND OTHER IMPROVEMENTS; CONDITIONAL USE PERMITS FOR A DETACHED ACCESSORY STRUCTURE GREATER THAN 200 SQUARE FEET, STABLE GREATER THAN 200 SQUARE FEET; AND VARIANCES FOR CONSTRUCTION IN THE FRONT YARD, SITE DISTURBANCE OF MORE THAN 40 PERCENT, AND FILL SLOPES STEEPER THAN 2:1, AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LEE) Both projects have been

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PROOF OF PUBLICATION
(2015.5 C.C.P.)

STATE OF CALIFORNIA
County of Los Angeles

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not party to or interested in the above-entitled matter. I am the principal clerk of the printer of Daily Breeze, a newspaper of general circulation, printed and published in the City of Torrance*, County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of County of Los Angeles, State of California, under the date of June 15, 1945, Decree No. Pomo C-606. The notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

05/10/2025

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Dated at Hermosa Beach, California

On this 10th day of May, 2025.

Signature

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NOTICE OF PUBLIC HEARING AND FIELD TRIP
PLANNING COMMISSION OF THE
CITY OF ROLLING HILLS, CALIFORNIA

NOTICE IS HEREBY GIVEN, that the Planning Commission of the City of Rolling Hills will conduct public hearing field trip visits starting at **7:30 AM on Tuesday, May 20, 2025**, at the following properties for the purpose of receiving public input on the projects described below:

1st field trip 7:30 AM

16 CABALLEROS ROAD, ROLLING HILLS, CA 90274 (LOT 6-SK)
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2nd FIELD TRIP AT 7:50 AM

6 CHUCKWAGON ROAD, ROLLING HILLS, CA 90274 (LOT 29-A-EF)
ZONING CASE NO. 24-043: SITE PLAN REVIEW FOR CONSTRUCTION OF NEW RESIDENCE, NON-EXEMPT GRADING, STABLE ACCESS, WALLS EXCEEDING A HEIGHT OF 3 FEET AND 2.5 FEET AVERAGE (UP TO A MAXIMUM HEIGHT OF 5 FEET), AND OTHER IMPROVEMENTS; CONDITIONAL USE PERMITS FOR A DETACHED ACCESSORY STRUCTURE GREATER THAN 200 SQUARE FEET, STABLE GREATER THAN 200 SQUARE FEET; AND VARIANCES FOR CONSTRUCTION IN THE FRONT YARD, SITE DISTURBANCE OF MORE THAN 40 PERCENT, AND FILL SLOPES STEEPER THAN 2:1, AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LEE)

Both projects have been determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (Class 3).

The purpose of these field trips is to hold a public hearing on the project sites to familiarize members of the Planning Commission and interested parties with the location, topography, size, and scope of the projects.

Following the field trips, the Planning Commission will reconvene to discuss the projects at a public hearing to be held on **Tuesday, May 20, 2025, beginning at 6:30 PM in the Council Chambers of City Hall, located at 2 Portuguese Bend Road, Rolling Hills CA 90274**.

Members of the public are invited to provide comments in-person during the morning field trips and/or the evening public hearings. Remote comments will not be accepted during the field trips or the evening hearings. Members of the public may also submit written public comments prior to the meeting by sending an email to planning@cityofrh.net . Indicate which project you are commenting on. Your comments will become part of the official meeting record. You may provide your full name, but please do not provide any other personal information (i.e. phone numbers, addresses, etc.) that you do not want to be published.

A live audio of the Planning Commission's evening meeting will be available on the City's website (http://www.rolling-hills.org/. The meeting agenda is on the City's website (https://www.rolling-hills.org/government/agenda/index.php .

If you challenge the approval or denial of the above project in court, you may be limited to raising only those issues you or someone else raised at the public hearings, or to issues addressed in written correspondence delivered to the City at or prior to the public hearings described in this notice.

For additional information, contact the Planning Department at (310) 377-1521.
Daily Breeze
Published: 5/10/25



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New pool, pool deck, & trellis for:

Pearl & Zhao Wang

16 Caballeros Road
Rolling Hills, California 90274

RECEIVED
City of Rolling Hills
By _____
4/14/2025

ABBREVIATION

@	AT
A.B.	ANCHOR BOLT
A.C.	ASPHALTIC CONCRETE
ACOUS.	ACOUSTICAL
ALT.	ALTERNATE
ACS.	ACRES
A.D.	AREA DRAIN
ALUM.	ALUMINUM
A.T.	ASPHALT TILE
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISH FLOOR
A.F.S.	ABOVE FINISH SURFACE
BD.	BOARD
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
BOT.	BOTTOM
BLDG.	BUILDING
BET.	BETWEEN
C.L.	CENTER LINE
C.B.	CATCH BASIN
CBC	CALIFORNIA BUILDING CODE
CEM.	CEMENT
CER.	CERAMIC
C.I.P.	CAST IRON PIPE
CLG.	CEILING
CLO.	CLOSET
CLR.	CLEAR
C.O.	CLEAN OUT
COL.	COLUMN
COM.	COMMON
CONC.	CONCRETE
CONT.	CONTINUOUS
C.W.	COLD WATER
C.T.	CERAMIC TILE
C.Y.D.	CUBIC YARD
DET.	DETAIL
D.F.	DRINKING FOUNTAIN
D.D.	DOOR DIMENSION
DIA.	DIAMETER
DRWG.	DRAWING
D.S.	DOWNSPOUT
D.W.	DISHWASHER
DR.	DOOR
DIM.	DIMENSION
EA.	EACH
ELEC.	ELECTRICAL
ELEV.	ELEVATION
ENCL.	ENCLOSURE
EXH.	EXHAUST
EXIST.	EXISTING
EXP.	EXPANSION
EXT.	EXTERIOR
E.J.	EXPANSION JOINT
F.D.	FLOOR DRAIN
F.E.C.	FIRE EXTINGUISHER CABINET
F.G.	FINISH GRADE
F.H.C.	FIRE HOSE CABINET
FIN.	FINISH
FLR.	FLOOR
FLRG.	FLOORING
FTG.	FOOTING
F. GL.	FIXED GLASS
F.S.	FLOOR SINK
FLUOR.	FLUORESCENT
F.O.C.	FACE OF CONCRETE
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.O.F.	FACE OF FINISH
F.F.	FINISH FLOOR
F.J.	FLOOR JOIST
GA.	GAUGE
GALV.	GALVANIZED
G.I.	GALVANIZED IRON
GL.	GLASS
GR.	GRADE
GYP. BD.	GYPSUM BOARD
G.D.	GARBAGE DISPOSAL
H.B.	HOSE BIBB
HWD.	HARDWOOD
HGT.	HEIGHT
H.PT.	HIGH POINT
HDR.	HEADER
HTR.	HEATER
H.W.	HOT WATER
HORIZ.	HORIZONTAL
H.C.	HOLLOW CORE
I.D.	INSIDE DIAMETER
INT.	INTERIOR
INSUL.	INSULATION
INV.	INVERT
I.P.S.	IRON PIPE SIZE
I.I.C.	IMPACT INSULATION CLASS

JAN.	JANITOR
JST.	JOIST
JT.	JOINT
K.C.	KEENE'S CEMENT
KIT.	KITCHEN
LAM.	LAMINATE(D)
LAV.	LAVATORY
LGTH	LENGTH
LIN.	LINEN CABINET
LKR.	LOCKER
MIN.	MINIMUM
MAS.	MASONRY
MAX.	MAXIMUM
MECH.	MECHANICAL
MEMB.	MEMBRANE
MET.	METAL
M.H.	MANHOLE
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
M.R.	MOISTURE RESISTANT
MANUF.	MANUFACTURER
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
OBSC.	OBSCURE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OFF.	OFFICE
OPG.	OPENING
OV.	OVEN
OVFL.	OVERFLOW
OPP.	OPPOSITE
PL.	PROPERTY LINE/PLATE
PART'N	PARTITION
PLAS.	PLASTER
PLYWD.	PLYWOOD
PR.	PAIR
P.L.	PLASTIC LAMINATE
R.	RISER
RAD.	RADIUS
REINF.	REINFORCING
RESIL.	RESILIENT
RD.	ROOF DRAIN
RM.	ROOM
R.O.	ROUGH OPENING
REF.	REFRIGERATOR
REQ'D.	REQUIRED
S.C.	SOLID CORE
SHT.	SHEET
SIM.	SIMILAR
SHTG.	SHEATHING
SQ.	SQUARE
STD.	STANDARD
STL.	STEEL
STRUCT.	STRUCTURAL
S.S.	STAINLESS STEEL
SUSP.	SUSPENDED
SPECS.	SPECIFICATIONS
STOR.	STORAGE
S.T.C.	SOUND TRANSMISSION CLASS
S.F.	SQUARE FOOT
TEL.	TELEPHONE
TERR.	TERRAZZO
T & G	TONGUE AND GROOVE
TOC	TOP OF CONCRETE
TOW	TOP OF WALL
TYP.	TYPICAL
THRU	THROUGH
TEMP.	TEMPERED
T.O.P.	TOP OF PARAPET
T.	TREAD
T.O.PL.	TOP OF PLATE
U.	URINAL
U.N.O.	UNLESS NOTED OTHERWISE
V.I.F.	VERIFY IN FIELD
VERT.	VERTICAL
VEST.	VESTIBULE
V.C.T.	VINYL COMPOSITION TILE
W/	WITH
WAINS.	WAINSCOT
W.C.	WATER CLOSET
WD.	WOOD
WH.	WATER HEATER
WP.	WATERPROOF

LEGEND

INTERIOR ELEVATION — SHT. NO. / DET. NO.

WINDOW LETTER

DOOR NUMBER

SECTION DESIGNATION
SHEET NUMBER

WALL SECTION DESIGNATION
SHEET NUMBER

DETAIL NUMBER
SHEET NUMBER

GRID LINE

KEY NOTE

EXTERIOR COLOR
& MATERIAL

EXISTING FINISH GRADE — 100.00'

NEW FINISH GRADE — 100.00'

WORK POINT, CONTROL POINT OR DATUM POINT

ROOM NAME — ROOM
ROOM NUMBER — 100

MATCH LINE

EXIT SIGN
DIRECTION TO EXIST — EXIT

REVISION
REVISION NUMBER — 00

LIST OF BMPs (BEST MANAGEMENT PRACTICES

1. CA1 DEWATERING OPERATIONS - REMOVE SEDIMENTS FROM GROUND WATER

2. CA2 PAVING OPERATIONS - REDUCE DISCHARGE OF POLLUTANTS FROM PAVING OPERATIONS

3. CA3 STRUCTURE CONSTRUCTION AND PAINTING
PREVENT & REDUCE DISCHARGE FROM CONSTRUCTION SITES & PAINTING PROJECTS

4. CA10 MATERIAL DELIVERY AND STORAGE - PREVENT & REDUCE DISCHARGE OF POLLUTANTS TO STORM WATER FROM MATERIAL DELIVERY & STORAGE

5. CA11 MATERIAL USE
PREVENT & REDUCE DISCHARGE OF POLLUTANTS TO STORM WATER FROM MATERIAL USE

6. CA12 SPILL PREVENTION AND CONTROL - PREVENT & REDUCE DISCHARGE OF POLLUTANTS TO STORM WATER SYSTEMS WITH GOOD HOUSEKEEPING

7. CA20 SOLID WASTE MANAGEMENT - PREVENT & REDUCE DISCHARGE OF POLLUTANTS TO STORM WATER SYSTEMS FROM SOLID WASTE OR CONSTRUCTION

8. CA21 HAZARDOUS WASTE MANAGEMENT
PREVENT & REDUCE DISCHARGE OF POLLUTANTS TO STORM WATER FROM TOXIC MATERIALS

9. **CA22 CONTAMINATED SOIL MANAGEMENT**
PREVENT & REDUCE DISCHARGE OF POLLUTANTS TO STORM WATER FROM CONTAMINATED SOIL

10. CA23 CONCRETE WASTE MANAGEMENT
PREVENT & REDUCE DISCHARGE OF POLLUTANTS TO STORM WATER FROM CONCRETE WASTE

11. CA24 SANITARY/SEPTIC WASTE MANAGEMENT - PREVENT & REDUCE DISCHARGE OF POLLUTANTS TO STORM WATER FROM SANITARY & SEPTIC SYSTEMS

12. CA30 VEHICLE AND EQUIPMENT CLEANING - PREVENT & REDUCE DISCHARGE OF POLLUTANTS TO STORM WATER FROM CLEANING OF VEHICLES AND EQUIPMENT

13. CA31 VEHICLE AND EQUIPMENT FUELING - PREVENT & REDUCE DISCHARGE OF POLLUTANTS TO STORM WATER FROM FUELING OF VEHICLES & EQUIPMENT

14. CA32 VEHICLE AND EQUIPMENT MAINTENANCE - PREVENT & REDUCE DISCHARGE OF POLLUTANTS TO STORM WATER FROM MAINTENANCE OF VEHICLES & EQUIPMENT

15. CA40 EMPLOYEE/SUBCONTRACTOR TRAINING
SWPPP STORM WATER POLLUTION PREVENTION PLAN

16. ESC1 SCHEDULING - SEQUENCING THE CONSTRUCTION PROJECT TO REDUCE THE AMOUNT OF SOIL EXPOSED TO EROSION

17. ESC2 PRESERVATION OF EXISTING VEGETATION
MINIMIZE DAMAGE AND EROSION BY PRESERVING THE EXISTING VEGETATION

18. ESC10 SEEDING AND PLANTING - MINIMIZE EROSION WITH SEEDING AND PLANTING

19. ESC11 MULCHING - FOR STABILIZING CLEARED AND FRESHLY SEEDED AREAS

20. ESC20 GEOTEXTILES AND MATS - FOR STABILIZATION OF SOILS

21. ESC21 DUST CONTROLS - REDUCE DUST AND SOIL EROSION

22. ESC22 TEMPORARY STREAM CROSSING
RECOMMENDATIONS FOR INSTALLING A TEMPORARY CULVERT, FORD OR BRIDGE

23. ESC23 CONSTRUCTION ROAD STABILIZATION - RECOMMENDATIONS FOR DUST AND EROSION CONTROL

24. ESC24 STABILIZED CONSTRUCTION ENTRANCE
RECOMMENDATIONS FOR DUST, SEDIMENT AND EROSION CONTROL FOR PUBLIC STREETS

25. ESC30 EARTH DIKE - TEMPORARY BERM OR RIDGE OF COMPACTED SOIL

26. ESC31 TEMPORARY DRAINS AND SWALES - TO DIVERT OFF-SITE RUNOFF AROUND A CONSTRUCTION SITE

27. ESC32 SLOPE DRAIN -TEMPORARY PIPE TO DIVERT RUNOFF FROM THE TOP OF A SLOPE TO THE BOTTOM WITHOUT CAUSING EROSION

28. ESC40 OUTLET PROTECTION - INSTALL RIP-RAP TO REDUCE SEDIMENT IN THE SOIL

29. ESC41 CHECK DAMS
REDUCES VELOCITY OF CONCENTRATED STORM WATER FLOWS AND REDUCES EROSION

30. ESC 42 SLOPE ROUGHENING/ TERRACING - CREATES MICROCLIMATES FOR ESTABLISHING VEGETATION

31. ESC 50 SILT FENCE - FOR SEDIMENTATION CONTROL

32. ESC51 STRAW BALE BARRIERS - FOR SEDIMENTATION CONTROL

33. ESC52 SAND BAG BARRIER - FOR SEDIMENTATION CONTROL

34. ESC53 BRUSH OR ROCK FILTER - FOR SEDIMENTATION CONTROL AND VELOCITY REDUCTION

35. ESC54 STORM DRAIN INLET PROTECTION - DEVICES WHICH DETAIN SEDIMENT LADEN RUNOFF

36. ESC55 SEDIMENT TRAP - SMALL EXCAVATED OR BERMED AREA FOR SEDIMENTATION

37. ESC56 SEDIMENT BASIN - POND CREATED TO ALLOW EXCESSIVE SEDIMENT TO SETTLE

PROJECT INFORMATION

PROJECT ADDRESS: 16 CABALLEROS ROAD
ROLLING HILLS, CALIFORNIA 9274

PARCEL NUMBER: 7567-018-013

LEGAL DESCRIPTION: RECORD OF SURVEY AS PER BK 67 P 31 & 32 OF RECORD OF SURVEYS LOT 6

CODE REQUIREMENTS:

CALIFORNIA BUILDING CODE	2022 EDITION
CALIFORNIA RESIDENTIAL CODE	2022 EDITION
CALIFORNIA PLUMBING CODE	2022 EDITION
CALIFORNIA MECHANICAL CODE	2022 EDITION
CALIFORNIA ELECTRICAL CODE	2022 EDITION
CALIFORNIA GREEN CODE	2022 EDITION
CITY OF ROLLING HILLS MUNICIPAL CODE	

CONSTRUCTION TYPE: VB NOT SPRINKLERED

OCCUPANCY TYPE: R2

OCCUPANCY USE: R3 - SINGLE FAMILY RESIDENCE

NO. OF STORIES: 1

ZONING: RAS-1

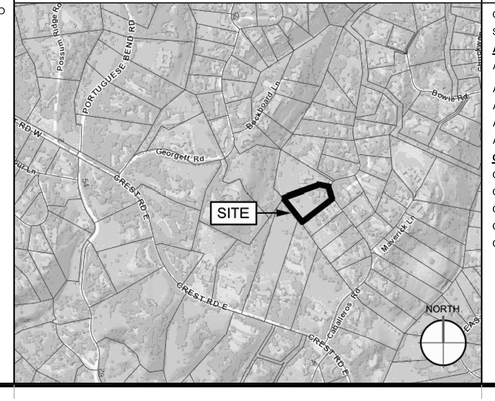
HEIGHT: 10'-6" (@ PROPOSED TRELLIS ON POOL DECK)

PARCEL AREA: 72,963 SQ FT

PROJECT SCOPE: THE PROPOSED SCOPE OF WORK IN THIS PERMIT IS LIMITED TO THE FOLLOWING:

- EXTENSION OF 24" HIGH CONCRETE DECK AT NORTHERN FACADE (92 SQ. FT.)
- NEW POOL OF 480 SQ. FT.
- NEW POOL DECK OF 2,476 SQ. FT.
- NEW DETACHED TRELLIS @ POOL DECK 636 SQ. FT.(10'-6" HIGH)
- NEW OUTDOOR KITCHEN 42 SQ. FT. (UNDER DETACHED TRELLIS)
- NEW OUTDOOR STAIR 155 SQ. FT.
- POOL EQUIPMENT(16. SQ. FT.)
- NEW RETAINING WALLS
- GRADING 54 CU. YARD. CUT & 54 CU. YARD FILL
- POOL EXCAVATION 93 CU. YARDS (MAX. DEPTH 7'-0")

VICINITY MAP



PROJECT DIRECTORY

OWNER: Pearl & Zaho Wang
16 CABALLEROS ROAD
ROLLING HILLS, CALIFORNIA 90274
T: (909)680-0536

ARCHITECT: **OTTOLIA & BARNES ARCHITECTURE**
5533 BAYRIDGE ROAD
RANCHO PALOS VERDES, CALIFORNIA 90275
DOMINGO OTTOLIA, AIA - C27790
DOROTHY BARNES - OTTOLIA, AIA - C28714
T: (310) 375-0107
F: (310) 802-3804
E: DCO@OBASTUDIO.COM

STRUCTURAL & CIVIL ENGINEERING: **PALOS VERDES ENGINEERING**
27520 HAWTHORNE BLVD., SUITE 250
ROLLING HILLS ESTATES, CALIFORNIA 90274
T: (310) 541-5055
F: (310)541-0321
E: RICK@PVEC.COM

GENERAL NOTES

1. CONTRACTOR TO STAKE-OUT AND VERIFY WITH ARCHITECT THE BUILDING SETBACKS, PAD AND ROOF ELEVATIONS, AND DRIVEWAY PRIOR TO START OF CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO THE START OF CONSTRUCTION AND SHALL NOTIFY THE ARCHITECT OF ANY OMISSIONS, ERRORS, OR DISCREPANCIES.
3. SURFACE WATER SHALL DRAIN AWAY FROM BUILDING AT A MINIMUM OF 1/8" PER FOOT.
4. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES (WHETHER SHOWN HEREIN OR NOT) AND PROTECT THEM FROM DAMAGE. CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH THE EXECUTION OF THIS WORK.
5. CONTRACTOR SHALL SIGN AND POST A NOTICE ON THE BUILDING CERTIFYING THAT THE INSTALLED INSULATION COMPLIES WITH THE CALIFORNIA STATE STANDARDS.
6. CONTRACTOR TO VERIFY ALL EXISTING PAD AND FINISH FLOOR ELEVATIONS. IF ANY DISCREPANCIES ARE DISCOVERED, CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE THE START OF CONSTRUCTION.
7. ALL EXPOSED NON-PREFINISHED METAL IS TO BE PRIMED AND PAINTED INCLUDING SHOP OR FACTORY PRIMED SURFACES. ARCHITECT TO APPROVE FINAL COLOR.
8. CONTRACTOR MAY NOT CHANGE DESIGN MATERIALS OR DETAILS WITHOUT PERMISSION OF THE ARCHITECT.
9. WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS.
10. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE CONTRACTOR SHALL HAVE A CERTIFICATE OF CURRENT WORKMEN'S COMPENSATION INSURANCE COVERAGE ON FILE WITH THE BUILDING DEPARTMENT.

SHEET INDEX

CS1 COVER SHEET
SURVEY
ARCHITECTURAL
A0.1 VICINITY MAP OF CONTIGUOUS PROPERTIES
A0.2 SITE DIAGRAMS
A1.1 SITE PLAN
A1.2 ENLARGED PARTIAL SITE PLAN
A2.1 SITE SECTIONS & ELEVATIONS
CIVIL
C-1 TITLE SHEET
C-2 GRADING & DRAINAGE IMPROVEMENT PLAN
C-3 GRADING & DRAINAGE IMPROVEMENT PLAN & SECTIONS
C-4 CIVIL DETAILS
C-5 GRADING QUANTITIES EXHIBIT

OTTOLIA & BARNES
Architecture
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Dorothy Barnes-Ottolia, AIA C28714
5533 Bayridge Road
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F: (310) 802-3804
E: dco@OBAstudio.com

LICENSED ARCHITECT DOMINGO C. OTTOLIA C-27790 APRIL 30, 2027 RENEWAL DATE STATE OF CALIFORNIA

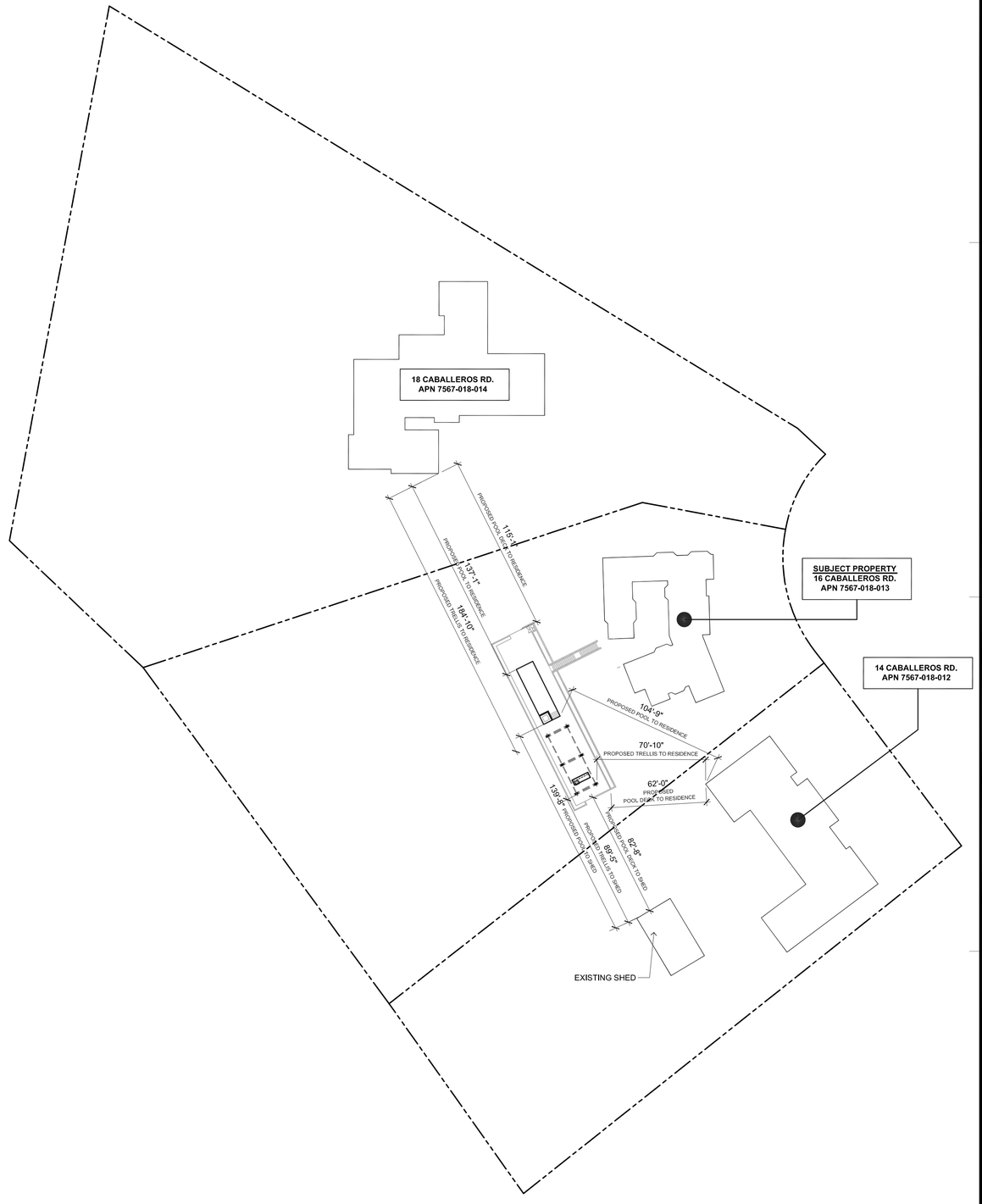
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No.	Submissions/Revisions	Date
1	-	-

New pool & pool deck for:
Pearl and Zhao Wang
16 Caballeros Road
Rolling Hills, California 90274
Z.C. No. 24-154

The presented drawings, specifications, ideas, designs and arrangements represented thereby are and shall remain the property of the architect and no part thereof shall be copied disclosed to others or used in connection with any other work or project other than the specific project for which they have been prepared and developed, without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of restrictions.

date: 05-14-25
project number: 2403
sheet title: Cover Sheet
sheet number: CS1



VICINITY MAP OF CONTIGUOUS PROPERTIES

SCALE: 1" = 40'-0"

1

OTTOLIA & BARNES

Architecture

Domingo Ottolia, AIA C27790
Dorothy Barnes-Ottolia, AIA C28714

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Rancho Palos Verdes, California 90275
T: (310) 375-0107
F: (310) 802-3804
E: doo@OBAstudio.com

LICENSED ARCHITECT
DOMINGO C. OTTOLIA
C-27790
APRIL 30, 2027
RENEWAL DATE
STATE OF CALIFORNIA

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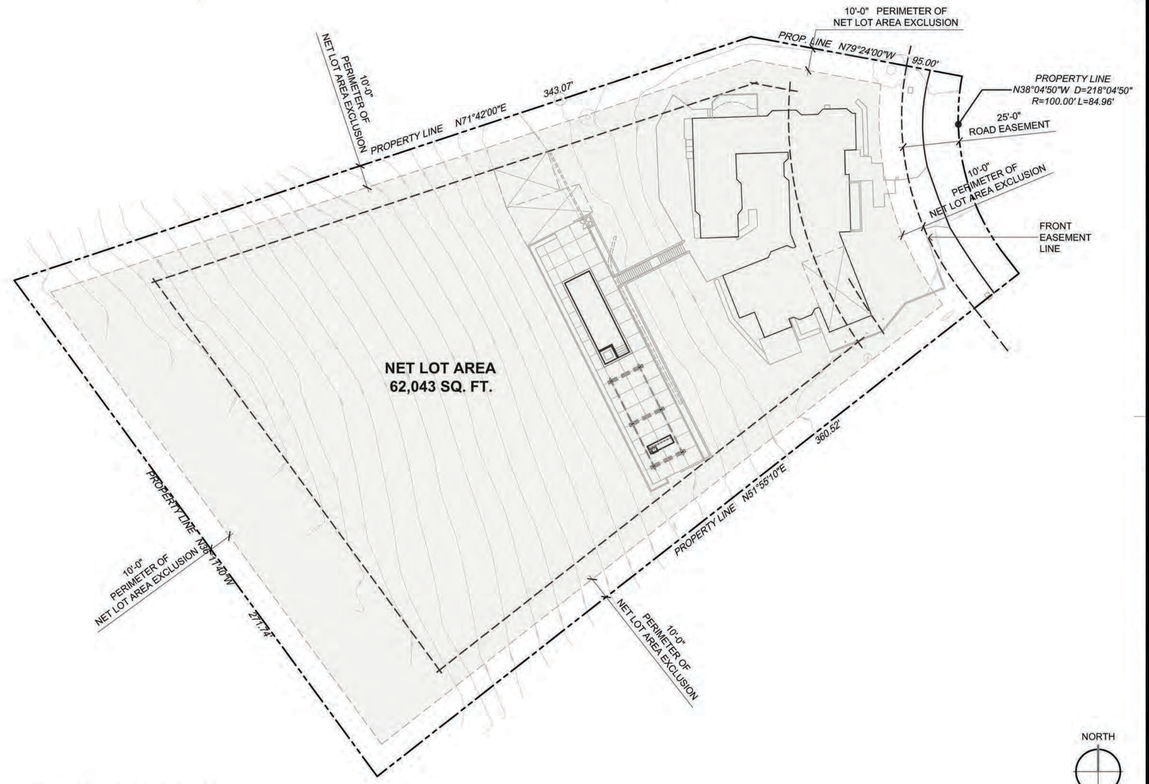
project number: 2403

sheet title:

