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, April 15, 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 APRIL 15, 2025

RECOMMENDATION: Approve as presented.

CL_AGN_250415_PC_AffidavitofPosting.pdf

7.B. APPROVE THE MINUTES FOR THE MARCH 18, 2025 PLANNING COMMISSION MEETING
RECOMMENDATION: Approve as presented.
CL_MIN_250318_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. 24-121: 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)
RECOMMENDATION: Open the public hearing, take public testimony, close the public hearing, discuss the proposed project, and provide direction to staff and applicants. In the event the Planning Commission decides to approve the project, a draft resolution is included in Attachment 4, entitled:

"A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF ZONING CASE NO. 24-121 FOR A SITE PLAN REVIEW FOR A RESIDENTIAL ADDITION WITH A NEW ATTACHED GARAGE, NON-EXEMPT GRADING, WALLS TO EXCEED 3 FEET HEIGHT, AND OTHER IMPROVEMENTS; AND CONDITIONAL USE PERMIT FOR A DETACHED ACCESSORY STRUCTURE GREATER THAN 200 SQUARE FEET AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (SCHIMMEL) (LOT 107-RH)"

Attachment 1: PL_ADR_250408_6QuailRidgeRoadN_ZC24-121_RadiusMap_04.15.25PCMeeting.pdf
Attachment 2: 2504021_6QuailRidgeRdN_Development Table (ZC25-121).pdf
Attachment 3: PL_ADR_250409_6QRRN_ZC24-121_VicinityMap_Google.pdf
Attachment 4: 2025-03_PC_Resolution_6QuailRidgeRoadN_ZC24-121_Schimmel_D.pdf
Attachment 5: CL_PBN_250415_PH_PC_6QuailRidgeRdN_Affidavit.pdf
Attachment 6: PL_ADR_250409_6QuailRidgeRdN_ZC24-121_Plans_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 FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (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_04.15.25PCMeeting.pdf
Attachment 2: PL_ADR_6ChuckwagonRd_ZC24-043_240516_Arch SitePlan.pdf
Attachment 3: PL_ADR_250407_6ChuckwagonRoad_Calculations_4.15.25PCMeeting.pdf
Attachment 4: PL_ADR_6ChuckwagonRd_ZC24-043_250408_LandscapePlan_F.pdf
Attachment 5: 2024-043_PC_Resolution_6 Chuckwagon Rd_ZC24-043_Lee_D.pdf

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

RECOMMENDATION: Open the public hearing, receive public testimony, close the public hearing, and by motion: Find that the adoption of the proposed ordinance is statutorily exempt from review under the California Environmental Quality Act ("CEQA") under Public Resources Code section 21080.17. Adopt a resolution (Attachment 1) recommending that the City Council adopt the proposed ordinance that is attached thereto as Exhibit "A."

Attachment 01 - 2025-04_PC_Resolution_ResidentialHeightLimit.pdf
Attachment 02 - 386_HeightLimit_Ordinance_D.pdf
Attachment 03 - PL_SUB_BH_RHMC_Chapter_17.12_Code_Definitions.pdf
Attachment 04 - PL_SUB_BH_RHMC_Section_17.18.060_Stable.pdf
Attachment 05 - PL_SUB_BH_RHMC_Section_17.18.070_Aviaries.pdf
Attachment 06 - PL_SUB_BH_RHMC_Section_17.12.190_Storage.pdf
Attachment 07 - PL_SUB_BH_RHMC_Chapter17.28_Section17.28.050_GeneralADUandJADURequirements
Attachment 08 - PL_SUB_BH_BuildingHeightsReport_Chart.pdf
Attachment 09 - PL_SUB_BH_RHCA_CC_Rs_Building.Heights.pdf
CL_PBN_250326_PH_PC_BuildingHeight_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, May 20, 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: 04/15/2025

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 APRIL 15, 2025**

DATE: **April 15, 2025**

BACKGROUND:
None.

DISCUSSION:
None.

FISCAL IMPACT:
None.

RECOMMENDATION:
Approve as presented.

ATTACHMENTS:
CL_AGN_250415_PC_AffidavitofPosting.pdf

Administrative Report

7.A., **File #** 2736 **Meeting Date**: 4/15/2025

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	APRIL 15, 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: April 11, 2025

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 7.B
Mtg. Date: 04/15/2025

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 MARCH 18, 2025 PLANNING COMMISSION MEETING**

DATE: **April 15, 2025**

BACKGROUND:
None.

DISCUSSION:
None.

FISCAL IMPACT:
None.

RECOMMENDATION:
Approve as presented.

ATTACHMENTS:
CL_MIN_250318_PC_F.pdf

Minutes
Rolling Hills Planning Commission
Tuesday, March 18, 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, Kirkpatrick, Chair Chelf
Commissioners Absent:	None
Staff Present:	Lisa Edwards, Willdan Consultant Principal Planner
	Stephanie Grant, Assistant Planner
	Kurrin Kastelan, Administrative Clerk/Bookkeeper
	Karina Bañales, City Manager
	Michael Ervin, Assistant City Attorney

3. PLEDGE OF ALLEGIANCE – City Manager Bañales

4. APPROVE ORDER OF THE AGENDA

Motion by Chair Chelf, seconded by Vice Chair Kirkpatrick to approve the order of the agenda. Motion carried unanimously with the following vote:

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

5. BLUE FOLDER ITEMS (SUPPLEMENTAL) – NONE

6. PUBLIC COMMENTS ON NON-AGENDA ITEMS – NONE

7. CONSENT CALENDAR

7.A. APPROVE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION REGULAR MEETING OF MARCH 18, 2025.

7.B. APPROVE THE MINUTES FOR THE FEBRUARY 18, 2025, PLANNING COMMISSION MEETINGS

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

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

8. EXCLUDED CONSENT CALENDAR ITEMS – NONE

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

10. NEW PUBLIC HEARINGS – NONE

11. OLD BUSINESS – NONE

12. NEW BUSINESS

12.A. RECEIVE AND FILE INFORMATION ON POTENTIAL DISCUSSION REGARDING BUILDING HEIGHTS

Presentation by Administrative Clerk Kastelan

Motion by Commissioner Cardenas, seconded by Commissioner Soo directing staff to draft a proposed municipal code ordinance amendment that includes a maximum ridge height for homes to 18 feet and a maximum ridge height for barns, not including the cupola or other accessories, to 20 feet. Motion carried unanimously with the following vote:

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

13. SCHEDULED FIELD TRIPS

14. ITEMS FROM STAFF

15. ITEMS FROM THE PLANNING COMMISSION

16. ADJOURNMENT: 7:25 P.M.

The meeting was adjourned at 7:25 p.m. to the Planning Commission meeting on Tuesday, April 15, 2025, beginning at 6:30 p.m. at City Hall.

Respectfully submitted,

_____
Christian Horvath, City Clerk

Approved,

_____
Brad Chelf, Chair

Agenda Item No.: 10.A
Mtg. Date: 04/15/2025

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

FROM: **STEPHANIE GRANT, ASSISTANT PLANNER**

THRU: **KARINA BAÑALES, CITY MANAGER**

SUBJECT: **ZONING CASE NO. 24-121: 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)**

DATE: **April 15, 2025**

BACKGROUND:

The lot is an irregular shaped parcel zoned RAS- 2 and there is one main building pad, the net lot area is 197,064 square feet (4.52 acres). The subject property is currently developed with a 3,227-square-foot single-family residence, 877 attached garage, 650-square-foot swimming pool, 156-square-foot pool equipment, 258-square-foot attached covered porches, 96-square-foot shed, and ground-mounted solar panels. The address was previously 4 Quail Ridge Road North, and the address was changed to 6 Quail Ridge Road North in 2021. The existing topography of the project site steeply slopes down approximately 210 feet from the highest point from Quail Ridge Road North to the lowest portion of the back corner of the lot. There is a 25-foot front roadway easement on Quail Ridge Road North. The lot has a depth of 839 feet in length and a width of 450 feet. The Vicinity Map has been included in this report (Attachment 3).

DISCUSSION:

Applicant Requests

On October 24, 2024, applications were duly filed by Shilpa Mehta of Joseph Spierer Architects, on behalf of the property owners Mike and Tara Schimmel with respect to real

property located at 6 Quail Ridge Road North, Rolling Hills (Lot 107-RH). The applicants submitted a Site Plan Review Application, Conditional Use Permit Application, and Architectural Plans (Attachment 6). The applicants are requesting a Site Plan Review (SPR) for a 1,260 square-foot addition to the existing main residence with a 570 square-foot attached garage, 272 Cubic Yards of Non-Exempt Grading for the expansion of existing driveway for fire truck turnaround, walls to exceed a maximum 3 feet height (not to exceed maximum 5 feet), and other improvements; and Conditional Use Permit (CUP) for a 514 square-foot detached cabana (not to exceed 800 square feet).

The Project also includes a residential interior remodel, outdoor kitchen, service yard, new hardscape, and landscape that is not part of this discretionary approval.

Site Plan Review
The Rolling Hills Municipal Code requires a Site Plan Review for the construction of an addition that increases the size of the residence by more than 999 square feet pursuant to RHMC Section 17.46.020.3(b), 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 1,260-square-foot addition to the main residence with a new 570 attached garage. The existing main residence is 3,227 square feet, and the proposed addition will add 1,260 square feet for a total of 4,487 square feet. The Project included a total of 272 cubic yards of non-exempt grading. An SPR is also requested for one wall not to exceed a 5' high retaining wall located along the driveway.

Conditional Use Permit
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 514 square-foot cabana.

Grading
The grading for the Project is subject to a Discretionary Review. The total grading for the project is proposed to be 272 cubic yards (CY): 136 CY of cut for a 5,235 square foot area and 136 CY of fill for a 6,530 square foot area, and the grading which will be balanced on site. The south portion of the driveway is where the additional 600 square feet of disturbance and 124 cubic yards of grading have been added for the driveway expansion which includes 104 CY of cut and 52 CY of fill for the driveway; the depth of the cut and fill will be 1.5 feet. The project includes 32 CY of over-excavation and 64 CY of re-compaction.

The applicant is proposing to use the dirt from the cut to level out the existing fire turnaround and neck of the driveway that connect to the motor court areas. No dirt will be exported. The main fill will be used to extend the west portion of the motor court, and a little bit will be used to fill the neck of the driveway. Maximizing the amount of fill on the subject property complies with the goals of the General Plan to balance grading on site.

MUNICIPAL CODE COMPLIANCE

Setbacks
The project complies with all of the required setbacks in the RAS-2 Zone. There is one planter wall that encroaches into the side setback.

Lot Coverage

The Project complies with the Development Standards in the Rolling Hills Municipal Zoning Code, and all of the data is included in the Development Table (Attachment 2). The existing structural coverage is 5,168 square feet or 2.62%, and the project proposes a net of 1,604 square feet or 0.81%, for a total of 6,772 square feet or 3.44%. This is still under the maximum allowed 20% structural coverage.

The existing flatwork coverage is 11,647 square feet or 5.91%, and the project proposes 908 square feet or 0.46%, for a total of 12,555 square feet or 6.37%. This is still under the maximum allowable 15% structural coverage.

The existing structural and flatwork coverage is 16,815 square feet or 8.53%, and the project increases that by 2,512 square feet or 1.27%. The total overall structural and flatwork coverage will result in 19,327 square feet or 9.81%, which is still well under the maximum allowed 35% structural and flatwork coverage.

Building Pad Coverage
There is one main building pad with a total of 22,983 square-feet. The existing Building Pad Coverage with deductions is 4,910 square feet or 21.36%, and with an increase of 1,499 square feet or 6.47%, and the total proposed Building Pad Coverage with deductions is 6,409 square feet or 27.66%, this is below the maximum 30% guideline.

Disturbance
The existing disturbed area is 38,630 square feet or 19.60%, with a proposed increase of 600 square feet or 0.30%, for a total of 39,230 square feet or 19.91%. The disturbance is still below the maximum 40%. The increased disturbance is for the driveway expansion.

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

Public Noticing
Notification of the Development and Planning Commission meeting was published in the Daily Breeze on April 5, 2025, and public notices were mailed to residents within a 1,000-foot radius of the development on April 5, 2025 (Attachment 1). The Proof of Service of publication in the Daily Breeze has also been included in this report (Attachment 5).

Review by RHCA
The Rolling Hills Community Association will review this project.

Height
The maximum height of the new attached garage is 10.5 feet height, and the new entryway is 10 feet high and 6 3/4 inches. Both will match the existing architecture of the main residence. The maximum height of the cabana is 10 feet and 6 3/4 inches height.

Site Access
The site is easily accessible at the end of Quail Ridge Road North from a 15.1-foot-wide, 246-foot-long driveway that slopes and extends down to the existing motor court.

Driveway and Motor court
There are no changes to the existing driveway apron. Since the new garage impedes on the existing fire truck turnaround, the existing driveway and motor court has been expanded by 12

feet at the widest point to accommodate a new fire truck turn around. The southeast portion of the driveway and motor court are where the additional 600 square feet of disturbance and 124 cubic yards of grading has been added for the driveway expansion.

Stable/Corral
A future stable and corral will be located in the northern portion of the site. There is a six-foot-wide stable access road accessible from the motor court. The pathway starts behind the new garage and extends around the service yard, shed, and main building pad.

Utility Lines / Septic Tank
All utility lines for the development will be required to be placed underground. The Los Angeles County Public Health Department will review the septic system (location TBD).

Walls
RHMC Section 17.16.190(F) requires a Site Plan Review for any walls that exceed the maximum height of 3 feet. The proposed wall that extends along the driveway expansion (southeast section) has an average height of 2.5 feet and a maximum height of 3.4 feet (it exceeds the max height by 4 inches). All the other proposed walls and 3 planter sections will not exceed the 3-foot maximum height.

There is a proposed 1.8 foot high planter located to the north at the end of flatwork, the corner of the planter encroaches 10.8 feet into the north 35 foot side setback. RHMC Section 17.16.150(F) allows structures permitted in setback "walls, retaining or otherwise, which do not exceed three feet in height and construction of which does not require grading may be permitted along a driveway, stairway or walkway." The planter is located around the walkway and does not require any grading.

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.

CRITERIA FOR SITE PLAN REVIEW
17.46.050 - Required Site Plan Review findings

The Commission shall be required to make findings in acting to approve, conditionally approve, or deny a Site Plan Review application. No project which requires Site Plan Review approval shall be approved by the Commission, or by the City Council on appeal unless the following findings can be made:

1. The project complies with and is consistent with the goals and policies of the general plan and all requirements of the zoning ordinance;
2. The project substantially preserves the natural and undeveloped state of the lot by minimizing building coverage. Lot coverage requirements are regarded as maximums, and the actual amount of lot coverage permitted depends upon the existing buildable area of the lot;
3. The project is harmonious in scale and mass with the site, the natural terrain and surrounding residences;
4. The project preserves and integrates into the site design, to the greatest extent possible,

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

If all of the above findings cannot be made with regard to the proposed project, or cannot be made even with changes to the project through project conditions imposed by City staff and/or the Planning Commission, the site plan review application shall be denied.

CRITERIA FOR APPROVAL OF CONDITIONAL USE PERMIT
17.42.050 Basis for approval or denial of Conditional Use Permit.

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

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

FISCAL IMPACT:
None.

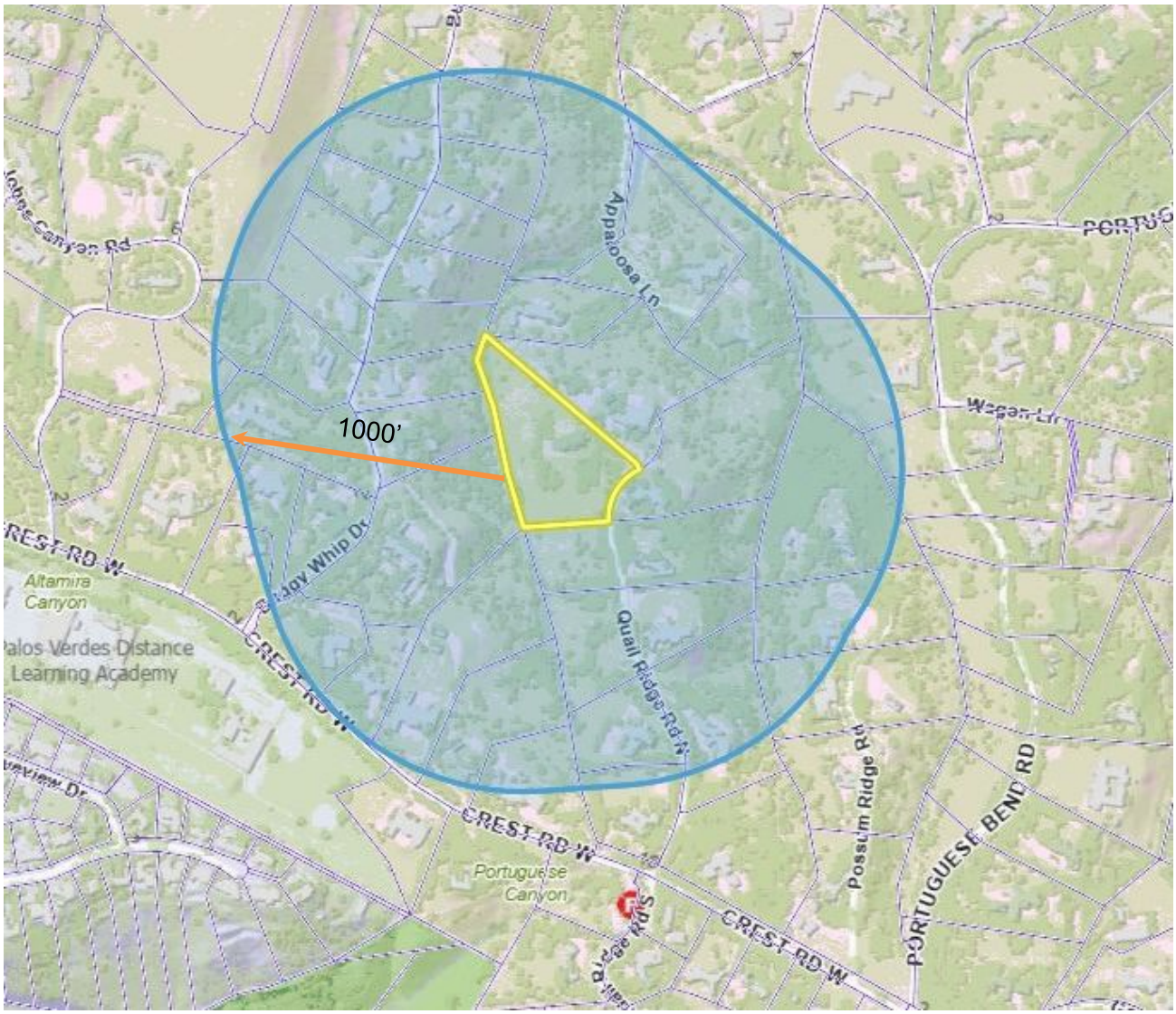
RECOMMENDATION:
Open the public hearing, take public testimony, close the public hearing, discuss the proposed project, and provide direction to staff and applicants. In the event the Planning Commission decides to approve the project, a draft resolution is included as Attachment 4, entitled:

"A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF ZONING CASE NO. 24-121 FOR A SITE PLAN REVIEW FOR A

RESIDENTIAL ADDITION WITH A NEW ATTACHED GARAGE, NON-EXEMPT GRADING, WALLS TO EXCEED 3 FEET HEIGHT, AND OTHER IMPROVEMENTS; AND CONDITIONAL USE PERMIT FOR A DETACHED ACCESSORY STRUCTURE GREATER THAN 200 SQUARE FEET AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (SCHIMMEL) (LOT 107-RH)"

ATTACHMENTS:

Attachment 1: PL_ADR_250408_6QuailRidgeRoadN_ZC24-121_RadiusMap_04.15.25PCMeeting.pdf
Attachment 2: 2504021_6QuailRidgeRdN_Development Table (ZC25-121).pdf
Attachment 3: PL_ADR_250409_6QRRN_ZC24-121_VicinityMap_Google.pdf
Attachment 4: 2025-03_PC_Resolution_6QuailRidgeRoadN_ZC24-121_Schimmel_D.pdf
Attachment 5: CL_PBN_250415_PH_PC_6QuailRidgeRdN_Affidavit.pdf
Attachment 6: PL_ADR_250409_6QuailRidgeRdN_ZC24-121_Plans_4thSubmittal.pdf