Vicinity Map of Contiguous Properties

sheet number:

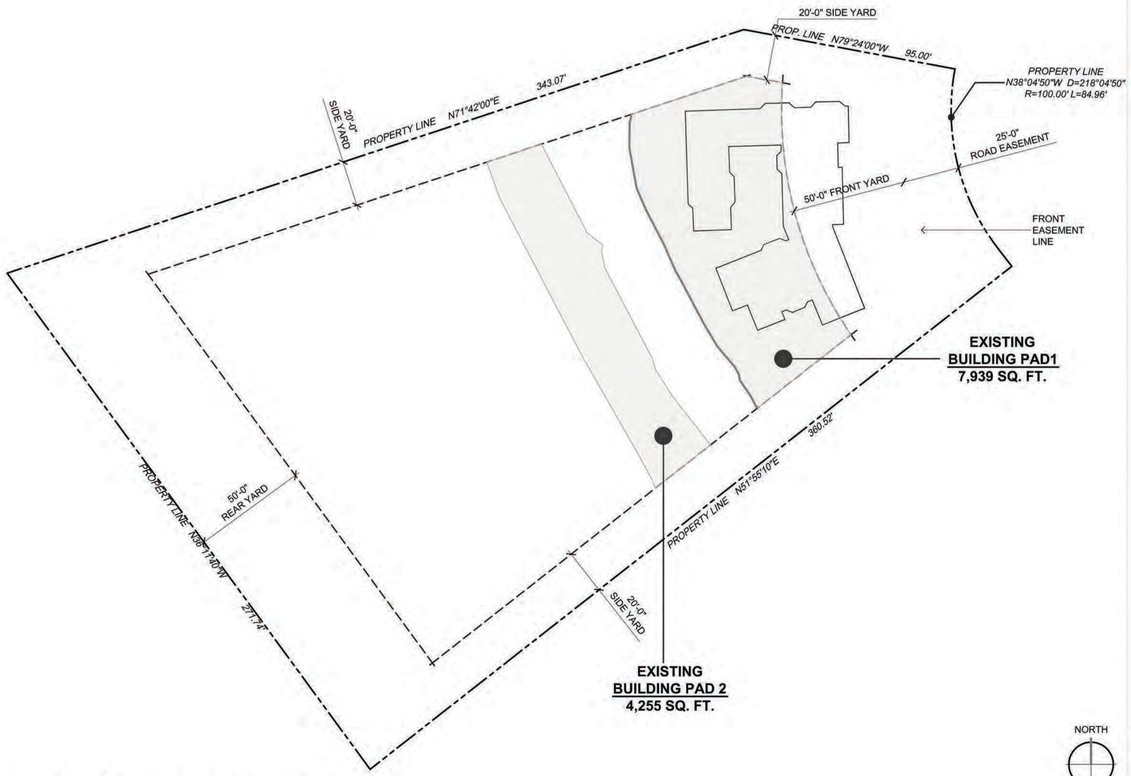
A0.1



NET LOT AREA DIAGRAM

SCALE: 1/32" = 1'-0"

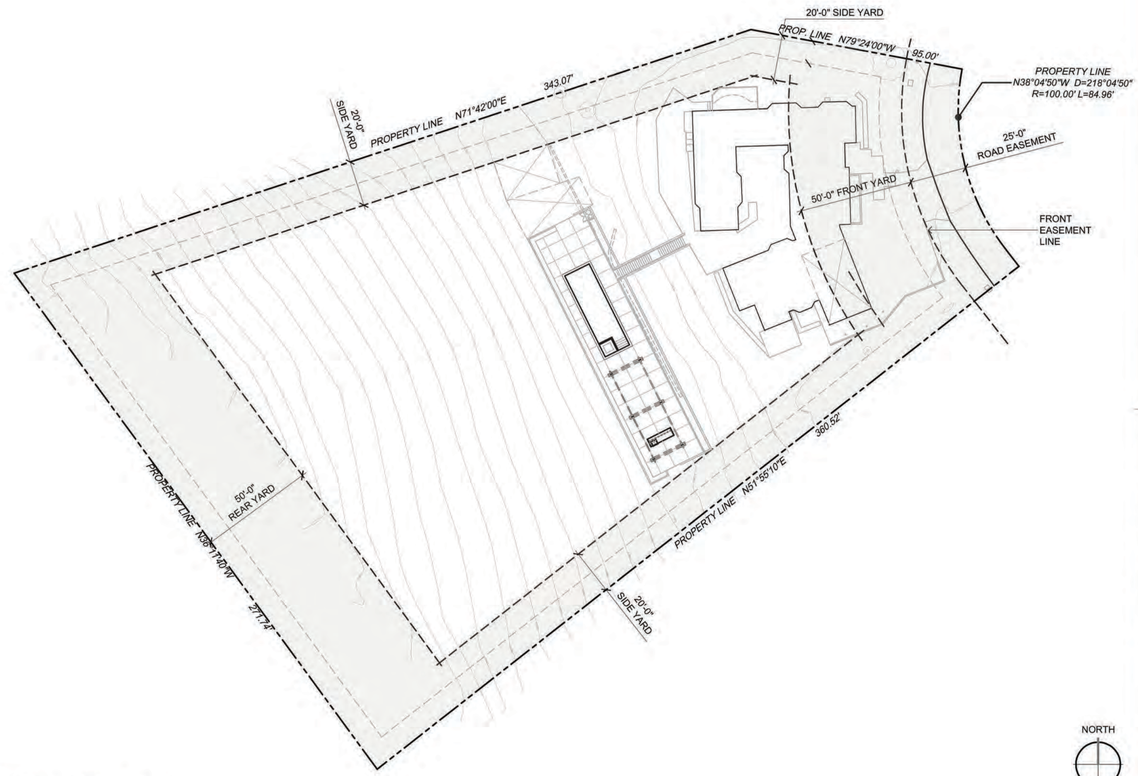
2



BUILDING PAD DIAGRAM (PRE - POOL DECK)

SCALE: 1/32" = 1'-0"

3



SET BACK DIAGRAM

SCALE: 1/32" = 1'-0"

1

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LICENSED ARCHITECT DOMINGO C. OTTOLIA C-27790 APRIL 30, 2027 RENEWAL DATE STATE OF CALIFORNIA

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No.	Submissions/Revisions	Date
1	-	-

New pool & pool deck for:
Pearl and Zhao Wang
16 Caballeros Road
Rolling Hills, California 90274
Z.C. No. 24-154

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date: 05-14-25

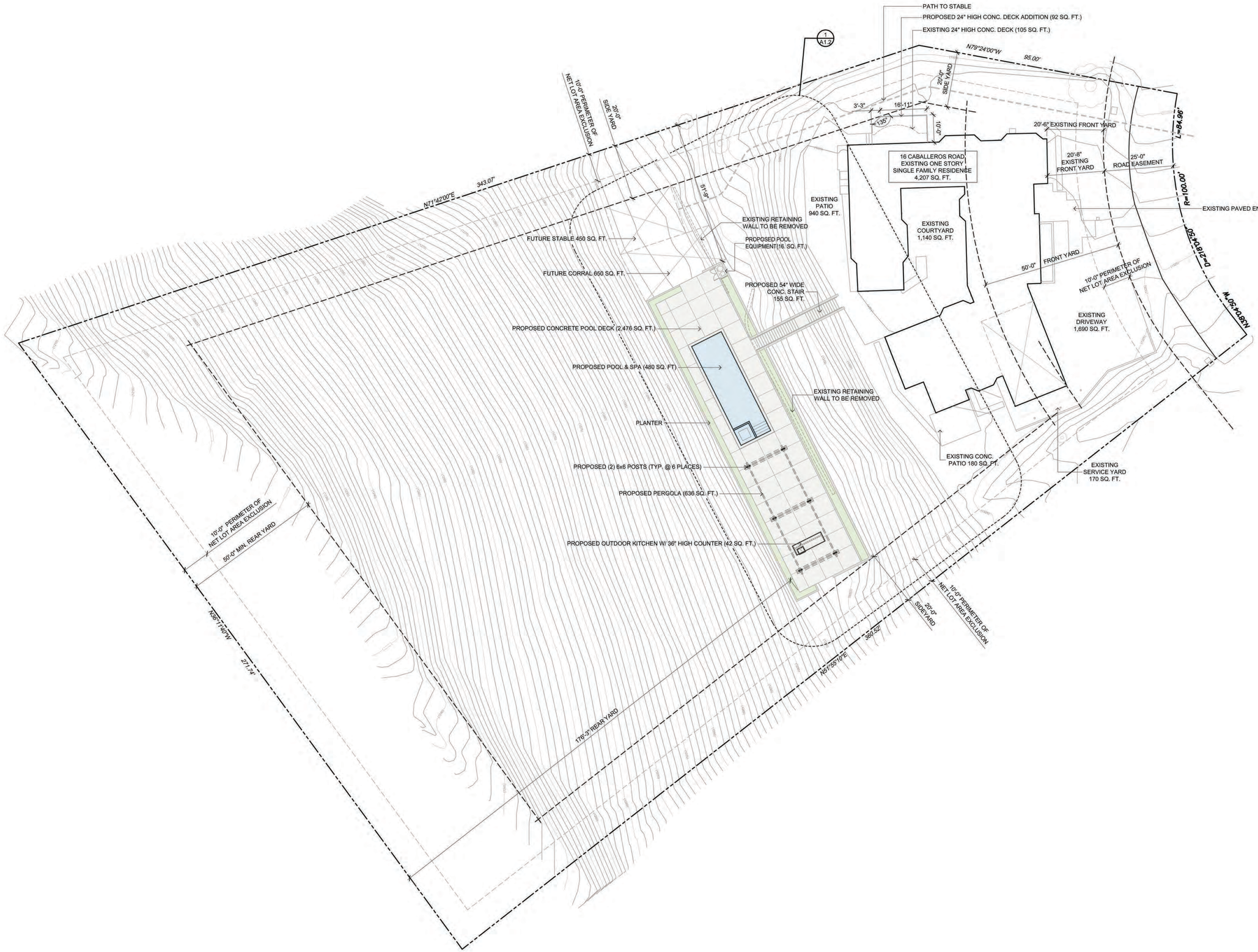
project number: 2403

sheet title:

Site Diagrams

sheet number:

A0.2



NORTH

1

SITE PLAN

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

OTTOLIA & BARNES

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LICENSED ARCHITECT
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date: 05-14-25

project number: 2403

sheet title:

Site Plan

sheet number:

A1.1

DATE 4-11-25 Z.C. NO. 24-154 ADDRESS 16 Caballeros Rd.

GRADING AND EXCAVATION INFORMATION

Grading Quantities:	Cubic Yds.	Max. Depth	Max. Depth Location
CUT/EXCAVATION			
For house/addition			
For other structures (i.e. walls)			
List retaining wall	52	42"	Northern portion of pool deck
stair	2	30"	Mid-run of stairs
For driveway(s)			
For yard areas			
For basement excavation			
For pool/spa excavation	93	7'-0"	Deep end on pool northwest side
Overexcavation			
TOTAL CUT	147		
TOTAL EXPORT	93		
FILL			
For house/addition			
For other structures (i.e.walls)			
List Pool deck	54	46"	Southwestern side of pool deck
For driveway(s)			
For yard areas			
For basements			
For basement wells			
For pool/spa			
Recompaction			
TOTAL FILL	54		

TOTAL GRADING (Sum of total cut and total fill) 201

PAD/FLOOR ELEVATIONS

Existing pad elevations	Residential pad	Other pad
Finished floor		
Finished grade		
Proposed pad elevations		
Finished floor		
Finished grade		
Basement-finished floor		
Basement-finished well wall		

DATE 4-11-25 Z.C. NO. 24-154 ADDRESS 16 Caballeros Road

CALCULATION OF BUILDING PAD COVERAGE

PAD NO. 2

BUILDABLE PAD AREA AND STRUCTURES	EXISTING	PROPOSED	TOTAL
BUILDING PAD	sq.ft.	sq.ft.	4,255 sq.ft.
RESIDENCE	0 sq.ft.	0 sq.ft.	0 sq.ft.
GARAGE	0 sq.ft.	0 sq.ft.	0 sq.ft.
POOL/SPA	0 sq.ft.	480 sq.ft.	480 sq.ft.
POOL EQUIPMENT	0 sq.ft.	16 sq.ft.	16 sq.ft.
CABANA/REC.RM	0 sq.ft.	0 sq.ft.	0 sq.ft.
GUEST HOUSE	0 sq.ft.	0 sq.ft.	0 sq.ft.
STABLE	450 sq.ft.	0 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 Primary residence	0 sq.ft.	0 sq.ft.	0 sq.ft.
Accessory structures	0 sq.ft.	0 sq.ft.	0 sq.ft.
AREA OF ATTACHED COVERED	0 sq.ft.	0 sq.ft.	0 sq.ft.
PORCHES THAT EXCEED 10% OF THE SIZE OF RESIDENCE/ACCS. STRUCTURE			
ENTRYWAY/PORTE COCHERE/ BREEZEWAY	0 sq.ft.	0 sq.ft.	0 sq.ft.
ATTACHED TRELLISES	0 sq.ft.	0 sq.ft.	0 sq.ft.
ALL DETACHED STRUCTURES (from 1st page)	0 sq.ft.	678 sq.ft.	678 sq.ft.
ALL DETACHED STRUCTURES (from 1st page not including allowed deductions)	0 sq.ft.	0 sq.ft.	0 sq.ft.
OTHER	0 sq.ft.	0 sq.ft.	0 sq.ft.
TOTAL STRUCTURES ON PAD NO. 2	450 sq.ft.	1,174 sq.ft.	1,624 sq.ft.
% BUILDING PAD COVERAGE	10.5 %	27.6 %	38.1 %
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.	450 sq.ft.	1,054 sq.ft.	1,504 sq.ft.
% BUILDING PAD COVERAGE	10.5 %	24.8 %	35.3 %

DATE 4-11-25 Z.C. NO. 24-154 ADDRESS 16 Caballeros Road

CALCULATION OF BUILDING PAD COVERAGE

PAD NO. 1

BUILDABLE PAD AREA AND STRUCTURES	EXISTING	PROPOSED	TOTAL
BUILDING PAD	sq.ft.	sq.ft.	8,307 sq.ft.
RESIDENCE	4,207 sq.ft.	0 sq.ft.	4,207 sq.ft.
GARAGE	660 sq.ft.	0 sq.ft.	660 sq.ft.
POOL/SPA	0 sq.ft.	0 sq.ft.	0 sq.ft.
POOL EQUIPMENT	0 sq.ft.	0 sq.ft.	0 sq.ft.
CABANA/REC.RM	0 sq.ft.	0 sq.ft.	0 sq.ft.
GUEST HOUSE	0 sq.ft.	0 sq.ft.	0 sq.ft.
STABLE	0 sq.ft.	0 sq.ft.	0 sq.ft.
SPORTS COURT	0 sq.ft.	0 sq.ft.	0 sq.ft.
SERVICE YARD	170 sq.ft.	0 sq.ft.	170 sq.ft.
ATTACHED COVERED PORCHES Primary residence	0 sq.ft.	0 sq.ft.	0 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. STRUCTURE	0 sq.ft.	0 sq.ft.	0 sq.ft.
ENTRYWAY/PORTE COCHERE/ BREEZEWAY	0 sq.ft.	0 sq.ft.	0 sq.ft.
ATTACHED TRELLISES	0 sq.ft.	0 sq.ft.	0 sq.ft.
ALL 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	0 sq.ft.	0 sq.ft.	0 sq.ft.
TOTAL STRUCTURES ON PAD NO. 1	5,037 sq.ft.	0 sq.ft.	5,037 sq.ft.
% BUILDING PAD COVERAGE	60.6 %	0 %	60.6 %
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.	5,037 sq.ft.	0 sq.ft.	5,037 sq.ft.
% BUILDING PAD COVERAGE	60.6 %	0 %	60.6 %

ALL FLATWORK MUST BE SHOWN ON THE PLAN

PRIMARY DRIVEWAY(S)	1,690 sq.ft.	- sq.ft.	1,690 sq.ft.
PAVED WALKS, PATIO AREAS, COURTYARDS	2,632 sq.ft.	sq.ft.	2,632 sq.ft.
POOL DECKING	0 sq.ft.	2,476 sq.ft.	2,476 sq.ft.
OTHER PAVED DRIVEWAYS, ROAD EASEMENTS, PARKING PADS	0 sq.ft.	0 sq.ft.	0 sq. ft.
TOTAL FLATWORK	4,322 sq.ft.	2,476 sq.ft.	6,798 sq.ft.
% TOTAL FLATWORK COVERAGE	6.8 %	3.9 %	10.7 %
TOTAL STRUCTURAL & FLATWORK COVERAGE	9,809 sq.ft.	3,805 sq.ft.	13,614 sq.ft.
% TOTAL COVERAGE	15.5 %	6.0 %	21.5 %
TOTAL STRUCTURAL & FLATWORK COVERAGE Excl. the allowance of up to 5 – 800 sq. ft. structures from previous page.	9,809 sq.ft.	(5,005 - 120) 3,685 sq.ft.	13,494 sq.ft.
% TOTAL COVERAGE	15.5 %	5.8 %	21.3 %
TOTAL DISTURBED AREA	16,510 sq.ft.	0 sq.ft.	16,510 sq.ft.
% DISTURBED AREA	26.2 %	0 %	26.2 %
GRADING QUANTITY (include future stable, corral and access way; basement and all other areas to be graded)			108 cubic yards

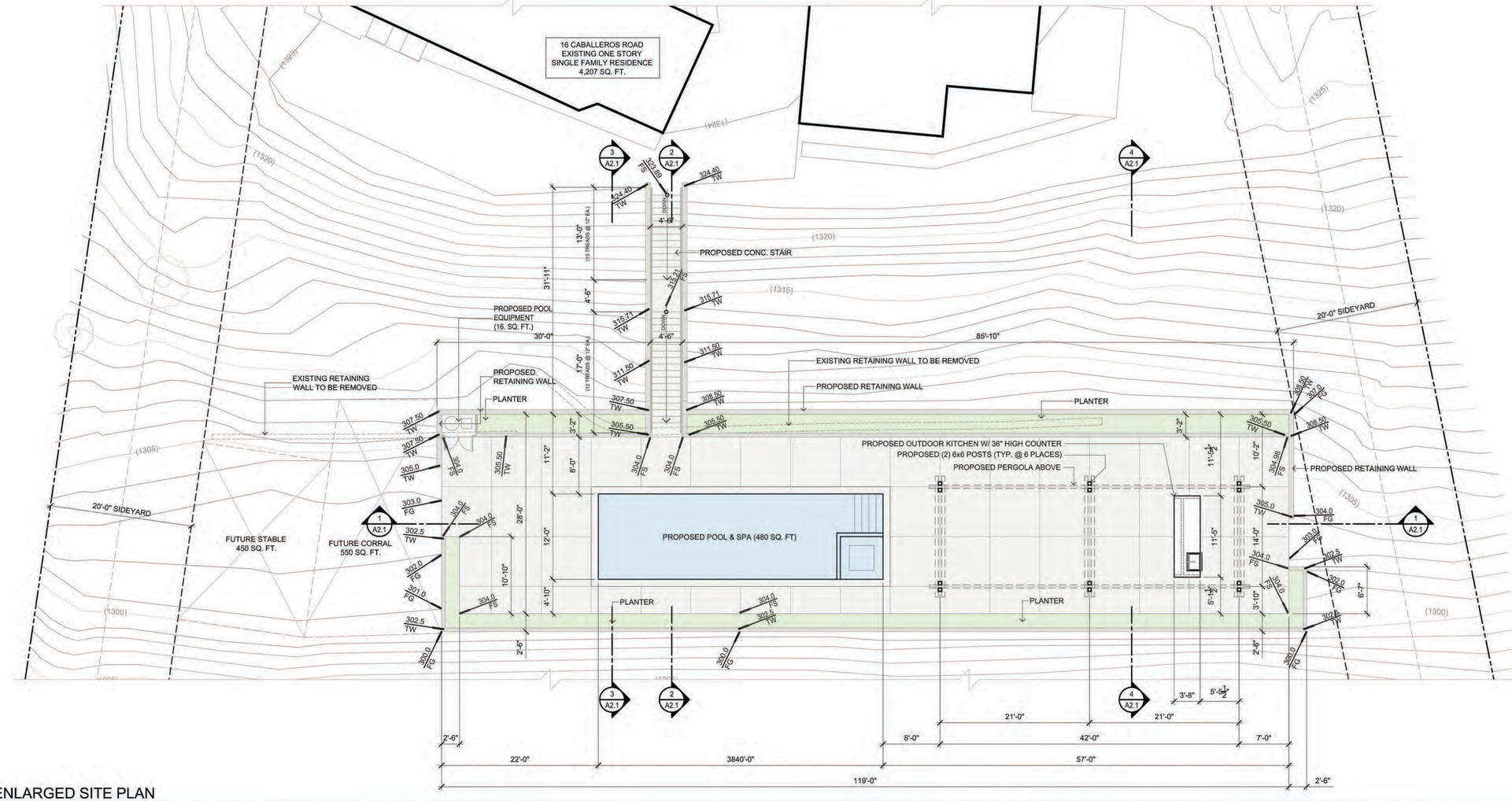
All structures (attached and detached) must be listed.

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

DATE 4-11-25 ZONING CASE NO. 24-154 ADDRESS 16 Caballeros Road

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

AREA AND STRUCTURES	EXISTING	PROPOSED	TOTAL
NET LOT AREA	sq.ft.	sq.ft.	63,074 sq.ft.
RESIDENCE	4,207 sq.ft.	- sq.ft.	4,207 sq.ft.
GARAGE	660 sq.ft.	- sq.ft.	660 sq.ft.
SWIMMING POOL/SPA	0 sq.ft.	480 sq.ft.	480 sq.ft.
POOL EQUIPMENT	0 sq.ft.	16 sq.ft.	16 sq.ft.
GUEST HOUSE	0 sq.ft.	sq.ft.	0 sq.ft.
CABANA	0 sq.ft.	sq.ft.	0 sq.ft.
STABLE (dirt volume to be included in grading quantities)	450 sq.ft.	sq.ft.	450 sq.ft.
RECREATION COURT	0 sq.ft.	sq.ft.	0 sq.ft.
ATTACHED COVERED PORCHES	0 sq.ft.	sq.ft.	0 sq.ft.
ENTRYWAY/ PORTE COCHERE, BREEZEWAYS	0 sq.ft.	sq.ft.	0 sq.ft.
ATTACHED TRELLISES	0 sq.ft.	sq.ft.	0 sq.ft.
*DETACHED STRUCTURES: (circle all that applies)			
SHEDS, TRELLISES, GAZEBO,	0 sq.ft.	636 sq.ft.	636 sq.ft.
BARBECUE, OUTDOOR KITCHEN,	0 sq.ft.	42 sq.ft.	42 sq.ft.
ROOFED PLAY EQUP.- over 15 ft. high and over 120 sq. ft. in area,	0 sq.ft.	sq.ft.	0 sq.ft.
WATER FEATURES, ETC.	0 sq.ft.	sq.ft.	0 sq.ft.
SERVICE YARD	170 sq.ft.	sq.ft.	170 sq.ft.
OTHER Stairs	0 sq.ft.	155 sq.ft.	155 sq.ft.
BASEMENT AREA (volume to be included in grading quantities)	N/A sq.ft.	sq.ft.	sq.ft.
DEPTH OF BASEMENT	N/A		
TOTAL STRUCTURES	5,487 sq.ft.	(1,329 - 120) 1,329 sq.ft.	6,816 sq.ft.
% STRUCTURAL COVERAGE	8.7 %	2.1 %	10.8 %
TOTAL STRUCTURES EXCLUDING UP TO 5 & UP TO 800 sq. ft. detached structures that are not higher than 12 ft.	5,487 sq.ft.	1,209 sq.ft.	6,696 sq.ft.
% STRUCTURAL COVERAGE	8.7 %	1.9 %	10.6 %



PARTIAL ENLARGED SITE PLAN

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

NORTH

1

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LICENSED ARCHITECT DOMINGO C. OTTOLIA C-27790 APRIL 30, 2027 RENEWAL DATE STATE OF CALIFORNIA

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Z.C. No. 24-154

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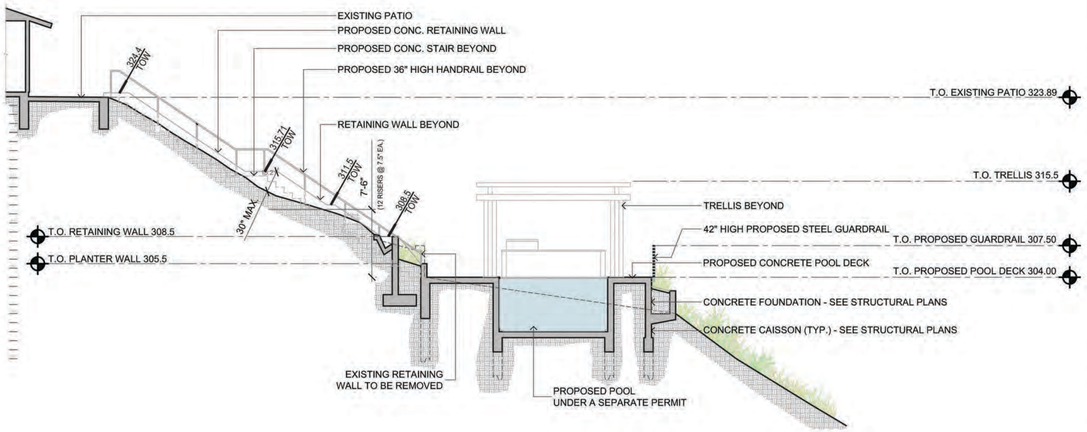
project number: 2403

sheet title:

Enlarged
Partial Site Plan

sheet number:

A1.2



NOT USED

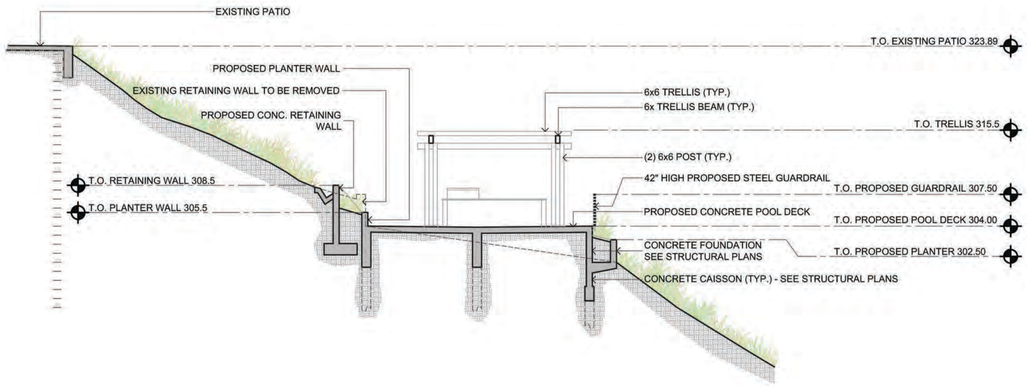
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SECTION