City of Rolling Hills

ROLLING HILLS, CA 90274

TITLE VICINITY MAP

CASE NO. Zoning Case No. 24-121
Conditional Use Permit & Site Plan Review

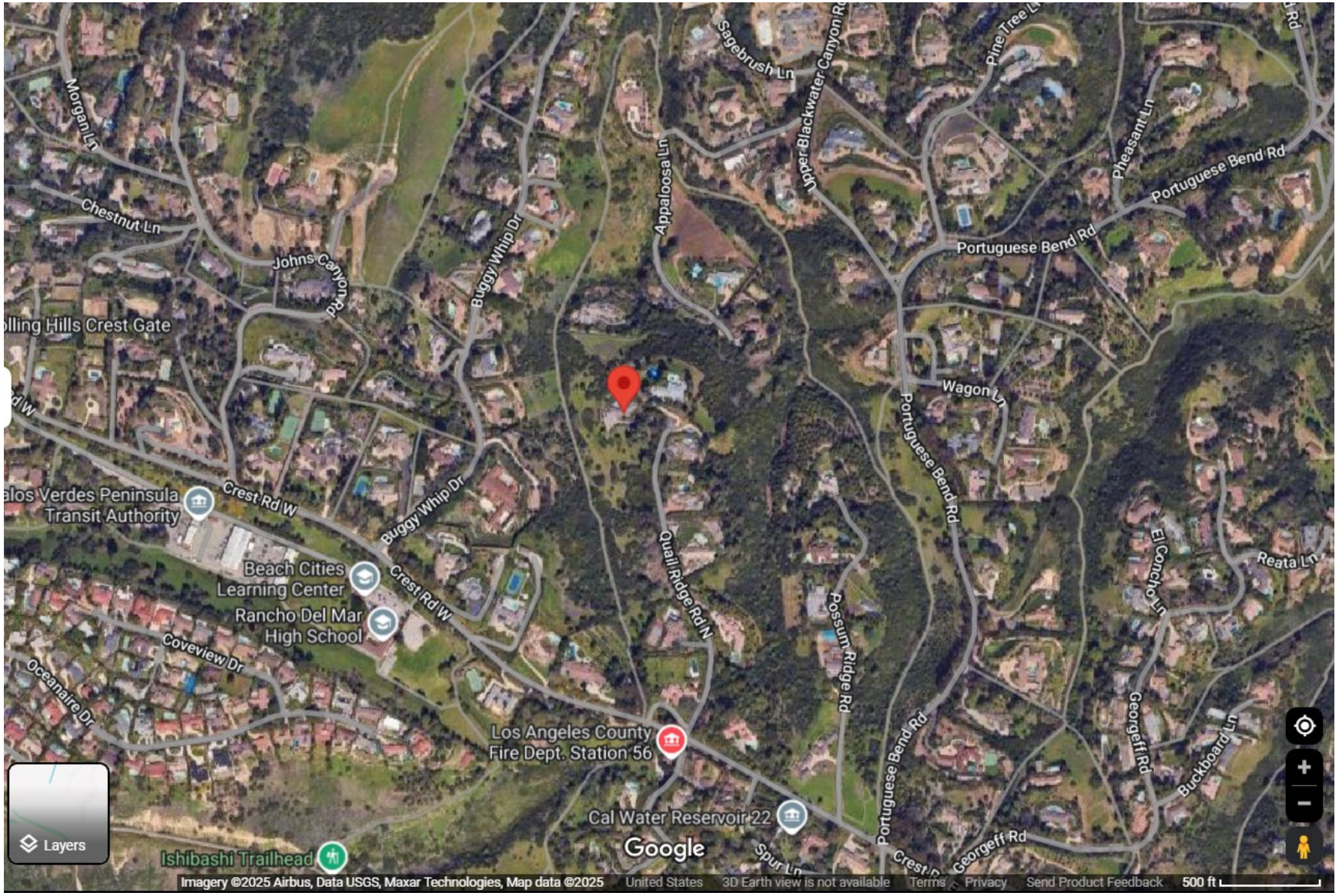
OWNER Schimmel

ADDRESS 6 Quail Ridge Road North, Rolling Hills 90274

SITE

Development Table Zoning Case No. 24-121 6 Quail Ridge Road North			
Site Plan Review & Conditional Use Permit	**EXISTING**	**PROPOSED**	**TOTAL**
RA-S- 2 Zone	SINGLE FAMILY RESIDENCE, ATTACHED GARAGE, POOL	1,260 SF RESIDENTIAL ADDITION TO MAIN HOUSE WITH 570 SF ATTACHED GARAGE, GRADING, AND 514 SF CABANA	
Net Lot Area	197,064 SF		197,064 SF
Residence	3,227 SF	1,260 SF	4,487 SF
Garage	877 SF	-307 SF	570 SF
Swimming Pools/Spa	650 SF	0 SF	650 SF
Pool Equipment	156 SF	0 SF	156 SF
Pool House			
ADU			
Future Stable minimum: 450 SF Future Corral minimum: 550 SF		450 SF 550 SF	450 SF 550 SF
New Planter Box	0 SF	763 SF	763 SF
Recreation Court			
Attached Covered Porches	258 SF	-258 SF	0
Detached Sheds	96 SF	0SF	96 SF
Attached Trellis			
BBQ/Outdoor Kitchen	0 SF	55 SF	55 SF
Service Yard		96 SF	96 SF
Primary Driveway	7,910 SF	-160 SF	7,750 SF
Paved walkways/Patio Areas/Courtyards	527 SF	-136 SF	391 SF
Pool Deck	3,210 SF	1,204 SF	4,414 SF
Grading (balanced onsite)	0 CY	272 CY	272 CY
Structural Lot Coverage (20% maximum & with deductions)	5,168 SF (2.62%)	1,604 SF (0.81%)	6,772 SF (3.44%)
Flatwork Lot Coverage (15% maximums & with deductions)	11,647 SF (5.91%)	908 SF (0.46%)	12,555 SF (6.37%)
Total Lot Coverage (Structures and Flatwork) (35% maximum & with deductions)	16,815 SF (8.53%)	2,512 SF (1.27%)	19,327 SF (9.81%)
22,983 SF Building Pad Coverage	4,910 SF (21.36 %)	1,499 SF (6.47%)	6,409 SF (27.66%)
Total Disturbed Area (40% maximum)	36,630 SF (19.60%)	600 SF (0.30%)	39,230 SF (19.91%)

Vicinity Map: 6 Quail Ridge Road N.



RESOLUTION NO. 2025-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF ZONING CASE NO. 24-121 FOR A SITE PLAN REVIEW FOR A RESIDENTIAL ADDITION WITH A NEW ATTACHED GARAGE, NON-EXEMPT GRADING, WALLS TO EXCEED 3 FEET HEIGHT, AND OTHER IMPROVEMENTS; AND CONDITIONAL USE PERMIT FOR A DETACHED ACCESSORY STRUCTURE GREATER THAN 200 SQUARE FEET AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (SCHIMMEL) (LOT 107-RH)

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

Section 1. An application was duly filed by Shilpa Mehta of Joseph Spierer Architects, on behalf of the property owners Michael and Tara Schimmel with respect to real property located at 6 Quail Ridge Road North, Rolling Hills (Lot 107-RH). The applicants are requesting a Site Plan Review for a 1,260 square-foot addition to the existing main residence with a 570 square-foot attached garage, 272 Cubic Yards of Non-Exempt Grading, walls to exceed a maximum 3 feet height (not to exceed maximum 5 feet), and other improvements; and Conditional Use Permit for a 514 square foot detached cabana (not to exceed 800 square feet) (Zoning Case No. 24-021) ("Project"). The Project also includes a residential interior remodel, expansion of existing driveway for fire truck turnaround, service yard, new hardscape, and landscape that is not part of this discretionary approval.

Section 2. The subject property is currently developed with a 3,227 square-foot single-family residence, 877 square-foot detached garage, 650 square-foot swimming pool, 156 square-foot pool equipment, 258 square-foot attached covered porches, 96-square-foot shed, and ground mounted solar panels. There is one main building pad.

Section 3. The Planning Commission conducted duly noticed public hearings to consider the application at a field trip meeting and regular meeting on April 5, 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 5, 2025. The applicant and agent were notified of the public hearings in writing by first class mail and the agent was in attendance at the hearings.

Section 4. The Project is exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures), which exempts the construction and location of a limited number of new, small facilities or structures, including single family residence and accessory structures, including but not limited to garages, carports, patios, swimming pools and fences. Here, the Project includes a new cabana and residential addition to a single-family residence along with other related improvements. Accordingly, the Project qualifies for the exemption pursuant to Section 15303.

Further, no exceptions to the exemption apply; there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The site has already been graded and existing structures are on site.

Section 5. Site Plan Review. Site Plan Review is required for (1) construction of an addition which increases the size of the residence by more than 999 square feet pursuant to RHMC Section 17.46.020(3)(b.), (2) grading pursuant to RHMC Section 17.46.020(3)(a.), and (3) a wall above three feet pursuant to RHMC Section 17.16.190(F). The Project proposes a 1,260 square-foot addition to the main residence with a new 570 square-foot attached garage. The existing main residence is 3,227 square feet and the proposed addition will add 1,260 square feet for a total of 4,487 square feet. The Project includes a total of 272 cubic yards of non-exempt grading. The walls will exceed 3 feet in height, but will not exceed 5 feet maximum. With respect to the Site Plan Review for the Project, 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 Project, which includes additions to an existing residence 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 addition will be built on the existing building pad and connected to the main residence, which will reduce the visual impact from neighboring properties. The grading is required to expand the existing driveway for a total of 272 cubic yards (136 cubic yards of cut and 136 cubic yards of fill). All dirt will be balanced onsite.

The Project conforms to Zoning Code lot coverage requirements. The net lot area of the lot is 4.52 acres per RHMC Section 17.16.060(A). The structural net lot coverage is proposed at 6,772 square feet or 3.44% (20% max. permitted) including exempt structures; and the total lot coverage proposed, including flatwork, would be 19,327 square feet or 9.81% (35% max. permitted). The disturbed area of the lot is proposed to be 39,230 square feet or 19.91% (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 proposed Project will not adversely affect or be materially detrimental to adjacent uses, buildings, or structures. The additions will be on the existing building pad which enables proposed project elements to be the least intrusive to surrounding properties. Further, the addition will be a sufficient distance from nearby residences so views and privacy of surrounding neighbors will not be impacted. The lot has one main building pad and the Project is in an area that is already developed. The existing driveway will be minimally expanded and graded for the fire truck turnaround.

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. Significant portions of the lot will be left undeveloped.

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

There will be no changes to the overall drainage features on the lot. The proposed Project will be located on an existing building pad. The natural site design, native vegetation, and mature trees will not be affected.

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

The proposed grading is limited to the expansion of the driveway and turnaround. The total proposed grading for the Project is 272 Cubic Yards (136 CY of cut and 136 CY of fill). The Grading will be balanced on site and the Project has been designed to follow natural contours of the site and minimize grading.

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

The existing drainage flow will not be changed or redirected. Drainage will follow the natural drainage courses of the lot.

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

Surrounding native vegetation and mature trees will not be affected and new landscaping 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 for the pedestrians or vehicles. The driveway will be widened and motor court enlarged to provide better vehicular circulation and

more off-street parking. The minimal alteration and expansion of the driveway is to provide fire truck turnaround for fire safety.

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

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

Section 6. 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 514 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 514 square-foot 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 cabana. The Project is still 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 cabana will not adversely affect or be materially detrimental to these adjacent uses, building or structures. 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 cabana complies with all applicable development standards in the RAS-2 Zone. The net lot area is 4.52 Acres or 197,064 square feet and is adequate to support the proposed use. The new cabana is 514 square feet and will not exceed 800 square feet maximum.

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

The proposed cabana complies with all applicable development standards of the RAS-2 Zone, districts, including size, setbacks, and location.

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 cabana 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 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 cabana adds to the attractiveness of the property and is consistent with the residential character of the City. The proposed cabana allows the Applicants the ability to enjoy rights enjoyed by other residents in the City.

Section 7. Approval Conditions. Based upon the foregoing findings, and the evidence in the record, the Planning Commission hereby approves Zoning Case No. 24-121 subject to the following conditions:

A. The Site Plan and Condition Use approvals shall expire within two years from the effective date of approval as defined in RHMC Sections 17.46.080 and 17.42.070 unless otherwise extended pursuant to the requirements of these sections.

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

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

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

D. The lot shall be developed and maintained in substantial conformance with the site plan on file at City Hall and approved by the Planning Commission on April 15, 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 and Conditional Use Permit approvals shall be incorporated into the building permit working drawings, and where applicable complied with prior to issuance of a grading or building permit from the building department.

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

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

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

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

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

G. Structural lot coverage of the lot shall not exceed 6,772 square feet or 3.44% of the net lot area with deductions, in conformance with structural lot coverage limitations (20%

maximum). The flatwork coverage shall not exceed 12,555 square feet or 6.37%, in conformance with the flatwork coverage limitation (15% maximum).

The total lot coverage proposed, including structures and flatwork, shall not exceed 19,327 square feet or 9.81% of the net lot area, in conformance with lot coverage limitations (35% maximum).

H. The disturbed area of the lot shall not exceed 19.91%, and the Project proposes minimal disturbance of 0.30% and 600 square feet.

I. The existing Building Pad 1 coverage is 4,910 square feet or 21.36%, and the Project proposes an additional 1,499 square feet or 6.47.%, and shall not exceed coverage of 6,409 square feet or 27.66% with allowed deductions.

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

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

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

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

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

O. Prior to issuance of building permit, the landscaping plan shall meet the requirements of the City, shall be submitted to the City in conformance with Fire Department Fuel Modification requirements, and shall be approved by the City's landscape consultant.

P. A construction fence may be required. If needed, it shall be reviewed and approved by the Planning Department for location, height, and screening material prior to installation.

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

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

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

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

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

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

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

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

Y. Storm water shall drain in accordance with the approved grading and drainage plan at the discretion of the Building Official. Drainage dissipaters shall be constructed outside of any easements. The drainage system shall be approved by the Department of Building and Safety if applicable. If an above ground swale and/or dissipater is required, it shall be designed in such a manner as not to cross over any equestrian trails or discharge water onto a trail, shall

be stained in an earth tone color, and shall be screened from any trail, road and neighbors' view to the maximum extent practicable, without impairing the function of the drainage system.

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

AA. *During construction*, an Erosion Control Plan containing the elements set forth in Section 7010 of the 2023 County of Los Angeles Uniform Building Code shall be followed to minimize erosion and to protect slopes and channels to control storm water pollution.

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

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

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

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

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

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

HH. To the extent permitted by law, Permittee shall defend, indemnify and hold harmless the City of Rolling Hills, its City Council, its officers, employees and agents (the "indemnified parties") from and against any claim, action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside, or void any permit or approval for this project authorized by the City, including (without limitation) reimbursing the City its actual attorney's fees and costs in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice. The permittee shall reimburse the City for any court and attorney's fees which the City may be required to pay as a result of any claim or action brought against the City because of this permit. Although the permittee is the real party in interest in an action, the City may, at its sole discretion, participate at its own expense

in the defense of the action, but such participation shall not relieve the permittee of any obligation under this condition.

PASSED, APPROVED AND ADOPTED THIS 15th DAY OF APRIL, 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 Civil Procedure Section 1094.6.

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

I certify that the foregoing Resolution No. 2025-03 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF ZONING CASE NO. 24-121 FOR A SITE PLAN REVIEW FOR A RESIDENTIAL ADDITION WITH A NEW ATTACHED GARAGE, NON-EXEMPT GRADING, WALLS TO EXCEED 3 FEET HEIGHT, AND OTHER IMPROVEMENTS; AND CONDITIONAL USE PERMIT FOR A DETACHED ACCESSORY STRUCTURE GREATER THAN 200 SQUARE FEET AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (SCHIMMEL) (LOT 107-RH)

was approved and adopted at a regular meeting of the Planning Commission on April 15, 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

DAILY BREEZE
Local. News. Matters.
dailybreeze.com

2615 Pacific Coast Highway #329
Hermosa Beach, California 90254
(310) 543-6635
pfernandez@scng.com

City of Rolling Hills
2 Portuguese Bend Road
Rolling Hills, California 90274

Account Number:	5007827
Ad Order Number:	0011728359
Customer's Reference/PO Number:	
Publication:	Daily Breeze
Publication Dates:	04/05/2025
Total Amount:	$677.67
Payment Amount:	$0.00
Amount Due:	$677.67
Notice ID:	rKlAaOMdWgQwYsUkMttq
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, April 15, 2025 , at the following properties for the purpose of receiving public input on the projects described below: 1 st field trip 7:30 AM 6 QUAIL RIDGE ROAD NORTH, ROLLING HILLS, CA 90274 (LOT 107-RH) ZONING CASE NO. 24-121: SITE PLAN REVIEWS 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 (SCHIMMEL) 2 nd 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 FINDING THE SAME EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LEE) The purpose of these field trips is to hold a

DAILY BREEZE
Local. News. Matters.
dailybreeze.com

Daily Breeze
2615 Pacific Coast Highway #329
Hermosa Beach, California 90254
(310) 543-6635

0011728359

City of Rolling Hills
2 Portuguese Bend Road
Rolling Hills, California 90274

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:

04/05/2025

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

Dated at Hermosa Beach, California

On this 5th day of April, 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, April 15, 2025** , at the following properties for the purpose of receiving public input on the projects described below:

1 st field trip 7:30 AM

6 QUAIL RIDGE ROAD NORTH, ROLLING HILLS, CA 90274 (LOT 107-RH)
ZONING CASE NO. 24-121: SITE PLAN REVIEWS 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 (SCHIMMEL)

2 nd 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 FINDING THE SAME EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LEE)

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, April 15, 2025, beginning at 6:30 PM in the Council Chambers of City Hall, located at 2 Portuguese Bend Road, Rolling Hills CA 90274** .

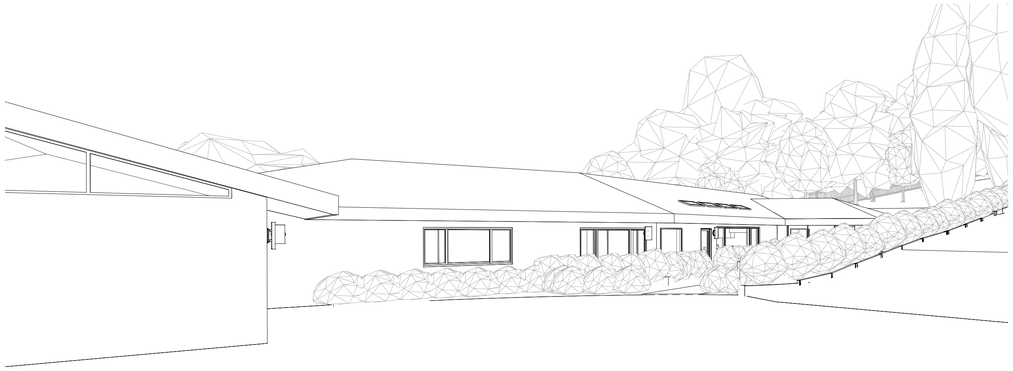
Members of the public are invited to provide comments in-person during the morning field trips and/or the evening public hearings. Remote comments will not be accepted during the field trips or the evening hearings. Members of the public may also submit written public comments prior to the meeting by 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 .

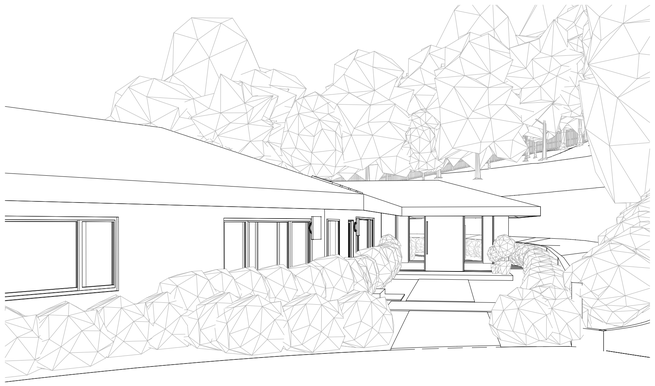
If you challenge the approval or denial of the above project in court, you may be limited to raising only those issues you or someone else raised at the public hearings, or to issues addressed in written correspondence delivered to the City at or prior to the public hearings described in this notice. For additional information, contact the Planning Department at (310) 377-1521.
Daily Breeze
Published: 4/5/25

SCHIMMEL RESIDENCE

6 Quail Ridge Road N. Rolling Hills, CA 90274

RECEIVED
City of Rolling Hills
By
4/9/25





PROJECT INFORMATION

Project Info - Topic	INFORMATION
STREET ADDRESS:	6 Quail Ridge Rd. N Rolling Hills, CA 90274
NUMBER OF STORIES:	1
APN:	7569-010-006
LEGAL DESCRIPTION:	ROLL1NG H1LLS LOT 107
OCCUPANCY:	R-3/U
CONSTRUCTION TYPE:	V-B
ZONING:	RA-S-2
MAX. ALLOWABLE HEIGHT:	1-STORY
LOT AREA:	193,640 SF
FIRE ZONE:	VHFSZ
PROJECT DESCRIPTION:	383 SF ADDITION TO AN EXISTING HOME. CONVERTING AN EXISTING ATTACHED 877 SF GARAGE INTO LIVEABLE AREA. ADDING A NEW ATTACHED 570 SF GARAGE. NEW DETACHED CABANA OF 514 SF. NEW DOORS AND WINDOWS WILL BE PROPOSED WITH A FEW EXISTING OPENINGS TO BE REPLACED LIKE FOR LIKE. THE NEW GARAGE WILL IMPEDE ON THE EXISTING FIRE TRUCK TURNAROUND. THE EXISTING DRIVEWAY PAD WILL BE EXPANDED TO FIT A NEW FIRETRUCK TURNAROUND.
APPLICABLE CODES & STANDARDS:	2019 CALIFORNIA BUILDING CODE, 2019 CALIFORNIA CODE, 2019 CALIFORNIA MECHANICAL CODE, 2019 CALIFORNIA FIRE CODE, 2019 CALIFORNIA RESIDENTIAL CODE, 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

AREA BREAKDOWN

Net Lot Size	197,064	SF
Residential Floor Area Calculations:		
Existing Conditions		
First Floor	3,227	SF
Sub Total:	**3,227**	**SF**
Garage	877	SF
Grand Total:	**4,104**	**SF**
Proposed Addition		
First Floor	383	SF
Sub Total:	**383**	**SF**
First Floor (Converted Garage)	877	SF
Sub Total (Including Converted Garage):	**1,260**	**SF**
New Garage	570	SF
Total Proposed Square Footage		
Total First Floor (including Converted Garage)	4,487	SF
Sub Total:	**4,487**	**SF**
New Garage	570	SF
Grand Total:	**5,057**	**SF**

SHEET INDEX

ZONING CASE NO. 24-121

4/9/25

GENERAL ARCHITECTURAL

A0.00	COVER SHEET
A0.10	ABBREV., SYMBOLS, LEGENDS
A0.11	GENERAL NOTES
A0.12	GENERAL NOTES

SURVEY

S0.00	SURVEY AND TOPOGRAPHY

ARCHITECTURAL DEMO

AD1.00	SITE DEMO
AD2.01	OVERALL FIRST FLOOR DEMOLITION PLAN
AD2.02	DEMOLITION PLAN - 1A
AD2.03	DEMOLITION PLAN - 1B
AD2.04	OVERALL DEMOLITION ROOF PLAN
AD2.05	ROOF PLAN DEMOLITION 1A
AD2.06	ROOF PLAN DEMOLITION 1B
AD3.00	DEMO ELEVATION
AD3.01	DEMO ELEVATION

ARCHITECTURAL

A1.00	SITE PLAN
A1.01	PROXIMITY MAP
A1.02	EXISTING SITE PHOTOS
A1.03	EXISTING SITE PHOTOS
A2.00	OVERALL PROPOSED FIRST FLOOR PLAN
A2.01	PROPOSED FIRST FLOOR PLAN 1A
A2.02	PROPOSED FIRST FLOOR PLAN 1B
A2.03	ROOF PLAN
A2.04	PROPOSED ROOF PLAN 1A
A2.05	PROPOSED ROOF PLAN 1B
A3.00	EXTERIOR ELEVATION
A3.01	EXTERIOR ELEVATION
A3.02	DETACHED CABANA ELEVATIONS (2)
A6.00	DOOR SCHEDULE
A6.10	WINDOW SCHEDULE

CIVIL

C0.0	GENERAL NOTES
C0.1	TOPOGRAPHIC SURVEY
C1.0	OVERALL SITE PLAN

LANDSCAPE

L1	CONCEPTUAL LANDSCAPE REHABILITATION PLAN

SITE AREA CALCULATION

STRUCTURAL CALCULATION

	EXISTING		PROPOSED		TOTAL	
NET LOT AREA	197,064	SQFT	NA		197,064	SQFT
RESIDENCE	3,227	SQFT	1,260	SQFT	4,487	SQFT
GARAGE	877	SQFT	- 307	SQFT	570	SQFT
POOL / SPA	650	SQFT	NA		650	SQFT
ATTACHED						
COVERED PORCHES	258	SQFT	- 258	SQFT	0	SQFT
DETACHED						
SHED	96	SQFT	NA		96	SQFT
CABANA	NA		514	SQFT	514	SQFT
OUTDOOR KITCHEN	NA		55	SQFT	55	SQFT
SERVICE YARD	NA		96	SQFT	96	SQFT
DEDUCTIONS						
OUTDOOR KITCHEN	NA		-55	SQFT	-55	SQFT
TOTAL STRUCTURE	5,264	SQFT	1,755	SQFT	7,019	SQFT
% STRUCTURAL COVER	2.67 %		.89 %		3.56 %	

FLATWORK CALCULATION

	EXISTING		PROPOSED		TOTAL	
PRIMARY DRIVEWAY	7,910	SQFT	- 160	SQFT	7,750	SQFT
PAVED WALKS, PATIOS						
COURTYARD	527	SQFT	- 136	SQFT	391	SQFT
POOL DECKING	3,210	SQFT	1,204	SQFT	4,414	SQFT
TOTAL FLATWORK	11,647	SQFT	908	SQFT	12,555	SQFT
% FLATWORK COVER	5.91 %		.46 %		6.37 %	

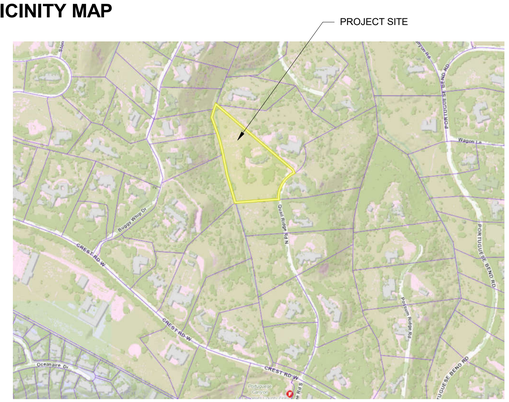
FLATWORK + STRUCTURAL CALCULATION (3)

	EXISTING		PROPOSED		TOTAL	
FLATWORK + STRUCTURAL	16,911	SQFT	2,663	SQFT	19,574	SQFT
% COVER	8.58 %		1.35%		9.93 %	

DISTURBED AREA CALCULATION

	EXISTING		PROPOSED		TOTAL	
TOTAL DISTURBED AREA	38,630	SQFT	600	SQFT	39,230	SQFT
% DISTURBED AREA	19.60 %		0.30%		19.91 %	
GRADING QUANTITY					272 C.Y.	

VICINITY MAP



PROJECT DIRECTORY

CLIENT	STRUCTURAL	TITLE 24
NAME:MIKE AND TARA SCHIMMEL	NAME:	NAME:
CONTACT: MIKE SCHIMMEL	CONTACT:	CONTACT:
ADDRESS: 6 QUAIL RIDGE RD N. ROLLING HILLS, CA 90274	ADDRESS:	ADDRESS:
PHONE: (310) 600-5107	PHONE:	PHONE:
EMAIL: mikeschimmel@gmail.com	EMAIL:	EMAIL:
	WEBSITE:	WEBSITE:

ARCHITECT	SURVEYOR
NAME: JOSEPH SPIERER ARCHITECTS, INC.	NAME: DENN ENGINEERS
CONTACT: JOE SPIERER	CONTACT: MARK CONRAD
ADDRESS: 707 TORRANCE BLVD. SUITE 100 REDONDO BEACH, CA 90277	ADDRESS: 3914 DEL AMO BOULEVARD STE 921, TORRANCE, CA 90503
PHONE: (310) 876-8761	PHONE: (310) 542-9433
EMAIL: JOE@CALARCHITECT.COM	EMAIL: mail@denn.com
WEBSITE: WWW.CALARCHITECT.COM	WEBSITE: https://www.denn.com/

CIVIL	GEOTECH
NAME: BOLTON ENGINEERING CORP	NAME: HAMILTON AND ASSOCIATES
CONTACT: DAN BOLTON	CONTACT: DAVID T. HAMILTON
ADDRESS: 25834 NARBONNE AVE #210 LOMITA CA 90717 Lomita CA 90717	ADDRESS: 1641 BORDER AVENUE, TORRANCE CA 90501
PHONE: 310-325-5580	PHONE: 310.618.2190
EMAIL: dbolton@boltonengineering.com	EMAIL:
WEBSITE: https://boltonengineering.com/	WEBSITE: https://www.hamilton-associates.net/

DEFERRED SUBMITTALS BY OTHERS

1. SPRINKLERS

The above drawings, specifications, ideas, designs and arrangements represented thereby are and shall remain property of the Architect (Joseph Spierer Architects, Inc.), and no part thereof shall be copied, disclosed to others or used in connection with any project other than the specific project for which they have been prepared and developed without the written consent of the Architect (Joseph Spierer Architects, Inc.). Permits must be obtained prior to construction. No construction shall take place without applicable permits.

SITE PLAN REVIEW SET

JOSEPH SPIERER ARCHITECTS, INC.
707 TORRANCE BLVD., SUITE 100 . REDONDO BEACH . CA . 90277
T. (310) 876-8761 . www.calarchitect.com . joe@calarchitect.com

PROJECT
SCHIMMEL RESIDENCE
6 Quail Ridge Road N. Rolling Hills, CA 90274

REVISIONS

	TYPE	DATE
2	Planning	03/13/25
3	Planning	04/02/25

STAMP
LICENSED ARCHITECT
JOSEPH R. SPIERER
No. C 32307
REN. 03-31-27
STATE OF CALIFORNIA

DATE: 4/4/2025 6:44:10 PM
PROJECT #: 21-018
DWG. TITLE: COVER SHEET
SHEET NO.: A0.00

ABBREVIATIONS

A.B.	ANCHOR BOLT
A.C.	AIR CONDITIONING
A.C.T.	ACOUSTIC TILE CEILING
A.D.	AREA DRAIN
ADJ.	ADJACENT OR ADJUSTABLE
A.F.C.I.	ARC FAULT CIRCUIT INTERRUPTER
AFF.	ABOVE FINISH FLOOR
ALT.	ALTERNATE
AL., ALUM	ALUMINUM
APPROX.	APPROXIMATE
ARCH.	ARCHITECT(URAL)
AR.	AS REQUIRED
BD.	BOARD
BLDG.	BUILDING
B/	BOTTOM OF
BLKG.	BLOCKING
BM.	BEAM
B.MK.	BENCH MARK
B.O.W., B.W.	BOTTOM OF WALL
B.P.	BID PACKAGE
CAB.	CABINET
CB.	CATCH BASIN
CEM.	CEMENT
CER.	CERAMIC
C.I.	CAST IRON
C.J.	CONTROL JOINT
C.L.	CENTERLINE
CLG.	CEILING
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
C.O.	CLEAN OUT
CONC.	CONCRETE
CONT.	CONTINUOUS
CPT.	CARPET
C.T.	CERAMIC TILE
CTR.	CENTER
C.W.	COLD WATER
DIA.	DIAMETER
DBL.	DOUBLE
DET.	DETAIL
DIAG.	DIAGONAL
DIM	DIMENSION
DISP.	DISPOSAL
DIV.	DIVISION
DN.	DOWN
DR.	DOOR
D.S.	DOWNSPOUT
DTL.	DETAIL
DWG.	DRAWING
DWR.	DRAWER
E.	EAST
EA.	EACH
E.G.	FOR EXAMPLE
E.J.	EXPANSION JOINT
EL.	ELEVATION
ELEV.	ELEVATOR
ELEC.	ELECTRICAL
ENCL.	ENCLOSURE
EQ.	EQUAL
E.T.R.	EXISTING TO REMAIN
EXH.	EXHAUST
EXIST.	EXISTING
EXP.	EXPANSION OR EXPOSED
EXT.	EXTERIOR
F.A.	FIRE ALARM
F.B.O.	FURNISHED BY OWNER
F.C.	FACTORY COATED
F.D.	FLOOR DRAIN
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.F.	FINISH FACE OR FLOOR
FG.	FINISH GRADE
F.H.C.	FIRE HOSE CABINET
FIN.	FINISH
FIXT.	FIXTURE
F.L.	FLOW LINE
FLR.	FLOOR
FLG.	FLASHING
FLUOR.	FLUORESCENT
FND	FOUNDATION
F.O.	FACE OF
F.O.C.	FACE OF CONCRETE
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
FP.	FLUOROPOLYMER
FPL	FIRE PLACE
FS.	FINISH SURFACE
FT.	FOOT OR FEET
FTG.	FOOTING
FUR.	FURRED (RING)
GA.	GAUGE
GALV.	GALVANIZED
G.B.	GRAB BAR
GC.	GENERAL CONTRACTOR
GEN.	GENERAL
G.F.I.	GROUND FAULT INTERRUPTER
GH.	GUEST HOUSE
G.I.	GALVANIZED IRON
GL.	GLASS OR GLAZED
GR.	GRADE OR GRADING
GYP./GWB	GYPSUM WALL BOARD
HB.	HOSE BIB
H.C.	HOLLOW CORE
HDCP.	HANDICAPPED
HDR.	HEADER
H.M.	HOLLOW METAL
HOR.	HORIZONTAL
HT.	HEIGHT
H.W.	HOT WATER
HWD.	HARD WOOD
I.D.	INSIDE DIAMETER
INCL.	INCLUDE
INSUL.	INSULATION
INT.	INTERIOR
JT.	JOINT
JST.	JOIST
KIT.	KITCHEN
LAM.	LAMINATED
LAV.	LAVATORY
L.H.	LEFT HANDED
LT.	LIGHT
M.H.	MAN HOLE
MAX.	MAXIMUM
MBR.	MEMBER
MECH.	MECHANICAL
MEMB.	MEMBRANE
MTL.	METAL
MFR.	MANUFACTURER
MIR.	MIRROR
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MTD.	MOUNTED
N.	NORTH
NAT.	NATURAL
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
O.A.D.	OVERFLOW AREA DRAIN
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OFCI.	OWNER FURNISHED/CONTRACTOR INSTALLED
OFOI.	OWNER FURNISHED/OWNER INSTALLED
OHD.	OVERHEAD
OPG.	OPENING
OPP.	OPPOSITE
O.S.	OVERFLOW SCUPPER
PAR.	PARALLEL
P.L.	PROPERTY LINE
P.LAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLBG.	PLUMGING
PT.	POINT
PTD.	PAINTED
PERF.	PERFORATED
PVMT.	PAVEMENT
PLYWD.	PLYWOOD
QTY.	QUANTITY
R.	RISER
RAD.	RADIUS
R.D.	ROOF DRAIN
REF.	REFERENCE
REFR.	REFRIGERATOR
REINF.	REINFORCED
REQD.	REQUIRED
RES.	RESILIENT
REV.	REVISION OR REVISED
RFG.	ROOF OR ROOFING
R.H.	RIGHT HAND
RM.	ROOM
R.O.	ROUGH OPENING
S.	SINK OR SOUTH
S.A.W.M.	SELF-ADHESIVE WATERPROOF MEMBRANE
S.A.D.	SEE ARCHITECTURAL DRAWINGS
S.C.	SOLID CORE
S.C.D.	SEE CIVIL DRAWINGS
S.D.	STORM DRAIN
SECT.	SECTION
S.E.D.	SEE ELECTRICAL DRAWINGS
S.F.	SQUARE FOOT
SHT.	SHEET
SHTG.	SHEATHING
SHWR.	SHOWER
SIM.	SIMILAR
S.J.	SAW-CUT JOINT
S.L.D.	SEE LANDSCAPE DRAWINGS
S.M.D.	SEE MECHANICAL DRAWINGS
SPEC.	SPECIFICATION
SQ.	SQUARE
S.S.	STAINLESS STEEL
S.S.D.	SEE STRUCTURAL DRAWINGS
STD.	STANDARD
STL.	STEEL
STRUC.	STRUCTURAL
SUSP.	SUSPENDED
SYM.	SIMILAR
T.	TREAD
T.C.	TOP OF CURB
TEL.	TELEPHONE
T.G., T&G	TONGUE AND GROOVE
THK.	THICK
T.I.	TENANT IMPROVEMENT
T.	TREAD
T/	TOP OF
T.O.C.	TOP OF CONCRETE
T.O.W.	TOP OF WALL
T.O.P.	TOP OF PAVING
T.O.PAR.	TOP OF PARAPET
TYP.	TYPICAL
TV.	TELEVISION
UNF.	UNFINISHED
U.N.O. / U.O.N.	UNLESS OTHERWISE NOTED
VAR.	VARIES
V.C.T.	VINYL COMPOSITION TILE
VENT.	VENTILATION
VERT.	VERTICAL
V.I.F.	VERIFY IN FIELD
VIN.B.	VINYL BASE
W.	WEST OR WIDTH
W/	WITH
W.C.	WATER CLOSET
WD.	WOOD
W.H.V.E.F.	WHOLE HOUSE VENTILATION EXHAUST FAN
W/O	WITHOUT
W.I.	WROUGHT IRON
W.I.C.	WALK IN CLOSET
WM	WALL MOUNT
WNDW	WINDOW
W.P. / WP	WATERPROOF(ING)
WSCT	WAINSCOT
&	AND
<	ANGLE
@	AT
CL	CENTERLINE
[	CHANNEL
O	DIAMETER OR ROUND
P	PROPERTY LINE
#	NUMBER OR POUND
(E)	EXISTING
(T)	TEMPORARY
(N)	NEW

SYMBOLS

1 / A — STRUCTURAL GRID

2 — REVISION NUMBER

CLOUD - AREA OF REVISION

DRAWING # / SHEET # — TYPICAL DWG REFERENCE

9'-0" AFF — HEIGHT / ELEVATION SYMBOL

1 / A101 SIM — BUILDING / WALL SECTION

C.P. #1 / PRO: 243.51' / MAX: 241.53' — CRITICAL POINTS

1 / A1.01 2 — INTERIOR ELEVATION NUMBER

75 — NEW FINISH GRADE

(75) — EXITING FINISH GRADE

1 / A101 SIM — DETAIL KEY NUMBER

TW 15.0' — TOP OF WALL ELEVATION

100 — KEYNOTES

TC 15.0' — TOP OF CURB ELEVATION

F FLOOR FINISH / B BASE TYPE / W WALL FINISH, UNO — ROOM FINISH TAG

LEVEL CHANGE

GLAZING MARK

WD.1 — ROOM MATERIAL TAG

PATH TYPE / # OF OCCUPANTS / REQUIRED WIDTH / PROVIDED WIDTH — OCCUPANCY LOAD TYPE

REFERENCE POINT

— OCCUPANCY LOAD & EXIT PATH OF TRAVEL

1 / A101 SIM — ENLARGED DWG REFERENCE

— TOTAL OCCUPANCY LOAD CALCULATED BY ADDING OCCUPANCY LOADS ALONG EXIT PATHWAY

DIMENSION POINT: FACE OF CONCRETE OR FACE OF STUD U.N.O.

CEILING HEIGHT

W24 — WINDOW TYPE

A2X — INTERIOR PARTITION TYPE
A = WALL TYPE, VARIES (LETTER WILL VARY)
2 = NOMINAL STUD SIZE (NUMBER WILL VARY)
X = 5/8" TYPE 'X' GYP, WHERE OCCURS

101 — DOOR NUMBER

KITCHEN / 101 — ROOM TAG

CEILING FAN

EXISTING TO REMAIN

EXISTING TO REMOVE

NEW

1HR

2HR

SEE A2.01 — MATCH LINE - REFER TO INDICATED DWG

The above drawings, specifications, ideas, designs and arrangements represented thereby are and shall remain property of the Architect (Joseph Spierer Architects, Inc.), and no part thereof shall be copied, disclosed to others or used in connection with any project other than the specific project for which they have been prepared and developed without the written consent of the Architect (Joseph Spierer Architects, Inc.). Permits must be obtained prior to construction. No construction shall take place without applicable permits.

SITE PLAN REVIEW SET

JOSEPH SPIERER ARCHITECTS, INC.
707 TORRANCE BLVD., SUITE 100 . REDONDO BEACH . CA . 90277
T. (310) 876-8761 . www.calarchitect.com . joe@calarchitect.com

PROJECT
SCHIMMEL RESIDENCE
6 Quail Ridge Road N. Rolling Hills, CA 90274

REVISIONS

#	TYPE	DATE

STAMP — LICENSED ARCHITECT / JOSEPH R. SPIERER / No. C 32307 / REN. 03-31-27 / STATE OF CALIFORNIA

DATE: 4/3/2025 12:17:51 PM

PROJECT #: 21-018

DWG. TITLE: ABBREV., SYMBOLS, LEGENDS

SHEET NO.: A0.10

GENERAL ARCHITECTURAL NOTES

APPLICABLE CODES
Work that is not in compliance with the applicable codes and inspections shall be corrected at general contractor's own expense and at no expense to the owner. Contract work shall compy with the following codes:
- 2016 California Building Code
- 2016 California Residential Code (where applicable)
- 2016 California Electrcial Code
- 2016 California Mechanical Code
- 2016 California Plumbing Code
- 2016 California Energy Code
- 2016 California Fire Code
- 2016 California Green Building Standards Code

GENERAL REQUIREMENTS
The general contractor shall provide and install all material required to complete the construction of the project in accordance with the terms and conditions of the owner / contractor agreements and in conformance with the governing codes and ordinances having jurisdiction over the project. The Contractor shall coordinate the work of the various trades as required.

GENERAL NOTES

1. Report discrepancies in drawings or specifications to the architect for clarifications and adjustments before commencing work. Any deviations or changes in these drawings without written acceptance shall absolve the owner and architect of all responsibility of said deviation and change.
2. Consultant work that is not a part of these contract documents has not been coordinated by the architect. Contractor shall notify the architect of any discrepancies that prevent execution of the work covered by these documents.
3. For work installed in conflict with the construction documents, the contractor shall be responsible for corrections of work at his own expense.
4. All construction shown as 'existing' has been redrawn from documents prepared by others. For additional information regarding the base building construction refer to the appropriate plans and specifications. Any discrepancies between these documents and those for the base building must be brought to the attention of the architect for resolution.
5. All interior wall and ceiling finishes shall comply with chapter 8 of the 2016 California building code.
6. Electrical, telephone and communications outlets and/or furniture partition connections shall be provided as indicated on the plans
7. The proposed sewer lateral line location to be field verified. If survey video footage documentation is required at the connection of the proposed sewer lateral line is required per public works and shall be coordinated as req'd.
8. Where contractor furnished, contractor installed (C.F.C.I.), the contractor shall supply and install, including provide & install rough plumbing and the final hook-up, all new fixtures and appliances. Architect to approve aesthetic effect where minimum additional partition thickness for furring and plumbing walls is required to support fixture.
9. The contractor shall check and verify size and location of duct openings and plumbing runs with mechanical contractor before framing wall and ceiling. Duct openings in fire rated walls shall have approved fire dampers. Seal between duct and wall / ceiling penetrations.
10. The contractor shall coordinate with the architect, the location of access panels for mechanical duct work, plumbing, and electrical work as required by code. The contractor shall provide and install access panels according to plans, or shall be required to obtain architect's approval prior to installation. Access panels shall be finished to match adjacent surfaces (U.O.N.) and shall meet all security, sound, and fire rating requirements per the adjacent wall / ceiling construction.
11. The contractor shall provide and install all necessary blocking, stiffeners, bracing, framing, hangers, or other support for all fixtures, equipment, cabinetry, furnishing and other items requiring the same.
12. Building shall not be occupied during work where:
    A. The building strength is substantially weakened during any work;
    B. Required exits are not available or are obstructed;
    C. Required fire safety devices such as standpipes and alarm systems are not operational.
13. Contractor to provide temporary site toilets in sufficient numbers to service all workers and staff onsite.
14. Conduit from roof to electric service panel will be installed to accommodate future solar installation.
15. The general contractor shall provide mechanical and electrical layouts and cut sheets for materials that impact finish design appearance, for architect's review.
16. Contractor shall inspect subfloor to ensure it is level and free of dips, dimples and joints that would show through on finish installation. The general contractor shall notify owner if there are problems prior to commencement of new construction.
17. All grades and drainage to be field verified.
18. Coordinate partition framing with required structural, mechanical, plumbing, and electrical equipement or work.

EXISTING WORK

19. The contractor shall verify existing conditions and dimensions at the project site prior to bid submittal and start of construction. Contractor shall notify the architect of any discrepancies that prevent execution of the work covered by these documents.
20. The contractor shall protect existing to remain, new work, and all adjacent property and landscape from loss or damage resulting from operations for the duration of the project. In the event of such loss or damage by the contractor or his subcontractors, the contractor shall make such replacements or repairs as required without additional cost to the owner.
21. Protect existing plants to remain. Avoid unnecessary root disturbance, compaction of soils within drip line, or limb breakage. Do not store material or dispose of any material other than clean water within drip line. Provide adequate irrigation during construction. Replace any tree or shrub damaged during construction with plants of equal size and value at no additional cost to the client.
22. Refer to civil drawings for all notes and information related to existing and proposed utilities including location of existing utilities prior to any site demolition or clearing or associated with any site grading or trenching operations.
23. All existing and proposed utility structures including but not limited to valve boxes, sewer and storm structures, electrical, water, gas and telephone boxes and vaults occurring in the location of proposed improvements shall be reset to the proper grade based on proposed grades.
24. Existing underground utilities and improvements are shown in their approximate locations based upon record information available at the time of preparation of these plans. Locations may not have been verified in the field and no guarantee is made as to the accuracy and completeness of the information shown. The exact location and elevation of utilities shall be determined by the contractor.

LANDSCAPE

25. Existing walls and surfaces to remain, if damaged, shall be repaired and refinished to match adjacent quality level and type.
26. Finished grade (fg) is defined as soil level prior to mulch application. finish grade at planting areas shall be set so that top of mulch is flush with adjacent paving unless otherwise noted.
27. Landscape grading shall not exceed a 2:1 slope, see civil
28. In all areas where asphalt or concrete paving is to be removed and replaced with new planting, remove all existing aggregate base, gravel, etc. Leave only native soil or existing clean fill.
29. Any irrigation system installed shall utilize low water-use fixtures such as drip and microspray.

SOUND

30. Sound rated walls shall acoustically seal walls top and bottom and at any other wall penetrations for pipes, ducts, etc.
31. Sound rated ceilings shall cover back concealed or recessed fixtures with a sound attenuation blanket.

FIRE

32. All insulation shall be noncombustible.
33. Fire resistant construction requirements for occupancy separation and openings in fire separation partitions shall conform with the applicable codes.
34. Fire-resistance rated Class A roof covering assemblies. All roof covering systems shall be a fire-resistance rated Class A roof assembly as defined in [BC 1505]. Roof covering systems for this project shall be tested and listed assemblies in compliance with ASTM E 108 or UL 790.
35. Provide 5/8" type 'X' gypsum board at all fire-rated partitions.
36. Contractor will provide certification that roofing materials meet Class A fire retardant requirements.

CONSTRUCTION DOCUMENT NOTES

1. Dimensions indicated on plans for horizontal control are accurate if measured on a level line not parallel with ground slope.
2. 5/8" type 'X' gypsum board partitions denoted by 'X' on wall type tags.
3. "Typical" or "typ" means identical for all similar conditions, unless otherwise noted. "Similar" or "sim" means comparable characteristics to the elevation or detail noted. Verify dimensions and orientation of the plan.
4. Plan dimensions on drawings are shown to the center lines of columns and to the center of studs in partition walls U.N.O.
5. Height dimensions are measured from the top of the slab, unless noted "A.F.F." (above finish floor) to the top plate heights. Dimensions are not adjustable without review of the architect.
6. All grades refer to finish paving grades unless otherwise noted.
7. If, in the contractor's opinion, any work shown on drawings or called for in specifications represents conditions preventing execution of a high caliber of workmanship, then such conditions shall be referred to architect for clarification. Failure to notify Architect of such conditions and proceeding with work shall be cause for rejection of work and must be reworked or reinstalled in an acceptable manner at no extra cost to Owner. Should conflict occur between drawings and specifications, it shall be assumed that the Contractor estimated the more expensive way, unless contractor, shall be paid for by the contractor responsible for the work in progress or the negligence.