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

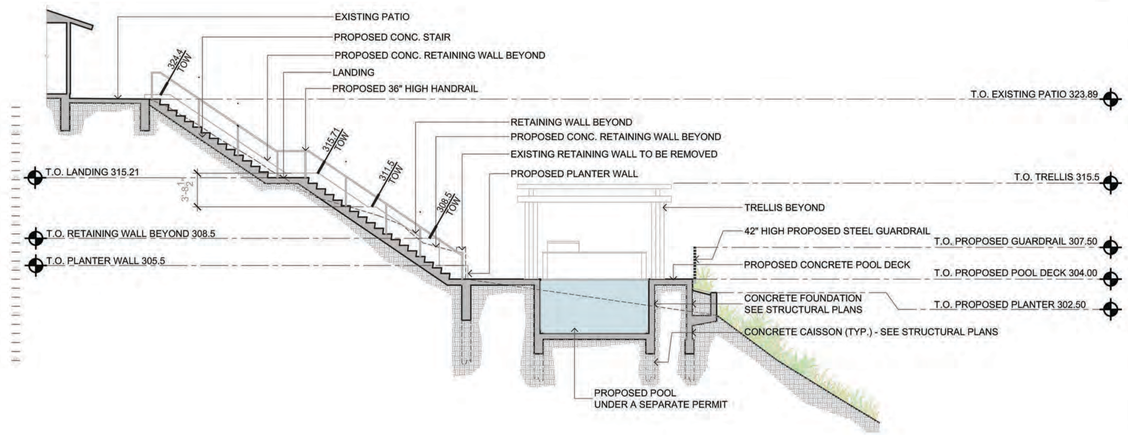
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SECTION

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

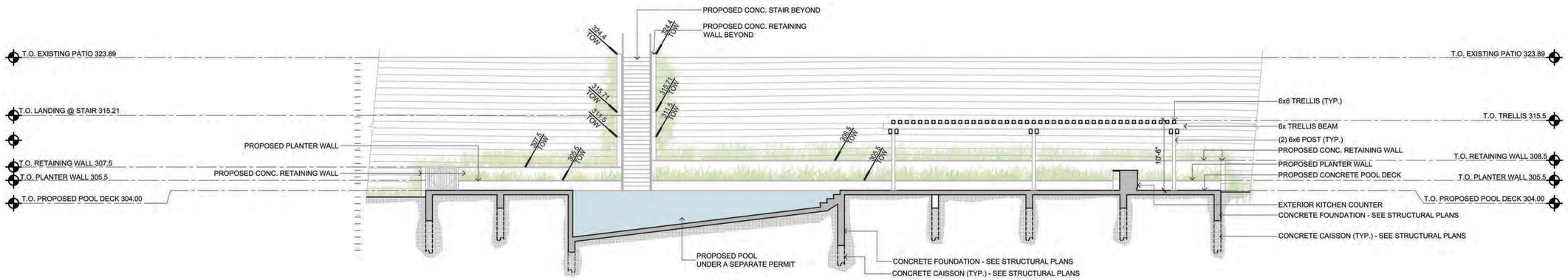
4



SECTION

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

2



SECTION

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

1

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date: 05-14-25
project number: 2403
sheet title:
Site Sections & Elevations
sheet number:
A2.1

Agenda Item No.: 10.B
Mtg. Date: 05/20/2025

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

FROM: **REINA SCHAETZL, WILDAN CONSULTANT PRINCIPAL PLANNER**

THRU: **KARINA BAÑALES, CITY MANAGER**

SUBJECT: **ZONING CASE NO. 24-043: SITE PLAN REVIEW FOR CONSTRUCTION OF NEW RESIDENCE, NON-EXEMPT GRADING, STABLE ACCESS, WALLS EXCEEDING A HEIGHT OF 3 FEET AND 2.5 FEET AVERAGE (UP TO A MAXIMUM HEIGHT OF 5 FEET), AND OTHER IMPROVEMENTS; CONDITIONAL USE PERMITS FOR A DETACHED ACCESSORY STRUCTURE GREATER THAN 200 SQUARE FEET, STABLE GREATER THAN 200 SQUARE FEET; AND VARIANCES FOR CONSTRUCTION IN THE FRONT YARD, SITE DISTURBANCE OF MORE THAN 40 PERCENT, AND FILL SLOPES STEEPER THAN 2:1, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR THE LOCATION AT 6 CHUCKWAGON ROAD, ROLLING HILLS, CA 90274 (LOT 29-A-EF) (LEE)**

DATE: **May 20, 2025**

BACKGROUND:

Planning Commission Morning Field Trip

The project was originally scheduled for presentation to the Planning Commission on April 15, 2025. All Commissioners were present at the evening meeting, with the exception of Vice Chair Gregg Kirkpatrick, who had an excused absence.

Attendees of the morning field trip included:

- James Aichele (14 Crest Road West)
- Judith Haenel (31 Eastfield Drive)
- Stephanie Reisz (4 Chuckwagon Road)
- Allan Rigg (6415 Via Canada, Rancho Palos Verdes)
- Kathryn Bishop (Rolling Hills Community Association)
- Leah Mirsch (4 Cinchring Road)
- James Donelson (1 Chuckwagon Road)

No members of the project team were present at the field trip.

During the visit, the Commission and members of the public walked the subject property and asked questions of staff. Upon inspection, staff observed that the property included a slope that appeared steeper than 2:1.

Planning Commission Evening Meeting

At the evening meeting, City Manager Bañales announced that, based on the steep terrain observed during the morning field visit and a subsequent review of the project plans, the public noticing for the item did not comply with Rolling Hills Municipal Code (RHMC) Section 15.04.120. As a result, the item was pulled from the agenda and will be re-noticed for a future meeting.

Victor Lockett (Job Captain, SAA Interiors & Architects), representing the project, was in attendance at the evening meeting.

DISCUSSION:

The lot is an irregular rectangular shaped parcel zoned RAS-1 and the net lot area is 72,510 square feet (1.66 acres). The subject property is currently developed with a 3,086 square-foot single-family residence and 400 square-foot attached garage. There is one main building pad totaling 19,200 square feet in area and has one access driveway from Chuckwagon Road measuring 50 feet wide (see Attachment 3).

Applicant Requests.

On May 16, 2024, an application was duly filed by Jeff Browning, SAA Interiors & Architects ("Applicant"), on behalf of the property owner, Ken Lee, with respect to real property located at 6 Chuckwagon Road, Rolling Hills (LOT 29-A-EF) requesting: Site Plan Review for construction of a new 6,939 square-foot residence, stable access, walls exceeding a height of 3 feet and 2.5 average (up to maximum height of 5 feet) and other improvements; Conditional Use Permits for a 650 square-foot detached solid-cover patio exceeding more than 200 square feet, future stable greater than 200 square feet (400 SF); and Variances for construction in the front yard setback, site disturbance of more than 40 percent and fill slopes steeper than 2:1. The Project also includes a 790 square-foot pool with 40 square-foot pool equipment enclosure, a 1,322 square-foot attached garage, and 2,877 square-foot basement.

On May 6, 2025, staff conveyed the issues discussed at the April 15, 2025 field trip with the Applicant, including the large size of the house and garage. Additionally, staff informed the Applicant that the steep slope of the lot was not properly noticed for the public hearing. Staff also shared the comments from the neighbors with the Applicant, which included the configuration and location of the driveway. The Applicant was receptive to the feedback but desired to proceed with their original application. Subsequently, staff prepared a revised notice for the May 20, 2025 Planning Commission meeting.

Site Plan Review

The Rolling Hills Municipal Code requires a Site Plan Review for construction of any new building or structure pursuant to RHMC Section 17.46.020.A(2), requires grading pursuant to RHMC Section 17.46.020.3(a), and walls above three feet shall be subject to site plan review pursuant to RHMC Section 17.16.190(F). The Project proposes a one-story, new single-family residence a new six-car attached garage with a basement. The existing main residence is

3,086 square feet and will add 3,853 square feet for a total of 6,939 square feet. A Site Plan Review is also requested for retaining Walls A-D over three feet, not to exceed 5' high, located along the main driveway, stable access road, and at the rear of the property.

Conditional Use Permit
The Applicant is proposing a 650-square-foot detached roofed patio structure subject to RHMC Section 17.16.040(A)(3) and requires a Conditional Use Permit because the patio cover exceeds 200 square feet. Additionally, a stable exceeding 200 square feet is being proposed and is subject to the conditions outlined in RHMC Section 17.18.060.

Variances
Since the Project requires site disturbance more than the allowable 40% of the net lot area, a variance is being requested to deviate from these provisions to permit a larger buildable area given that the gross area of the lot is 100,623 square feet and the net lot area is 72,508 square feet.

Additionally, the encroachments into the front yard setbacks with the stable and corral have been placed in manner intended to maximize usable space while minimizing intrusion. As a result, encroachment into the front yard setback is necessary, which requires a variance.

Finally, a variance is needed because the applicant is requesting fill slopes steeper than 1 unit vertical to 2 horizontal units in order to construct the garage. Therefore, the three variance requests are essential to ensure the applicant can enjoy property rights consistent with those of neighboring properties within the same zone.

MUNICIPAL CODE COMPLIANCE

Setbacks
The project complies with the remainder of the required setbacks in the RAS-1 Zone, with the exception of the set-aside areas for the stable and corral. The applicant has requested a variance, as discussed above for the location of the corral area.

Disturbance
The applicant is requesting a variance from the Code to deviate by 37.9% for grading disturbance area beyond what is permitted for this project. The disturbed area is 56,500 square feet or 77.9% (40% max permitted, provided that no more than fifty percent of the slopes resulting from the grading are greater (steeper) than 3:1, or three units horizontal (run) to one unit vertical (rise). However, existing land disturbance totals 53,500 square feet and will increase by 3,000 square feet. Since this increase is somewhat significant, Staff asks the Commission to consider this impact on the natural terrain and as discussed in the section above regarding variances.

Lot Coverage and Building Pad Coverage
The Project conforms to Zoning Code lot coverage requirements. The net lot area of the property is 72,508 square feet (1.66 acres) per RHMC Section 17.16.060(A). The structural net lot coverage is proposed at 10,912 square feet or 15.04% (20% max. permitted), excluding exempt structures, and the total lot coverage proposed, including flatwork, would be 23,952 square feet or 33% (35% max. permitted). Building Pad #1 is a total of 19,200 square-feet. The existing Building Pad #1 Coverage with deductions is 3,486 square feet or 18%, and with an increase of 7,605 square feet or 37.5%, the total proposed Building Pad Coverage with

deductions is 11,091 square feet or 55.6%, this exceeds the maximum 30% guideline (RHMC Section 17.16.097) by 25.6%.

Neighbor Concerns
In response to the first public hearing notice mailed for the April 15, 2025 Planning Commission meeting, staff received comments from Stephanie & Paul Reisz, the residents at 4 Chuckwagon Road. On April 7, 2025, Mrs. Reisz called the City to express her concerns regarding the proposed barn location in the front yard and setback. She was concerned about the proximity of the barn to her bedroom window. Paul and Stephanie Reisz subsequently submitted a letter expressing their concerns (see Attachment 7). Additionally, the City received an email on April 15, 2025 from Amy Josefek regarding the placement of the stable (see Attachment 8).

On April 22, 2025, staff received comments from Allan Rigg regarding the project (see Attachment 9). In response to the revised second public hearing notice for the May 20, 2025 Planning Commission meeting, Allan Rigg has resubmitted the same letter. Paul and Stephanie Reisz resubmitted their concerns via email as well (see Attachment 7).

Review by RHCA
The Rolling Hills Community Association had concerns about the effect of the project on the adjacent RHCA easements (see Attachment 10).

Environmental Review
The Project has been determined to be 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.

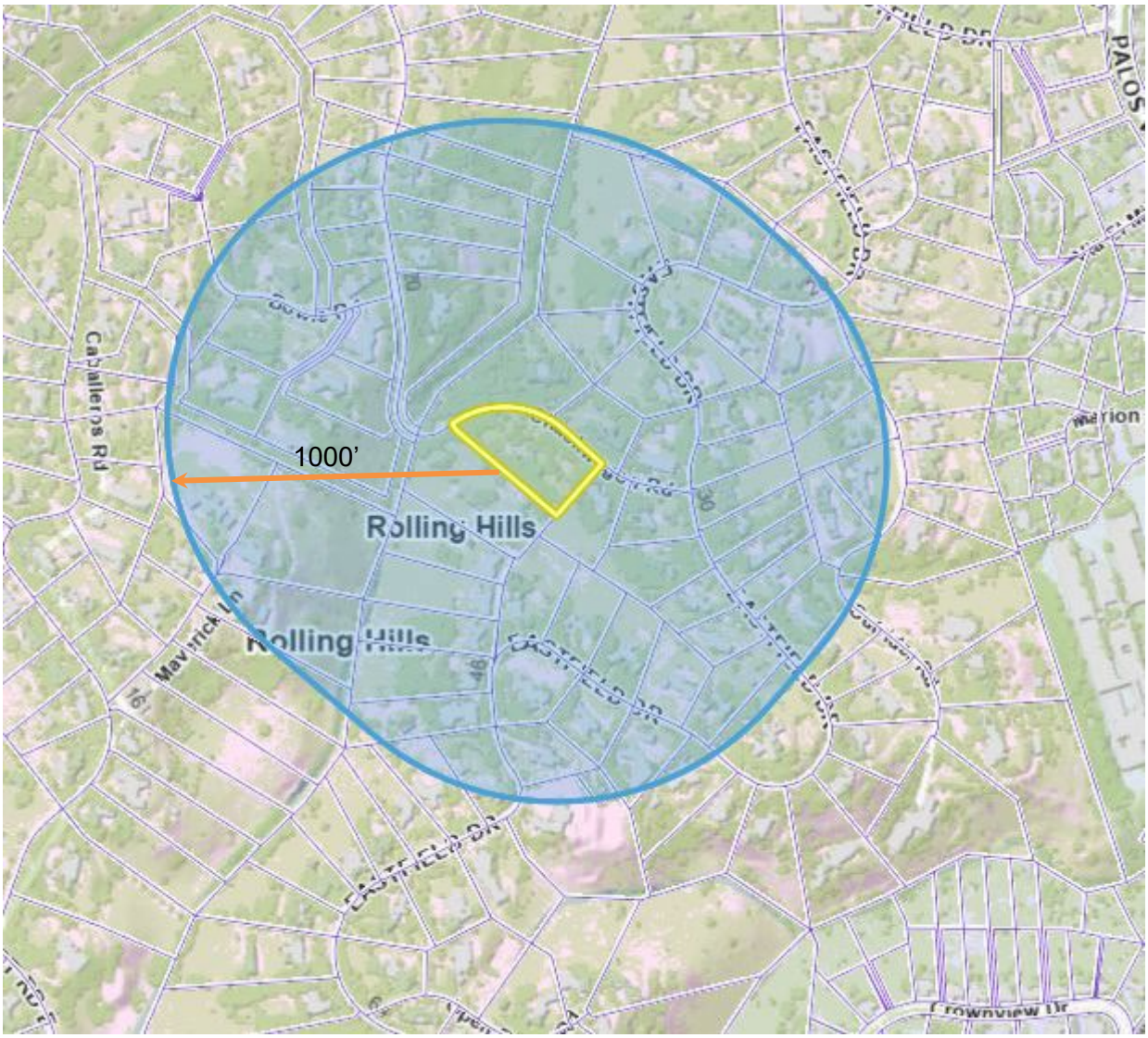
Attachment 6 is a draft resolution of approval. If the Planning Commission is inclined to approve the project, staff recommends adoption of Resolution 2024-05 or provide alternative direction to staff.

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.

ATTACHMENTS:
Attachment 1: PL_ADR_250409_6ChuckwagonRoad_RadiusMap_05.20.25PCMeeting.pdf
Attachment 2: PL_ADR_6ChuckwagonRd_ZC24-043_Arch SitePlan.pdf
Attachment 3_PL_ADR_6ChuckwagonRd_ZC24-043_VicinityMap_Google.pdf
Attachment 4: PL_ADR_6 Chuckwagon Rd_ZC24-053_DevelopmentTable.pdf
Attachment 5: PL_ADR_6ChuckwagonRd_ZC24-043_LandscapePlan_F.pdf
Attachment 6: PL_ADR_6 Chuckwagon Rd_ZC24-053_PC Resolution_D.pdf
Attachment 7: PL_ADR_6ChuckwagonRd_ZC24-043_4 Chuckwagon Letter.pdf
Attachment 8: PL_ADR_6ChuckwagonRd_ZC24-043_2 Chuckwagon Letter.pdf
Attachment 9: PL_ADR_6ChuckwagonRd_ZC24-043_Allan Rigg Letter.pdf

Attachment 10: PL_ADR_6ChuckwagonRd_ZC24-043_RHCA Letter.pdf
Attachment 11: CL_PBN_250520_PH_PC_16Caballeros_6Chuckwagon_Affidavit.pdf



City of Rolling Hills

ROLLING HILLS, CA 90274

TITLE VICINITY MAP

CASE NO. Zoning Case No. 24-043
Conditional Use Permit, Variance, & Site Plan Review

OWNER Lee

ADDRESS 6 Chuckwagon Road, Rolling Hills 90274

SITE

LEE RESIDENCE



SITE PLAN | SCALE: 1" = 20'-0" | 1

PROJECT INFORMATION

SCOPE OF WORK:
NEW SINGLE FAMILY RESIDENCE

APN	7567003011
ZONING	RAS-1
OCCUPANCY	R-3/U-1
CONSTRUCTION TYPE	V-B NR (NON-SPRINKLERED)
LOT AREA	100,623.6 SF (2.31 AC)

GENERAL BUILDING INFO

	EXISTING	PROPOSED
GARAGE - ATTACHED	400 SF	1,318 SF
GROUND FLOOR LIVING AREA	3,086 SF	6,957 SF
BASEMENT AREA	-	2,877 SF
TOTAL LIVING AREA	3,486 SF	11,152 SF
TOTAL DECKS AND BALCONIES	-	950 + 650 = 1,600 SF
TOTAL STRUCTURES		12,752 SF
POOL / SPA		790 SF
LOT COVERAGE		13,542 SF (13.5 %)

SHEET INDEX

ARCHITECTURE

A-1.0	COVER SHEET, INDEX, MAP, BUILDING DATA, ETC.
A-1.1	FLOOR PLAN
A-1.2	FLOOR PLAN - WEST WING
A-1.3	FLOOR PLAN - EAST WING
A-1.4	BASEMENT FLOOR PLAN
A-1.5	ROOF PLAN
A-2.0	ELEVATIONS
A-2.1	ELEVATIONS
A-2.2	ELEVATIONS
A-2.3	DETACHED COVERED PATIO
A-3.0	SECTIONS
A-4.0	DOOR, HARDWARE SCHEDULE AND DOOR DETAILS

CIVIL ENGINEERING

C1	OVERALL SITE PLAN
C2	EXISTING SITE CONDITIONS
C3	SITE PLAN
C4	PRELIMINARY GRADING PLAN
C5	SITE SECTIONS
C6	DETAILS
C7	CUT AND FILL MAP

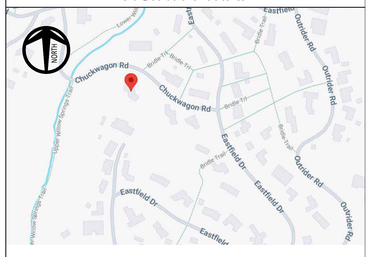
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SAA INTERIOR + ARCHITECTURE
6083 BRISTOL PARKWAY
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PHONE: 310-553-3252
CONTACT: JEFF BROWNING
EMAIL: jbrowning@saaia.com

CLIENT:
KEN LEE
6 CHUCKWAGON ROAD
ROLLING HILLS, CA 90275

CIVIL ENGINEER:
BOLTON ENGINEERING CORPORATION
25834 NARBONNE AVENUE
LOMITA, CA 90717
PHONE: 310-325-5580
CONTACT: DAN BOLTON
EMAIL: dbolton@boltonengineering.com

VICINITY MAP



PROJECT:
NEW SINGLE FAMILY RESIDENCE
LEE RESIDENCE

6 CHUCKWAGON ROAD
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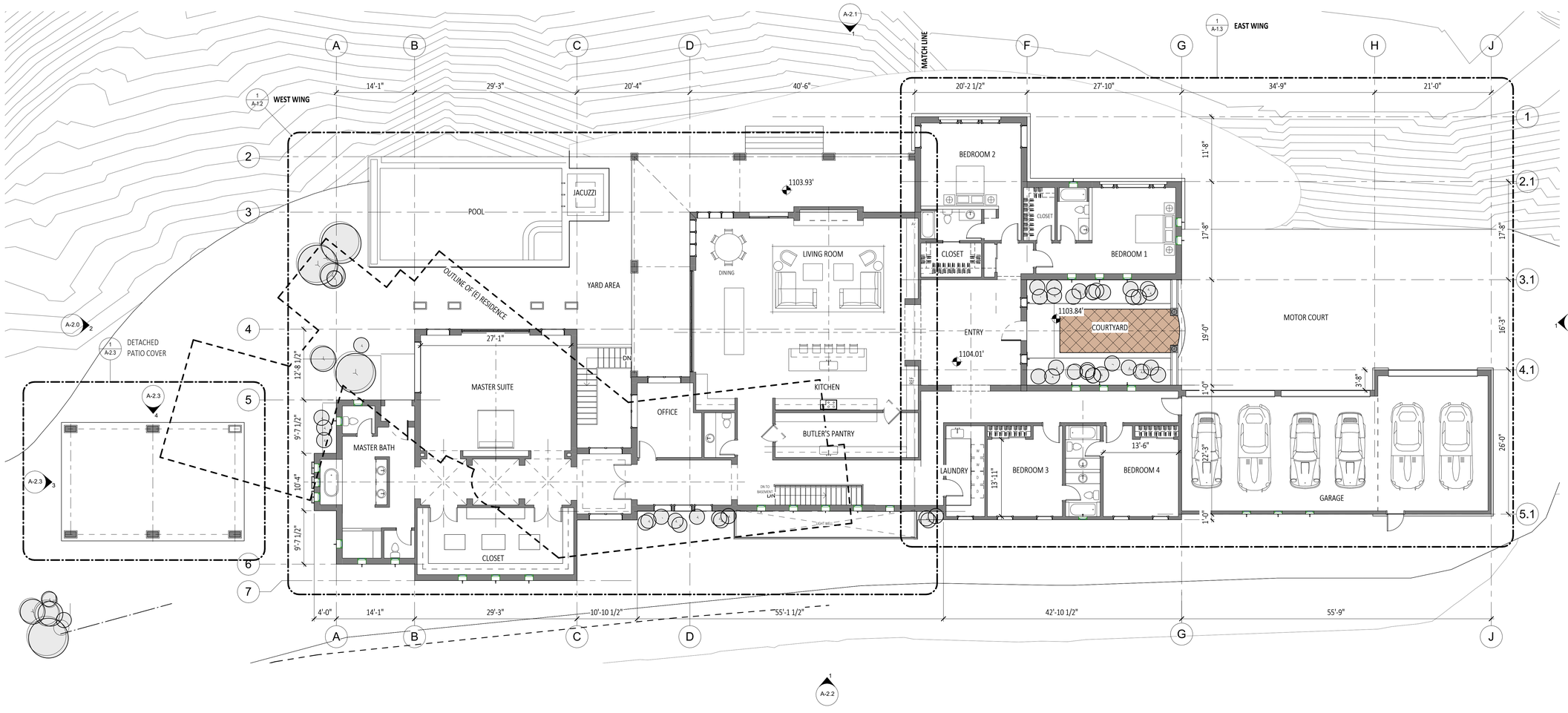
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SHEET TITLE:

COVER SHEET, INDEX, MAP, BUILDING DATA, ETC.

SHEET NO:

A-1.0



COMPOUND FLOOR PLAN

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

1

PROJECT:

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LEE RESIDENCE

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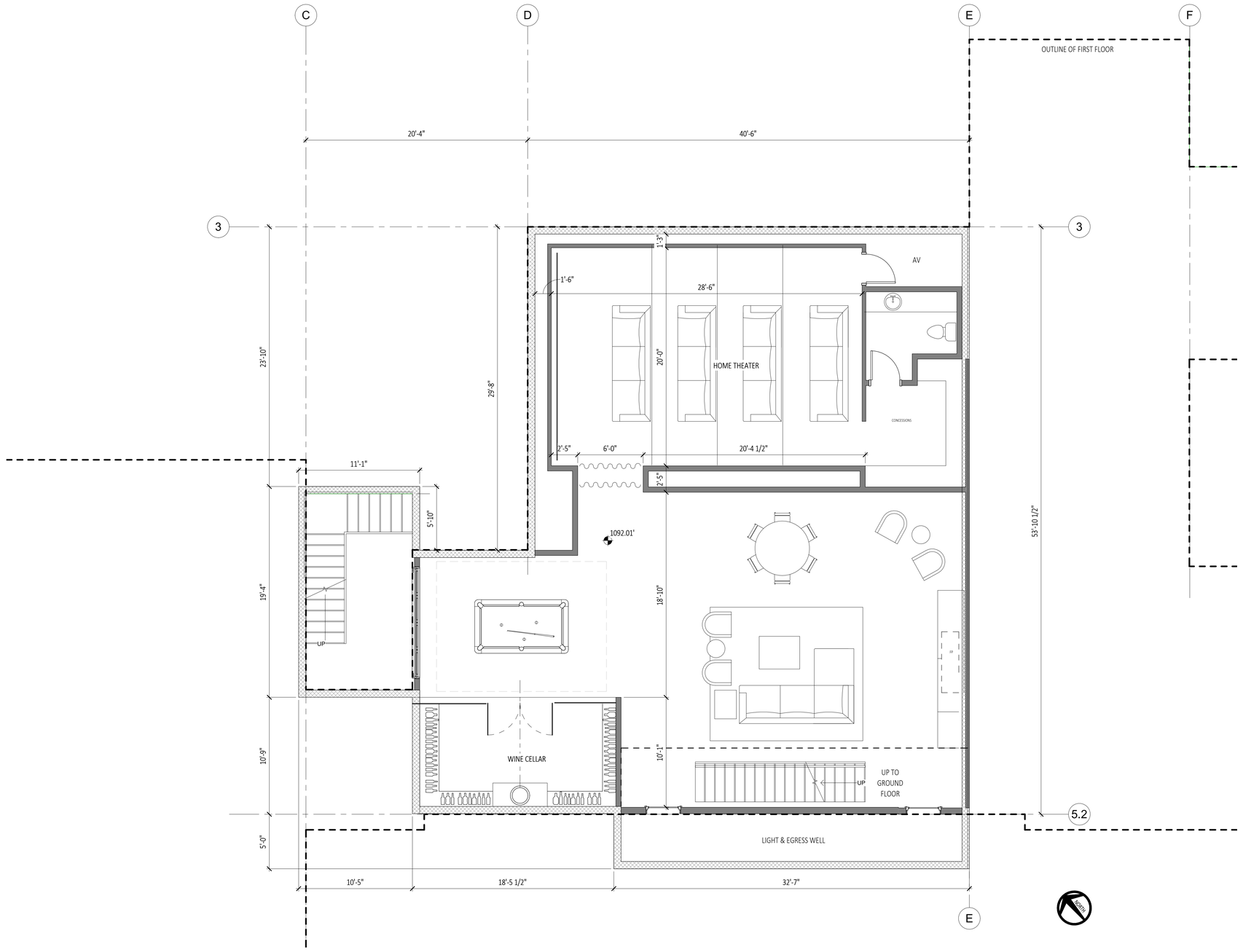
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SHEET TITLE:

FLOOR PLAN

SHEET NO:

A-1.1



BASEMENT FLOOR PLAN | SCALE: 1/4" = 1'-0" | 1

PROJECT:

NEW SINGLE FAMILY RESIDENCE

LEE RESIDENCE

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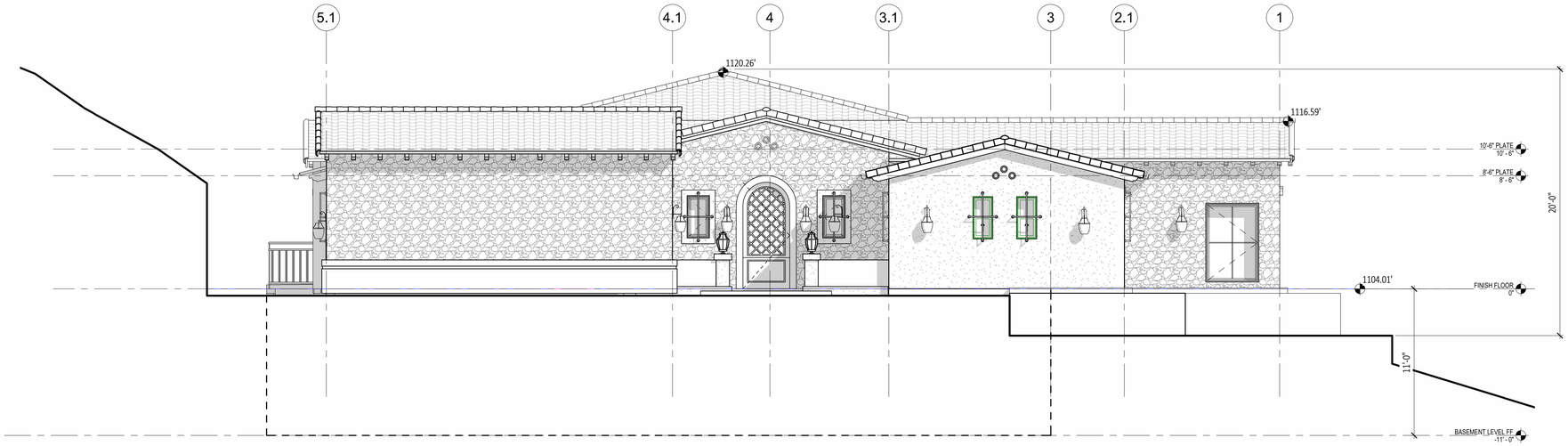
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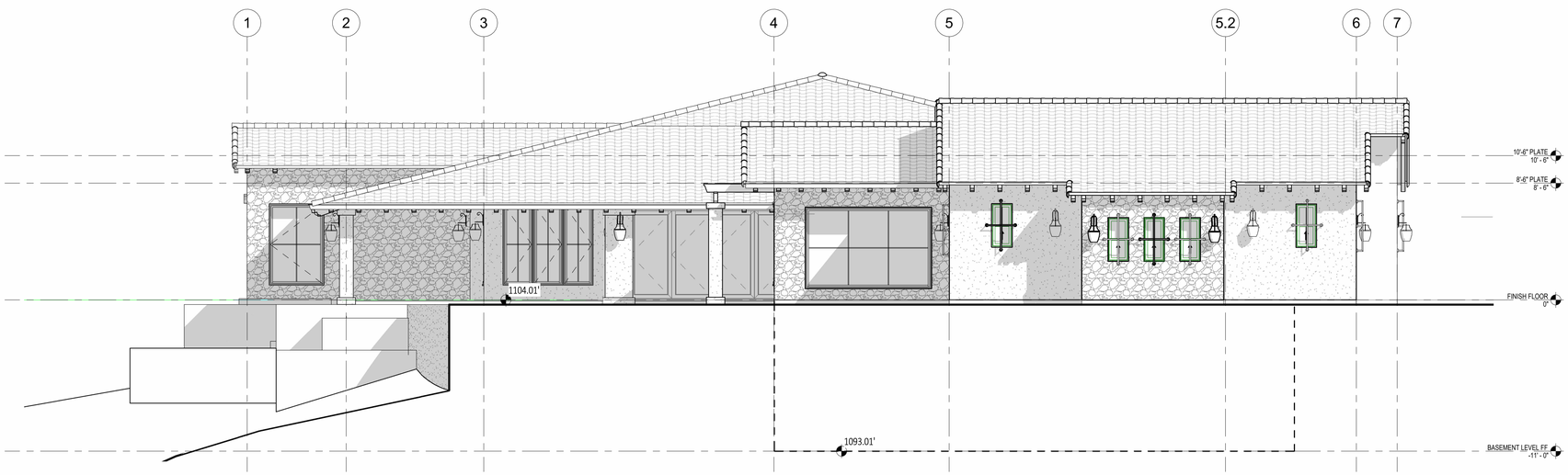
BASEMENT FLOOR PLAN

SHEET NO:

A-1.4



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



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

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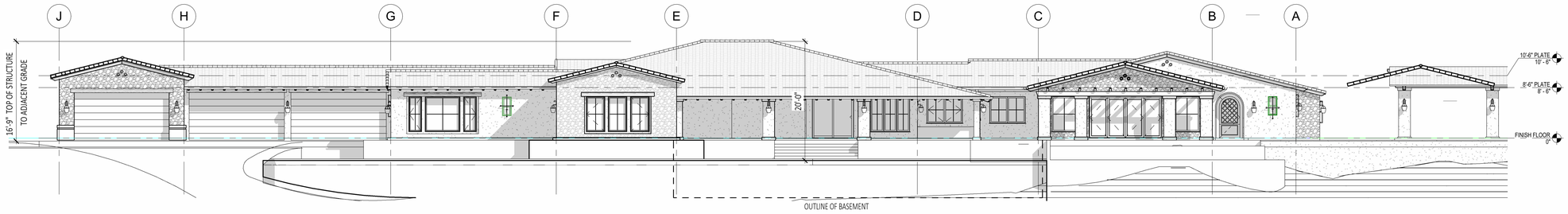
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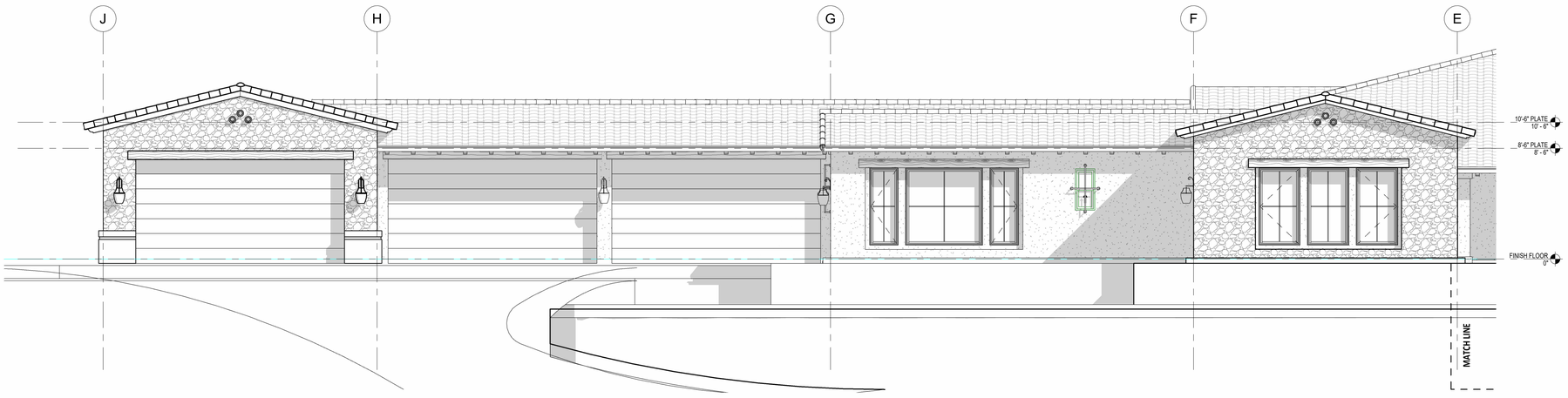
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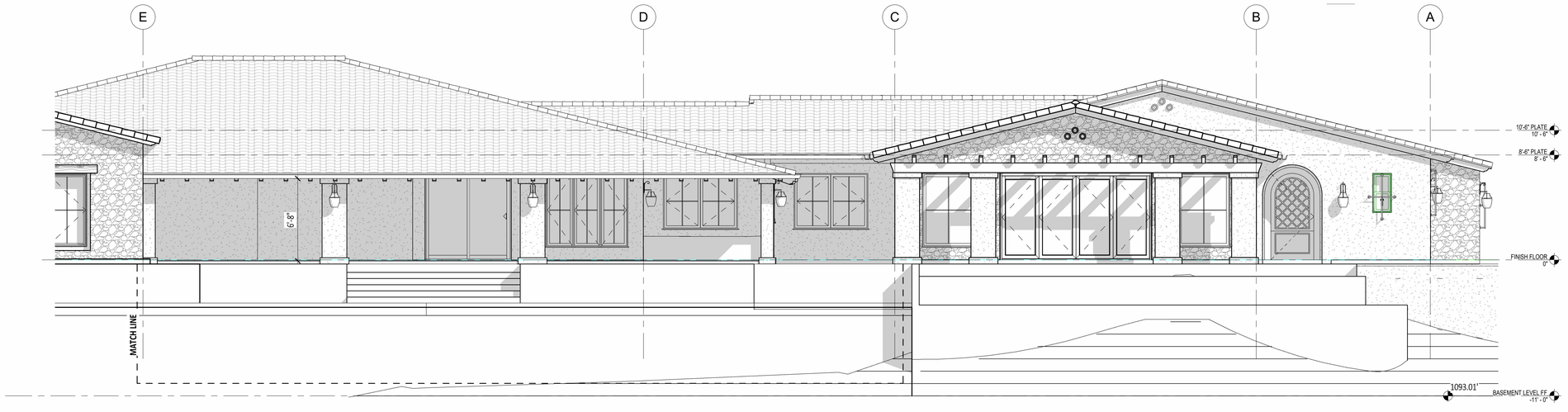
A-2.0



NORTH ELEVATION | SCALE: 1/8" = 1'-0" | 1



NORTH ELEVATION - EAST WING | SCALE: 1/4" = 1'-0" | 2



NORTH ELEVATION - WEST WING | SCALE: 1/4" = 1'-0" | 3

PROJECT:

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LEE RESIDENCE

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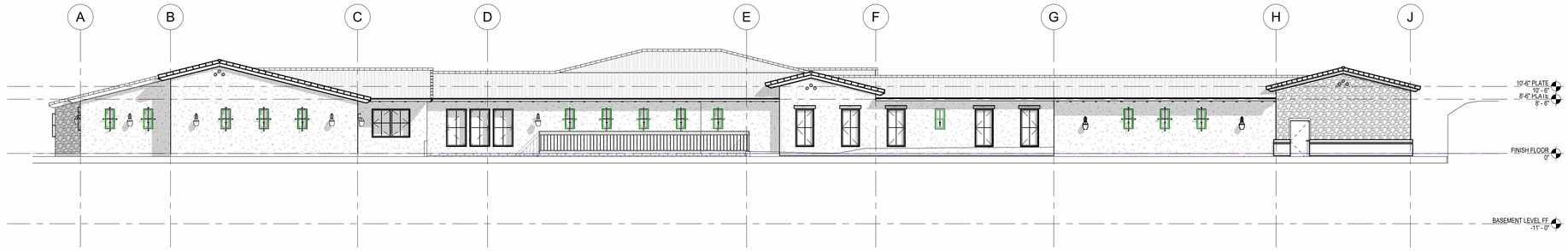
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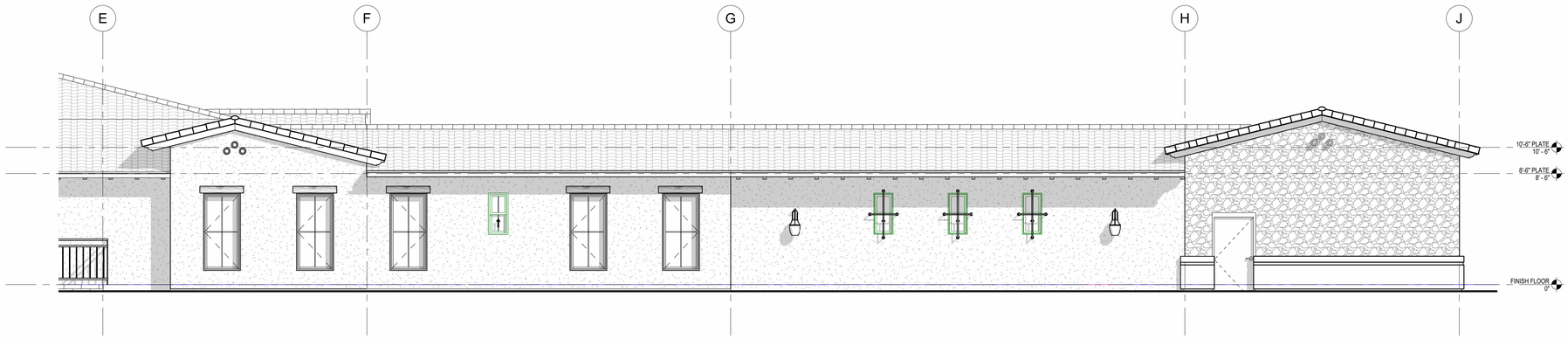
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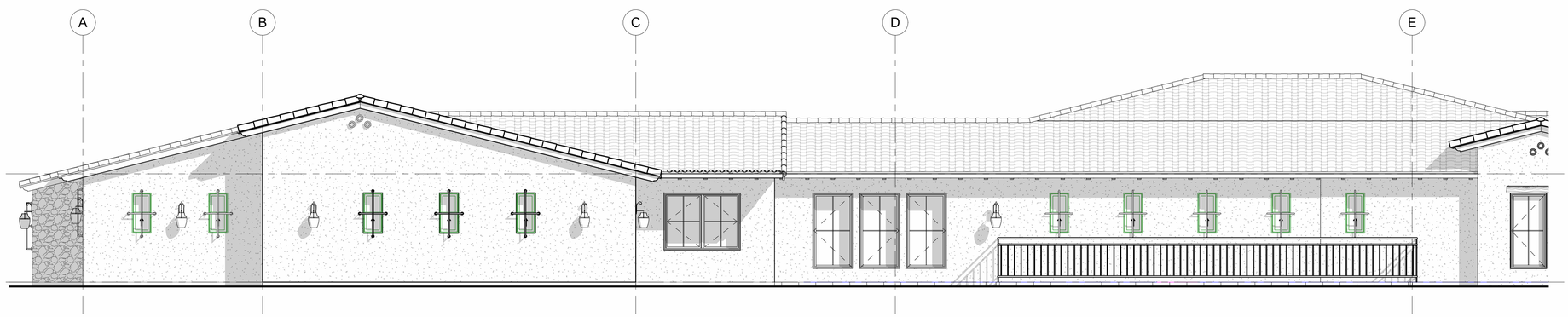
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SOUTH ELEVATION | SCALE: 1/8" = 1'-0" | 1



SOUTH ELEVATION - EAST WING | SCALE: 1/4" = 1'-0" | 2



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

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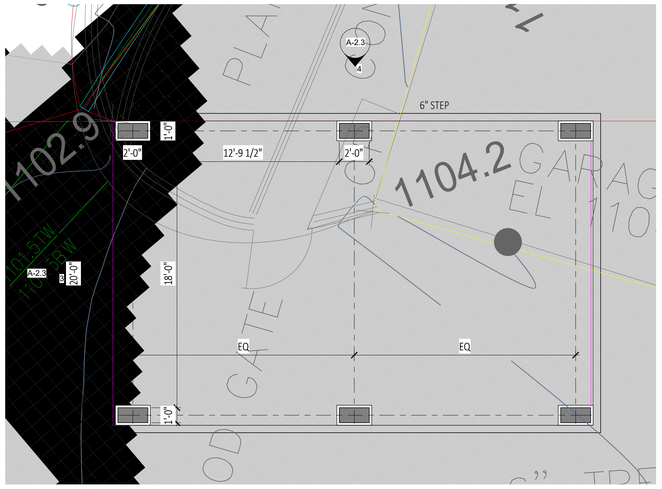
DATE:	11-29-2023
DRAWN:	VML
REVIEWED:	JB
PROJECT NO:	632690
SCALE:	As indicated

SHEET TITLE:

ELEVATIONS

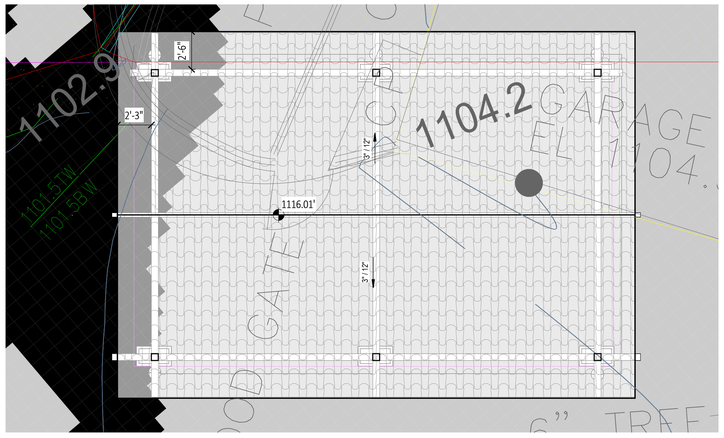
SHEET NO:

A-2.2



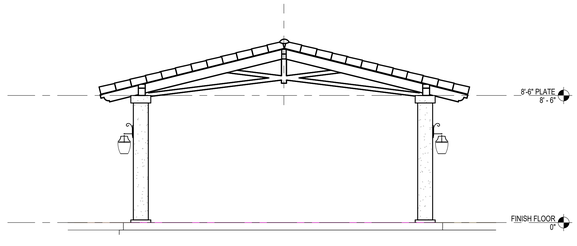
DETACHED PATIO PLAN

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



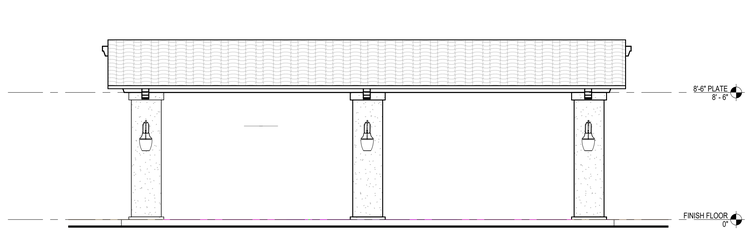
DETACHED PATIO ROOF PLAN

SCALE: 1/4" = 1'-0" | 2



SIDE ELEVATION

SCALE: 1/4" = 1'-0" | 3



FRONT ELEVATION

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

PROJECT:

NEW SINGLE FAMILY RESIDENCE

LEE RESIDENCE

6 CHUCKWAGON ROAD
ROLLING HILLS, CA 90275

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CONSULTANTS:

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DRAWINGS ISSUE

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DATE:	11-29-2023
DRAWN:	VML
REVIEWED:	JB
PROJECT NO:	632690
SCALE:	1/4" = 1'-0"

SHEET TITLE:

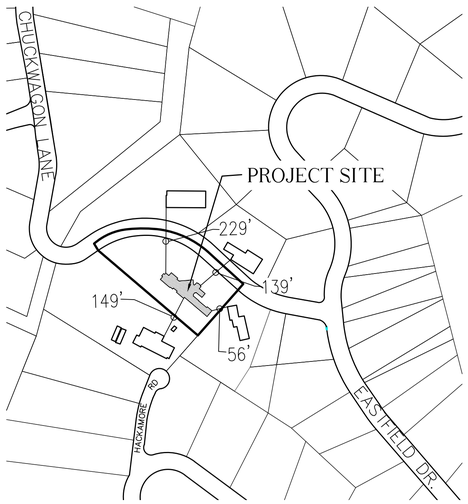
DETACHED COVERED PATIO

SHEET NO:

A-2.3

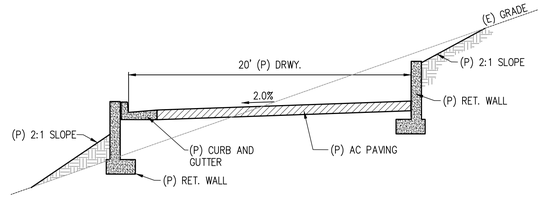
LEE RESIDENCE

6 CHUCKWAGON ROAD
ROLLING HILLS, CA 90274



VICINITY MAP

SCALE: 1" = 250'



TYPICAL SECTION

DRIVEWAY/FIRE ACCESS

LOT INFORMATION

PROJECT ADDRESS: 6 CHUCKWAGON
ROLLING HILLS, CA 90274

ZONE: RAS-2
OCCUPANCY GROUP: R-3 – SINGLE FAMILY RESIDENCE
TYPE OF CONSTRUCTION: TYPE V-A (IBC)
NUMBER OF STORIES: 1

LOT COMPUTATIONS

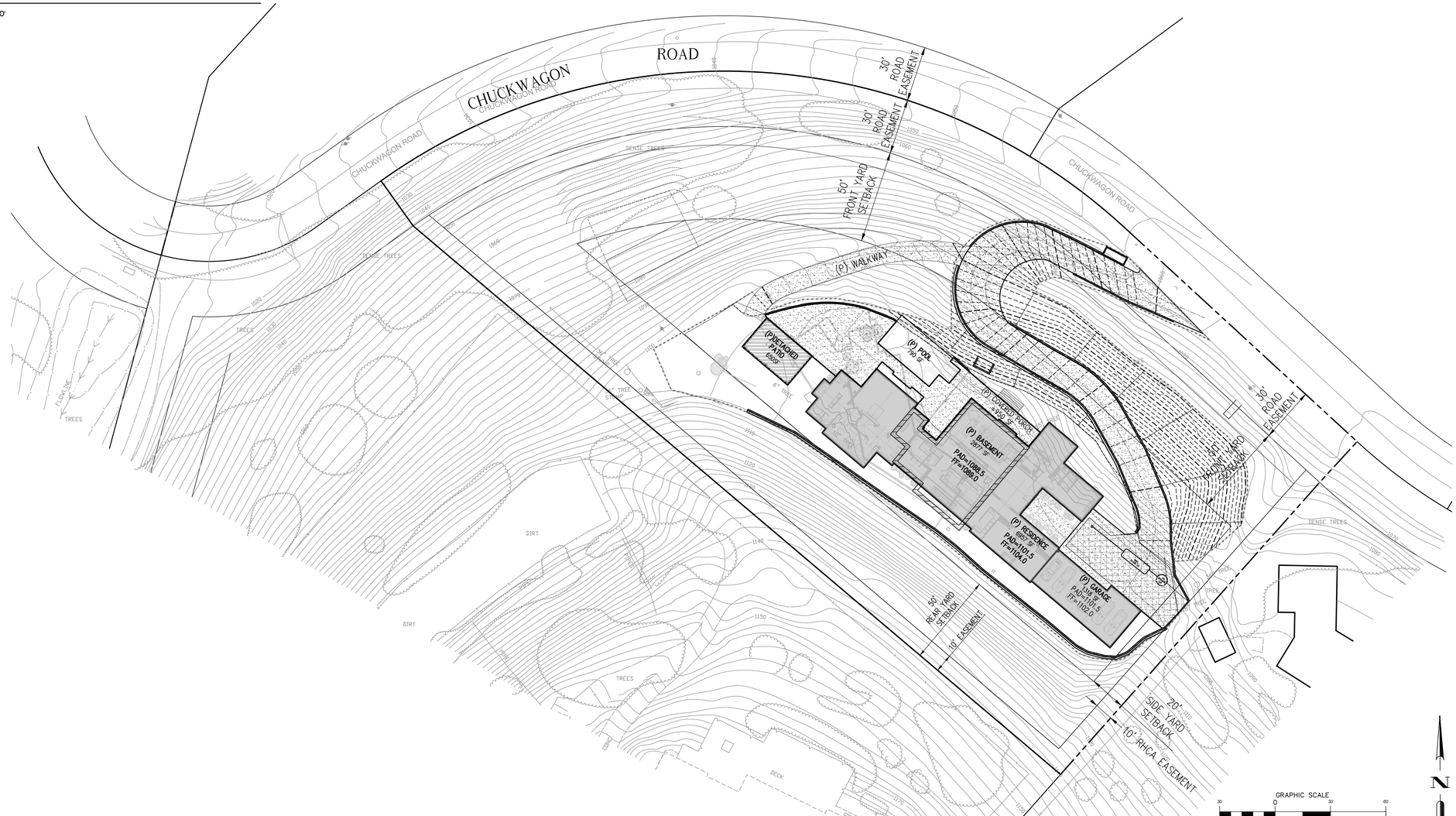
GROSS LOT AREA:	102,110sf (2.34 acres)
NET LOT AREA:	72,510sf (1.66 acres)
DISTURBED AREA:	36,890sf (50.9%)

EARTHWORK ESTIMATE

SITE EXCAVATION:	2409
BASEMENT:	967
POOL:	113 (TOTAL EXEMPT: 1080)
OVEREXCAVATION:	975
TOTAL EXCAVATION:	4464
EMBANKMENT:	2470
RECOMPACTION:	975
TOTAL EMBANKMENT:	3445
NET:	1019 (EXPORT) 0 (LESS EXEMPT)

INDEX OF SHEETS

1	OVERALL SITE PLAN
2	EXISTING SITE CONDITIONS
3	SITE PLAN
4	PRELIMINARY GRADING PLAN
5	SECTIONS
6	DETAILS
CM	COLOR CUT/FILL SITE MAP



OVERALL SITE PLAN

SCALE: 1" = 30'

Revisions	By

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

CLIENT: LEE FAMILY
6 CHUCKWAGON ROAD
ROLLING HILLS, CA.

TITLE: OVERALL SITE PLAN
6 CHUCKWAGON ROAD
ROLLING HILLS, CA.

Date:	Feb. 27, 2024
Scale:	1"=30'
Drawn:	FYW
Checked:	DJB
Job No.	22135
Sheet	1
	Of 7 Sheets



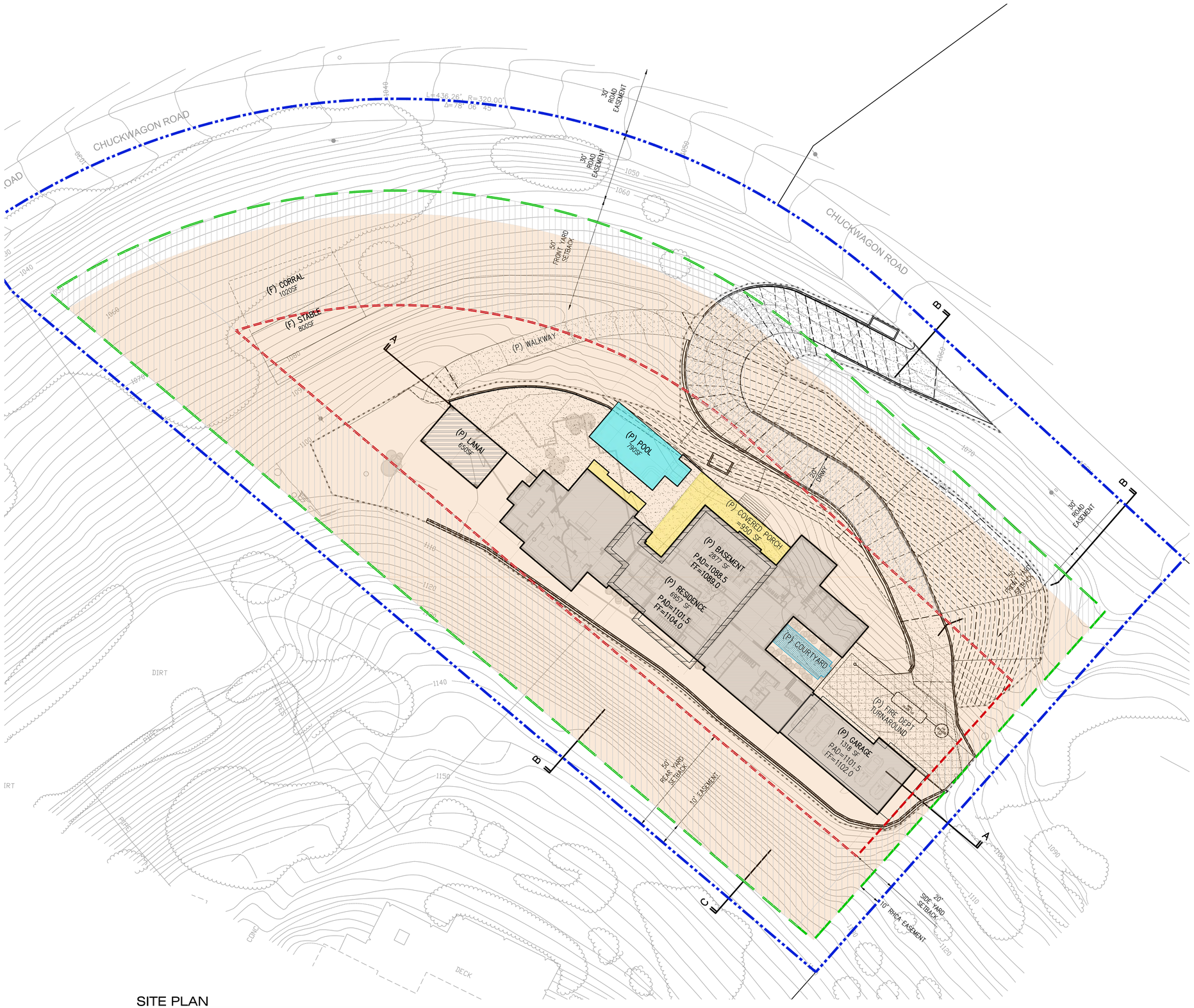
Revisions	By

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Civil Engineering and Surveying
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Lomita, Ca. 90717
Ph. 310-325-5580 Fax: 310-325-5581

CLIENT: LEE FAMILY
6 CHUCKWAGON ROAD
ROLLING HILLS, CA.