MATERIALS AND FINISHES
On continuous wall surfaces, where construction involves more than one material, finish, or material thickness, align face of finish U.N.O. Installation shall be completed by an installer licensed and skilled in their trade.

1. The general contractor shall provide and install materials as required for 'fire protection' compliance.
2. Material and equipment shall be new and of a type intended for usage indicated. Like components shall be by one manufacturer and component parts shall be interchangeable.
3. Contractor shall comply with industry standards for workmanship except when more stringent tolerances are required.
4. Contractor shall assure that all work is performed by persons qualified to produce workmanship of the specified materials and scope of work.
5. Contractor shall secure all products in place with positive anchorage devices designed and sized to withstand stress, vibration, and racking.
6. Contractor shall transport, handle, store, protect and install manufactured items in strict accordance with manufacturers' recommendations. Should conflict exist between construction documents and manufacturers' instructions, contractor shall consult with Architect.
7. Contractor shall protect products and finishes from damage during construction operations.

STORAGE AND PROTECTION

8. The general contractor shall provide protection during construction in accordance with the applicable Code by means including, but not limited too, those described in this section.
9. Determine and comply with manufacturer's recommendation on product handling storage and protection, except as otherwise approved by architect

1. Deliver products to job site in their manufacturer's original container, with labels intact and legible.
2. Identification of the material / equipement shall be legible on or readable through the front cover.
3. Promptly remove damaged material and unsuitable items from job site and replace material to meet specified requirements at no additional cost to Owner.
4. Architect may reject all materials and products that do not bear identification satisfactory to architect for manufacturer, grade, quality, and other pertinent information.
5. Material and products damaged or stolen while in the possession of Contractor or Sub-Contractors shall be promptly replaced or repaired to the satisfaction of the Architect at no additional cost to the Owner.
6. When material is stored at the job site, position allowing easy access for proper inspection and identification of each shipment.
7. Storage location shall not interfere with ongoing deliveries and construction progress.
8. Contractor to reposition stored materials / equipement at no additional expense to Owner.
9. Take measures to prevent theft of materials.

WOOD & PLASTICS

10. All work shall be manufactured and installed in accordance with the standard established in the latest edition of the Manual for Millwork (including any amendments) as adopted by the Woodwork Institute of California in the WIC grades hereinafter specified or shown on the drawings.All work shall be manufactured and installed in accordance with the standard established in the latest edition of the Manual for Millwork (including any amendments) as adopted by the Woodwork Institute of California in the WIC grades hereinafter specified or shown on the drawings.

11. All cabinetry to be constructed, finished and installed in accordance with the standards of the woodworking institute of California. **The general contractor shall submit shop drawings and samples for review, and shall be approved in writing before commencement of related work.**

THERMAL & MOISTURE PROTECTION

12. All waterproofing membranes shall be applied in accordance with manufacturer's written instructions.
13. All fixed windows shall be sealed to limit air infiltration.
14. All exterior joints around window and door frames,between walls and foundations, between walls and roof, between wall panels, at penetration of utilities through the envelope, shall be sealed caulked, or weatherstripped to limit air leakage.
15. Substrates must be smooth, clean, dry and free of voids, spalled areas, loose substrate, loose nails or any sharp protrusions that may compromise the application of the membrane.
16. Remove dirt, debris, oil, grease, cement laitance, or other foreign matter which will impair or negatively affect the performance of the waterproofing system.
17. Mechanically fasten the waterproofing membrane at all vertical terminations. Use only smooth shank fasteners, or terminate as indicated by manufacturer.
18. Protect adjoining surfaces, which are not to be waterproofed, from damage while performing work.
17. All areas to receive waterproofing membrane shall be protected from damage during application until finished work is approved or accepted.
18. Flashing, where req'd, shall be of high quality and low corrosive metal material.
19. All roof felt shall be 30# minimum. Flat roofs shall have (2) layers of felt underlayment.
20. Specified roof covering assemblies shall comply with all requirements of [BC 704A]; weather protection requirements of [BC 1503]; performance requirements of [BC 1504]; fire classification requirements of [BC 1505]; material requirements of [BC 1506]; and construction requirements of [BC 1507]; and storm water drainage requirements of [PC Ch. 11].
21. All exterior walls shall be wrapped with (2) layers of Dupont TYVEK HOMEWRAP (or approved equal) over plywood sheathing.

BATT INSULATION

22. All batt insulation shall be sound attenuation batt insulation as noted on the drawings and as manufactured by Owens-Corning, John Mansville, or equal.
23. Install insulation in conformance with manufacturers instructions for acoustical application: fit tightly around junction boxes, pipes, irregularities, etc…
24. See Title 24 for additional project specific requirements.

SEALANTS

25. Apply sealant compound to a clean, dry surface free from grease, oil dirt and other matter tending to impair adhesion.
26. Clean and prime in accordance with manufacturers instructions.
27. Protect adjacent surfaces from staining.
28. General building application: DAP "230" sealant, latex sealing compound conforming to federal specification TT-S-00230C.
29. Provide acoustical sealant to the top and bottom plate of all new partitions.

METALS

30. Furnish materials and perform labor required to execute the work as indicated on the structural drawings.
31. Welding to be done by welders certified by the building department conforming to the methods described in the latest edition of the AWS standards.
32. **If structural steel is utilized, the fabricator shall provide shop drawings for the Structural Engineer and Architect's review before fabrication.**
33. Installation shall be completed by an installer licensed and skilled in their trade.
34. Except as otherwise shown on drawings or approved shop drawings, use materials of size, thickness, and type required to produce reasonable strength and durability of work in this section.
35. Fabricate with accurate angles and surfaces true to required lines and level grinding exposed connections with hairline joints, and using concealed fasteners wherever possible.
36. Form metal accurately to dimensions and shapes required, finishing molded and broken surfaces with true, sharp, straight lines and angles and, where intercepting other members, coping to an accurate fit. All exposed joints to be heliarc welded and ground smooth to final finish of metal.
37. Form, fabricate and install metal so as to accurately provide for expansion and contraction in the finished work.
38. Set work accurately into position; plumb, level, and true.
39. Metal specifications shall be coordinated with adjacent materials to limit galvanic action and corrosion.

GLASS

40. Hazardous safety glazing areas requiring tempered glass for impact are:
    A. Glass in any door
    B. Glass in any kind of shower, bathtub area, hot tub, steam room, sauna or whirlpool area where the bottom edge of the glass is less than 60 inches above a standing surface and drain outlet
    C. Glass in fixed or operable panels adjacent to a door where the nearest exposed edge of the glazing is within a 24" arc of either vertical edge of the door in a closed position and where the bottom edge of the glazing is less than 60" above a walking surface
    D. Glass in fixed or operable panels that meets all of the following conditions:
        a. Bottom edge is less than 18" above floor
        b. Top edge is greater than 36" above floor
        c. Total area of glass is greater than 9 sq. ft. (1296 sq.in.)
        d. One or more walking surfaces within 36" horizontally of the glazing
    E. Glass in walls used as a barrier for indoor or outdoor swimming pools or spas when both of the following exist:
        a. The bottom edge of the glazing is less than 60" above a pool side of the glazing
        b. The glazing is within 5 feet of a swimming pool or spa deck area

Glass in walls enclosing stairway landings or within 5 feet of the bottom and top of stairways where the bottom edge of the glass is less than 60" above a walking surface

The above drawings, specifications, ideas, designs and arrangements represented thereby are and shall remain property of the Architect (Joseph Spierer Architects, Inc.), and no part thereof shall be copied, disclosed to others or used in connection with any project other than the specific project for which they have been prepared and developed without the written consent of the Architect (Joseph Spierer Architects, Inc.). Permits must be obtained prior to construction. No construction shall take place without applicable permits.

SITE PLAN REVIEW SET

JOSEPH SPIERER ARCHITECTS, INC.
707 TORRANCE BLVD., SUITE 100 . REDONDO BEACH . CA. 90277
T. (310) 876-8761 . www.calarchitect.com . joe@calarchitect.com

PROJECT
SCHIMMEL RESIDENCE
6 Quail Ridge Road N. Rolling Hills, CA 90274

REVISIONS

#	TYPE	DATE

STAMP
LICENSED ARCHITECT
JOSEPH R. SPIERER
No. C 32307
REN. 03-31-27
STATE OF CALIFORNIA

DATE: 4/3/2025 12:17:51 PM
PROJECT #: 21-018
DWG. TITLE: GENERAL NOTES
SHEET NO.: A0.11

GENERAL CONSTRUCTION NOTES

INSURANCE
THE GENERAL CONTRACTOR AND SUBCONTRACTOR(S) SHALL PURCHASE AND MAINTAIN CERTIFICATE OF INSURANCE WITH RESPECT TO WORKMAN'S COMPENSATION, PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE LIMITS AS REQUIRED BY LAW. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY AND SECURITY PRECAUTIONS IN CONNECTION WITH THE WORK.

The Owner shall provide and pay for builder's risk insurance. Coverage shall include, but not be limited to perils of fire, lightning, flood, windstorm, hurricane, hail, explosion, riot, civil commotion, smoke, aircraft, land vehicles, vandalism, and malicious mischief, etc., in the amount equal to 100% of the contract sum (but not including excavation, filling, grading, demolition, foundations, and other non-insurable items). Such coverage to be issued in name of the contractor and owner, as their interest may appear.

The Contractor shall procure, pay for, and maintain at all times during the prosecution of the work under the contract, various forms of insurance with carriers acceptable to the owner. All insurance policies shall have the architect, design consultants, the owner, and their employees as additional insureds. Contractor shall furnish insurance policies to owner prior to commencement of work. The following forms of insurance shall be provided:

A. Statutory compensation and employer's liability insurance.
B. Liability coverage .
C. Contractor's bodily liability insurance and contractor property damage liability insurance.
D. Contractor's protective bodily injury insurance and protective property damage liability insurance.
E. Automobile bodily injury liability and automobile property damage liability insurance.

CONTRACT & SCHEDULE NOTES / ADMINISTRATIVE NOTES
1. Contractor shall coordinate with owner and other contractors performing work under separate contracts to ensure project progress according to schedule.
2. The drawings and specifications constitute only a part of the contract documents as identified in the owner / contractor agreement. The contractor is also responsible for requirements set forth in the other instruments of the owner / contractor agreement. Discrepancies in the documents shall be reported to the architect at once for resolution.
3. In agreeing to terms and conditions of contract, contractor has accepted responsibility to verify that specified products will be available and to place orders for all required materials
4. Upon award of the contract, the general contractor shall prepare and submit to the architect a construction progress schedule. the construction schedule shall be continuously updated and posted at the job site at all times.
5. Contractor shall provide to the owner one set of reproducible as-builts for architectural, mechanical and electrical work. Additional site work, security systems, control systems and communications systems work performed by the contractor(s) shall also be documented in as-built drawings to be submitted to the owner. As-built drawings to be computer-based documents provided on compact disk.
6. Contractor shall provide warranties and manuals for all equipment and products installed on the project where supplied by the manufacturer.
7. The contractor will secure the necessary permits and will erect the necessary barriers, protection fences and/or canopies along public ways prior to starting construction
8. Contractor to obtain curb cut permits as required.
9. The contractor shall apply for and obtain, at the contractor's sole expense, all necessary construction permits required by applicable building codes and City agencies and State agencies.
10. Contractor to recycle, strategize waste reduction, & divert demolished materials where possible.
11. The contractor is responsible for any and all overtime costs unless otherwise agreed upon in writing.
12. Subject to inspectors' approval, the owner reserves the right to occupy the premises at any time before completion. Such occupancy shall not constitute the final acceptance of all or any part of the Work per the contract.
13. Owner shall pay monthly service bill for water, gas & electricity required for duration of construction. Contractor shall pay for the telephone service for job trailer(s), any temp. power or water lines, and for removal of construction debris and trash.

SAFETY
14. The contractor and all sub-contractors and suppliers, are to fully comply with all local, state and federal safety requirements, (including but not limited to) California Occupational Safety and Health and the California Labor Commission.
15. A first aid kit shall be on the site at all times.

PRODUCT OPTIONS & SUBSTITUTIONS
Contract is based on the high standards of quality established in contract documents.
1. Substitution, revisions and / or changes must have prior approval by the architect.
2. Contractor shall provide specified products.
3. Contractor shall inform Architect in writing, at the time of submission, of any proposed deviations from the contract documents.
4. Neither the Owner nor Architect has agreed to substitution of materials specifiied in the contract documents, except as maybe specifically otherwise stated in writing.
5. Contractor is required to provided specified material where materials are specified by naming one single manufacturer and / or model number. Materials proposed by the Contractor to be used, in lieu of materials specified with "or equal," shall in all ways be equal or exceed the qualities of the named materials and shall be approved by the architect.
6. Should Contractor demonstrate (to approval of Architect) that a specified material was ordered in a timely manner and will not be available in time for incorporation into this work, then Contractor shall submit to Architect such data on proposed substitute materials and/or methods as are needed to assist Architect in determining suitability of proposed substitution.
7. Substitutions will be considered if:
   A. Contractor has submitted substitution to architect in writing.
   B. Contractor has indicated (in writing) cost, time or other benefits for substitution.
   C. Architect shall be the judge of acceptability and reserves the right to reject proposed substitution.
8. The following products do not require further approval except for interface within work:
   A. Products specified by reference to standard specifications, such as national testing agencies and similar standards.
   B. Products specified by manufacturer's name and catalog number.
   C. Where phrase “or equal” or “or equal as approved by Architect” occurs in contract, do not assume that materials, equipment will be approved as equal unless item has been specifically approved by Architect.
   D. Decision of Owner and / or Architect shall be final.
9. The general contractor shall make shop drawings and sample submittals in accordance with AIA general conditions A201 and the requirements of the construction drawing and specifications.

MARKED-UP DRAWINGS / RECORD DRAWINGS
1. During the execution of the work, contractor shall maintain a complete set of contract drawings in the job office, upon which set he is required to note in red, or other clear manner, all deviations from the contract documents (both authorized and unauthorized). Marked-up drawings prepared from this job set are a part of the project close-out documents.
2. Submittal by contractor represents that field measurements, field construction criteria, materials, catalog numbers and similar data have been reviewed and verified by Contractor, and that each has been checked and coordinated with requirements of Contract Documents.
3. Architects review of submittals shall be for design concept only and shall not be construed as approving departures from Contract documents.
4. Architect shall respond promply to RFI's and Submittals.

SITE ACCESS & PROTECTION
1. The property gates are to be closed and locked at the end of each workday.
2. The contractor shall maintain the premises clean and free of all trash and debris and shall protect all work from damage, soiling, paint overspray, etc. All fixtures, equipment, glazing, floor, etc. shall be left clean and ready for occupancy (including existing storefront glazing and mullions, both interior and exterior space frame.)
3. Contractor shall be responsible to final clean the space
4. Contractor shall make arrangements with the owner/property manager for parking access, security access, material storage and waste dumpster location on the construction site
5. The Contractor shall keep the premises free from accumulation of waste materials or rubbish caused by his employees and subcontractors. At the completion of the work, the subcontractors shall remove from building and site all rubbish, tools, and surplus materials and leave the work swept broom clean.

MANUALS
Where manuals (such as HVAC equipment) are required to be submitted covering items including work, recommended maintenance, etc., provide manuals in durable binders, approximately 8-1/2” by 11” in size, and provide the following information:

1. Identification on, or readable through, front cover, stating general nature of manual.
2. Neatly typewritten index at front of manual, furnishing immediate information as to location in manual of data or equipment involved, name, address and phone number of subcontractor.
3. Complete instructions regarding operation and maintenance of equipment involved.
4. Complete nomenclature or replaceable parts, their part numbers, current cost, and name, address and phone number of nearest vendor of parts.
5. Copy of all guarantees and warranties issued.
6. Copy of approved shop drawings with data concerning changes made during construction.

Extraneous Data: Where contents of manual include manufacturers catalog pages, clearly indicate precise items included in this installation and delete, or otherwise clearly indicate, manufacturer's data with which this installation is not concerned. Architect will retain one copy and return one (1) copy to the Contractor and one to the Owner.

CONTRACT CLOSE OUT
1. Contractor shall provide documentation (notice of substantial completion) stating the work has been substantially completed.
2. Contractor shall provide list of items to be completed to Architect.
3. Architect will review list of items to be completed and will supplement the list of items considered to be incomplete or unacceptable.
4. At completion of work, and prior to owner move-in, Contractor shall employ skilled workmen for final cleaning; including glass, glossy surfaces, floors and finishes, including paint touch-up as required.
5. Contractor shall provide project record documents, material and finish data, operation and instruction manuals, maintenance of equipement and systems, warranties (including coverage dates), and bonds at project completion. Submit records to owner bound in 8-1/2" x 11" three-ring binders with durable plastic covers.
6. Contractor shall submit (marked-up) record drawings to Owner.
7. Contractor shall provide evidence of payments and release of liens to Owner.
8. Contractor shall obtain certificate of occupancy and provide to Owner.
9. Contractor shall provide final certificate for payment to Owner.

The above drawings, specifications, ideas, designs and arrangements represented thereby are and shall remain property of the Architect (Joseph Spierer Architects, Inc.), and no part thereof shall be copied, disclosed to others or used in connection with any project other than the specific project for which they have been prepared and developed without the written consent of the Architect (Joseph Spierer Architects, Inc.). Permits must be obtained prior to construction. No construction shall take place without applicable permits.

SITE PLAN REVIEW SET

JOSEPH SPIERER ARCHITECTS, INC.
707 TORRANCE BLVD., SUITE 100 . REDONDO BEACH . CA . 90277
T. (310) 876-8761 . www.calarchitect.com . joe@calarchitect.com

PROJECT
SCHIMMEL RESIDENCE
6 Quail Ridge Road N. Rolling Hills, CA 90274

REVISIONS

	TYPE	DATE
A		

STAMP
LICENSED ARCHITECT
JOSEPH R. SPIERER
No. C 32307
REN. 03-31-27
STATE OF CALIFORNIA

DATE: 4/3/2025 12:17:52 PM
PROJECT #: 21-018
DWG. TITLE: GENERAL NOTES
SHEET NO.: A0.12

DENN ENGINEERS
3914 DEL AMO BLVD, SUITE 921
TORRANCE, CA 90503 (310) 542-9433

SURVEY AND TOPOGRAPHY

FOR
TARA & MIKE SCHIMMEL
4 QUAIL RIDGE ROAD NORTH
ROLLING HILLS, CA 90274
PHONE 310-600-5107

JOB ADDRESS
4 QUAIL RIDGE ROAD NORTH
ROLLING HILLS, CA 90274

LEGAL DESCRIPTION
LOT 107,
ROLLING HILLS,
M.B. 201-29-35,
APN 7569-010-006

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF PROFESSIONAL LAND SURVEYORS' ACT

REGISTERED PROFESSIONAL ENGINEER
GARY J. ROEHL
R.C.E. 30826
CIVIL
STATE OF CALIFORNIA

GARY J. ROEHL R.C.E. 30826

DRAWN BY	KW	CHECK BY	TS

DRAWN ON JULY 12, 2021

REVISIONS
REVISIONS

LEGEND

EXISTING BUILDING
BRICK
CONCRETE
WOOD DECK
+106.76 EXISTING ELEVATION
100 EXISTING CONTOUR
BLOCK WALL
X EXISTING FENCE

BCR	BEGINNING OF CURB RETURN
C/L	CENTERLINE
C.L.F.	CHAIN LINK
ELY	EASTERLY
EM	ELECTRIC METER
FD	FOUND
FE	FENCE
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
GFF	GARAGE FINISH FLOOR
GM	GAS METER
GW	GUY WIRE
L&T	LEAD AND TAG
MH	MANHOLE
NLY	NORTHERLY
PC	PROPERTY CORNER / PROP. CORNER
P/L, P/L	PROPERTY LINE / PROP. LINE
PP	POWER POLE
PPT	PARAPET
S&W	SPIKE AND WASHER
SLY	SOUTHERLY
SPK	SPIKE
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
STK	STAKE
STLT	STREET LIGHT
TC	TOP OF CURB
TW	TOP OF WALL / T.O.W.
TX	TOP OF DRIVEWAY APRON
WLY	WESTERLY
WM	WATER METER

NOTE: ALL SETBACK DIMENSIONS SHOWN ARE MEASURED TO EXTERIOR SURFACE OF BUILDINGS UNLESS OTHERWISE NOTED.

BOUNDARY MONUMENTS ARE NOT NECESSARILY SET ON PROPERTY CORNERS. PLEASE REFER TO THE NOTATION ON THE PLANS FOR OFFSET DISTANCES. IF THERE ARE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT DENN ENGINEERS FOR CLARIFICATION AT (310) 542-9433, M-F 8:00 AM TO 5:00 PM.