TITLE: EXISTING SITE CONDITIONS
6 CHUCKWAGON ROAD
ROLLING HILLS, CA.

Date: Feb. 27, 2024
Scale: 1"=20'
Drawn: FYW
Checked: DJB
Job No. 22135
Sheet 2
Of 7 Sheets



SITE PLAN

SCALE: 1" = 20'

LEGEND

- PROPERTY LINE
- EASEMENT
- SETBACK

NET LOT AREA
72,508 S.F.

FRONT YARD AND SIDE YARD S/B AREA
AREA OF FRONT SETBACK: 21,859 SF
AREA OF SIDE SETBACK: 2,049 SF
AREA OF DRIVEWAY IN FRONT SETBACK = 2,946 SF
AREA OF DRIVEWAY IN SIDE SETBACK = 181 SF

PROPOSED RESIDENCE

RESIDENCE	6957 SF*
GARAGE	1318 SF*
BASEMENT	2877 SF*

DETACHED STRUCTURE

LANAI	650 SF*

* MEETS CRITERIA FOR COVERAGE DEDUCTION

PAVED WALKS, PATIO AREAS, COURTYARDS

POOL HARDSCAPE	915 SF
OTHER HARDSCAPE	1,890 SF
ENTRY COURTYARD	210 SF
TOTAL	3015 SF

COVERED PORCHES
950 SF* / TRELLIS 115 SF TOTAL
* MEETS CRITERIA FOR COVERAGE DEDUCTION ??

POOL
POOL 675 SF / SPA 70 SF TOTAL 745 SF

FIRE DEPT. TURN AROUND
1,790 SF

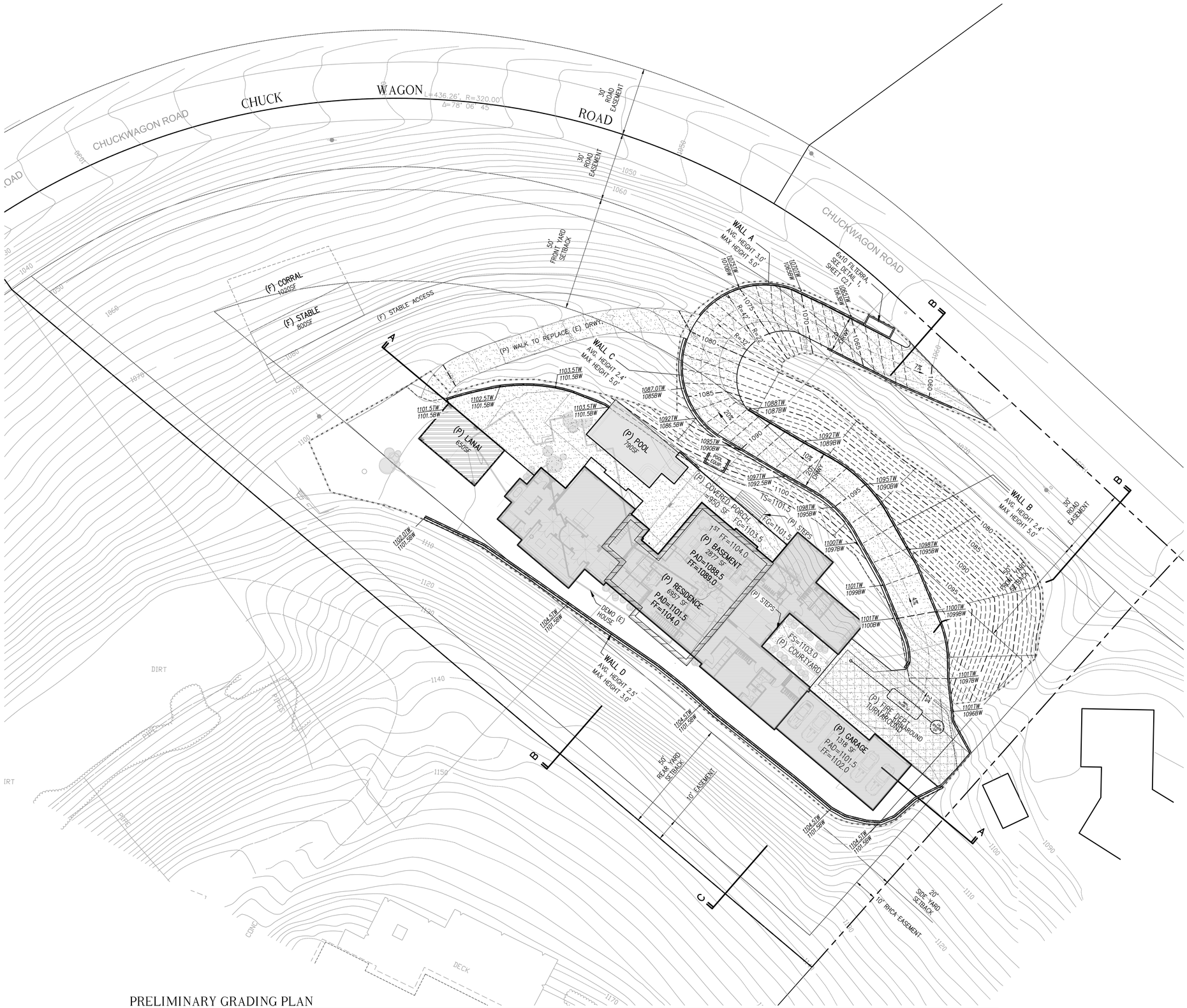
Revisions	By

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Civil Engineering and Surveying
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Lomita, Ca. 90717
Ph. 310-325-5580 Fax: 310-325-5581

CLIENT: LEE FAMILY
6 CHUCKWAGON ROAD
ROLLING HILLS, CA.

TITLE: SITE PLAN
6 CHUCKWAGON ROAD
ROLLING HILLS, CA.

Date: Feb. 27, 2024
Scale: 1"=20'
Drawn: FYW
Checked: DJB
Job No. 22135
Sheet 3
Of 7 Sheets



PRELIMINARY GRADING PLAN

SCALE: 1" = 20'

LEGEND-GRADING PLAN

- PROPERTY LINE
- EASEMENT
- SETBACK
- EXISTING DISTURBED AREA
- PROPOSED DISTURBED AREA
- EXISTING STRUCTURE TO REMAIN
- PROPOSED RESIDENCE/GARAGE
- PROPOSED POOL
- PROPOSED HARDSCAPE
- PROPOSED RETAINING WALL
- EXISTING CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- AREA OF 2:1 MAX SLOPE
- FIRE DEPT. TURNAROUND

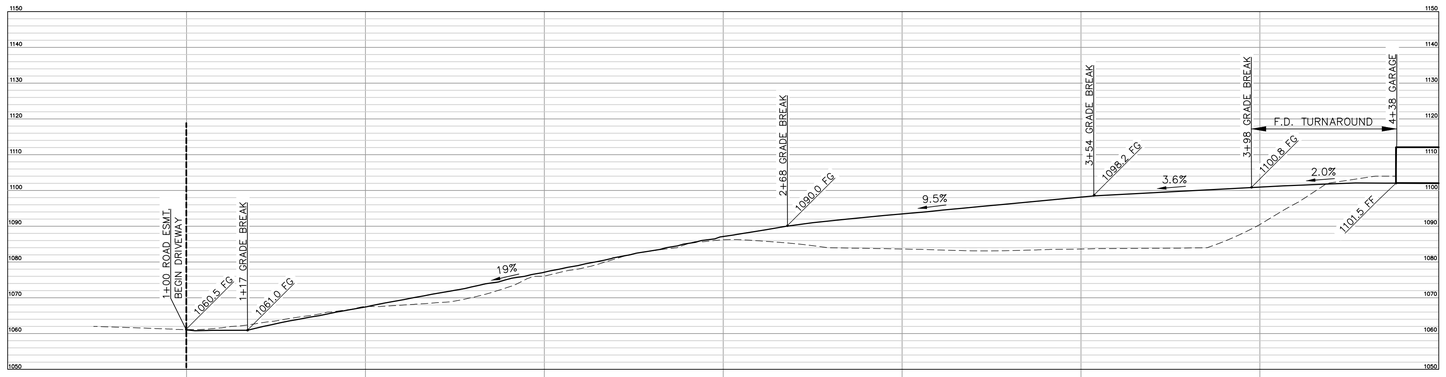
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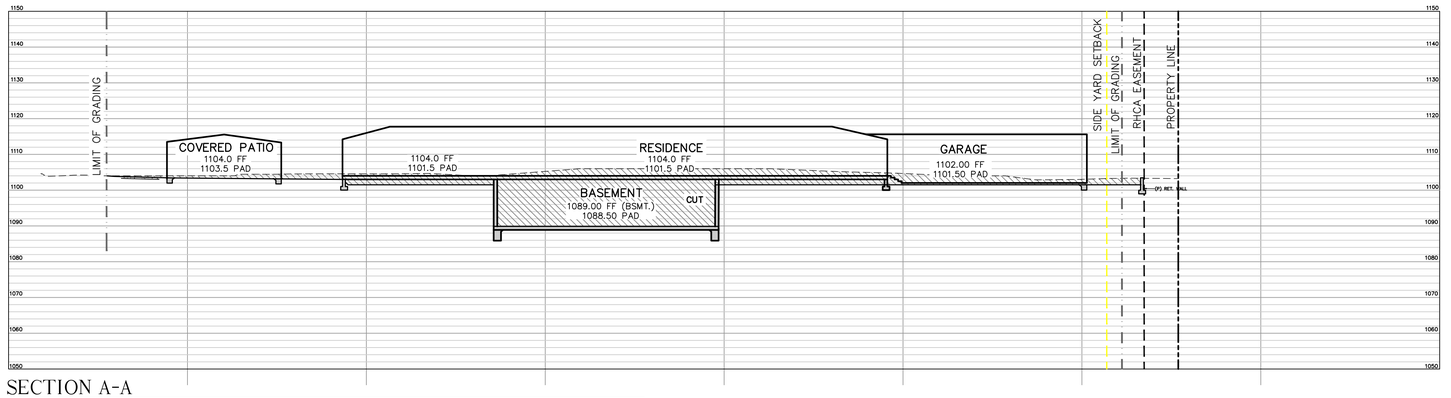
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6 CHUCKWAGON ROAD
ROLLING HILLS, CA.

Date: Feb. 27, 2024
Scale: 1"=20'
Drawn: FYW
Checked: DJB
Job No. 22135
Sheet 4
Of 7 Sheets



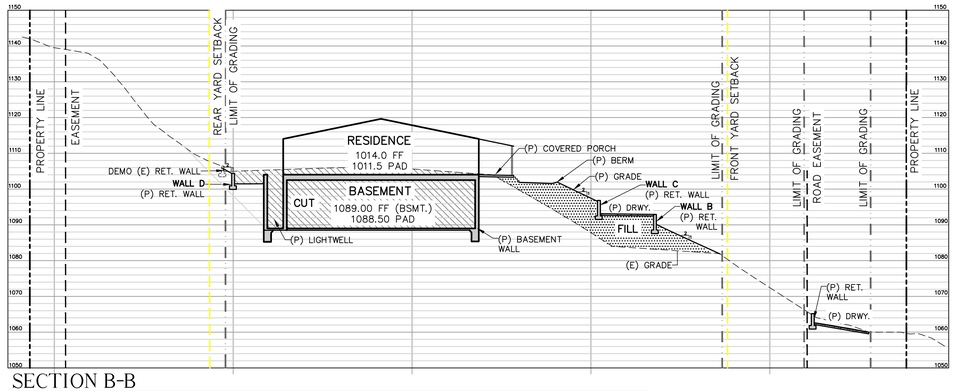
DRIVEWAY PROFILE

SCALE: 1" = 20'



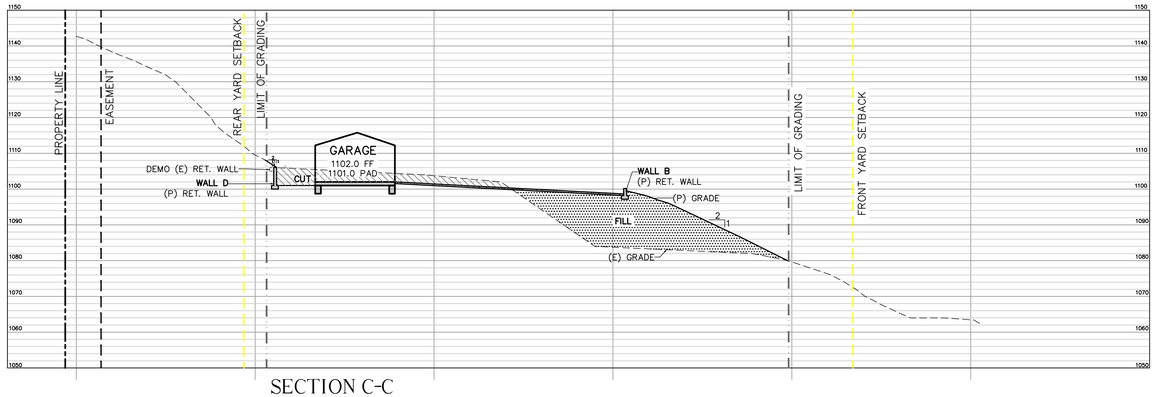
SECTION A-A

SCALE: 1" = 20'



SECTION B-B

SCALE: 1" = 20'



SECTION C-C

SCALE: 1" = 20'

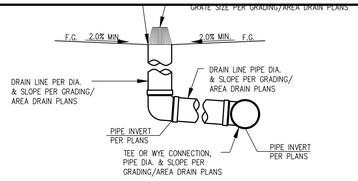
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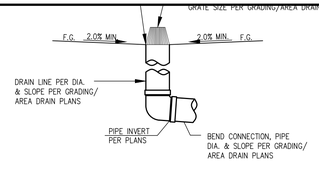
CLIENT: LEE FAMILY
6 CHUCKWAGON ROAD
ROLLING HILLS, CA.

TITLE: SITE SECTIONS
6 CHUCKWAGON ROAD
ROLLING HILLS, CA.

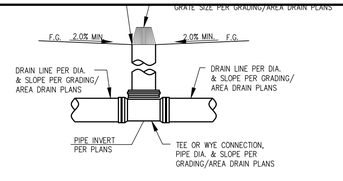
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Job No. 22135
Sheet 5 Of 7 Sheets



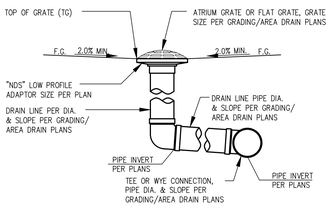
ROUND LANDSCAPE AREA DRAIN (OFF-LINE)



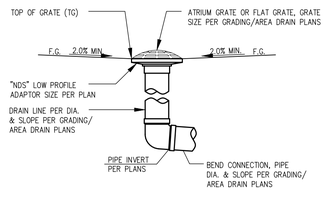
ROUND LANDSCAPE AREA DRAIN (TERMINAL)



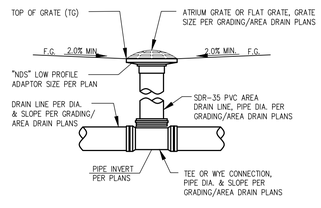
ROUND LANDSCAPE AREA DRAIN (IN-LINE)



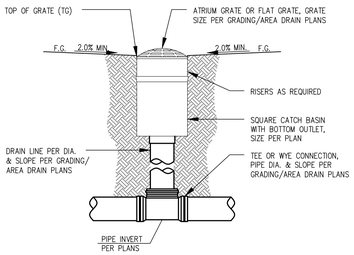
SQUARE LANDSCAPE AREA DRAIN (OFF-LINE)



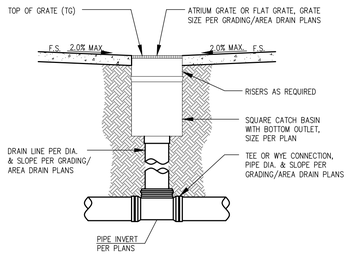
SQUARE LANDSCAPE AREA DRAIN (TERMINAL)



SQUARE LANDSCAPE AREA DRAIN (IN-LINE)



SUMP BOX LANDSCAPE AREA DRAIN

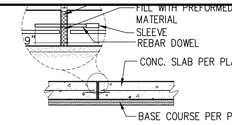


SUMP BOX PEDESTRIAN AREA DRAIN

Area Drain Details

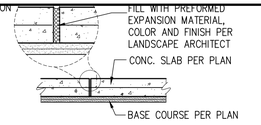
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7/6



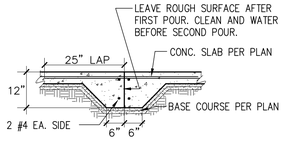
Typ. Dowelled Exp. Joint

PLACE EXPANSION JOINTS WHERE INDICATED ON PLAN

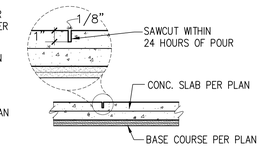


Typ. Expansion Joint

PLACE EXPANSION JOINTS WHERE INDICATED ON PLAN



Typ. Construction Joint



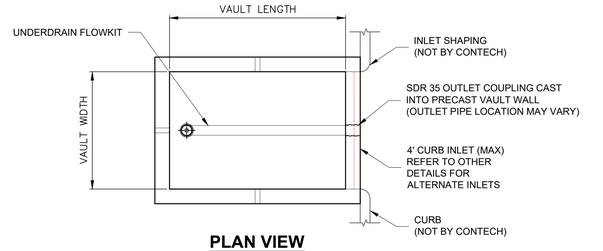
Typ. Control Joint

SPACE CONTROL JOINTS 10' MAX. BOTH DIRECTIONS AND AT ALL INSET CORNERS.

Typical PCC Joints

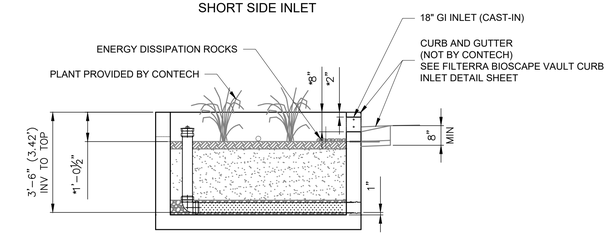
N.T.S.

6/6



PLAN VIEW

SHORT SIDE INLET



SECTION A-A

GREEN INFRASTRUCTURE INLET - TOP FLUSH WITH TOP OF CURB, NOT INTENDED FOR SIDEWALK APPLICATIONS

FTBSV CONFIGURATION

(OPTIONS: BASIN "-B", GREEN INFR. INLET "-I", PIPE INLET "-P", SLOTTED THROAT INLET "-T")

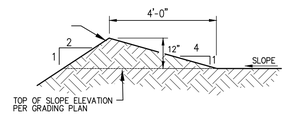
MEDIA BAY SIZE	VAULT SIZE (L x W)	LONG SIDE INLET DESIGNATION	SHORT SIDE INLET DESIGNATION	AVAILABILITY	OUTLET PIPE DIA	MIN. NO. OF INLET PIPES (-P ONLY)
4 x 4	4 x 4	FTBSV0404	FTBSV0404	ALL	4" SDR 35	1
6 x 4	6 x 4	FTBSV0604	FTBSV0406	N/A CA	4" SDR 35	1
6.5 x 4	6.5 x 4	FTBSV06504	FTBSV04065	CA ONLY	4" SDR 35	1
7.83 x 4.5	7.83 x 4.5	FTBSV078045	FTBSV045078	DE,MD,NJ,PA,VA,WV ONLY	4" SDR 35	1
8 x 4	8 x 4	FTBSV0804	FTBSV0408	N/A DE,MD,NJ,PA,VA,WV	4" SDR 35	1
6 x 6	6 x 6	FTBSV0606	FTBSV0606	ALL	4" SDR 35	1
8 x 6	8 x 6	FTBSV0806	FTBSV0608	ALL	4" SDR 35	1
10 x 6	10 x 6	FTBSV1006	FTBSV0610	ALL	6" SDR 35	2
12 x 6	12 x 6	FTBSV1206	FTBSV0612	ALL	6" SDR 35	2
13 x 7	13 x 7	FTBSV1307	FTBSV0713	ALL	6" SDR 35	2
14 x 8	14 x 8	FTBSV1408[1]	N/A	ALL	6" SDR 35	3
16 x 8	16 x 8	FTBSV1608[1]	N/A	N/A OR,WA	6" SDR 35	3
15 x 9	15 x 9	FTBSV1509[1]	N/A	OR,WA ONLY	6" SDR 35	3
18 x 8	18 x 8	FTBSV1808[1]	N/A	CALL CONTECH	6" SDR 35	3
20 x 8	20 x 8	FTBSV2008[1]	N/A	CALL CONTECH	6" SDR 35	4
22 x 8	22 x 8	FTBSV2208[1]	N/A	CALL CONTECH	6" SDR 35	4

[1]UTILIZES (2) CURB OPENINGS WITH MIN 1' SPACING N/A = NOT AVAILABLE

Filterra Detail

N.T.S.

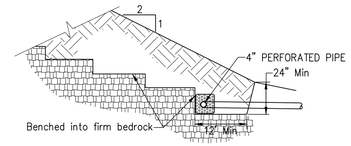
1/6



Typical Top of Slope Berm

N.T.S.

2/6

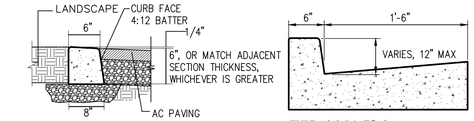


A subdrain system shall be installed behind the proposed fill slope. The subdrain system shall consist of a drain located at the rear of the keyway above the toe of the slope. The subdrain shall consist of 4-inch perforated pipes, with perforations facing downward. It shall be surrounded by a minimum of 3 cubic feet of gravel for each linear foot of pipe. The gravels shall be wrapped by filter fabric. The subdrain shall exit to the face of the fill slope through non-perforated pipes. Subdrain outlets shall be provided every 25 linear feet along the length of the slope.

Typical Key and Benching

N.T.S.

3/6

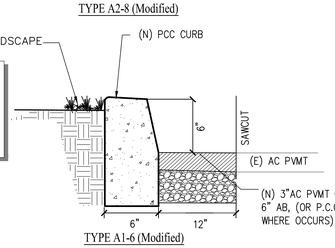


MOW CURB

TYPE A2-8 (Modified)

NOTES:

1. FOR ALL OTHER CURBS, PLEASE SEE SPPWC STANDARD DETAILS.
2. LOCATE EXPANSION JOINTS AT 30'-0" (MAXIMUM) ON CENTER. SEE DETAIL 5.

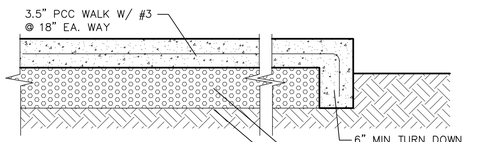


TYPE A1-6 (Modified)

Typical PCC Curbs

N.T.S.

5/6



NOTES:

1. PORTLAND CEMENT CONCRETE, f'(c)=2500psi
2. EXPANSION JOINTS @ 20' ON CENTER
3. CONTROL JOINTS 4" O.C. MINIMUM
4. FINISH: MEDIUM BROOM PER APWA 303-5.5 < 6% SLOPE HEAVY BROOM PER APWA 303-5.5>6% SLOPE SEE ARCHITECT FOR COLORING AND SCORE PATTERNS/STAMPING

Typical PCC Paving

N.T.S.

4/6

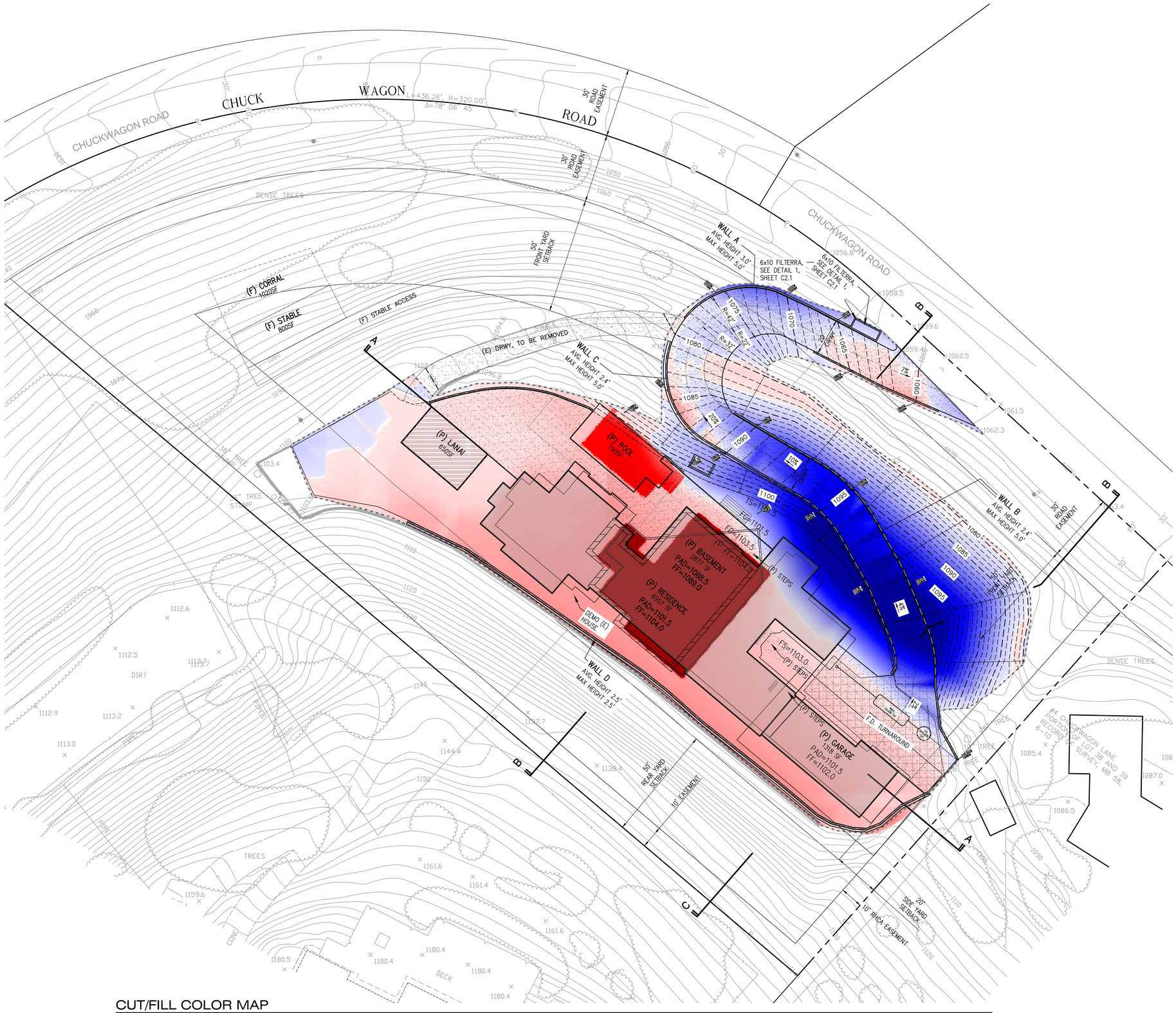
Revisions	By

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

CLIENT: LEE FAMILY
6 CHUCKWAGON ROAD
ROLLING HILLS, CA.

TITLE: DETAILS
6 CHUCKWAGON ROAD
ROLLING HILLS, CA.

Date: Feb. 27, 2024
Scale: 1"=20'
Drawn: FYW
Checked: DJB
Job No. 22135
Sheet 6
Of 7 Sheets



CUT/FILL COLOR MAP

SCALE: 1" = 20'

LEGEND-CUT FILL EXHIBIT

Color Depth

15.0
6.4 — Area of Fill
0.0
−7.5 — Area of Cut
−15.0

Revisions	By

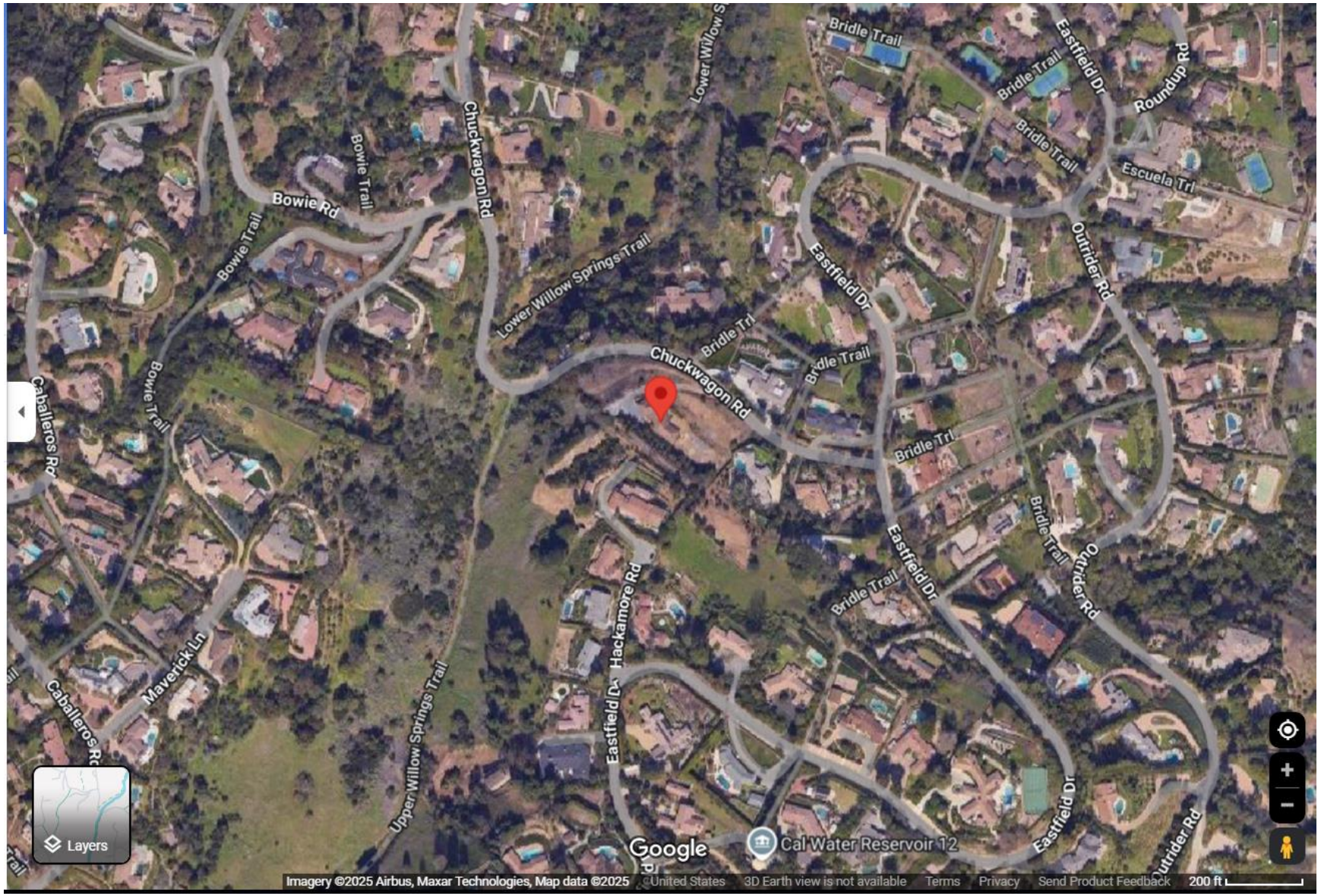
Bolton Engineering Corp.
Civil Engineering and Surveying
25834 Narbonne Avenue Suite 210
Lomita, Ca. 90717
Ph. 310-325-5580 Fax: 310-325-5581

CLIENT: LEE FAMILY
6 CHUCKWAGON ROAD
ROLLING HILLS, CA.

TITLE: SITE PLAN
6 CHUCKWAGON ROAD
ROLLING HILLS, CA.

Date: Feb. 27, 2024
Scale: 1"=20'
Drawn: FYW
Checked: DJB
Job No. 22135
Sheet 3
Of 7 Sheets

Vicinity Map: 6 Chuckwagon Road



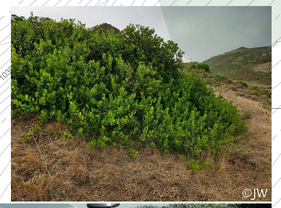
Development Table
Zoning Case No. 24-043
6 Chuckwagon Road

SITE PLAN REVIEW, CONDITIONAL USE PERMIT & VARIANCE	EXISTING	PROPOSED	TOTAL
Net Lot Area	72,508 SF	0 SF	72,508 SF
Residence	3,086 SF	3,853 SF	6,939 SF
Garage	400 SF	922 SF	1,322 SF
Swimming Pools/Spa	SF	790 SF	790 SF
Pool Equipment	SF	0 SF	SF
Guest House	0 SF	0 SF	0 SF
Cabana	0 SF	498 SF	498 SF
Stable	0 SF	400 SF	400 SF
Recreation Court	0 SF	0 SF	0 SF
Attached Covered Porches	0 SF	9,500 SF	9,500 SF
Entryway/Porte Cochere, Breezeways	0 SF	0 SF	0 SF
Attached Trellises	0 SF	0 SF	0 SF
Detached Structures: Trellises	0 SF	650 SF	650 SF
Service Yard	0 SF	40 SF	40 SF
Basement Area Depth of Basement	0 SF 0 FT	2,877 SF 15 FT	2,877 SF 15 FT
Primary Driveway	2,600 SF	3,800 SF	6,400 SF
Paved Walkways, Patio Areas, Courtyards	1,500 SF	-100 SF	1,400 SF
Pool Decking	0 SF	2,300 SF	2,300 SF
Other Paved Driveways, Road Easements, Parking Pads	4,400 SF	-1,100 SF	3,300 SF
Grading (balanced onsite)	0 CY	4,464 CY CUT 3,445 CY FILL 1,019 Export (Exempt pool/basement)	7,909 CY TOTAL
***Structural Lot Coverage** (25% maximum with deductions)	3,486 SF (4.8%)	10,472 SF (14.4%)	10,912 SF (19.5%)
Flatwork Lot Coverage (35% maximum)	8,500 SF (11.7%)	2,700 SF (3.7%)	11,200 SF (15.4%)
***Total Lot Coverage (Structures and Flatwork)** (35% maximum with deductions)	11,986 SF (16.5%)	11,996 SF (16.5%)	23,952 SF (33%)
Total Disturbed Area (40% maximum)	53,500 SF (73.8%)	3,000 SF (4.1%)	56,500 SF (77.9%)
***Building Pad 1 (19,200 SF)** (30% Maximum Guideline)	3,486 STRUCTURE AREA (18%)	7,605 SF STRUCTURE AREA (39.6%)	11,091 SF STRUCTURE AREA (57.7%)

*EXCLUDING: up to 5 (legal) & up to 800 sq. ft. detached structures that are not higher than 12 ft. (no more than 120 sq.ft. per structure per deduction, except for trellis)



MYOPORUM PARVIFOLIUM



RHUS INTEGRIFOLIA



DYMONDIA



EUPHORBIA COTINIFOLIA



ECHIUM CANDICANS



PHORMIUM TENAX SPECIES
VARIOUS SIZES

STATUE BASE W/ SHORT WALL



ALOE ARBORESCENS



GOLDEN BARREL CACTUS



PACHYCEREUS SPECIES



ALOE VERA



CERCIDIUM 'DESERT MUSEUM'

CHUCKWAGON ROAD

EXISTING VEGETATION TO REMAIN
RHUS / TOYON / CHINESE ELMS

CORRAL

BARN

LANAI

POOL EQ

DIRT

CONC

DECK

PIPES

PIPE

ASPH

L=436.26', R=320.00'
Δ=78° 08' 45"

1010 1020 1030 1040 1050 1060 1070 1080 1090 1100 1110 1120 1130 1140 1150

N

0 10' 20' 40'

1
L-102.1

Illustrative Landscape Plan

SCALE: 1" = 20'

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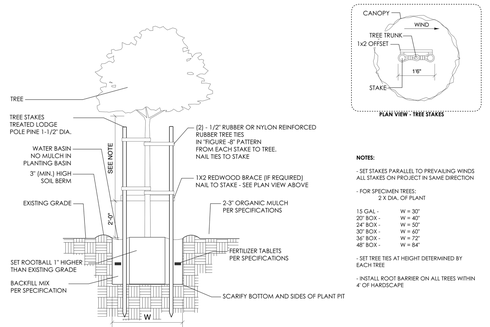
Lee Residence

6 Chuckwagon Road Rolling Hills, CA 90275

Illustrative Landscape Plan
4/8/25

L-102.1

THESE DRAWINGS AND SPECIFICATIONS, AS AN INSTRUMENT OF SERVICE ARE THE PROPERTY OF GREGORY W GEORGE, LANDSCAPE ARCHITECT, AND SHALL NOT BE COPIED IN PART OR IN WHOLE WITHOUT WRITTEN PERMISSION GREGORY W GEORGE, LANDSCAPE ARCHITECT. WRITTEN DIMENSIONS TAKE PREFERENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE AND ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF GREGORY W GEORGE, LANDSCAPE ARCHITECT, AND/OR THE ENGINEER OF RECORD PRIOR TO COMMENCEMENT OF WORK



PLAN VIEW - TREE STAKES

NOTES:

- SET STAKES PARALLEL TO PREVAILING WINDS ALL STAKES ON PROJECT IN SAME DIRECTION

- FOR SPECIMEN TREES: 2 X DIA. OF PLANT

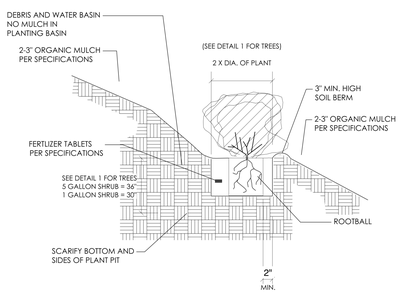
15 GAL -	W = 30"
20" BOX -	W = 40"
24" BOX -	W = 50"
30" BOX -	W = 60"
36" BOX -	W = 72"
48" BOX -	W = 84"

- SET TREE TIES AT HEIGHT DETERMINED BY EACH TREE

- INSTALL ROOT BARRIER ON ALL TREES WITHIN 4' OF HARDSCAPE

1 DOUBLE TREE STAKE

not to scale



2 TREE OR SHRUB SLOPE PLANTING

not to scale

GENERAL LANDSCAPE CONSTRUCTION NOTES

1. ALL DIMENSIONS ARE TAKEN FROM CURB FACE, BUILDING FACE OR EDGE OF PAVING, UNLESS OTHERWISE NOTED ON PLAN. THE DIMENSIONS ARE SHOWN FOR APPROXIMATE LINE AND ALL RADII AND CURVES ARE TO HAVE CONTINUOUS AND SMOOTH TRANSITIONS WITHOUT ABRUPT CHANGES OR BENDS.
2. ALL FORMS AND ALIGNMENT OF PAVING SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT / DESIGNER PRIOR TO POURING (GIVE A MINIMUM OF 48 HOURS NOTICE).
3. FOR SITE GRADING SEE ENGINEERING PLANS OR REFERENCE LANDSCAPE PLANS FOR ONSITE DETERMINATION. WATER SHALL GRAVITY DRAIN TO STREET BY SURFACE AND SUBSURFACE DRAIN SYSTEM.
4. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE HELD LIABLE FOR ALL DAMAGES INCURRED.
5. CONTRACTOR SHALL VERIFY LOCATION, QUANTITY AND INSTALL SLEEVES FOR IRRIGATION, LIGHTING, DRAINS AND UTILITY CONDUITS PRIOR TO CONCRETE.
6. ALL CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO THE LATEST UNIFORM BUILDING CODE.
7. THESE NOTES SHALL BE USED IN CONJUNCTION WITH THE PLANS AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT / DESIGNER.
8. CONTRACTOR MUST CHECK ALL DIMENSIONS, FRAMING CONDITIONS AND SITE CONDITIONS BEFORE STARTING WORK. LANDSCAPE ARCHITECT / DESIGNER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR POSSIBLE DEFICIENCIES.
9. CONDITIONS NOT SPECIFICALLY SHOWN SHALL BE CONSTRUCTED SIMILAR TO THE DETAILS FOR THE RESPECTIVE MATERIALS.
10. THE DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. ALL BRACING, TEMPORARY SUPPORTS, SHORING, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. OBSERVATION VISITS TO THE JOB SITE BY THE LANDSCAPE ARCHITECT DO NOT INCLUDE INSPECTION OF CONSTRUCTION METHODS AND SAFETY CONDITIONS AT THE WORKSITE. THESE VISITS SHALL NOT BE CONSTRUED AS CONTINUOUS AND DETAILED INSPECTIONS.
11. DESIGN, MATERIALS, EQUIPMENT AND PRODUCTS OTHER THAN THOSE DESCRIBED BELOW OR INDICATED ON THE DRAWINGS MAY BE CONSIDERED FOR USE, PROVIDED PRIOR APPROVAL IS OBTAINED FROM THE OWNER, LANDSCAPE ARCHITECT / DESIGNER AND THE APPLICABLE GOVERNING CODE AUTHORITY.

GENERAL HARDSCAPE / GRADING NOTES

1. CONTRACTOR TO VERIFY GRADES AND NOTIFY LANDSCAPE ARCHITECT / DESIGNER PRIOR TO START OF GRADING WORK.
2. ALL DRAIN LINES TO DRAIN AT 1% MINIMUM WITH SMOOTH CONTINUOUS FALL.
3. ALL TOP SURFACES OF STEP TREADS TO SLOPE AT 1% FOR DRAINAGE.
4. ALL PLANTED AREAS TO SLOPE TO CATCH BASINS AT 1-1/2% MINIMUM SLOPE UNLESS OTHERWISE NOTED.
5. ALL EXISTING GRADES SHOWN PER SURVEY.
6. ALL PROPOSED PAVING SURFACES SHALL MEET EXISTING PAVING SURFACES WITH SMOOTH AND CONTINUOUS TRANSITION AND FLUSH ALONG ENTIRE EDGE.
7. CONCRETE WALKS TO HAVE A MAXIMUM CROSS SLOPE OF 2% AND SHALL MEET ALL LOCAL AND COUNTY REQUIREMENTS.
8. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS, EXISTING DRAINAGE STRUCTURES, STREET IMPROVEMENTS, AND FINISH FLOOR ELEVATIONS WITH THE ENGINEER. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY UPON ANY DISCREPANCIES.
9. CONTRACTOR SHALL VERIFY PROPOSED DRAINAGE INVERTS
10. DAYLIGHT DRAIN LINE THROUGH FACE OF EXISTING CURB 1" ABOVE FLOW LINE. EXACT INVERT TO BE VERIFIED IN FIELD.
11. ALL FINISH GRADES IN PLANTED AREAS SHALL BE 1-1/2" BELOW ADJACENT PAVING SURFACE UNLESS NOTED OTHERWISE.
12. ALL FLASH WALLS SHALL FOLLOW FINISH GRADE.
13. FINAL GRADING AND DRAINAGE PER ENGINEERING PLANS.

GENERAL LIGHTING NOTES

1. CONTRACTOR SHALL STUB OUT ELECTRICAL CONDUIT TO SPECIMEN TREES AFTER TREE PLANTING. ALL FIXTURES SHALL BE MOUNTED AFTER INSTALLATION OF SPECIMEN TREES. EXACT LOCATION OF FIXTURE SUBJECT TO CHANGE DUE TO TREE LOCATION.
2. LIGHTS MAY NEED TO BE LOCATED ON DIFFERENT CIRCUITS ACCORDING TO USE AREAS AND TYPE OF LIGHT.
3. ALL LIGHTING FIXTURES AND ELECTRICAL INSTALLATION SHALL BE IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODES AND LOCAL GOVERNMENTAL AGENCY.
4. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE HELD LIABLE FOR ALL DAMAGES INCURRED.
5. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT UNIFORM BUILDING CODES, PERMIT REQUIREMENTS AND STATE HEALTH AND SAFETY REQUIREMENTS.
6. THE DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. ALL BRACING, TEMPORARY SUPPORTS, SHORING, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. OBSERVATION VISITS TO THE JOB SITE BY THE LANDSCAPE ARCHITECT / DESIGNER DO NOT INCLUDE INSPECTION OF CONSTRUCTION METHODS AND FOR SAFETY CONDITIONS AT THE WORKSITE. THESE VISITS SHALL NOT BE CONSTRUED AS CONTINUOUS AND DETAILED INSPECTIONS.
7. ALL ELECTRICAL FIXTURES ARE SHOWN SCHEMATICALLY FOR LOCATIONS AND QUANTITIES REQUIRED. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
8. ALL CIRCUITS TO BE CONTROLLED BY DIMMER/ SWITCH ZONES TO BE DETERMINED
9. SPECIFY TRANSFORMERS @ 300 WATTS -MAX WATTAGE PER CIRCUIT TO BE 220 WATTS FOR ROOM FOR EXPANSION.
9. ALL WIRES TO BE HOME RUN TO A DIRECT BURIAL BOX PER CIRCUIT.
10. NO SPLICES IN THE MIDDLE OF A RUN.
11. ALL RUNS TO LIGHT GROUPS SHALL BE PLACED IN CONDUIT.
12. CONTRACTOR TO PROVIDE ALL LINE VOLTAGE FOR ELECTRICAL
13. CONTRACTOR TO PROVIDE SWITCH AND POWER TO LANDSCAPE POST @ TRANSFORMER FOR EXTERNAL LOW VOLTAGE LANDSCAPE LIGHTING
14. CONTRACTOR TO PROVIDE POWER TO FIREPLACE AND BBQ

GENERAL PLANTING NOTES

1. THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION THROUGH COMPLETION OF PICK-UP WORK.
2. THE CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO INSTALLATION. PLANT MATERIAL QUANTITIES LISTED FOR CONVENIENCE OF CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED.
3. THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL CONTAINER GROWN TREES, SHRUBS AND VINES, INCLUDING SEEDED AND SODDED TURF, HYDROMULCHES AND FLATTED GROUNDCOVERS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE AND PAY FOR; PLANTING OF ALL PLANT MATERIALS; THE SPECIFIED GUARANTEE OF ALL PLANT MATERIALS; THE STAKING AND GUYING OF TREES AND THE CONTINUOUS PROTECTION OF ALL PLANT MATERIALS UPON THEIR ARRIVAL AT THE SITE.
4. ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT / DESIGNER AND/OR OWNER PRIOR TO INSTALLATION.
5. ALL BOXED TREES SHALL BE SELECTED AND SPOTTED BY THE LANDSCAPE ARCHITECT / DESIGNER OR OWNER'S REPRESENTATIVE IN CONJUNCTION WITH CONCRETE CONTRACTOR AND GENERAL CONTRACTOR. GENERAL CONTRACTOR TO ASSUME ALL LIABILITY FOR ACCURATE PLACEMENT OF TREES.
6. ALL VINE RUNNERS SHALL BE INSTALLED WITH THE NURSERY STAKES REMOVED AND VINE RUNNERS SHALL BE ESPALIERED TO THE ADJACENT WALL OR FENCE.
7. ALL SOIL PREPARATION SHALL BE INSTALLED AS PER THE SOIL AGRONOMY REPORT TO BE PROVIDED AND PAID FOR BY THE SUBCONTRACTOR. THE REPORT SHALL BE IMMEDIATELY FORWARDED TO THE LANDSCAPE ARCHITECT / DESIGNER UPON COMPLETION.
8. THE SOIL AMENDMENTS SPECIFIED ARE FOR BIDDING PURPOSES ONLY. THE CONTRACTOR SHALL PROVIDE FOR A SOILS AGRONOMY REPORT FROM AN APPROVED SOILS LABORATORY AND/OR ANY ADDITIONAL SPECIFICATION PROVIDED BY THE LANDSCAPE ARCHITECT / DESIGNER PRIOR TO INSTALLATION OF PLANT MATERIALS. (WALLACE LABS, EL SEGUNDO).
9. FOR AREA TO BE LANDSCAPED, THE FOLLOWING AMENDMENTS SHALL BE UNIFORMLY BROADCAST AND THOROUGHLY INCORPORATED BY MEANS OF A ROTOTILLER OR EQUAL.

AMOUNT PER 1,000 SQUARE FEET
2 CU. YDS. STABILIZED ORGANIC AMENDMENT DERIVED FROM PEAT MOSS, STEER MANURE, OR A COMBINATION WITH REDWOOD SHAVINGS. (SEE SOILS REPORT)
15 LBS. AGRICULTURAL GYPSUM
15 LBS. SOIL SULFUR
15 LBS. 15-15-15 FERTILIZER

10. THE PLANTING PITS FOR BOXED TREES SHALL BE EXCAVATED TWICE THE DIAMETER OF THE ROOTBALL AND NO DEEPER THAN THE ROOTBALL. THE BACKFILL MIX FOR USE AROUND THE ROOTBALL OF ALL TREES AND SHRUBS SHALL CONSIST OF THE FOLLOWING FORMULA:

6 PARTS ON-SITE SOIL
4 PARTS BY VOLUME ORGANIC AMENDMENT PER ABOVE SOIL PREPARATION
1 LB./CU.YD. OF MIX 12-12-12 COMMERCIAL FERTILIZER
2 LBS./CU. YD. OF MIX IRON SULFATE
15 LBS./CU. YD. OF MIX AGRICULTURAL GYPSUM

11. THIRTY (30) DAYS AFTER INSTALLATION ALL LANDSCAPE SHALL BE FERTILIZED WITH BEST FERTILIZER COMPANY 16-6-8 OR APPROVED EQUAL, APPLIED AT THE RATE OF SIX POUNDS (6 LBS.) PER 1,000 SQUARE FEET. FERTILIZER APPLICATION SHALL BE CONTINUED THEREAFTER AT MONTHLY INTERVALS.
12. FOR ALL STAKED TREES, SEE DETAIL 1
13. FOR ALL BOX TREES, SEE DETAIL
14. FERTILIZER TABLETS SHALL BE AGRIFORM, 21 GRAM TABLETS (20-10-5) IN QUANTITIES AS FOLLOWS:

1 GALLON SHRUBS	1
5 GALLON SHRUBS AND TREES	3
15 GALLON SHRUBS	4
BOXED TREES	1 PER 4" OF BOX SIZE

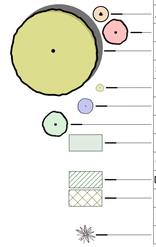
PLACE TABLETS AT HALF THE DEPTH OF THE ROOTBALL.

15. **ALL SHRUB AREAS SHALL BE COVERED WITH MINIMUM 3" SHREDDED BARK MULCH.**

CITY OF ROLLING HILLS LANDSCAPE NOTES

1. NO LANDSCAPING SHALL BE ALLOWED IN THE RHCA EASEMENT
2. TREES SPECIFIED SHALL NOT GROW HIGHER THAN THE HEIGHT OF THE ROOF RIDGE
3. TREES SHALL BE PLANTED IN LOCATIONS THAT DO NOT HINDER VIEWS FROM ADJACENT LOTS
4. 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
5. HEDGES ARE NOT ALLOWED
6. ALL PLANTING SHALL COMPLY WITH THE CITY OF ROLLING HILLS LANDSCAPE ORDINANCE

PLANTING LEGEND



CODE	QTY	SIZE	BOTANICAL	COMMON	WATER	NOTES
TREE						
ALO SPP	12	5 GAL	ALOE SPP.	ALOE	Low	NOTES
EUP COT	10	24 BOX	EUPHORBIA COTINIFOLIA	CARIBBEAN COPPER PLANT	Moderate	NOTES
PAR DM	21	24 BOX	PARKINSONIA 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	Very Low	NOTES
SHRUB						
ECH SPP	92	5 GAL	ECHINOCACTUS SPP.	BARREL CACTUS	Very Low	NOTES
ECH CAN	36	5 GAL	ECHIUM CANDICANS	PRIDE OF MADEIRA	Low	NOTES
PAC MAR	36	15 GAL	PACHYCEREUS MARGINATUS	MEXICAN FENCE POST CACTUS	Very Low	NOTES
RHU INT	TBD	5 GAL	RHUS INTEGRIFOLIA	LEMONADE BERRY	Very Low	NOTES
GROUND COVER						
DYM MAR	TBD	FLATS	DYMONDIA MARGARETAE	DYMONDIA	Low	NOTES
MYO PAR	TBD	FLATS	MYOPORUM PARVIFOLIUM	MYOPORUM	Very Low	NOTES
PERENNIAL						
PHO TEN	423	5 GAL	PHORMIUM TENAX	NEW ZEALAND FLAX	Low	NOTES

MWELO Calcs – Residential
Ken Lee Landscape 6 Chuckwagon
Long Beach

Hydrozones

Zone number 1 Plant factor Moderate .4 Irrigation type Drip Area in square feet (number only) 40845

Continue

Zone	Plant Factor	Irr.	Irr. Eff.	ETAF (PF/IE)	Area	ETAF x Area	ETWU	Delete
1	.4	Drip	0.81	0.49	40845 s.f.	20,014	496,473	×
TOTALS					40,845 s.f.		496,473 gal/yr	
TOTAL SPECIAL LANDSCAPE AREA					0 s.f.			

MAWA: 552,947 gal/yr	PASS!
ETWU: 496,473 gal/yr	

Long Beach Annual ETo = 39.7 in.

Project Name and City

Project name Ken Lee Landscape 6 Chuckwagon

Choose city (for ETo data) Long Beach

Continue

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I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.