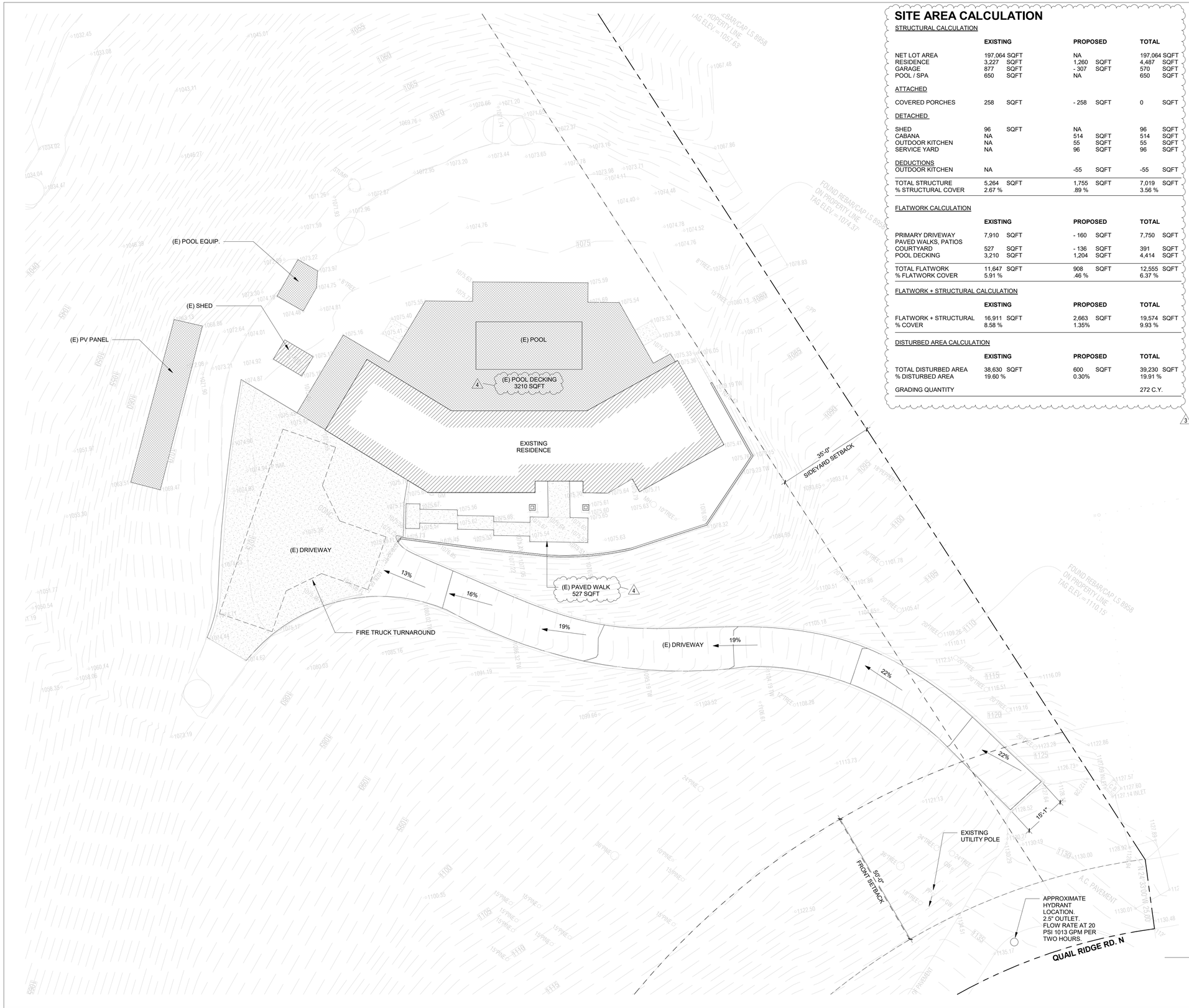
COPYRIGHT
ANY CHANGES OR MODIFICATIONS MADE TO THIS PLAN WITHOUT WRITTEN CONSENT OF DENN ENGINEERS SHALL RELIEVE DENN ENGINEERS FROM ANY LIABILITY OR DAMAGE RESULTING FROM SUCH CHANGES OR MODIFICATIONS, INCLUDING ANY ATTORNEYS FEES OR COSTS INCURRED IN ANY PROCEEDING THAT DENN ENGINEERS MAY BE JOINED.

SHEET 1 OF 1

JOB NO. 21-288

NOTE:
A TITLE POLICY WAS NOT PROVIDED TO DENN ENGINEERS AT THE TIME OF THIS SURVEY. THEREFORE, DENN ENGINEERS DOES NOT GUARANTEE THE LEGAL DESCRIPTION OF THIS PROPERTY SURVEYED NOR DOES IT REFLECT OR DELINEATE ANY EASEMENTS THAT MAY BE ON SAID PROPERTY.

SCALE 1" = 20'



SITE AREA CALCULATION

STRUCTURAL CALCULATION

	EXISTING	PROPOSED	TOTAL
NET LOT AREA	197,064 SQFT	NA	197,064 SQFT
RESIDENCE	3,227 SQFT	1,260 SQFT	4,487 SQFT
GARAGE	877 SQFT	- 307 SQFT	570 SQFT
POOL / SPA	650 SQFT	NA	650 SQFT
ATTACHED			
COVERED PORCHES	258 SQFT	- 258 SQFT	0 SQFT
DETACHED			
SHED	96 SQFT	NA	96 SQFT
CABANA	NA	514 SQFT	514 SQFT
OUTDOOR KITCHEN	NA	55 SQFT	55 SQFT
SERVICE YARD	NA	96 SQFT	96 SQFT
DEDUCTIONS			
OUTDOOR KITCHEN	NA	-55 SQFT	-55 SQFT
TOTAL STRUCTURE	5,264 SQFT	1,755 SQFT	7,019 SQFT
% STRUCTURAL COVER	2.67 %	.89 %	3.56 %

FLATWORK CALCULATION

	EXISTING	PROPOSED	TOTAL
PRIMARY DRIVEWAY	7,910 SQFT	- 160 SQFT	7,750 SQFT
PAVED WALKS, PATIOS			
COURTYARD	527 SQFT	- 136 SQFT	391 SQFT
POOL DECKING	3,210 SQFT	1,204 SQFT	4,414 SQFT
TOTAL FLATWORK	11,647 SQFT	908 SQFT	12,555 SQFT
% FLATWORK COVER	5.91 %	.46 %	6.37 %

FLATWORK + STRUCTURAL CALCULATION

	EXISTING	PROPOSED	TOTAL
FLATWORK + STRUCTURAL	16,911 SQFT	2,663 SQFT	19,574 SQFT
% COVER	8.58 %	1.35%	9.93 %

DISTURBED AREA CALCULATION

	EXISTING	PROPOSED	TOTAL
TOTAL DISTURBED AREA	38,630 SQFT	600 SQFT	39,230 SQFT
% DISTURBED AREA	19.60 %	0.30%	19.91 %
GRADING QUANTITY			272 C.Y.

3

DEMOLITION NOTES

1. The contractor shall protect existing to remain, new work, and all adjacent property and landscape from loss or damage resulting from operations for the duration of the project. In the event of such loss or damage by the contractor or his subcontractors, the contractor shall make such replacements or repairs as required without additional cost to the owner.
2. Refer to civil drawings for all notes and information related to existing and proposed utilities including location of existing utilities prior to any site demolition or clearing or associated with any site grading or trenching operations.
3. All existing and proposed utility structures including but not limited to valve boxes, sewer and storm structures, electrical, water, gas and telephone boxes and vaults occurring in the location of proposed improvements shall be reset to the proper grade based on proposed grades.
4. Existing underground utilities and improvements are shown in their approximate locations based upon record information available at the time of preparation of these plans, refer to civil drawings. Locations may not have been verified in the field and no guarantee is made as to the accuracy and completeness of the information shown. The exact location and elevation of utilities shall be determined by the contractor.
5. Contractor to recycle, strategize waste reduction, & divert demolished materials where possible.

LEGEND

PROPERTY LINES

BUILDING SETBACK

EXISTING SITE PLAN 1

1/16" = 1'-0"

PLAN NORTH

0' 8' 16' 32'

The above drawings, specifications, ideas, designs and arrangements represented thereby are and shall remain property of the Architect (Joseph Spierer Architects, Inc.), and no part thereof shall be copied, disclosed to others or used in connection with any project other than the specific project for which they have been prepared and developed without the written consent of the Architect (Joseph Spierer Architects, Inc.). Permits must be obtained prior to construction. No construction shall take place without applicable permits.

SITE PLAN REVIEW SET

JOSEPH SPIERER ARCHITECTS, INC.
707 TORRANCE BLVD., SUITE 100 . REDONDO BEACH . CA . 90277
T. (310) 876-8761 . www.calarchitect.com . joe@calarchitect.com

PROJECT
SCHIMMEL RESIDENCE
6 Quail Ridge Road N. Rolling Hills, CA 90274

REVISIONS

	TYPE	DATE
3	Planning	04/02/25
4	Planning	04/09/25

STAMP
LICENSED ARCHITECT
JOSEPH R. SPIERER
No. C 32307
REN. 03-31-27
STATE OF CALIFORNIA

DATE 4/9/2025 3:57:32 PM

PROJECT # 21-018

DWG. TITLE SITE DEMO

SHEET NO. AD1.00

DEMOLITION NOTES

1. The contractor shall protect existing to remain, new work, and all adjacent property and landscape from loss or damage resulting from operations for the duration of the project. In the event of such loss or damage by the contractor or his subcontractors, the contractor shall make such replacements or repairs as required without additional cost to the owner.
2. Refer to civil drawings for all notes and information related to existing and proposed utilities including location of existing utilities prior to any site demolition or clearing or associated with any site grading or trenching operations.
3. All existing and proposed utility structures including but not limited to valve boxes, sewer and storm structures, electrical, water, gas and telephone boxes and vaults occurring in the location of proposed improvements shall be reset to the proper grade based on proposed grades.
4. Existing underground utilities and improvements are shown in their approximate locations based upon record information available at the time of preparation of these plans, refer to civil drawings. Locations may not have been verified in the field and no guarantee is made as to the accuracy and completeness of the information shown. The exact location and elevation of utilities shall be determined by the contractor.
5. Contractor to recycle, strategize waste reduction, & divert demolished materials where possible.

LEGEND

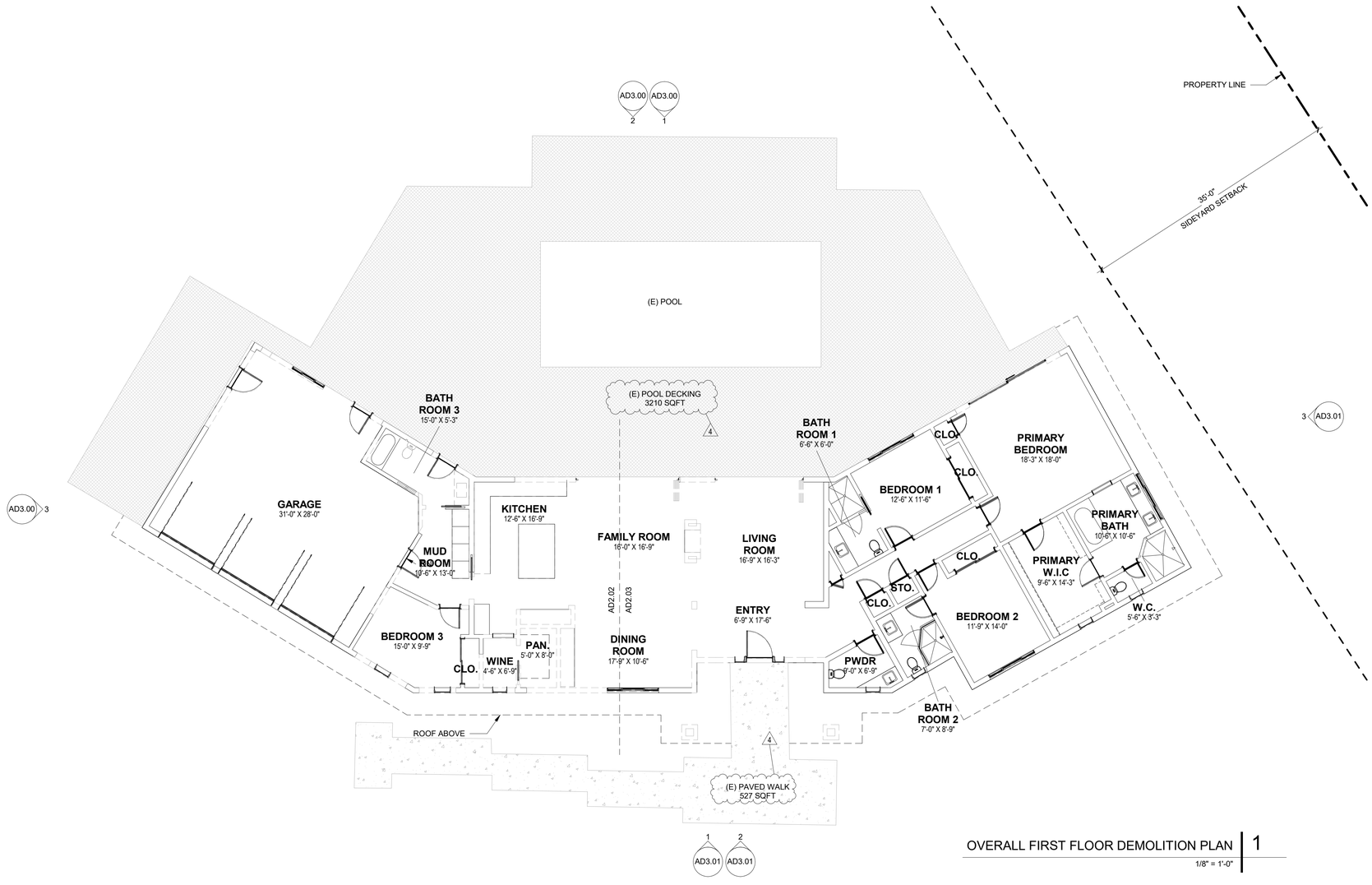
KITCHEN
101 — ROOM TAG

EXISTING TO REMAIN

EXISTING TO BE REMOVED

PROPERTY LINES

BUILDING SETBACK



OVERALL FIRST FLOOR DEMOLITION PLAN | 1

1/8" = 1'-0"

PLAN NORTH

0' 4' 8' 16'

The above drawings, specifications, ideas, designs and arrangements represented thereby are and shall remain property of the Architect (Joseph Spierer Architects, Inc.), and no part thereof shall be copied, disclosed to others or used in connection with any project other than the specific project for which they have been prepared and developed without the written consent of the Architect (Joseph Spierer Architects, Inc.). Permits must be obtained prior to construction. No construction shall take place without applicable permits.

SITE PLAN REVIEW SET

JOSEPH SPIERER ARCHITECTS, INC.
707 TORRANCE BLVD., SUITE 100 . REDONDO BEACH . CA . 90277
T. (310) 876-8761 . www.calarchitect.com . joe@calarchitect.com

PROJECT
SCHIMMEL RESIDENCE
6 Quail Ridge Road N. Rolling Hills, CA 90274

REVISIONS

#	TYPE	DATE
4	Planning	04/09/25

STAMP
LICENSED ARCHITECT
JOSEPH R. SPIERER
No. C 32307
REN. 03-31-27
STATE OF CALIFORNIA

DATE
4/9/2025
3:58:44 PM

PROJECT #
21-018

DWG. TITLE
OVERALL FIRST FLOOR DEMOLITION PLAN

SHEET NO.
AD2.01

DEMOLITION NOTES

1. The contractor shall protect existing to remain, new work, and all adjacent property and landscape from loss or damage resulting from operations for the duration of the project. In the event of such loss or damage by the contractor or his subcontractors, the contractor shall make such replacements or repairs as required without additional cost to the owner.
2. Refer to civil drawings for all notes and information related to existing and proposed utilities including location of existing utilities prior to any site demolition or clearing or associated with any site grading or trenching operations.
3. All existing and proposed utility structures including but not limited to valve boxes, sewer and storm structures, electrical, water, gas and telephone boxes and vaults occurring in the location of proposed improvements shall be reset to the proper grade based on proposed grades.
4. Existing underground utilities and improvements are shown in their approximate locations based upon record information available at the time of preparation of these plans, refer to civil drawings. Locations may not have been verified in the field and no guarantee is made as to the accuracy and completeness of the information shown. The exact location and elevation of utilities shall be determined by the contractor.
5. Contractor to recycle, strategize waste reduction, & divert demolished materials where possible.

LEGEND

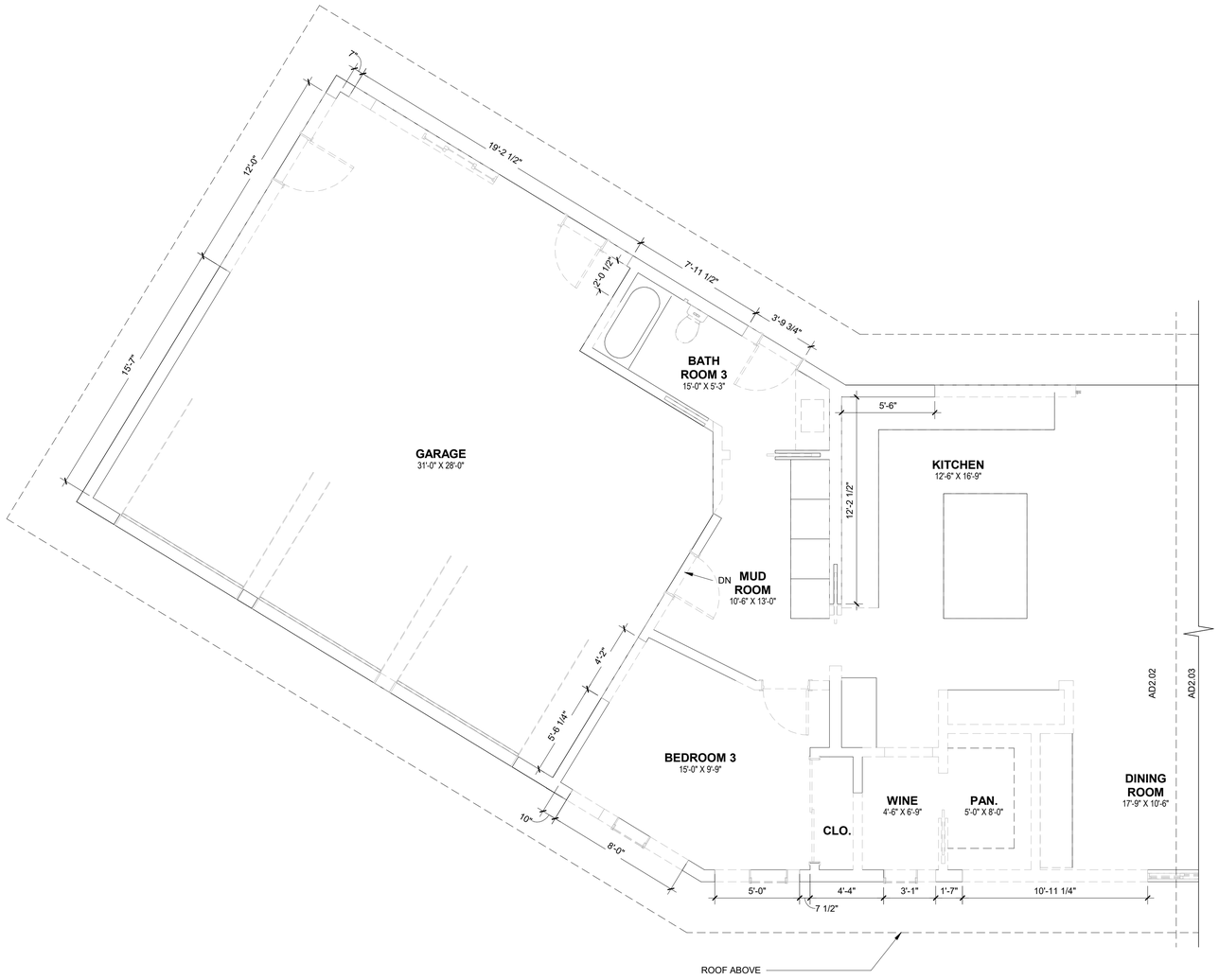
KITCHEN
101 — ROOM TAG

EXISTING TO REMAIN

EXISTING TO BE REMOVED

PROPERTY LINES

BUILDING SETBACK



1A DEMOLITION FIRST FLOOR PLAN | 1
1/4" = 1'-0"

PLAN NORTH

0' 2' 4' 8'

The above drawings, specifications, ideas, designs and arrangements represented thereby are and shall remain property of the Architect (Joseph Spierer Architects, Inc.), and no part thereof shall be copied, disclosed to others or used in connection with any project other than the specific project for which they have been prepared and developed without the written consent of the Architect (Joseph Spierer Architects, Inc.). Permits must be obtained prior to construction. No construction shall take place without applicable permits.

SITE PLAN REVIEW SET

JOSEPH SPIERER ARCHITECTS, INC.
707 TORRANCE BLVD., SUITE 100 . REDONDO BEACH . CA . 90277
T. (310) 876-8761 . www.calarchitect.com . joe@calarchitect.com

PROJECT
SCHIMMEL RESIDENCE
6 Quail Ridge Road N. Rolling Hills, CA 90274

REVISIONS

	TYPE	DATE

STAMP
LICENSED ARCHITECT
JOSEPH R. SPIERER
No. C 32307
REN. 03-31-27
STATE OF CALIFORNIA

DATE: 4/3/2025 12:17:54 PM

PROJECT #: 21-018

DWG. TITLE: DEMOLITION PLAN - 1A

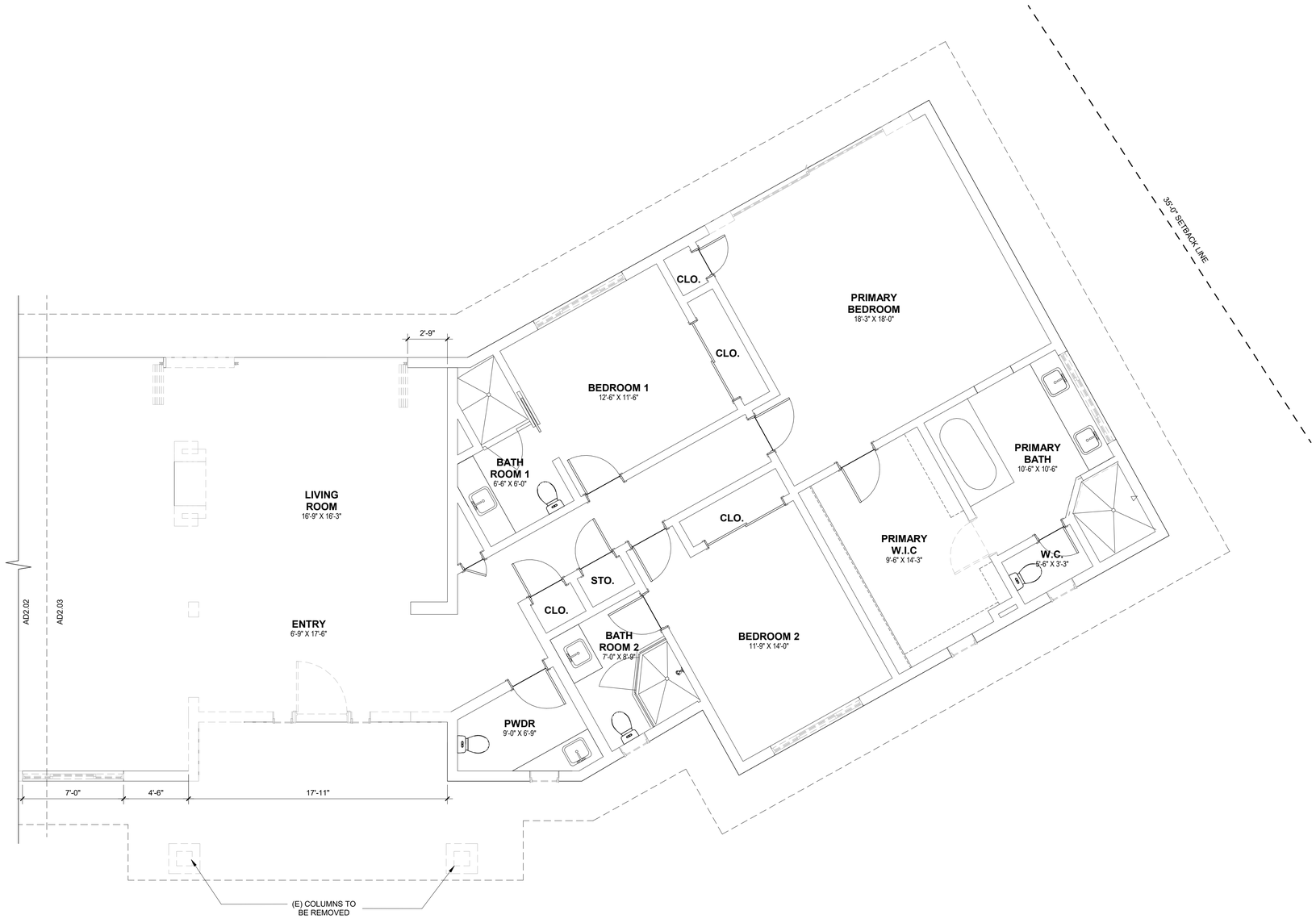
SHEET NO.: AD2.02

DEMOLITION NOTES

1. The contractor shall protect existing to remain, new work, and all adjacent property and landscape from loss or damage resulting from operations for the duration of the project. In the event of such loss or damage by the contractor or his subcontractors, the contractor shall make such replacements or repairs as required without additional cost to the owner.
2. Refer to civil drawings for all notes and information related to existing and proposed utilities including location of existing utilities prior to any site demolition or clearing or associated with any site grading or trenching operations.
3. All existing and proposed utility structures including but not limited to valve boxes, sewer and storm structures, electrical, water, gas and telephone boxes and vaults occurring in the location of proposed improvements shall be reset to the proper grade based on proposed grades.
4. Existing underground utilities and improvements are shown in their approximate locations based upon record information available at the time of preparation of these plans, refer to civil drawings. Locations may not have been verified in the field and no guarantee is made as to the accuracy and completeness of the information shown. The exact location and elevation of utilities shall be determined by the contractor.
5. Contractor to recycle, strategize waste reduction, & divert demolished materials where possible.

LEGEND

KITCHEN 101	ROOM TAG
	EXISTING TO REMAIN
	EXISTING TO BE REMOVED
	PROPERTY LINES
	BUILDING SETBACK



1B DEMOLITION FIRST FLOOR PLAN | 1

1/4" = 1'-0"

PLAN NORTH

0' 2' 4' 8'

The above drawings, specifications, ideas, designs and arrangements represented thereby are and shall remain property of the Architect (Joseph Spierer Architects, Inc.), and no part thereof shall be copied, disclosed to others or used in connection with any project other than the specific project for which they have been prepared and developed without the written consent of the Architect (Joseph Spierer Architects, Inc.). Permits must be obtained prior to construction. No construction shall take place without applicable permits.

SITE PLAN REVIEW SET

JOSEPH SPIERER ARCHITECTS, INC.
707 TORRANCE BLVD., SUITE 100 . REDONDO BEACH . CA . 90277
T. (310) 876-8761 . www.calarchitect.com . joe@calarchitect.com

PROJECT
SCHIMMEL RESIDENCE
6 Quail Ridge Road N. Rolling Hills, CA 90274

REVISIONS

	TYPE	DATE

STAMP
LICENSED ARCHITECT JOSEPH R. SPIERER No. C 32307 REN. 03-31-27 STATE OF CALIFORNIA

DATE 4/3/2025 12:17:55 PM

PROJECT # 21-018

DWG. TITLE DEMOLITION PLAN - 1B

SHEET NO. AD2.03

DEMOLITION NOTES

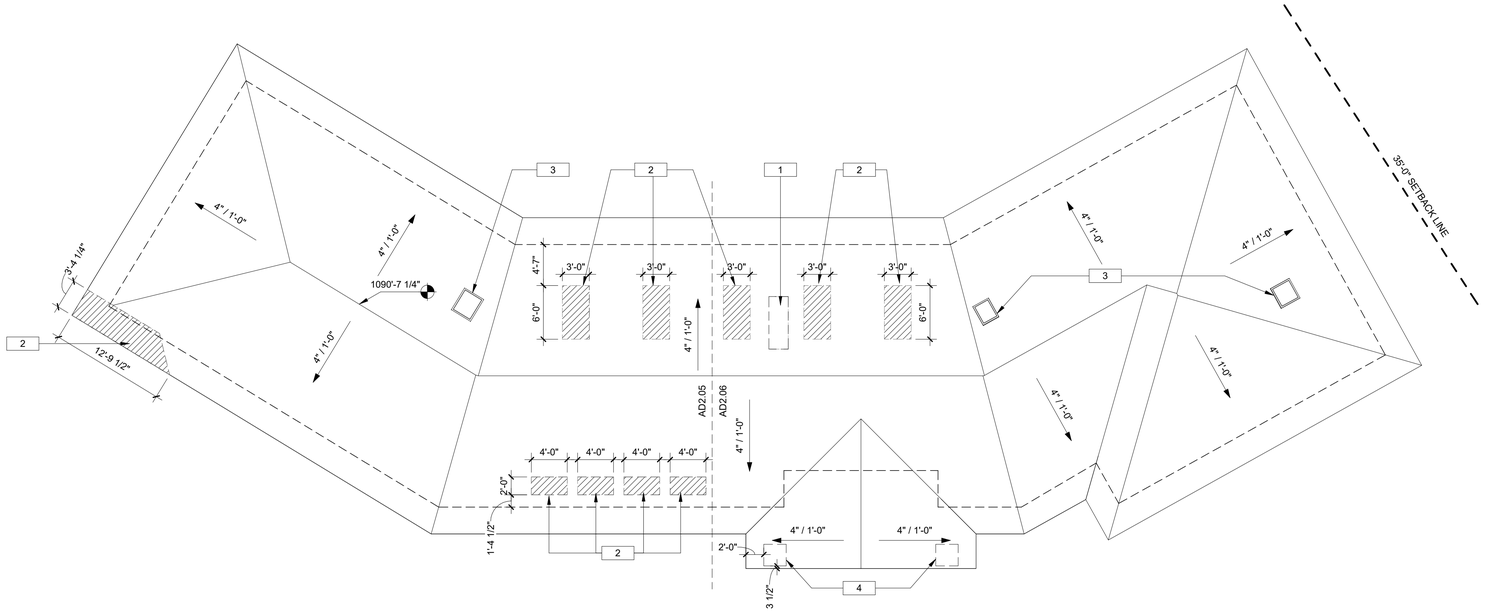
1. The contractor shall protect existing to remain, new work, and all adjacent property and landscape from loss or damage resulting from operations for the duration of the project. In the event of such loss or damage by the contractor or his subcontractors, the contractor shall make such replacements or repairs as required without additional cost to the owner.
2. Refer to civil drawings for all notes and information related to existing and proposed utilities including location of existing utilities prior to any site demolition or clearing or associated with any site grading or trenching operations.
3. All existing and proposed utility structures including but not limited to valve boxes, sewer and storm structures, electrical, water, gas and telephone boxes and vaults occurring in the location of proposed improvements shall be reset to the proper grade based on proposed grades.
4. Existing underground utilities and improvements are shown in their approximate locations based upon record information available at the time of preparation of these plans, refer to civil drawings. Locations may not have been verified in the field and no guarantee is made as to the accuracy and completeness of the information shown. The exact location and elevation of utilities shall be determined by the contractor.
5. Contractor to recycle, strategize waste reduction, & divert demolished materials where possible.

LEGEND

- EXISTING TO REMAIN
- EXISTING TO REMOVE
- BUILDING SETBACK
- BUILDING OUTLINE
- AREA TO BE REMOVED

KEYNOTES

1 (E) CHIMNEY TO BE REMOVED
2 (E) ROOF AREA TO BE REMOVED
3 (E) SKYLIGHT TO REMAIN
4 (E) COLUMN TO BE REMOVED



OVERALL DEMOLITION ROOF PLAN | 1
1/8" = 1'-0"

PLAN NORTH

0' 4' 8' 16'

The above drawings, specifications, ideas, designs and arrangements represented thereby are and shall remain property of the Architect (Joseph Spierer Architects, Inc.), and no part thereof shall be copied, disclosed to others or used in connection with any project other than the specific project for which they have been prepared and developed without the written consent of the Architect (Joseph Spierer Architects, Inc.). Permits must be obtained prior to construction. No construction shall take place without applicable permits.

SITE PLAN REVIEW SET

JOSEPH SPIERER ARCHITECTS, INC.
707 TORRANCE BLVD., SUITE 100 . REDONDO BEACH . CA . 90277
T. (310) 876-8761 . www.calarchitect.com . joe@calarchitect.com

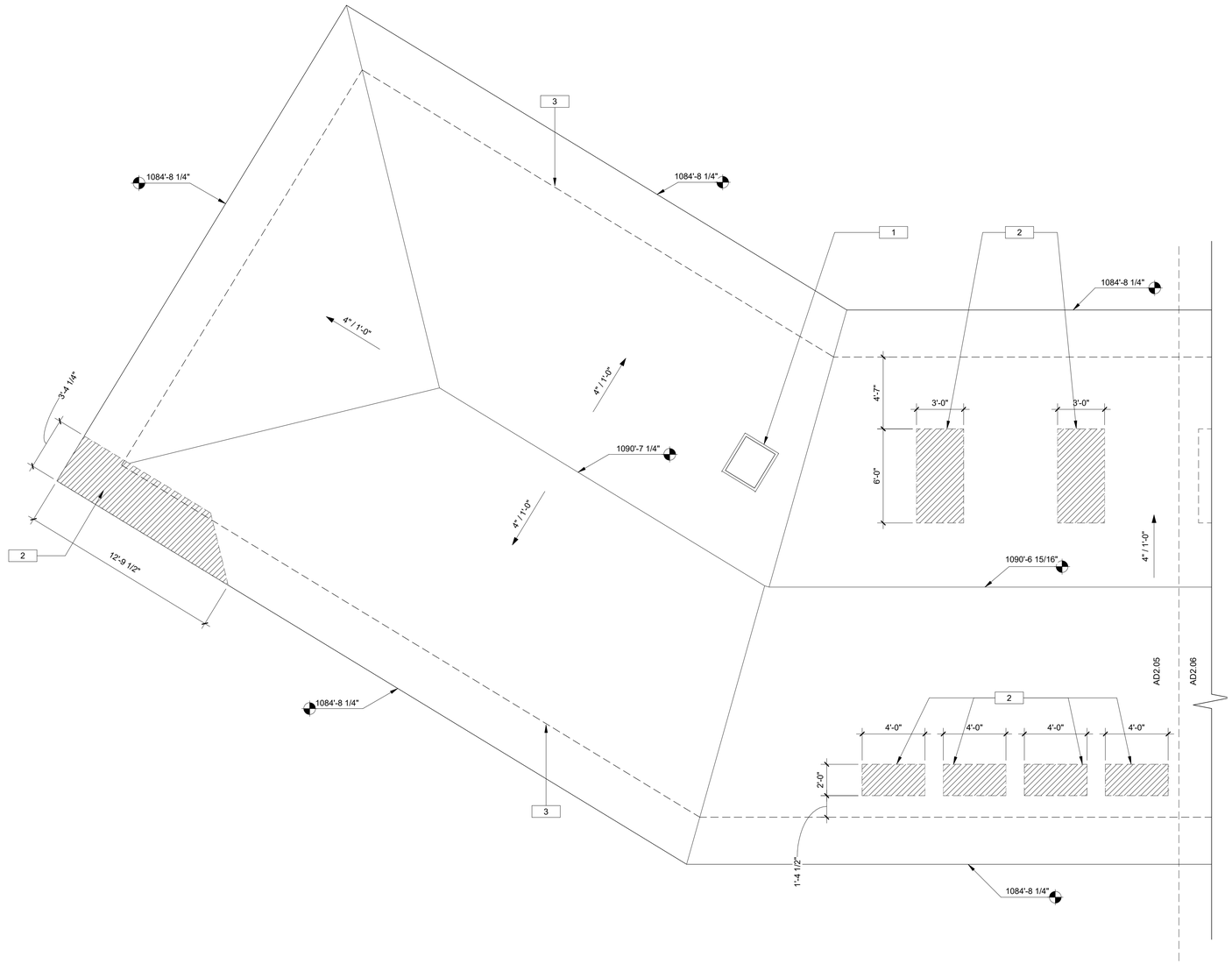
PROJECT
SCHIMMEL RESIDENCE
6 Quail Ridge Road N. Rolling Hills, CA 90274

REVISIONS

TYPE	DATE

STAMP
LICENSED ARCHITECT
JOSEPH R. SPIERER
No. C 32307
REN. 03-31-27
STATE OF CALIFORNIA

DATE 4/3/2025 12:17:55 PM
PROJECT # 21-018
DWG. TITLE OVERALL DEMOLITION ROOF PLAN
SHEET NO. AD2.04



DEMOLITION ROOF PLAN 1A | 1

1/4" = 1'-0"

DEMOLITION NOTES

1. The contractor shall protect existing to remain, new work, and all adjacent property and landscape from loss or damage resulting from operations for the duration of the project. In the event of such loss or damage by the contractor or his subcontractors, the contractor shall make such replacements or repairs as required without additional cost to the owner.
2. Refer to civil drawings for all notes and information related to existing and proposed utilities including location of existing utilities prior to any site demolition or clearing or associated with any site grading or trenching operations.
3. All existing and proposed utility structures including but not limited to valve boxes, sewer and storm structures, electrical, water, gas and telephone boxes and vaults occurring in the location of proposed improvements shall be reset to the proper grade based on proposed grades.
4. Existing underground utilities and improvements are shown in their approximate locations based upon record information available at the time of preparation of these plans, refer to civil drawings. Locations may not have been verified in the field and no guarantee is made as to the accuracy and completeness of the information shown. The exact location and elevation of utilities shall be determined by the contractor.
5. Contractor to recycle, strategize waste reduction, & divert demolished materials where possible.

LEGEND

- EXISTING TO REMAIN
- EXISTING TO REMOVE
- BUILDING SETBACK
- BUILDING OUTLINE
- AREA TO BE REMOVED

KEYNOTES

1 (E) SKYLIGHT TO REMAIN
2 (E) ROOF AREA TO BE REMOVED
3 (E) BUILDING LINE

PLAN NORTH

0' 2' 4' 8'

The above drawings, specifications, ideas, designs and arrangements represented thereby are and shall remain property of the Architect (Joseph Spierer Architects, Inc.), and no part thereof shall be copied, disclosed to others or used in connection with any project other than the specific project for which they have been prepared and developed without the written consent of the Architect (Joseph Spierer Architects, Inc.). Permits must be obtained prior to construction. No construction shall take place without applicable permits.

SITE PLAN REVIEW SET

JOSEPH SPIERER ARCHITECTS, INC.
707 TORRANCE BLVD., SUITE 100 . REDONDO BEACH . CA . 90277
T. (310) 876-8761 . www.calarchitect.com . joe@calarchitect.com

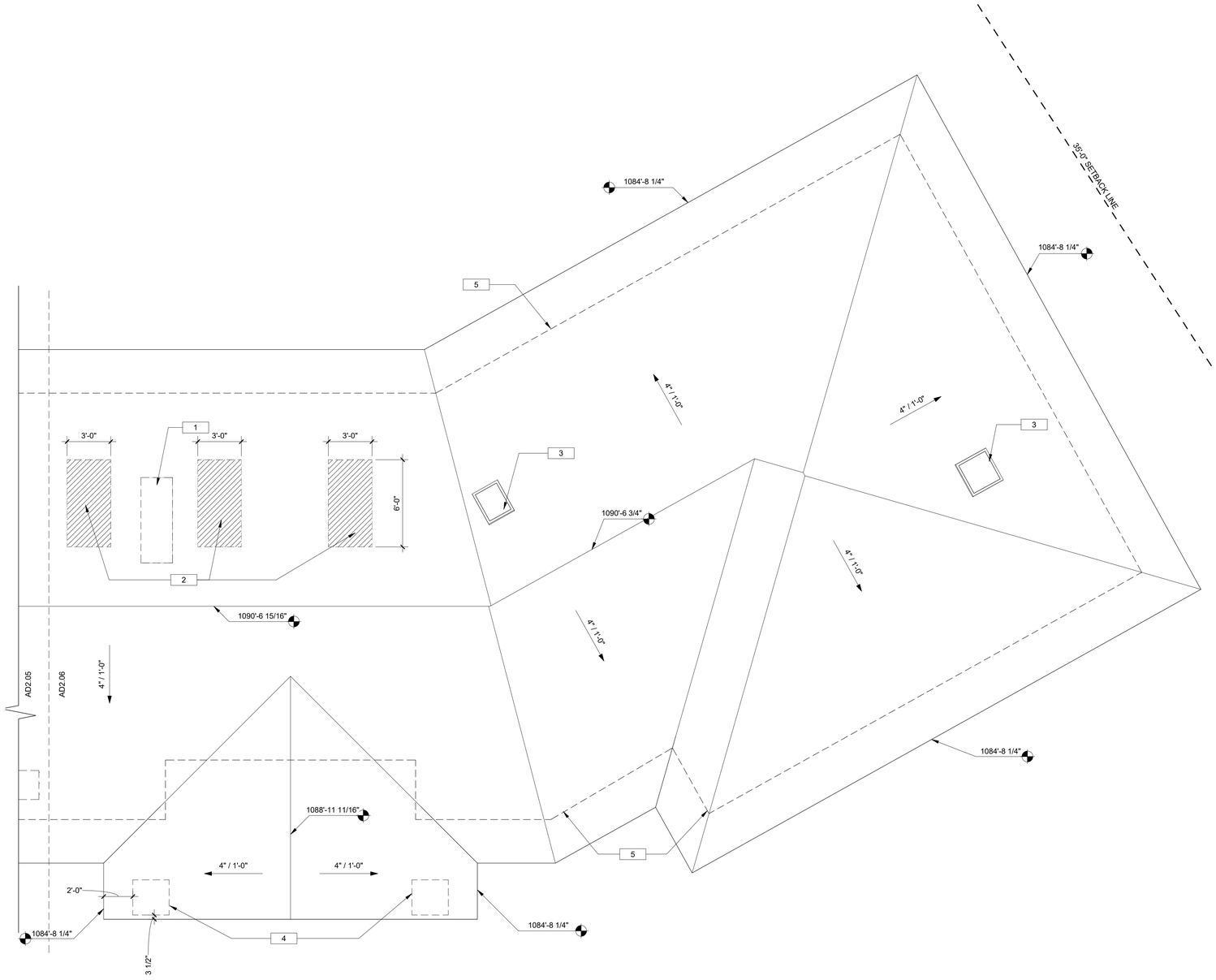
PROJECT
SCHIMMEL RESIDENCE
6 Quail Ridge Road N. Rolling Hills, CA 90274

REVISIONS

TYPE	DATE

STAMP
LICENSED ARCHITECT
JOSEPH R. SPIERER
No. C 32307
REN. 03-31-27
STATE OF CALIFORNIA

DATE 4/3/2025 12:17:56 PM
PROJECT # 21-018
DWG. TITLE ROOF PLAN DEMOLITION 1A
SHEET NO. AD2.05



DEMOLITION ROOF PLAN 1B | 1

1/4" = 1'-0"

DEMOLITION NOTES

1. The contractor shall protect existing to remain, new work, and all adjacent property and landscape from loss or damage resulting from operations for the duration of the project. In the event of such loss or damage by the contractor or his subcontractors, the contractor shall make such replacements or repairs as required without additional cost to the owner.
2. Refer to civil drawings for all notes and information related to existing and proposed utilities including location of existing utilities prior to any site demolition or clearing or associated with any site grading or trenching operations.
3. All existing and proposed utility structures including but not limited to valve boxes, sewer and storm structures, electrical, water, gas and telephone boxes and vaults occurring in the location of proposed improvements shall be reset to the proper grade based on proposed grades.
4. Existing underground utilities and improvements are shown in their approximate locations based upon record information available at the time of preparation of these plans, refer to civil drawings. Locations may not have been verified in the field and no guarantee is made as to the accuracy and completeness of the information shown. The exact location and elevation of utilities shall be determined by the contractor.
5. Contractor to recycle, strategize waste reduction, & divert demolished materials where possible.

LEGEND

- EXISTING TO REMAIN
- EXISTING TO REMOVE
- BUILDING SETBACK
- BUILDING OUTLINE
- AREA TO BE REMOVED

KEYNOTES

1 (E) CHIMNEY TO BE REMOVED
2 (E) PART ROOF TO BE REMOVED TO ADD (N) SKYLIGHT
3 (E) SKYLIGHT TO REMAIN
4 (E) COLUMN TO BE REMOVED
5 (E) BUILDING LINE

PLAN NORTH

0' 2' 4' 8'

The above drawings, specifications, ideas, designs and arrangements represented thereby are and shall remain property of the Architect (Joseph Spierer Architects, Inc.), and no part thereof shall be copied, disclosed to others or used in connection with any project other than the specific project for which they have been prepared and developed without the written consent of the Architect (Joseph Spierer Architects, Inc.). Permits must be obtained prior to construction. No construction shall take place without applicable permits.