SIGNATURE:



DATE: APRIL 7TH, 2025

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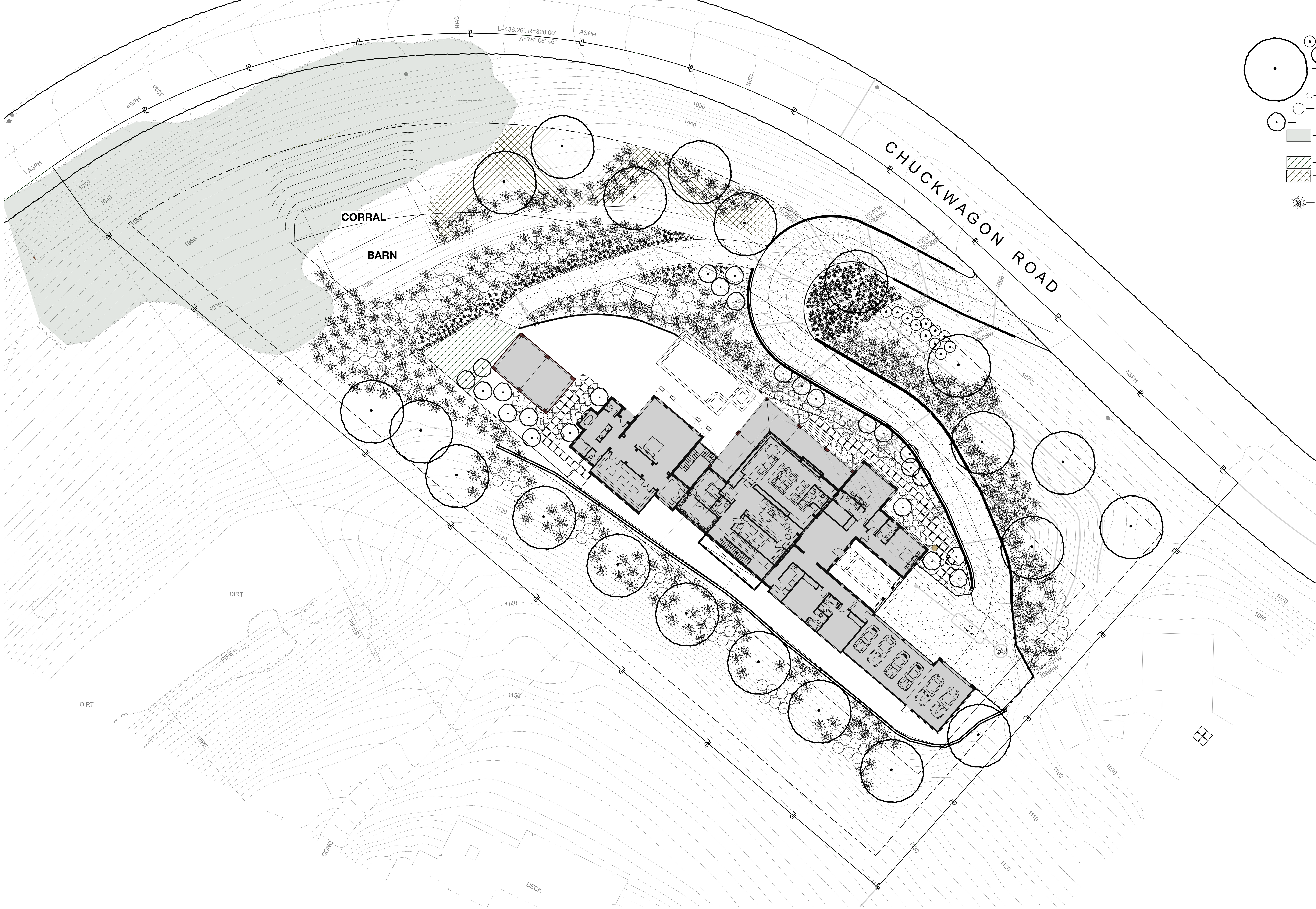
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Planting Notes and Details
4/8/25

L-102.2

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PLANTING LEGEND

CODE	QTY	SIZE	BOTANICAL	COMMON	WATER	NOTES
TREE						
ALO SPP	12	5 GAL	ALOE SPP.	ALOE	Low	NOTES
EUP COT	10	24 BOX	EUPHORBIA COTINIFOLIA	CARIBBEAN COPPER PLANT	Moderate	NOTES
PAR DM	21	24 BOX	PARKINSONIA 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	Very Low	NOTES
SHRUB						
ECH SPP	92	5 GAL	ECHINOCACTUS SPP.	BARREL CACTUS	Very Low	NOTES
ECH CAN	36	5 GAL	ECHIUM CANDICANS	PRIDE OF MADEIRA	Low	NOTES
PAC MAR	36	15 GAL	PACHYCEREUS MARGINATUS	MEXICAN FENCE POST CACTUS	Very Low	NOTES
RHU INT	TBD	5 GAL	RHUS INTEGRIFOLIA	LEMONADE BERRY	Very Low	NOTES
GROUND COVER						
DYM MAR	TBD	FLATS	DYMONDIA MARGARETAE	DYMONDIA	Low	NOTES
MYO PAR	TBD	FLATS	MYOPORUM PARVIFOLIUM	MYOPORUM	Very Low	NOTES
PERENNIAL						
PHO TEN	423	5 GAL	PHORMIUM TENAX	NEW ZEALAND FLAX	Low	NOTES

LANDSCAPE LIGHTING LEGEND

PATH LIGHTS			
	X	QTY: X	X
	X	QTY: X	X
	X	QTY: 2	X
UPLIGHTS			
	X	QTY: X	X
DOWNLIGHTS			
	X	QTY: X	X
	RECESSED LIGHT	QTY: X	X
WALL SCONCE			
	X	QTY: X	X
	X	QTY: X	X
POOL LIGHT			
	X	QTY: X	X

1
L-102.3

Planting and Lighting Plan

SCALE: 1" = 20'

N

0 10' 20' 40'

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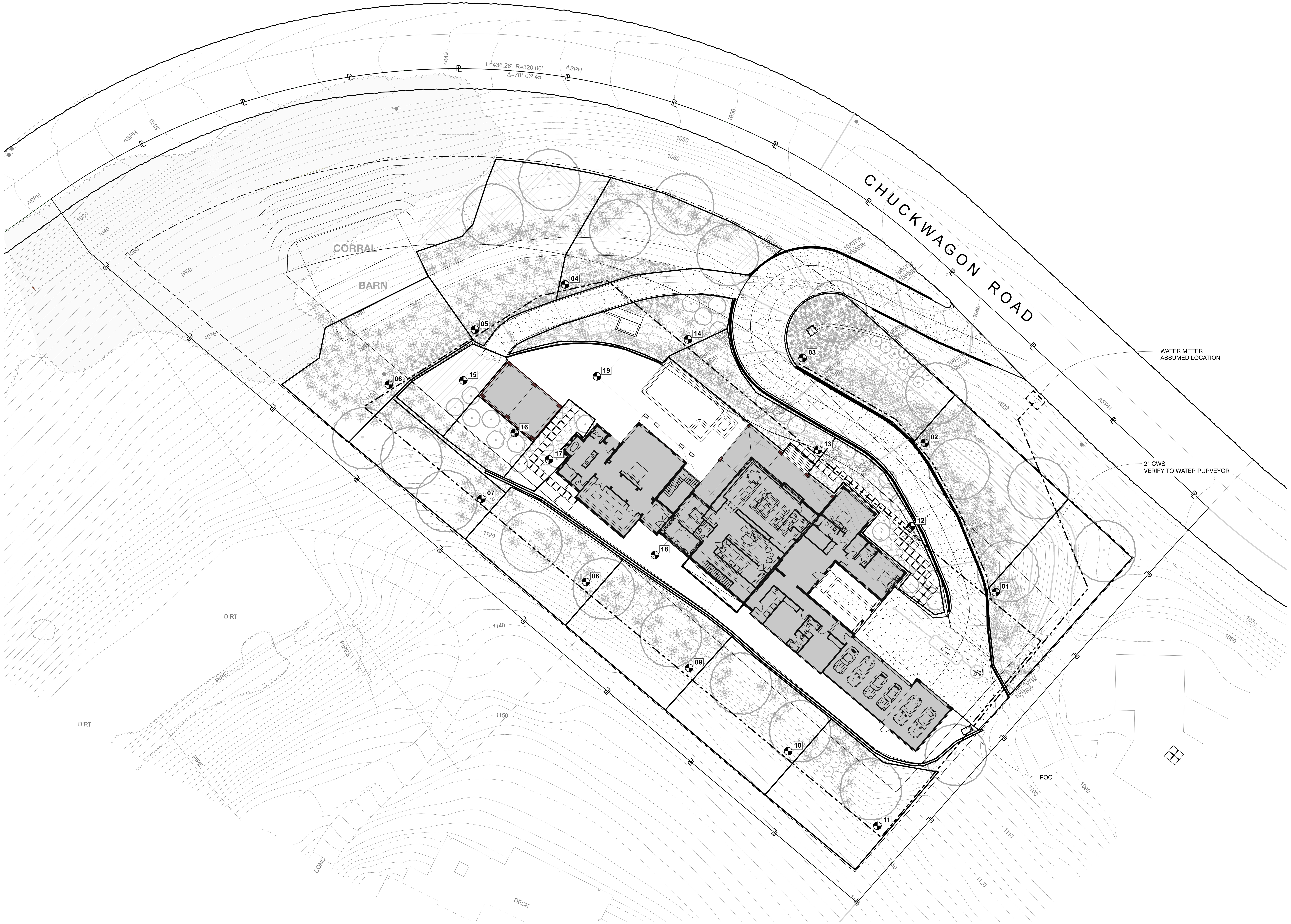
Lee Residence

6 Chuckwagon Road Rolling Hills, CA 90275

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Planting and Lighting Plan
4/8/25

L-102.3



1
L-102.4

Irrigation Plan

SCALE: 1" = 20'

IRRIGATION LEGEND & SPECIFICATIONS

POINT OF CONNECTION
VERIFY TO BUILDING PLANS

SYMBOLS

BACK FLOW ASSEMBLY
PROVIDE 1 1/2" BRASS RISERS PRECEDED BY NIBCO T-113 GATE VALVE SIZED 1-1/2"

1-1/2" FEBCO 825YA W/ BRASS ISOLATION VALVES
PROVIDE SECURITY ENCLOSURE WITH CONCRETE BASE
INSTALL PER MANUFACTURERS GUIDELINES

C — HUNTER ICC2 CONTROLLER W/ RAIN SENSOR
MINIMUM 12 STATIONS - VERIFY W/ OWNER
PROVIDE 110v POWER SUPPLY - HARDWIRE
LOCATE FOR EASE OF ACCESS - VERIFY LOCATION W/ OWNER
PROVIDE:
HUNTER FLOW-CLIK, FLOW SENSOR;
HUNTER RAIN-CLIK, RAIN SENSOR;
HUNTER SOLAR SYNC - ET SENSOR AND MODULE

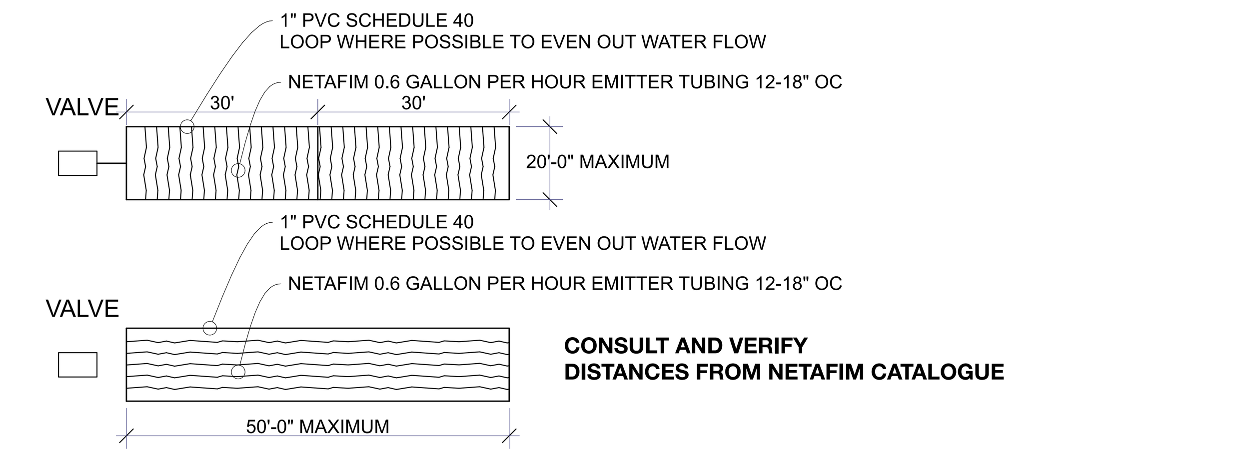
1-1/2" SCH 40 PVC **LOOPED** MAINLINE

01 (VALVE #) — Hunter PCZ-101-40 1" VALVE

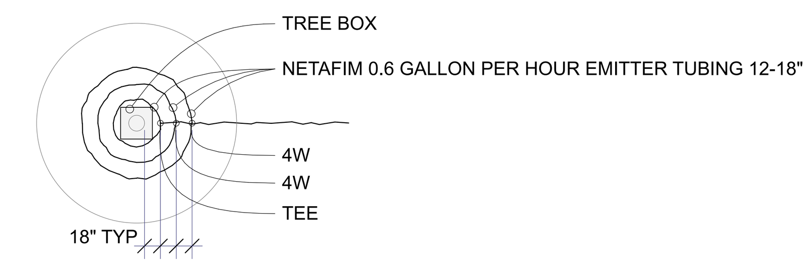
1" HQ44AW QUICK COUPLING VALVE
W/ LOCKING VALVE COVER BOX

NETAFIM TUBING
.6 GALLON PER HOUR EMITTER

TYPICAL DRIP IRRIGATION INSTALLATION DIAGRAMS



CONSULT AND VERIFY
DISTANCES FROM NETAFIM CATALOGUE



PROVIDE TRIPLE LINES OF DRIP TUBING OF EMITTERS
AROUND TREE DRIPLINE

ZONE 01	2,900 SF
ZONE 02	2,800 SF
ZONE 03	2,500 SF
ZONE 04	3,000 SF
ZONE 05	3,400 SF
ZONE 06	2,800 SF
ZONE 07	1,900 SF
ZONE 08	2,200 SF
ZONE 09	2,500 SF
ZONE 10	2,700 SF
ZONE 11	2,600 SF
ZONE 12	1,500 SF
ZONE 13	1,300 SF
ZONE 14	1,600 SF
ZONE 15	1,100 SF
ZONE 16	900 SF
ZONE 17	700 SF
ZONE 18	FOR POTS
ZONE 19	FOR POTS
TOTAL	36,400 SF

ZONES 1-14, 1-1/4"
ZONES 15-17, 1"
ZONES 18,19, 1"

1-1/2" PVC MAINLINE
85 PSI - ASSUMED
PROVIDING 35 GPM

35X60 = 2100 GPH

2,100/.6 = **3,500 SF** MAX EMITTER PER STATION VALVE

Lee Residence

6 Chuckwagon Road Rolling Hills, CA 90275

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N

0 10' 20' 40'

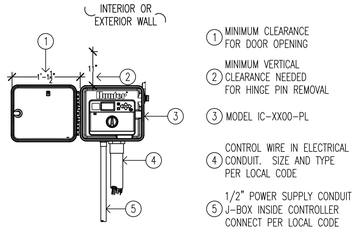
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Irrigation Plan
4/8/25

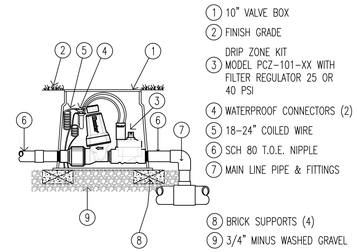
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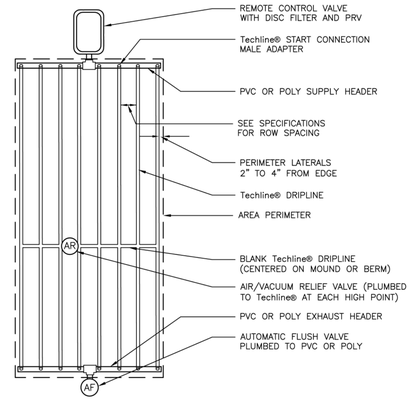
2 L-102.5 IRRIGATION CONTROLLER

SCALE: 1' = 1'-0"



1 L-102.5 IN-GROUND VALVE INSTALLATION

SCALE: 1' = 1'-0"



3 L-102.5 DRIP TUBING SCHEMATIC

SCALE: 1' = 1'-0"

GENERAL IRRIGATION NOTES

1. ALL MAIN LINE PIPING AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES. MAIN LINE SLEEVE SIZE SHALL BE A MINIMUM OF TWICE (2X) THE DIAMETER OF THE PIPE TO BE SLEEVED. CONTROL WIRE SLEEVES SHALL BE OF SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES UNDER PAVING.
2. ALL LATERAL LINE PIPING UNDER PAVING SHALL BE PVC SCHEDULE 40 PIPE AND SHALL BE INSTALLED PRIOR TO PAVING.
3. PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF SAID REJECTION.
4. INSTALL ALL BACKFLOW PREVENTION DEVICES AND ALL PIPING BETWEEN THE POINT OF CONNECTION AND THE BACKFLOW PREVENTER AS PER LOCAL CODES.
5. FINAL LOCATION OF THE BACKFLOW PREVENTER AND AUTOMATIC CONTROLLER SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE.
6. 120 VAC ELECTRICAL POWER SOURCE AT CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. THE IRRIGATION CONTRACTOR SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER.
7. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.
8. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE WITH MINIMAL OVERSPRAY ONTO WALKS, STREETS, WALLS, ETC.
9. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC., SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. THE CONTRACTOR SHALL LOCATE ALL VALVES IN SHRUB AREAS.
10. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS THROUGH WALLS, AND UNDER PAVING, ETC.
11. THE SPRINKLER SYSTEM DESIGN IS BASED ON A MINIMUM OPERATING PRESSURE OF _____ PSI AND A MAXIMUM FLOW DEMAND OF _____ GPM. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURES PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
12. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
13. ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
14. REFER TO SPECIFICATIONS FOR ADDITIONAL DETAILED INFORMATION.
15. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT / DESIGNER 24 HOURS PRIOR TO REFILLING TRENCHES WITH MAINLINES FOR PRESSURE TEST.
16. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT / DESIGNER 24 HOURS PRIOR TO PLANTING TO VERIFY COMPLETED SYSTEM AND ACCURATE AND APPROPRIATE COVERAGE OF IRRIGATION OVER PLANTING AREAS.

Lee Residence

6 Chuckwagon Road Rolling Hills, CA 90275

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Irrigation Notes & Details
4/8/25

L-102.5

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RESOLUTION NO. 2025-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF ZONING CASE NO. 24-043: SITE PLAN REVIEW FOR CONSTRUCTION OF NEW RESIDENCE, NON-EXEMPT GRADING, STABLE ACCESS, WALLS EXCEEDING A HEIGHT OF 3 FEET AND 2.5 FEET AVERAGE (UP TO A MAXIMUM HEIGHT OF 5 FEET), AND OTHER IMPROVEMENTS; CONDITIONAL USE PERMITS FOR A DETACHED ACCESSORY STRUCTURE GREATER THAN 200 SQUARE FEET, STABLE GREATER THAN 200 SQUARE FEET; AND VARIANCES FOR CONSTRUCTION IN THE FRONT YARD, SITE DISTURBANCE OF MORE THAN 40 PERCENT, AND FILL SLOPES STEEPER THAN 2:1, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 29- A-EF) (LEE)

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

Section 1. On May 16, 2024, an application was duly filed by Jeff Browning, SAA Interiors & Architects ("Applicant"), on behalf of the property owner, Ken Lee, with respect to real property located at 6 Chuckwagon Road, Rolling Hills (LOT 29-A-EF) requesting: Site Plan Review for construction, non-exempt grading, stable access, walls exceeding a height of 3 feet and 2.5 average (up to maximum height of 5 feet) and other improvements; Conditional Use Permits for a detached accessory structure greater than 200 square feet, stable greater than 200 square feet; and variances for construction in the front yard setback, site disturbance of more than 40 percent and fill slopes steeper than 2:1.

Section 2. The lot is irregularly shaped having an expansive curved frontage on Chuckwagon Road. The net lot area is 1.66 acres (72,510 square feet), which excludes roadway easements and ten feet along property lines. Chuckwagon Road has a 60-foot-wide roadway easement. The property is developed presently with a 3,086 square-foot single-level residence built in 1960.

Section 3. The Planning Commission conducted duly noticed public hearings to consider the application at a field trip meeting and regular meeting on April 15, 2025. Neighbors within a 1,000-foot radius were notified of the public hearings and a notice was published in the Daily Breeze on April 4, 2025. The applicants were notified of the public hearings in writing by first class mail and the applicant was in attendance at the evening hearing. City Staff noted that the public noticing for the item was not in compliance per Rolling Hills Municipal Code (RHMC) Section 15.04.120 and advised that staff revise the notice and the Planning Commission schedule the item for a future meeting.

Section 4. The Planning Commission conducted duly noticed public hearings to consider the application at a field trip meeting and regular meeting on May 20, 2025. Neighbors within a 1,000-foot radius were notified of the public hearings and a notice was published in the Daily Breeze on May 10, 2025. The applicants were notified of the public hearings in writing by first class mail and the applicant was in attendance at the evening hearing.

Section 5. 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 a new residence, retaining walls, driveway, stable/corral set aside areas, 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. Much of the site has already been graded and developed.

Section 6. 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 construction, non-exempt grading, stable access, walls exceeding a height of 3 feet and 2.5 average (up to maximum height of 5 feet) 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 72,510 square feet (1.66 acres) per RHMC Section 17.16.060(A). The structural net lot coverage is proposed at 12,092 square feet or 16.6% (20% max. permitted) excluding exempt structures; and the total lot coverage proposed, including flatwork, would be 23,952 square feet or 33% (35% max. permitted). The disturbed area is 36,890 square feet or 50.9% (40% max permitted provided that no more than fifty percent of the slopes resulting from the grading are greater (steeper) than 3:1, or three units horizontal (run) to one unit vertical (rise).

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 which is disturbed with the remaining area either landscaped or left in a natural state. The new residence will be sited generally within the building footprint of the

previous residential structure. Additionally, the retaining walls are located in a manner that are the least visually intrusive to the property and its neighbors.

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 primarily from Chuckwagon 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).

The Project will be located on an existing building pad. Additionally, there will be no significant changes to the overall drainage features on the lot. The project minimizes the need for import/export of soil by balancing cut and fill as much as possible, reducing major alterations to the natural landform. The property will also 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.

The cut and fill quantities are relatively balanced, reducing the need for excessive soil import/export, which indicates that the design works with the land rather than requiring significant reconfiguration.

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

The grading plan ensures that existing drainage channels remain intact, with modifications only occurring where necessary to direct flow into pre-established drainage courses.

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 a new stable, corral, recreational game court, and guest house. 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 7. Conditional Use Permit Findings. RHMC Section 17.16.040(A)(3,5-7) require a Conditional Use Permit for a detached accessory structure greater than 200 square feet and stable greater than 200 square feet. A stable over 200 square feet is subject to the requirements in Section 17.18.060; and an accessory structure (detached solid covered patio) over 550 square feet is subject to the requirements in Section 17.18.090. The Applicant is proposing a new 650 square foot solid covered free-standing patio and a set aside area for a 450 square-foot stable. 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 the proposed uses 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 such accessory uses. 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 uses 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-1 Zone. The net lot area is 72,510 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.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-1 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.

D. 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.

E. 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 8. 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 stable and corral set aside areas. Section 17.16.040(A)(3, 5-7) permits conditional uses subject to certain requirements. The applicant is seeking relief from the Section 17.16.070(B) with regard to the amount of grading disturbance area. 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-1 Zone, the subject property is constrained by mostly unbuildable steep terrain and a limited building pad area. The proposed project would encroach into the required front and rear yard setbacks; however, these areas are already developed and disturbed. The future stable and corral would encroach into the front and rear yard setbacks due to the narrowness

of the site caused by the roadway easement. The stable and corral would be accessed off the main driveway at Chuckwagon Road and then diverted onto the road that leads to this set aside area.

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 applicant is requesting a variance from the Code to deviate by 11% for grading disturbance area beyond what is permitted for this project. Since this increase is minimal, its impact is insignificant given the property's constraints. The proposed stable and corral are situated in an area that minimizes further site disturbance. Additionally, the encroachments into the front yard setbacks with the stable and corral have been strategically placed to maximize usable space while minimizing intrusion. As a result, encroachment into both the front and rear yard setbacks is necessary. Therefore, the variance requests are essential to ensure the applicant can enjoy property rights consistent with those of neighboring properties within the same 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 the encroachments into the front yard setbacks have been strategically placed to maximize usable space while minimizing intrusion. Further, the project will improve the appearance of the property by placing buildings of larger mass away from the residence. Landscaping will be provided to screen structures from Chuckwagon Road.

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

In granting the variance, the spirit and intent of the Zoning Code will be observed. The City's Zoning Code ensures that the growth and development of the City is orderly, attractive, and enhances the rural character of the community. The proposed stable and corral add to the attractiveness of the property, are visually harmonious with the community, and are at scale with adjacent residential development.

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

The variance does not provide any special privileges to the applicant; the proposed project is similar development that largely maintains the siting of the previous building footprint. 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 9. Based upon the foregoing findings, and the evidence in the record, the Planning Commission hereby approves Zoning Case No. 24-043 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.

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 May 20, 2025, 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 Commission 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.

D. 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.

E. 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.

F. Structural lot coverage of the lot shall not exceed 10,912 square feet or 15.04% of the net lot area (20% maximum). The flatwork coverage is 11,200 square feet or 15.4%. The total lot coverage proposed, including structures and flatwork, shall not exceed 23,952 square feet or 33% (35% maximum).

G. The lot is already developed and the total disturbed area will be 36,890 square feet or 50.9% (maximum 50% permitted provided that no more than fifty percent of the slopes resulting from the grading are greater (steeper) than 3:1, or three units horizontal (run) to one unit vertical (rise). Grading for this project shall not exceed 4,464 cubic yards of cut and 3,445 cubic yards of fill for a total of 7,909 cubic yards with 1,019 cubic yard being exempt export.

H. The total proposed building pad net coverage for the residential main pad is 13,760 square feet or 19%, which meets the 30% maximum guideline.

I. 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.

J. 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.

K. 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.

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

M. 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.

N. 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.

O. 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.

P. 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.

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

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

S. 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.

T. 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 Rolling Hills Community Association (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.

U. 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.

V. *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.

W. *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.

X. *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.

Y. 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 Conditional Use Permit and Variance approvals, or the approvals 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 future stable and corral shall comply with all requirements in R H M C Sections 17.18.060 and 17.18.090, unless otherwise approved herein.

AM. New landscaping in the 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.

PASSED, APPROVED AND ADOPTED THIS 20th DAY OF MAY, 2025.

_____
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. 2025-XX entitled:

ZONING CASE NO. 24-043: SITE PLAN REVIEW FOR CONSTRUCTION OF NEW RESIDENCE, NON-EXEMPT GRADING, STABLE ACCESS, WALLS EXCEEDING A HEIGHT OF 3 FEET AND 2.5 FEET AVERAGE (UP TO A MAXIMUM HEIGHT OF 5 FEET), AND OTHER IMPROVEMENTS; CONDITIONAL USE PERMITS FOR A DETACHED ACCESSORY STRUCTURE GREATER THAN 200 SQUARE FEET, STABLE GREATER THAN 200 SQUARE FEET; AND VARIANCES FOR CONSTRUCTION IN THE FRONT YARD, SITE DISTURBANCE OF MORE THAN 40 PERCENT AND FILL SLOPES STEEPER THAN 2:1, AND FINDING THE SAME EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 29- A-EF) (LEE)

was approved and adopted at a regular meeting of the Planning Commission on May 20, 2025, 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

April 14, 2025

Paul and Stephanie Reisz
4 Chuckwagon Road
Rolling Hills, CA 90274

City of Rolling Hills
Chair and Members of the Planning Commission
2 Portuguese Bend Road
Rolling Hills, CA 90274

Dear Chair and Members of the Planning Commission,

Thank you for your review of the proposed new home next door to us at 6 Chuckwagon. We appreciate your time protecting the values of Rolling Hills by mandating that projects minimize impacts to neighbors when possible.

We bought our home four years ago because of the environment and privacy offered by the Rolling Hills community. Our purchase also was partially due to the large separation between our home and the existing home on the property. The silhouette clearly shows how unreasonably close the new home will be to ours. As this proposal is for a new home at 6 Chuckwagon, we do not understand why it cannot be placed closer to the middle of the lot and help preserve our privacy. As proposed, nearly the entire structure is on the east half of the lot. We realize that there is a slope on the western portion of the lot, but the design currently provides for 75 feet of flat area west of the home. Rather than shove the home almost against the side setback, and the driveway/parking area into the setback, the home could be shifted into this flat area. Exhibit #1 shows they would still have significant outdoor areas by shifting the home to the west by 35 feet.

The proximity of the proposed driveway and parking area to our home creates concerns related to the noise from the cars and the lights from them shining into our master bedroom. As mentioned, the driveway and parking areas are in the side

setback, and on ground 19 feet above the floor of our home. Noise and lights from the cars will impact our privacy as shown on Exhibit #2. If the house is moved away from our property, we would support the driveway and parking area if they were similarly moved.

We are fully in support of the location of the stable and corral on the west side of the 6 Chuckwagon property. We are confused as the staff report references a proposed stable and the required Conditional Use Permit, but only a conceptual location is shown on Sheet 3 of the Bolton Engineering drawings. We are in support of this location for the stable and corral, but would want the city's review to be of detailed plans that would allow for a solid approval. Our concern is that a lack of details could result in a flawed approval that could somehow result in the stable and corral being moved to our side of the lot. We want to be absolutely certain that never happens.

Finally, we are concerned that vegetation planted to the north of the home could grow up into our ocean views. We would ask for a condition of approval to be added that limits the vegetation to a reasonable height, maybe 16 feet in height.