SITE PLAN REVIEW SET

JOSEPH SPIERER ARCHITECTS, INC.
707 TORRANCE BLVD., SUITE 100 . REDONDO BEACH . CA . 90277
T. (310) 876-8761 . www.calarchitect.com . joe@calarchitect.com

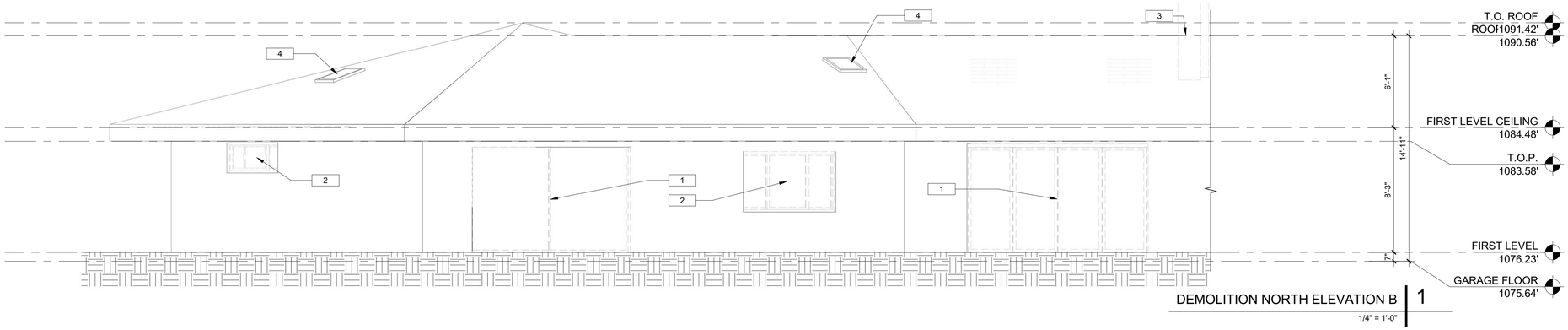
PROJECT
SCHIMMEL RESIDENCE
6 Quail Ridge Road N. Rolling Hills, CA 90274

REVISIONS

	TYPE	DATE

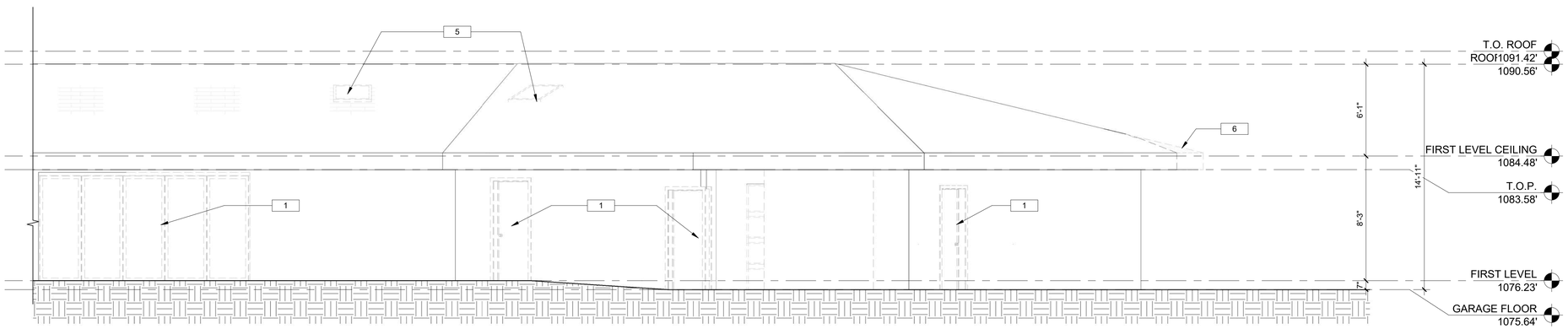
STAMP
LICENSED ARCHITECT
JOSEPH R. SPIERER
No. C 32307
REN. 03-31-27
STATE OF CALIFORNIA

DATE 4/3/2025 12:17:56 PM
PROJECT # 21-018
DWG. TITLE ROOF PLAN DEMOLITION 1B
SHEET NO. AD2.06



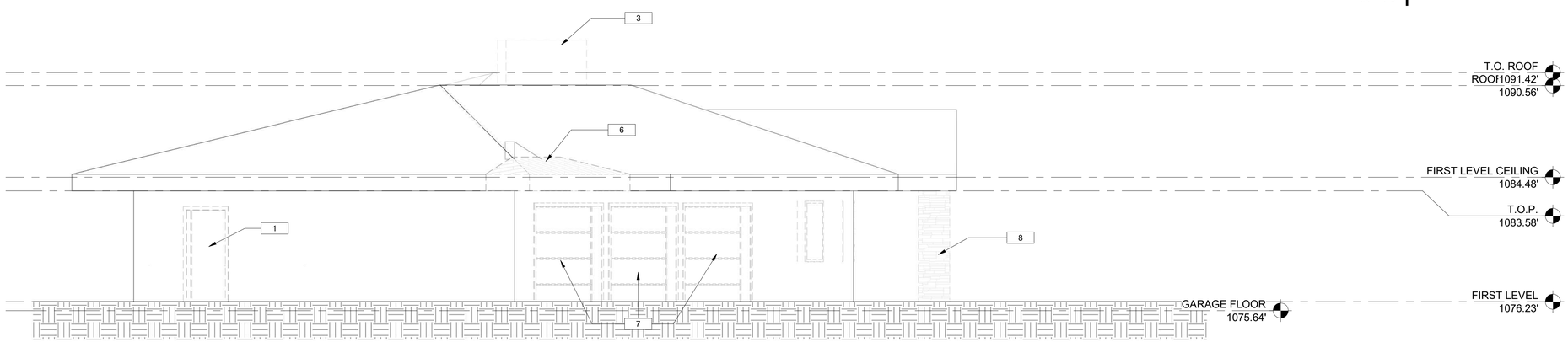
DEMOLITION NORTH ELEVATION B | 1

1/4" = 1'-0"



DEMOLITION NORTH ELEVATION A | 2

1/4" = 1'-0"



DEMOLITION WEST ELEVATION | 3

1/4" = 1'-0"

DEMOLITION NOTES

1. The contractor shall protect existing to remain, new work, and all adjacent property and landscape from loss or damage resulting from operations for the duration of the project. In the event of such loss or damage by the contractor or his subcontractors, the contractor shall make such replacements or repairs as required without additional cost to the owner.
2. Refer to civil drawings for all notes and information related to existing and proposed utilities including location of existing utilities prior to any site demolition or clearing or associated with any site grading or trenching operations.
3. All existing and proposed utility structures including but not limited to valve boxes, sewer and storm structures, electrical, water, gas and telephone boxes and vaults occurring in the location of proposed improvements shall be reset to the proper grade based on proposed grades.
4. Existing underground utilities and improvements are shown in their approximate locations based upon record information available at the time of preparation of these plans, refer to civil drawings. Locations may not have been verified in the field and no guarantee is made as to the accuracy and completeness of the information shown. The exact location and elevation of utilities shall be determined by the contractor.
5. Contractor to recycle, strategize waste reduction, & divert demolished materials where possible.

KEYNOTES

1	(E) DOOR TO BE REPLACED
2	(E) WINDOW TO BE REPLACED
3	(E) CHIMNEY TO BE REMOVED
4	(E) SKYLIGHT TO REMAIN
5	(E) SKYLIGHT TO BE REMOVED
6	(E) PART ROOF TO BE REMOVED
7	(E) GARAGE DOORS TO BE REMOVED
8	(E) COLUMN TO BE REMOVED

0' 2' 4' 8'

The above drawings, specifications, ideas, designs and arrangements represented thereby are and shall remain property of the Architect (Joseph Spierer Architects, Inc.), and no part thereof shall be copied, disclosed to others or used in connection with any project other than the specific project for which they have been prepared and developed without the written consent of the Architect (Joseph Spierer Architects, Inc.). Permits must be obtained prior to construction. No construction shall take place without applicable permits.

SITE PLAN REVIEW SET

JOSEPH SPIERER ARCHITECTS, INC.
707 TORRANCE BLVD., SUITE 100 . REDONDO BEACH . CA . 90277
T. (310) 876-8761 . www.calarchitect.com . joe@calarchitect.com

PROJECT
SCHIMMEL RESIDENCE
6 Quail Ridge Road N. Rolling Hills, CA 90274

REVISIONS

	TYPE	DATE

STAMP
LICENSED ARCHITECT
JOSEPH R. SPIERER
No. C 32307
REN. 03-31-27
STATE OF CALIFORNIA

DATE 4/3/2025 12:17:58 PM

PROJECT # 21-018

DWG. TITLE DEMO ELEVATION

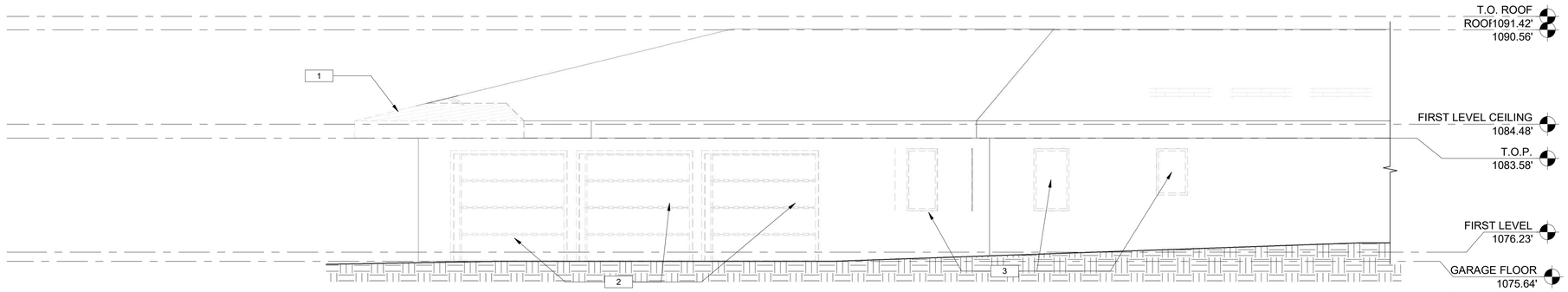
SHEET NO. AD3.00

DEMOLITION NOTES

1. The contractor shall protect existing to remain, new work, and all adjacent property and landscape from loss or damage resulting from operations for the duration of the project. In the event of such loss or damage by the contractor or his subcontractors, the contractor shall make such replacements or repairs as required without additional cost to the owner.
2. Refer to civil drawings for all notes and information related to existing and proposed utilities including location of existing utilities prior to any site demolition or clearing or associated with any site grading or trenching operations.
3. All existing and proposed utility structures including but not limited to valve boxes, sewer and storm structures, electrical, water, gas and telephone boxes and vaults occurring in the location of proposed improvements shall be reset to the proper grade based on proposed grades.
4. Existing underground utilities and improvements are shown in their approximate locations based upon record information available at the time of preparation of these plans, refer to civil drawings. Locations may not have been verified in the field and no guarantee is made as to the accuracy and completeness of the information shown. The exact location and elevation of utilities shall be determined by the contractor.
5. Contractor to recycle, strategize waste reduction, & divert demolished materials where possible.

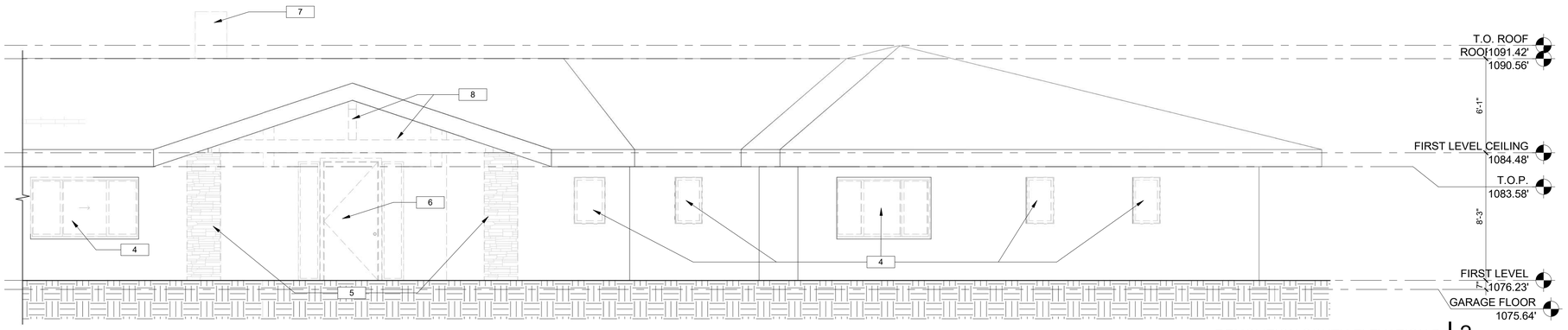
KEYNOTES

1	(E) PART ROOF TO BE REMOVED
2	(E) GARAGE DOORS TO BE REMOVED
3	(E) PART ROOF 37 SQFT TO BE REMOVED
4	(E) WINDOW TO BE REPLACED
5	(E) COLUMN TO BE REMOVED
6	(E) PART ROOF TO BE REMOVED TO ADD (N) SKYLIGHT
7	(E) CHIMNEY TO BE REMOVED
8	(N) FAUX CHIMNEY
9	(E) SKYLIGHT TO REMAIN



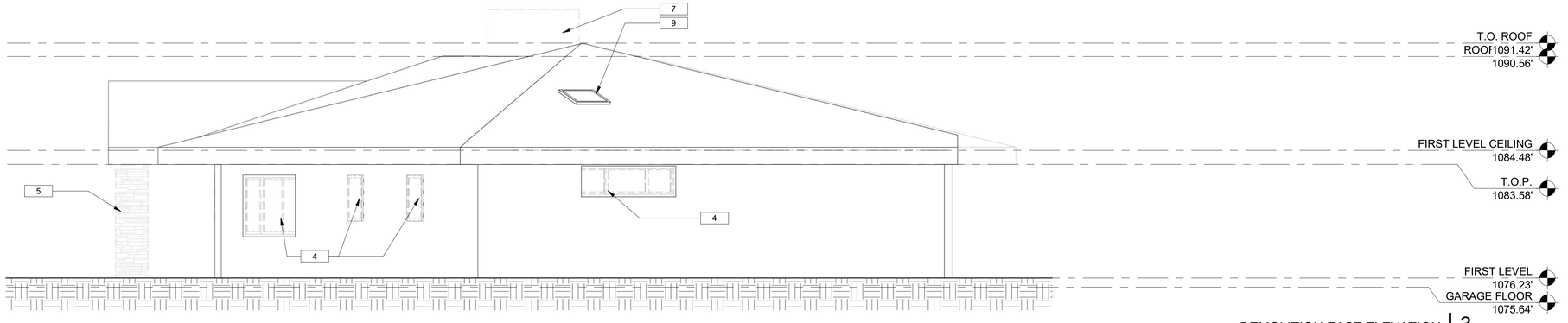
DEMOLITION SOUTH ELEVATION A | 1

1/4" = 1'-0"



DEMOLITION SOUTH ELEVATION B | 2

1/4" = 1'-0"



DEMOLITION EAST ELEVATION | 3

1/4" = 1'-0"

0' 2' 4' 8'

The above drawings, specifications, ideas, designs and arrangements represented thereby are and shall remain property of the Architect (Joseph Spierer Architects, Inc.), and no part thereof shall be copied, disclosed to others or used in connection with any project other than the specific project for which they have been prepared and developed without the written consent of the Architect (Joseph Spierer Architects, Inc.). Permits must be obtained prior to construction. No construction shall take place without applicable permits.

SITE PLAN REVIEW SET

JOSEPH SPIERER ARCHITECTS, INC.
707 TORRANCE BLVD., SUITE 100 . REDONDO BEACH . CA . 90277
T. (310) 876-8761 . www.calarchitect.com . joe@calarchitect.com

PROJECT
SCHIMMEL RESIDENCE
6 Quail Ridge Road N. Rolling Hills, CA 90274

REVISIONS

	TYPE	DATE

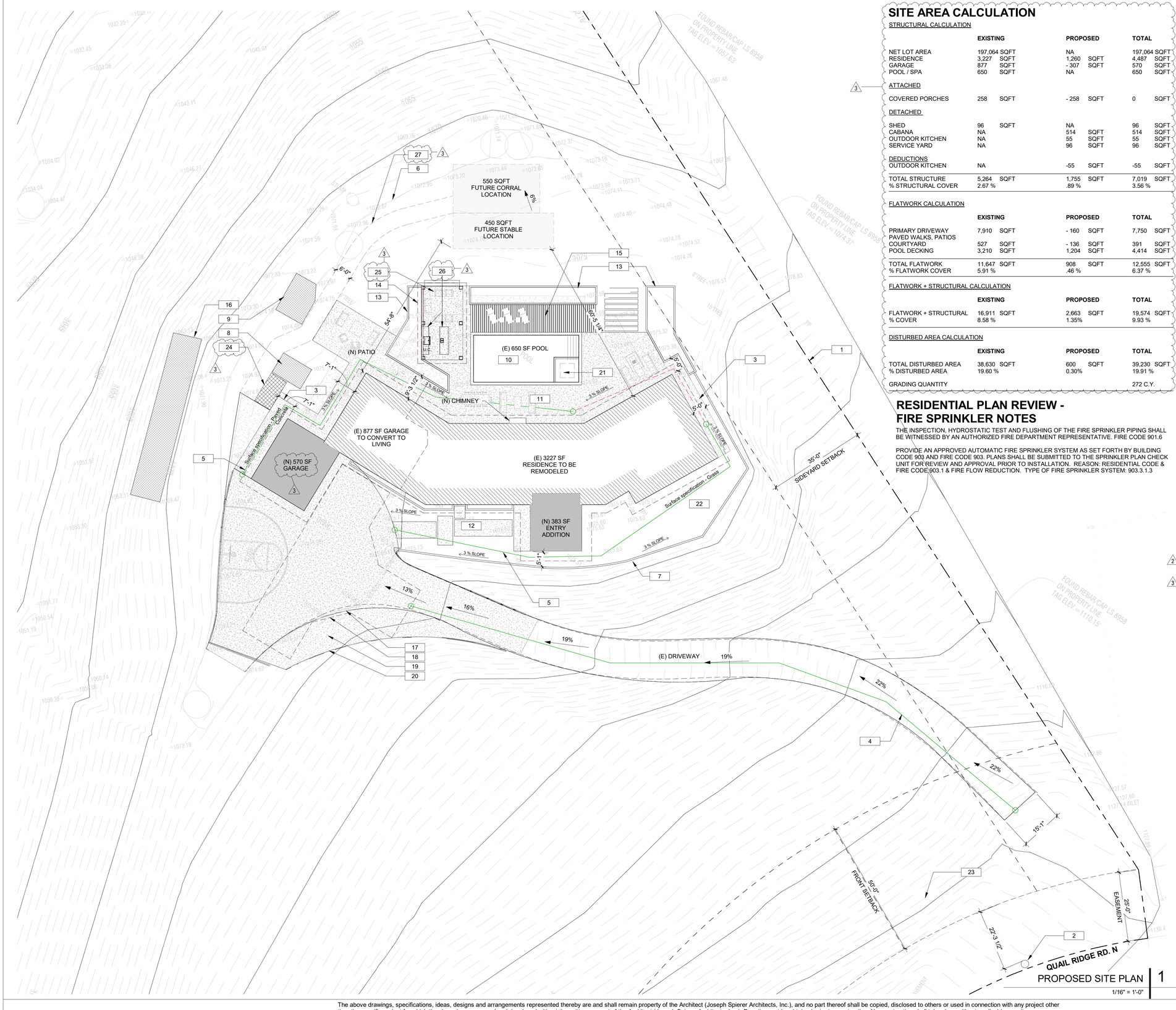
STAMP
LICENSED ARCHITECT
JOSEPH R. SPIERER
No. C 32307
REN. 03-31-27
STATE OF CALIFORNIA

DATE 4/3/2025 12:17:59 PM

PROJECT # 21-018

DWG. TITLE DEMO ELEVATION

SHEET NO. AD3.01



SITE AREA CALCULATION

STRUCTURAL CALCULATION

	EXISTING	PROPOSED	TOTAL
NET LOT AREA	197,064 SQFT	NA	197,064 SQFT
RESIDENCE	3,227 SQFT	1,260 SQFT	4,487 SQFT
GARAGE	877 SQFT	- 307 SQFT	570 SQFT
POOL / SPA	650 SQFT	NA	650 SQFT
ATTACHED			
COVERED PORCHES	258 SQFT	- 258 SQFT	0 SQFT
DETACHED			
SHED	96 SQFT	NA	96 SQFT
CABANA	NA	514 SQFT	514 SQFT
OUTDOOR KITCHEN	NA	55 SQFT	55 SQFT
SERVICE YARD	NA	96 SQFT	96 SQFT
DEDUCTIONS			
OUTDOOR KITCHEN	NA	-55 SQFT	-55 SQFT
TOTAL STRUCTURE	5,264 SQFT	1,755 SQFT	7,019 SQFT
% STRUCTURAL COVER	2.67 %	.89 %	3.56 %

FLATWORK CALCULATION

	EXISTING	PROPOSED	TOTAL
PRIMARY DRIVEWAY	7,910 SQFT	- 160 SQFT	7,750 SQFT
PAVED WALKS, PATIOS COURTYARD	527 SQFT	- 136 SQFT	391 SQFT
POOL DECKING	3,210 SQFT	1,204 SQFT	4,414 SQFT
TOTAL FLATWORK	11,647 SQFT	908 SQFT	12,555 SQFT
% FLATWORK COVER	5.91 %	.46 %	6.37 %

FLATWORK + STRUCTURAL CALCULATION

	EXISTING	PROPOSED	TOTAL
FLATWORK + STRUCTURAL	16,911 SQFT	2,663 SQFT	19,574 SQFT
% COVER	8.58 %	1.35%	9.93 %

DISTURBED AREA CALCULATION

	EXISTING	PROPOSED	TOTAL
TOTAL DISTURBED AREA	38,630 SQFT	600 SQFT	39,230 SQFT
% DISTURBED AREA	19.60 %	0.30%	19.91 %
GRADING QUANTITY			272 C.Y.

RESIDENTIAL PLAN REVIEW - FIRE SPRINKLER NOTES

THE INSPECTION, HYDROSTATIC TEST AND FLUSHING OF THE FIRE SPRINKLER PIPING SHALL BE WITNESSED BY AN AUTHORIZED FIRE DEPARTMENT REPRESENTATIVE. FIRE CODE 901.6

PROVIDE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM AS SET FORTH BY BUILDING CODE 903 AND FIRE CODE 903. PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. REASON: RESIDENTIAL CODE & FIRE CODE 903.1 & FIRE FLOW REDUCTION. TYPE OF FIRE SPRINKLER SYSTEM: 903.3.1.3

SITE PLAN NOTES

1. DIMENSIONS INDICATED ON PLANS FOR HORIZONTAL CONTROL ARE ACCURATE IF MEASURED ON A LEVEL LINE NOT PARALLEL WITH GROUND SLOPE.
2. COORDINATE PARTITION FRAMING WITH REQUIRED STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL EQUIPEMENT OR WORK. "TYPICAL" OR "TYP" MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS, UNLESS OTHERWISE NOTED. "SIMILAR" OR "SIM" MEANS COMPARABLE CHARACTERISTICS TO THE ELEVATION OR DETAIL NOTED. VERIFY DIMENSIONS AND ORIENTATION OF THE PLAN.
3. PLAN DIMENSIONS ON DRAWINGS ARE SHOWN TO THE CENTER LINES OF COLUMNS AND STUDS IN PARTITION WALLS U.N.O.
4. HEIGHT DIMENSIONS ARE MEASURED FROM THE TOP OF THE SLAB OR SHEATHING, (UNLESS NOTED "A.F.F." (ABOVE FINISH FLOOR)) TO THE TOP PLATE ELEVATION. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT REVIEW OF THE ARCHITECT.
6. CONTRACTOR TO FIELD VERIFY DIMENSIONS FOR ANY EXISTING CONDITIONS.

LEGEND

- PROPERTY LINES
- BUILDING SETBACK
- PATH OF TRAVEL
- TOTAL LINEAL DISTANCE OF 60'-9", GREATER THAN TRAVEL PATH DISTANCE OF 150'-0"

FIRE FLOW CALCULATION

BUILDING CODE: TYPE V-B
VHFHSZ: YES
FIRE-FLOW CALCULATION AREA: 4,473 SQ.FT
FIRE FLOW BASED ON THE FIRE-FLOW CALCULATION AREA: 1,750 GPM
REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50%): 500 GPM
TOTAL FIRE FLOW REQUIRED: 1,250 GPM FOR 1 HOUR AT 20 PSI

KEYNOTES

1 PROPERTY LINE
2 EXISTING FIRE HYDRANT ON QUAIL RIDGE ROAD NORTH IS BEING UPGRADED TO 6"X4"X2 1/2" FIRE HYDRANT AS REQUIRED BY THE FIRE DEPARTMENT
3 5 FOOT CLEAR WALK WAY FOR FIREFIGTHER ACCESS
4 238' OF TRAVEL FROM STREET TO FIRE APPARATUS
5 150' PATH OF TRAVEL
6 (E) BUILDING PAD
7 (E) RETAINING WALL
8 (E) SHED TO REMAIN
9 (E) POOL EQUIPMENT
10 (E) POOL
11 (E) PAVING
12 (N) PAVED WALK 391 SQFT
13 (N) PLANTER
14 ROOF ABOVE
15 (N) DECK
16 (E) PV PANELS
17 (E) DRIVEWAY EDGE
18 (N) FIRE TRUCK TURNAROUND
19 (N) DRIVEWAY ADDITION
20 (N) DRIVEWAY CURB
21 (N) SPA
22 (E) GRASS
23 (N) PLANTERS
24 (N) 96 SQFT SERVICE YARD WITH 5' HIGH FENCE COVER
25 (N) DETACHED CABANA
26 (N) OUTDOOR KITCHEN 55 SQFT
27 (N) POSSIBLE 6' WIDE DIRT ROAD LOCATION

FIRE DEPARTMENT USE

PROPOSED SITE PLAN 1
1/16" = 1'-0"

0' 8' 16' 32'

PLAN NORTH

The above drawings, specifications, ideas, designs and arrangements represented thereby are and shall remain property of the Architect (Joseph Spierer Architects, Inc.), and no part thereof shall be copied, disclosed to others or used in connection with any project other than the specific project for which they have been prepared and developed without the written consent of the Architect (Joseph Spierer Architects, Inc.). Permits must be obtained prior to construction. No construction shall take place without applicable permits.