Thank you very much for your time,

Paul and Stephanie

Paul and Stephanie Reisz

Exhibit #1

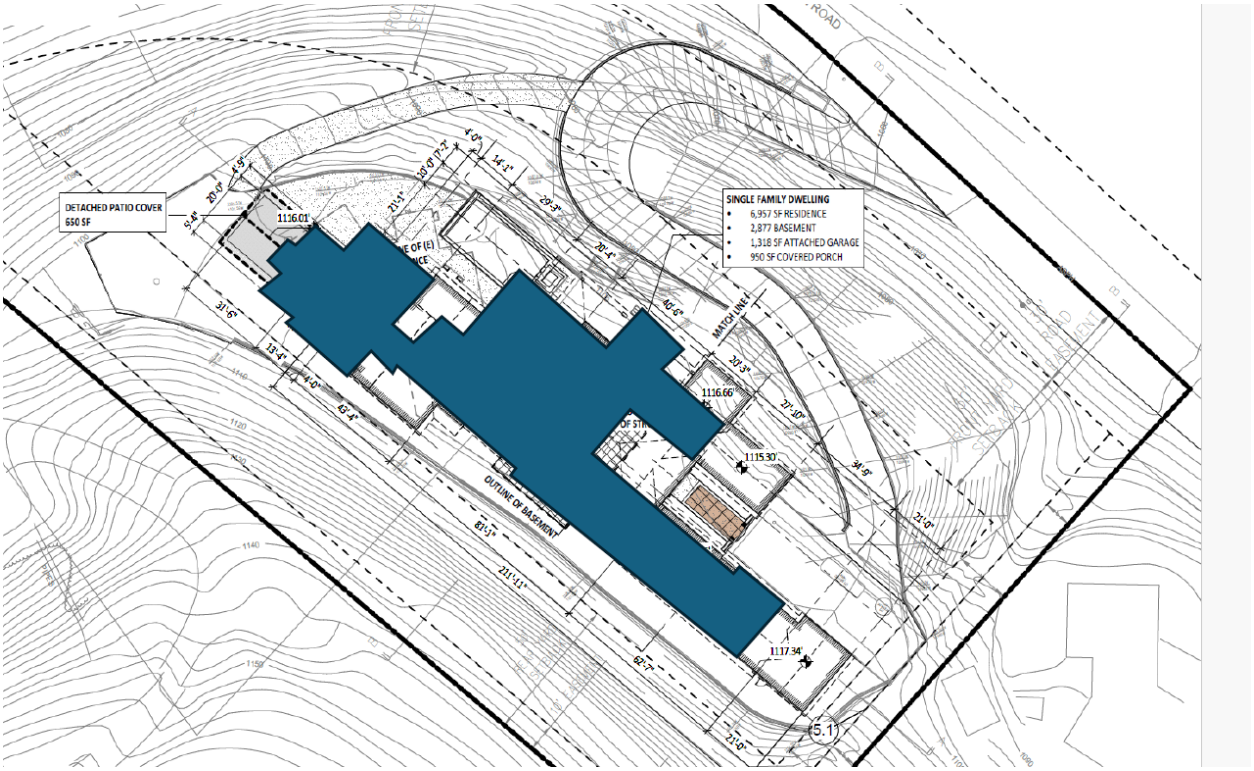
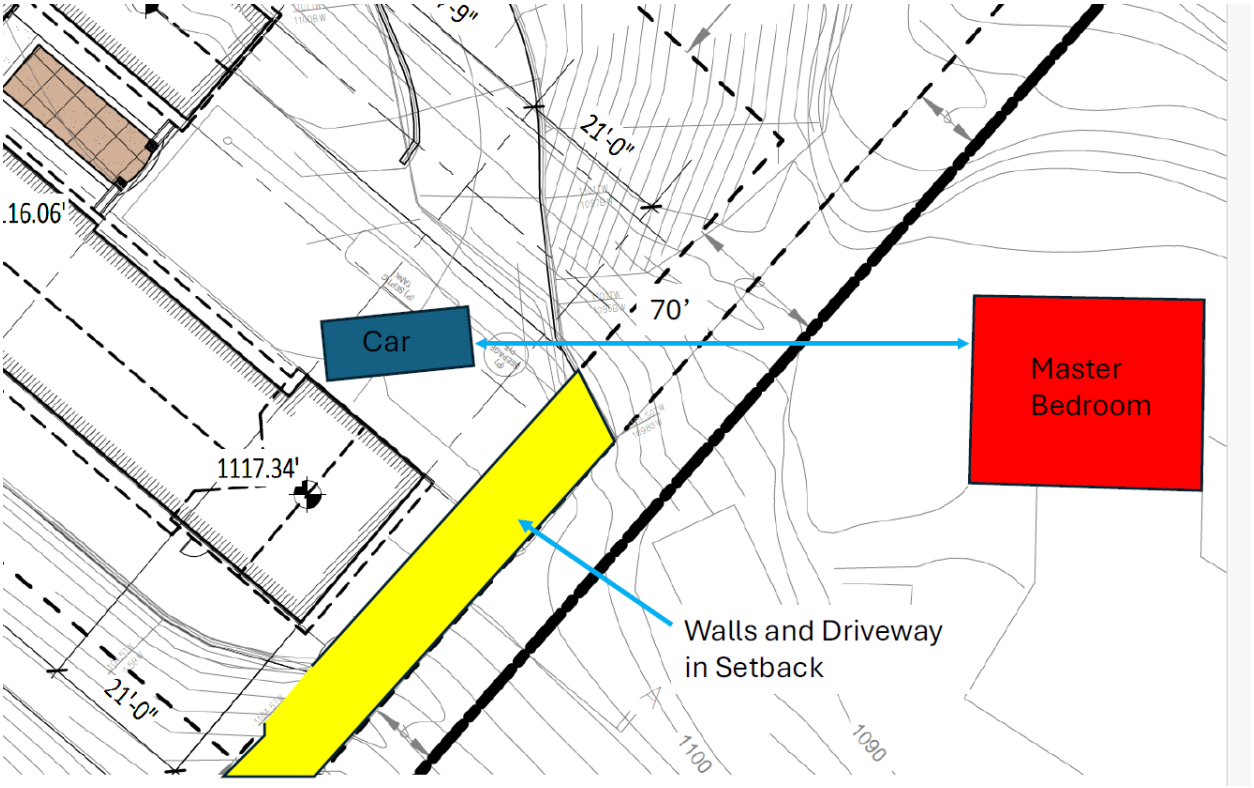

DETACHED PATIO COVER
650 SF
SINGLE FAMILY DWELLING
6,957 SF RESIDENCE
2,877 BASEMENT
1,318 SF ATTACHED GARAGE
950 SF COVERED PORCH
MATCH LINE
OUTLINE OF BASEMENT
1116.01
1116.66
1115.30
1117.34
(5.1)

Exhibit #2


21'-0"
.16.06'
Car
70'
Master
Bedroom
1117.34'
Walls and Driveway
in Setback
21'-0"
1100
1090

From: Amy Josefek <amy@josefekassoc.com>
Sent: Tuesday, April 15, 2025 11:46 AM
To: Planning <Planning@cityofrh.net>
Subject: Re: 6 Chuckwagon Road, Zoning Case No. 24-043

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Hello Planning Commissioners,

I write to you in response to plans I've seen for 6 Chuckwagon Road.

While I'm one property away from that one, I must confess some concern for the plan there...

Seeing how very close to the property line is the placement shown for a new garage.

But I guess that's a far less problematic option than having a stable erected in that same location.

I'd been told that a stable will be a part of this redevelopment plan; I don't see it specified on the drawings and just would want to make sure that, if it were built, it would be placed on the other end of the property, adjacent to the Lower Willow Springs Trail.

A stable adjacent to 4 Chuckwagon would have an outsized, unfortunate effect on the neighbors next door (and quite likely, on my property, as well); there's no way to avoid the unmistakable smell from a stable. In this case, it would be terribly close, not only to bedroom windows, but to the backyard (pool) area, as well.

Fwiw, I love living in this community where it's a normal event to look out and see/ hear a beautiful horse with rider, walking along the street.

Thank you for the consideration of *all* neighbors in our community.

Amy Josefek
2 Chuckwagon Road

Rigg Consulting, Inc.

April 22, 2025

Rigg Consulting, Inc.
6415 Via Canada
Rancho Palos Verdes, CA 90275

City of Rolling Hills
Chair and Members of the Planning Commission
2 Portuguese Bend Road
Rolling Hills, CA 90274

Re: Proposed Home at 6 Chuckwagon

Dear Chair and Members of the Planning Commission,

The delay in the review of the proposed home at 6 Chuckwagon was a welcome pause for the neighbors to fully understand the project and to understand the impacts. We look forward to your review in May.

The issues with the project all stem from its enormous size. A tool used in PVE and RPV to understand if a proposed home is "… harmonious in scale and mass with the site, the natural terrain and surrounding residences" is a comparison of the livable area of the proposal with other nearby homes. In PVE the analysis includes homes within 300 feet, and in RPV it is the closest 20 homes. I have used the PVE method to create a chart shown as Exhibit #1 in this letter. The data for the nearby homes is from the Los Angeles County Assessor.

The proposed size of the home, without the basement, at 6,939 square feet. This is more than double the average size of the homes within 300 feet at 3,460 square feet. Please note the average size of the lots within 300 feet is nearly identical to the size of the lot at 6 Chuckwagon. The next largest home is 5,571 square feet, but is on a lot nearly 50% larger. These comparisons could be tainted by the fact that the County Assessor counts basements for the other homes as livable areas of a home. If the livable area of the proposed home at 9,816 square feet is compared to the average livable area within 300 feet, it is 284% larger.

The chart also includes a calculation of the Floor Area Ratio (FAR), which is the livable area of the home divided by the lot size, which gives a measure of the intensity of the development of the lot. The home at 5 Chuckwagon has an FAR of 5.1%, which matches the average of the homes within 300 feet of 5.1%. However, the proposed home has a FAR of 9.6% when not counting the basement, and 13.5% when counting the basement.

The comparison of the livable area and FAR without the basement shows the home is nearly double when compared to the neighborhood. This is not harmonious with the neighborhood in strict numerical terms, but as mentioned earlier, in the impacts that the size creates. It should be further noted that the lot is very challenging due to the topography and that a smaller home as compared to the average, such as the existing home at 2,877 square feet, is warranted. The size of the home is additionally enlarged by the six-car garage, which is an additional 1,300 square feet and a 1,200 square foot master bedroom.

The extreme size of the proposal causes severe impacts to the residents of 4 Chuckwagon. The walls and driveway are within the side setback and tower over their home and outside living areas (Exhibits #2 and #3). The proposal even moves the new home's west edge toward the east 28 feet as shown in Exhibit #4. The movement of this massive home to the east shows no regard for the adjacent residents and put them into a fish bowl.

Often a Planning Commission will continue a project that is close to approval for the applicant to make minor changes. It would seem that the extreme size of and extreme impacts caused by this proposal cannot be solved by minor adjustments and possibly an entire new concept is needed. As such, a denial of the project could be warranted.

However, the neighbors at 4 Chuckwagon and I have tried to determine how to avoid a denial and reduce the impacts to them. It would seem that if the home were placed more towards the center of the lot as shown on Exhibit #5, the impacts would be acceptable. We would ask for the edge of the driveway, which is 10 feet into the setback, and the home to be moved 60 feet to the west. The setback on the other side of the home would still be larger at 70 feet. We would also ask that the area within the 60-foot area be landscaped with trees to create a visual buffer between our homes. The reduction of the six-car garage to a standard two-car garage could account for 35 feet of the movement of the home.

We would also want to compliment their design of the location of the corral and stable. It is far away from the home at 4 Chuckwagon and will not cause significant noise or smell to them. Please make sure to keep this location.

Sincerely,

Allan Rigg

Allan Rigg, PE AICP

Exhibit #1

NEIGHBORHOOD COMPARISON FOR 6 CHUCKWAGON W/HOMES WITHIN 300 FEET

ADDRESS	FLOOR AREA (sq. ft.)	LOT SIZE (sq.ft.)	FLOOR AREA RATIO
2 BOWIE RD ROLLING HILLS CA - 90274	4965	41061	12.1%
5 CHUCKWAGON RD ROLLING HILLS CA - 90274	5571	108229	5.1%
31 EASTFIELD DR ROLLING HILLS CA - 90274	3010	54589	5.5%
4 BOWIE RD ROLLING HILLS CA - 90274	2911	64359	4.5%
3 CHUCKWAGON RD ROLLING HILLS CA - 90274	5290	117248	4.5%
33 EASTFIELD DR ROLLING HILLS CA - 90274	1658	57146	2.9%
1 HACKAMORE RD ROLLING HILLS CA - 90274	2898	70292	4.1%
8 HACKAMORE RD ROLLING HILLS CA - 90274	4188	126182	3.3%
1 CHUCKWAGON RD ROLLING HILLS CA - 90274	4037	52644	7.7%
6 HACKAMORE RD ROLLING HILLS CA - 90274	3337	72315	4.6%
4 CHUCKWAGON RD ROLLING HILLS CA - 90274	2955	60788	4.9%
53 EASTFIELD DR ROLLING HILLS CA - 90274	2582	60050	4.3%
6 BOWIE RD ROLLING HILLS CA - 90274	3592	97195	3.7%
35 EASTFIELD DR ROLLING HILLS CA - 90274	4286	58838	7.3%
37 EASTFIELD DR ROLLING HILLS CA - 90274	1704	63683	2.7%
2 CHUCKWAGON RD ROLLING HILLS CA - 90274	2380	50876	4.7%
AVERAGE	**3460**	**72219**	**5.1%**
150% OF AVERAGE FLOOR AREA	**5190**		
200% OF AVERAGE FLOOR AREA	**6921**		
NUMBER OF HOMES W/IN 300 FOOT RADIUS	**16**		
PROPOSED RESIDENCE (w/o garage)			
6 Chuckwagon w/o Basement	**6939**	**72508**	**9.6%**
6 Chuckwagon w/ Basement	**9816**	**72508**	**13.5%**
RESIDENCE WITH MAXIMUM FLOOR AREA			
5 CHUCKWAGON RD ROLLING HILLS CA - 90274	5571	108229	**5.1%**
RESIDENCE WITH MINIMUM FLOOR AREA			
33 EASTFIELD DR ROLLING HILLS CA - 90274	1658	57146	**2.9%**

***Prepared by residents with Tax Assessor Data**

Rigg Consulting, Inc.

Exhibit #2

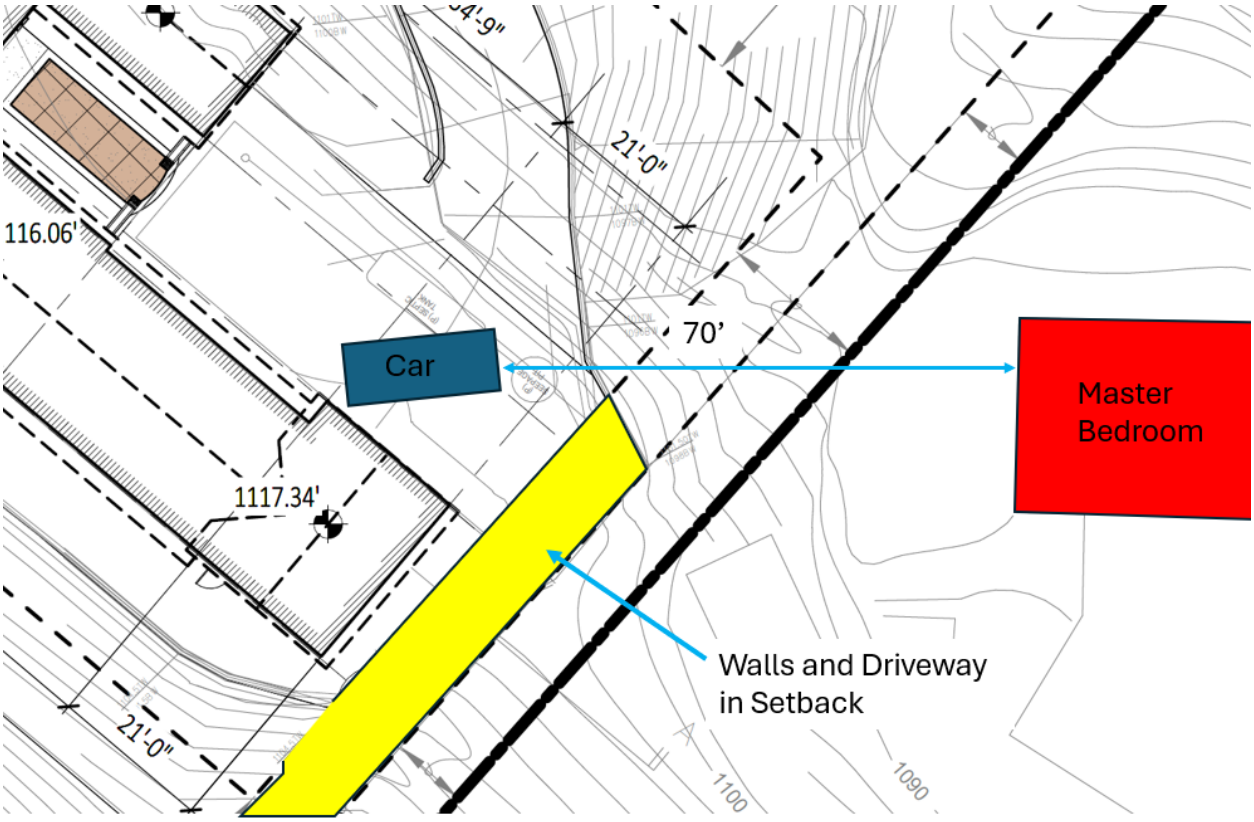
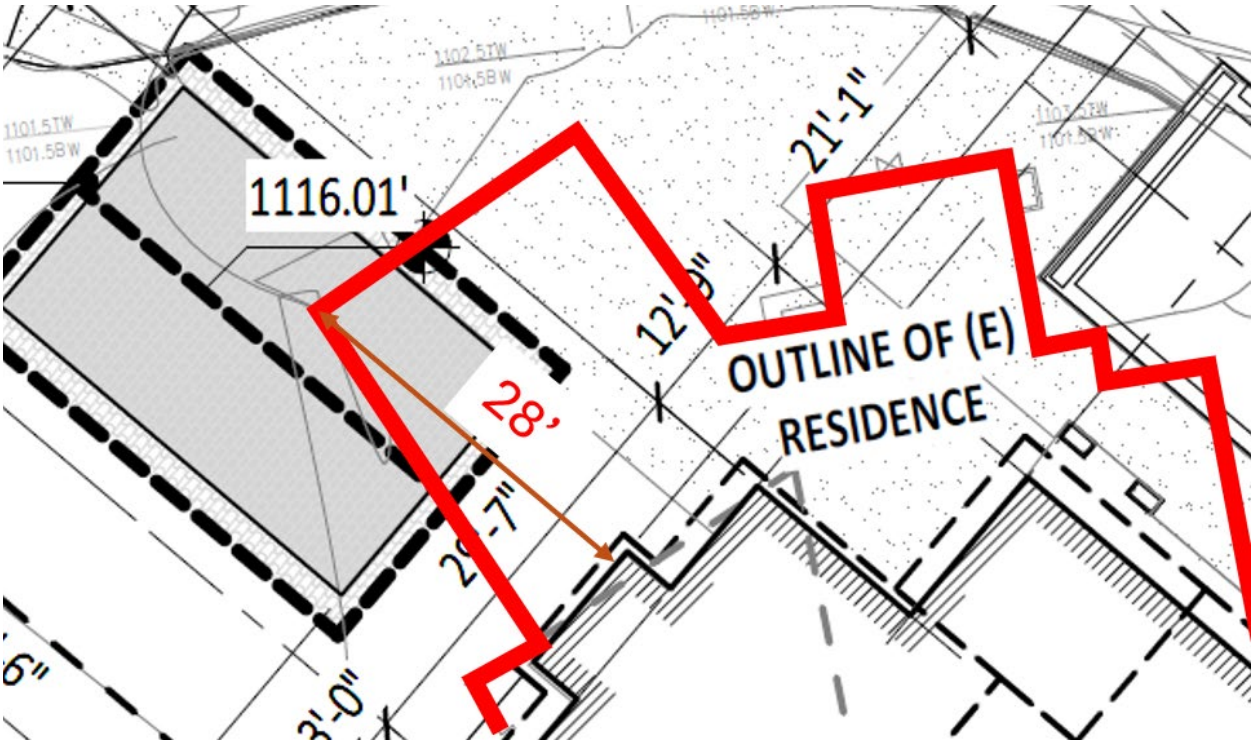


Exhibit #3



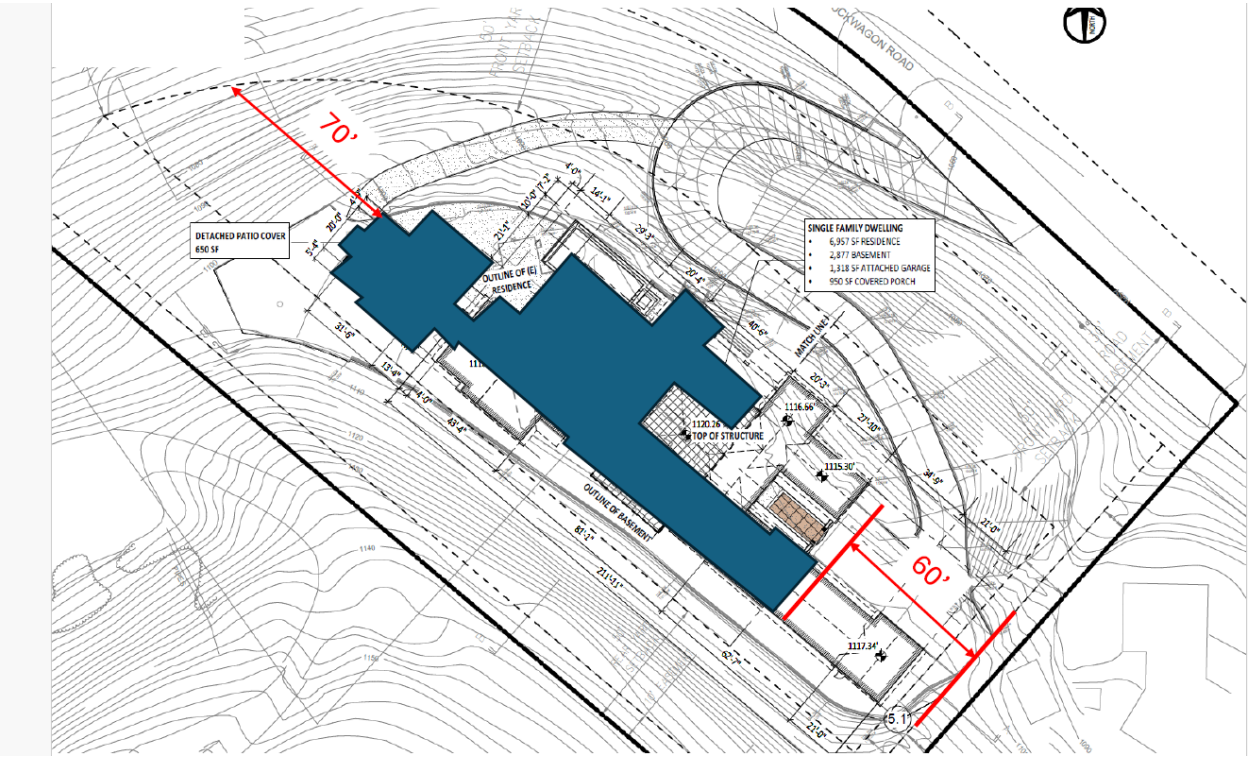
Rigg Consulting, Inc.

Exhibit #4



Rigg Consulting, Inc.

Exhibit #5



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

April 15, 2025

Planning Commission
City of Rolling Hills
2 Portuguese Bend Road
Rolling Hills, CA 90274

Re: 6 Chuckwagon Road Variance – RHCA's Concerns

Dear Commissioners:

The RHCA would like to inform the Commission of potential features of the project below that would negatively impact the Association's easements and trails.

6 Chuckwagon Road:
Complete property re-development that includes requests for structures and grading in or immediately adjacent to the RHCA easements.

Impact on RHCA's Easements:

1. Proposed grading and retaining walls for driveway appear to increase grade of already steep road easement.
2. Bio filtration structure next driveway and roadway should be relocated to outside of 30' road easement. Having a structure right next to the road edge impacts any future widening of the road and can be a safety concern, especially being located near a blind curve.
3. Motor court and retaining wall on east side of property should be located further away from the easement line to allow for future installation of fence and/or privacy vegetation outside of the RHCA easements.

We appreciate your consideration of these items and efforts to maintain open easements and the rural aesthetic of the community.

Sincerely,

Kathyrn Bishop
Architectural Inspector

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(310) 543-6635
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City of Rolling Hills
2 Portuguese Bend Road
Rolling Hills, California 90274

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Invoice Text:	NOTICE OF PUBLIC HEARING AND FIELD TRIP PLANNING COMMISSION OF THE CITY OF ROLLING HILLS, CALIFORNIA NOTICE IS HEREBY GIVEN, that the Planning Commission of the City of Rolling Hills will conduct public hearing field trip visits starting at 7:30 AM on Tuesday, May 20, 2025, at the following properties for the purpose of receiving public input on the projects described below: 1st field trip 7:30 AM 16 CABALLEROS ROAD, ROLLING HILLS, CA 90274 (LOT 6-SK) ZONING CASE NO. 24-154: SITE PLAN REVIEW REQUESTS FOR NON-EXEMPT GRADING AND WALLS TO EXCEED A HEIGHT OF 3 FEET AND 2.5 FEET AVERAGE (UP TO A MAXIMUM HEIGHT OF 5 FEET), AND CONDITIONAL USE PERMIT REQUEST TO EXCEED 200 SQUARE FEET FOR ACCESSORY STRUCTURE AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (WANG & YOU) 2nd FIELD TRIP AT 7:50 AM 6 CHUCKWAGON ROAD, ROLLING HILLS, CA 90274 (LOT 29-A-EF) ZONING CASE NO. 24-043: SITE PLAN REVIEW FOR CONSTRUCTION OF NEW RESIDENCE, NON-EXEMPT GRADING, STABLE ACCESS, WALLS EXCEEDING A HEIGHT OF 3 FEET AND 2.5 FEET AVERAGE (UP TO A MAXIMUM HEIGHT OF 5 FEET), AND OTHER IMPROVEMENTS; CONDITIONAL USE PERMITS FOR A DETACHED ACCESSORY STRUCTURE GREATER THAN 200 SQUARE FEET, STABLE GREATER THAN 200 SQUARE FEET; AND VARIANCES FOR CONSTRUCTION IN THE FRONT YARD, SITE DISTURBANCE OF MORE THAN 40 PERCENT, AND FILL SLOPES STEEPER THAN 2:1, AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LEE) Both projects have been

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PROOF OF PUBLICATION
(2015.5 C.C.P.)

STATE OF CALIFORNIA
County of Los Angeles

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not party to or interested in the above-entitled matter. I am the principal clerk of the printer of Daily Breeze, a newspaper of general circulation, printed and published in the City of Torrance*, County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of County of Los Angeles, State of California, under the date of June 15, 1945, Decree No. Pomo C-606. The notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

05/10/2025

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Dated at Hermosa Beach, California

On this 10th day of May, 2025.

Signature

*Daily Breeze circulation includes the following cities: Carson, Compton, Culver City, El Segundo, Gardena, Harbor City, Hawthorne, Hermosa Beach, Inglewood, Lawndale, Lomita, Los Angeles, Long Beach, Manhattan Beach, Palos Verdes Peninsula, Palos Verdes, Rancho Palos Verdes, Rancho Palos Verdes Estates, Redondo Beach, San Pedro, Santa Monica, Torrance and Wilmington

NOTICE OF PUBLIC HEARING AND FIELD TRIP
PLANNING COMMISSION OF THE
CITY OF ROLLING HILLS, CALIFORNIA

NOTICE IS HEREBY GIVEN, that the Planning Commission of the City of Rolling Hills will conduct public hearing field trip visits starting at **7:30 AM on Tuesday, May 20, 2025**, at the following properties for the purpose of receiving public input on the projects described below:

1st field trip 7:30 AM

16 CABALLEROS ROAD, ROLLING HILLS, CA 90274 (LOT 6-SK)
ZONING CASE NO. 24-154: SITE PLAN REVIEW REQUESTS FOR NON-EXEMPT GRADING AND WALLS TO EXCEED A HEIGHT OF 3 FEET AND 2.5 FEET AVERAGE (UP TO A MAXIMUM HEIGHT OF 5 FEET), AND CONDITIONAL USE PERMIT REQUEST TO EXCEED 200 SQUARE FEET FOR ACCESSORY STRUCTURE AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (WANG & YOU)

2nd FIELD TRIP AT 7:50 AM

6 CHUCKWAGON ROAD, ROLLING HILLS, CA 90274 (LOT 29-A-EF)
ZONING CASE NO. 24-043: SITE PLAN REVIEW FOR CONSTRUCTION OF NEW RESIDENCE, NON-EXEMPT GRADING, STABLE ACCESS, WALLS EXCEEDING A HEIGHT OF 3 FEET AND 2.5 FEET AVERAGE (UP TO A MAXIMUM HEIGHT OF 5 FEET), AND OTHER IMPROVEMENTS; CONDITIONAL USE PERMITS FOR A DETACHED ACCESSORY STRUCTURE GREATER THAN 200 SQUARE FEET, STABLE GREATER THAN 200 SQUARE FEET; AND VARIANCES FOR CONSTRUCTION IN THE FRONT YARD, SITE DISTURBANCE OF MORE THAN 40 PERCENT, AND FILL SLOPES STEEPER THAN 2:1, AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LEE)

Both projects have been determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (Class 3).

The purpose of these field trips is to hold a public hearing on the project sites to familiarize members of the Planning Commission and interested parties with the location, topography, size, and scope of the projects.

Following the field trips, the Planning Commission will reconvene to discuss the projects at a public hearing to be held on **Tuesday, May 20, 2025, beginning at 6:30 PM in the Council Chambers of City Hall, located at 2 Portuguese Bend Road, Rolling Hills CA 90274**.

Members of the public are invited to provide comments in-person during the morning field trips and/or the evening public hearings. Remote comments will not be accepted during the field trips or the evening hearings. Members of the public may also submit written public comments prior to the meeting by sending an email to planning@cityofrh.net . Indicate which project you are commenting on. Your comments will become part of the official meeting record. You may provide your full name, but please do not provide any other personal information (i.e. phone numbers, addresses, etc.) that you do not want to be published.

A live audio of the Planning Commission's evening meeting will be available on the City's website (http://www.rolling-hills.org/. The meeting agenda is on the City's website (https://www.rolling-hills.org/government/agenda/index.php .

If you challenge the approval or denial of the above project in court, you may be limited to raising only those issues you or someone else raised at the public hearings, or to issues addressed in written correspondence delivered to the City at or prior to the public hearings described in this notice.

For additional information, contact the Planning Department at (310) 377-1521.
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