SITE PLAN REVIEW SET

JOSEPH SPIERER ARCHITECTS, INC.
707 TORRANCE BLVD., SUITE 100 . REDONDO BEACH . CA . 90277
T. (310) 876-8761 . www.calarchitect.com . joe@calarchitect.com

PROJECT
SCHIMMEL RESIDENCE
6 Quail Ridge Road N. Rolling Hills, CA 90274

REVISIONS

	TYPE	DATE
1	FD Corr.	02/14/24
2	Planning	03/13/25
3	Planning	04/02/25
4	Planning	04/09/25

STAMP
LICENSED ARCHITECT
JOSEPH R. SPIERER
No. C 32307
REN. 03-31-27
STATE OF CALIFORNIA

DATE	4/9/2025 3:59:53 PM
PROJECT #	21-018
DWG. TITLE	SITE PLAN
SHEET NO.	A1.00



The above drawings, specifications, ideas, designs and arrangements represented thereby are and shall remain property of the Architect (Joseph Spierer Architects, Inc.), and no part thereof shall be copied, disclosed to others or used in connection with any project other than the specific project for which they have been prepared and developed without the written consent of the Architect (Joseph Spierer Architects, Inc.). Permits must be obtained prior to construction. No construction shall take place without applicable permits.

SITE PLAN REVIEW SET

JOSEPH SPIERER ARCHITECTS, INC.
707 TORRANCE BLVD., SUITE 100 . REDONDO BEACH . CA . 90277
T. (310) 876-8761 . www.calarchitect.com . joe@calarchitect.com

PROJECT
SCHIMMEL RESIDENCE
6 Quail Ridge Road N. Rolling Hills, CA 90274

REVISIONS

	TYPE	DATE
3	Planning	04/02/25

STAMP
LICENSED ARCHITECT
JOSEPH R. SPIERER
No. C 32307
REN. 03-31-27
STATE OF CALIFORNIA

DATE: 4/3/2025 12:18:03 PM

PROJECT #: 21-018

DWG. TITLE: PROXIMITY MAP (3)

SHEET NO.: A1.01



AERIAL SHOT 1



AERIAL SHOT 2



AERIAL SHOT 3



VIEW OF THE HOUSE FROM THE DRIVEWAY APPROACH



VIEW OF THE GARAGE FROM THE MOTORCOURT



VIEW OF THE ENTRANCE AND DRIVEWAY FROM THE MOTORCOURT



VIEW OF THE EXISTING ENTRANCE PORCH



VIEW OF THE RETAINING WALL AND SIDE YARD - EAST OF THE HOUSE



VIEW OF THE EXISTING POOL

The above drawings, specifications, ideas, designs and arrangements represented thereby are and shall remain property of the Architect (Joseph Spierer Architects, Inc.), and no part thereof shall be copied, disclosed to others or used in connection with any project other than the specific project for which they have been prepared and developed without the written consent of the Architect (Joseph Spierer Architects, Inc.). Permits must be obtained prior to construction. No construction shall take place without applicable permits.

SITE PLAN REVIEW SET

JOSEPH SPIERER ARCHITECTS, INC.
707 TORRANCE BLVD., SUITE 100 . REDONDO BEACH . CA . 90277
T. (310) 876-8761 . www.calarchitect.com . joe@calarchitect.com

PROJECT
SCHIMMEL RESIDENCE
6 Quail Ridge Road N. Rolling Hills, CA 90274

REVISIONS

	TYPE	DATE
1		

STAMP
LICENSED ARCHITECT
JOSEPH R. SPIERER
No. C 32307
REN. 03-31-27
STATE OF CALIFORNIA

DATE: 4/3/2025 12:18:06 PM

PROJECT #: 21-018

DWG. TITLE: EXISTING SITE PHOTOS

SHEET NO.: A1.02



VIEW OF THE HOUSE AND SHED FROM THE NORTH



VIEW OF THE EXISTING SHED TO THE WEST



VIEW FROM THE WEST SIDE YARD



VIEW TO THE NORTH FROM THE POOL



VIEW TO THE NORTH FROM THE BACKYARD



VIEW TO THE NORTH FROM THE BACKYARD



VIEW TO THE NORTH FROM THE BACKYARD

The above drawings, specifications, ideas, designs and arrangements represented thereby are and shall remain property of the Architect (Joseph Spierer Architects, Inc.), and no part thereof shall be copied, disclosed to others or used in connection with any project other than the specific project for which they have been prepared and developed without the written consent of the Architect (Joseph Spierer Architects, Inc.). Permits must be obtained prior to construction. No construction shall take place without applicable permits.

SITE PLAN REVIEW SET

JOSEPH SPIERER ARCHITECTS, INC.
707 TORRANCE BLVD., SUITE 100 . REDONDO BEACH . CA . 90277
T. (310) 876-8761 . www.calarchitect.com . joe@calarchitect.com

PROJECT
SCHIMMEL RESIDENCE
6 Quail Ridge Road N. Rolling Hills, CA 90274

REVISIONS

	TYPE	DATE

STAMP
LICENSED ARCHITECT
JOSEPH R. SPIERER
No. C 32307
REN. 05-31-23
STATE OF CALIFORNIA

DATE	10/23/2024 12:40:18 PM
PROJECT #	21-018
DWG. TITLE	EXISTING SITE PHOTOS
SHEET NO.	A1.03

FLOOR PLAN NOTES

1. Dimensions indicated on plans for horizontal control are accurate if measured on a level line not parallel with ground slope.
2. Coordinate partition framing with required structural, mechanical, plumbing, and electrical work.
3. "Typical" or "TYP" means identical for all similar conditions, unless otherwise noted. "Similar" or "SIM" means comparable characteristics to the elevation or detail noted. Verify dimensions and orientation of the plan.
4. Plan dimensions on drawings are shown to the centerline of studs in all interior walls and exterior of stud at all exterior walls U.N.O.
5. Height dimensions are measured from the top of the slab or sheathing, (unless noted "A.F.F." (above finish floor)) to the top plate elevation. Dimensions are not adjustable without review of the architect.
6. Ceiling height deimensions labeled with "MIN." should be constructed tight to the structure or ducting above.
7. Contractor to field verify dimensions for any existing conditions.
8. Wrap all drainage pipes located inside of walls to minimize sound transmission.

LEGEND

- W24 — WINDOW TYPE
- A2X — INTERIOR PARTITION TYPE
  A = WALL TYPE, VARIES (LETTER WILL VARY)
  2 = NOMINAL STUD SIZE (NUMBER WILL VARY)
  X = 5/8" TYPE 'X' GYP, WHERE OCCURS
- 101 — DOOR NUMBER
- KITCHEN / 101 — ROOM TAG
- EXISTING TO REMAIN
- EXISTING TO REMOVE
- NEW
- 1HR
- 2HR
- PROPERTY LINES
- BUILDING SETBACK
- (N) POOL DECKING 1204 SQFT
- (N) PAVED WALK 391 SQFT

KEYNOTES

1 (N) PLANTERS
2 (N) DECK
3 (N) ROOF OUTLINE
4 (N) OUTDOOR FIREPLACE
5 (N) SKYLIGHT ABOVE TYP.
6 (N) OUTDOOR KITCHEN 55 SQFT

OVERALL PROPOSED FIRST FLOOR PLAN | 1
1/8" = 1'-0"

PLAN NORTH

0' 4' 8' 16'

The above drawings, specifications, ideas, designs and arrangements represented thereby are and shall remain property of the Architect (Joseph Spierer Architects, Inc.), and no part thereof shall be copied, disclosed to others or used in connection with any project other than the specific project for which they have been prepared and developed without the written consent of the Architect (Joseph Spierer Architects, Inc.). Permits must be obtained prior to construction. No construction shall take place without applicable permits.

SITE PLAN REVIEW SET

JOSEPH SPIERER ARCHITECTS, INC.
707 TORRANCE BLVD., SUITE 100 . REDONDO BEACH . CA . 90277
T. (310) 876-8761 . www.calarchitect.com . joe@calarchitect.com

PROJECT
SCHIMMEL RESIDENCE
6 Quail Ridge Road N. Rolling Hills, CA 90274

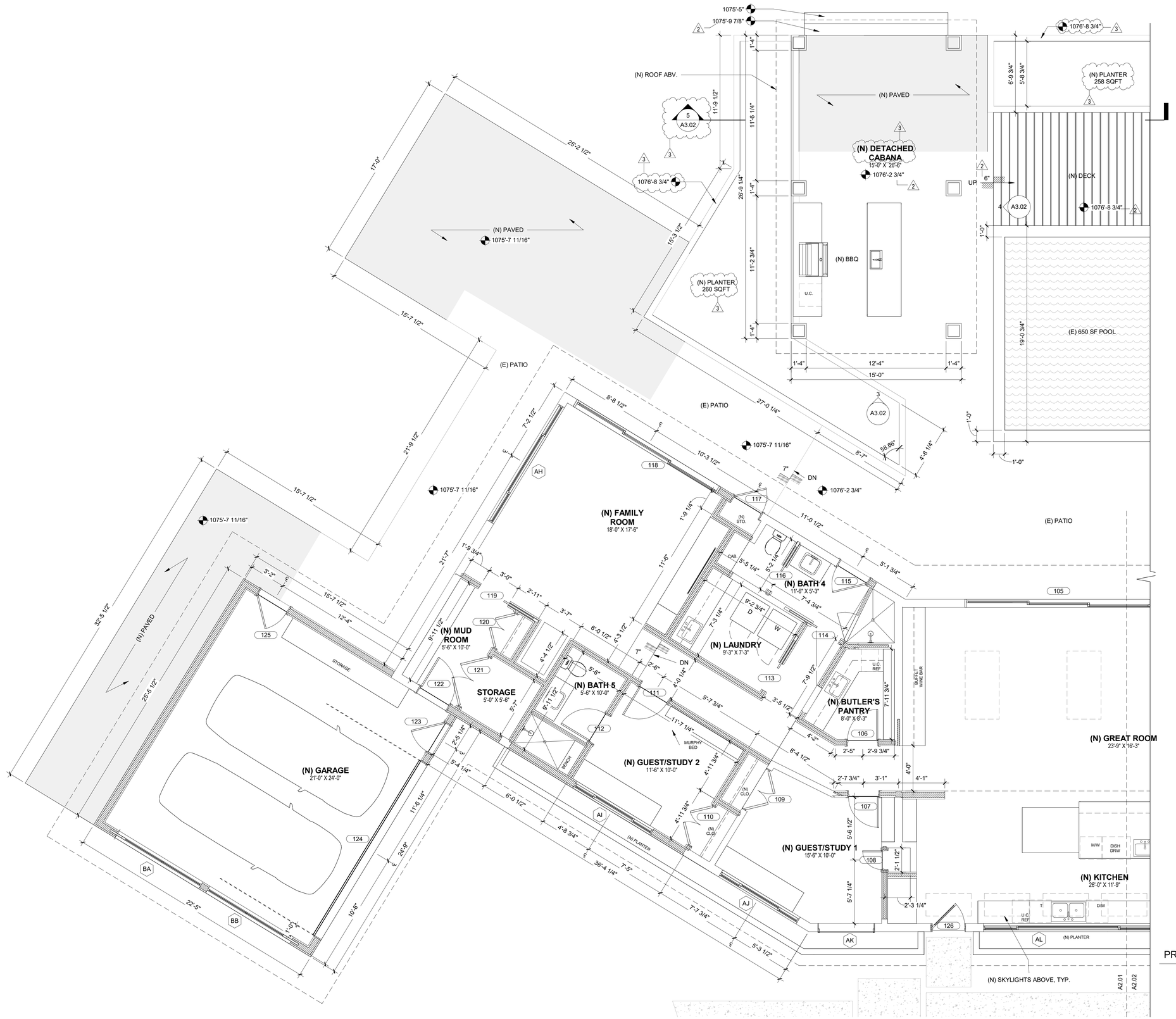
REVISIONS

2	Planning	03/13/25
3	Planning	04/02/25
4	Planning	04/09/25

TYPE	DATE

STAMP
LICENSED ARCHITECT
JOSEPH R. SPIERER
No. C 32307
REN. 03-31-27
STATE OF CALIFORNIA

DATE: 4/9/2025 4:01:36 PM
PROJECT #: 21-018
DWG. TITLE: OVERALL PROPOSED FIRST FLOOR PLAN
SHEET NO.: A2.00



PROPOSED FIRST FLOOR PLAN 1A | 1

1/4" = 1'-0"

PLAN NORTH

0' 2' 4' 8'

FLOOR PLAN NOTES

1. Dimensions indicated on plans for horizontal control are accurate if measured on a level line not parallel with ground slope.
2. Coordinate partition framing with required structural, mechanical, plumbing, and electrical work.
3. "Typical" or "TYP" means identical for all similar conditions, unless otherwise noted. "Similar" or "SIM" means comparable characteristics to the elevation or detail noted. Verify dimensions and orientation of the plan.
4. Plan dimensions on drawings are shown to the centerline of studs in all interior walls and exterior of stud at all exterior walls U.N.O.
5. Height dimensions are measured from the top of the slab or sheathing, (unless noted "A.F.F." (above finish floor)) to the top plate elevation. Dimensions are not adjustable without review of the architect.
6. Ceiling height deimensions labeled with "MIN." should be constructed tight to the structure or ducting above.
7. Contractor to field verify dimensions for any existing conditions.
8. Wrap all drainage pipes located inside of walls to minimize sound transmission.

LEGEND

- W24 — WINDOW TYPE
- A2X — INTERIOR PARTITION TYPE
  - A = WALL TYPE, VARIES (LETTER WILL VARY)
  - 2 = NOMINAL STUD SIZE (NUMBER WILL VARY)
  - X = 5/8" TYPE 'X' GYP, WHERE OCCURS
- 101 — DOOR NUMBER
- KITCHEN / 101 — ROOM TAG
- EXISTING TO REMAIN
- EXISTING TO REMOVE
- NEW
- 1HR
- 2HR
- PROPERTY LINES
- BUILDING SETBACK
- (N) POOL DECKING
- (N) PAVED WALK

The above drawings, specifications, ideas, designs and arrangements represented thereby are and shall remain property of the Architect (Joseph Spierer Architects, Inc.), and no part thereof shall be copied, disclosed to others or used in connection with any project other than the specific project for which they have been prepared and developed without the written consent of the Architect (Joseph Spierer Architects, Inc.). Permits must be obtained prior to construction. No construction shall take place without applicable permits.

SITE PLAN REVIEW SET

JOSEPH SPIERER ARCHITECTS, INC.
707 TORRANCE BLVD., SUITE 100 . REDONDO BEACH . CA . 90277
T. (310) 876-8761 . www.calarchitect.com . joe@calarchitect.com

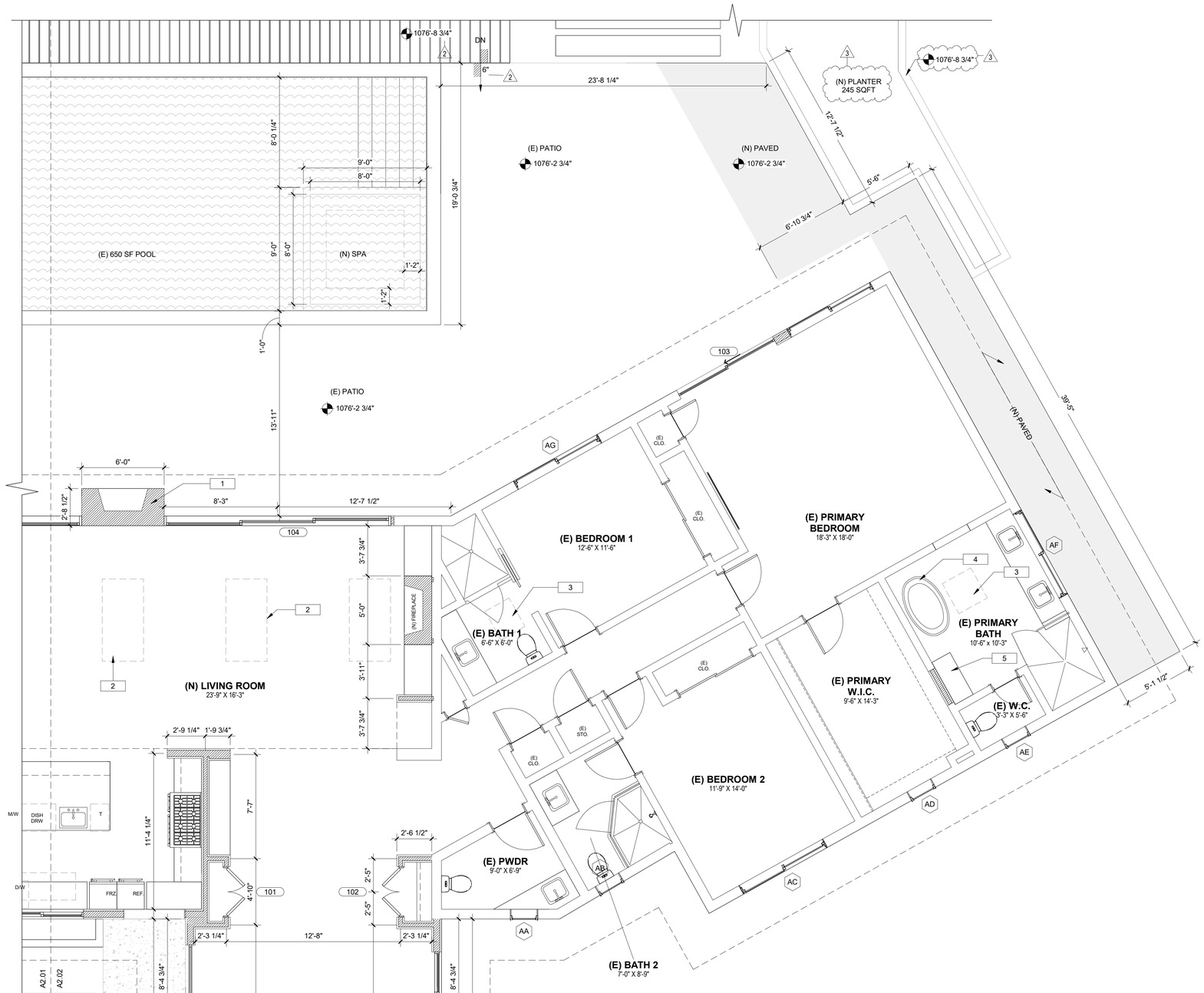
PROJECT
SCHIMMEL RESIDENCE
6 Quail Ridge Road N. Rolling Hills, CA 90274

REVISIONS

	TYPE	DATE
2	Planning	03/13/25
3	Planning	04/02/25
4	Planning	04/09/25

STAMP
LICENSED ARCHITECT
JOSEPH R. SPIERER
No. C 32307
REN. 03-31-27
STATE OF CALIFORNIA

DATE: 4/9/2025 4:02:17 PM
PROJECT #: 21-018
DWG. TITLE: PROPOSED FIRST FLOOR PLAN 1A
SHEET NO.: A2.01



PROPOSED FIRST FLOOR PLAN 1B | 1

1/4" = 1'-0"

FLOOR PLAN NOTES

1. Dimensions indicated on plans for horizontal control are accurate if measured on a level line not parallel with ground slope.
2. Coordinate partition framing with required structural, mechanical, plumbing, and electrical work.
3. "Typical" or "TYP" means identical for all similar conditions, unless otherwise noted. "Similar" or "SIM" means comparable characteristics to the elevation or detail noted. Verify dimensions and orientation of the plan.
4. Plan dimensions on drawings are shown to the centerline of studs in all interior walls and exterior of stud at all exterior walls U.N.O.
5. Height dimensions are measured from the top of the slab or sheathing, (unless noted "A.F.F." (above finish floor)) to the top plate elevation. Dimensions are not adjustable without review of the architect.
6. Ceiling height deimensions labeled with "MIN." should be constructed tight to the structure or ducting above.
7. Contractor to field verify dimensions for any existing conditions.
8. Wrap all drainage pipes located inside of walls to minimize sound transmission.

LEGEND

- W24 — WINDOW TYPE
- A2X — INTERIOR PARTITION TYPE
  - A = WALL TYPE, VARIES (LETTER WILL VARY)
  - 2 = NOMINAL STUD SIZE (NUMBER WILL VARY)
  - X = 5/8" TYPE 'X' GYP, WHERE OCCURS
- 101 — DOOR NUMBER
- KITCHEN 101 — ROOM TAG
- EXISTING TO REMAIN
- EXISTING TO REMOVE
- NEW
- 1HR
- 2HR
- PROPERTY LINES
- BUILDING SETBACK
- 4 — (N) POOL DECKING
- (N) PAVED WALK

KEYNOTES

1 (N) OUTDOOR FIREPLACE
2 (N) SKYLIGHT ABOVE TYP.
3 (E) SKYLIGHT TO REMAIN
4 48" SOAKING TUB
5 FLOATING SHELF

PLAN NORTH

0' 2' 4' 8'

The above drawings, specifications, ideas, designs and arrangements represented thereby are and shall remain property of the Architect (Joseph Spierer Architects, Inc.), and no part thereof shall be copied, disclosed to others or used in connection with any project other than the specific project for which they have been prepared and developed without the written consent of the Architect (Joseph Spierer Architects, Inc.). Permits must be obtained prior to construction. No construction shall take place without applicable permits.

SITE PLAN REVIEW SET

JOSEPH SPIERER ARCHITECTS, INC.
707 TORRANCE BLVD., SUITE 100 . REDONDO BEACH . CA . 90277
T. (310) 876-8761 . www.calarchitect.com . joe@calarchitect.com

PROJECT
SCHIMMEL RESIDENCE
6 Quail Ridge Road N. Rolling Hills, CA 90274

REVISIONS

	TYPE	DATE
2	Planning	03/13/25
3	Planning	04/02/25
4	Planning	04/09/25

STAMP
LICENSED ARCHITECT
JOSEPH R. SPIERER
No. C 32307
REN. 03-31-27
STATE OF CALIFORNIA

DATE 4/9/2025 4:03:19 PM
PROJECT # 21-018
DWG. TITLE PROPOSED FIRST FLOOR PLAN 1B
SHEET NO. A2.02

ROOF PLAN NOTES

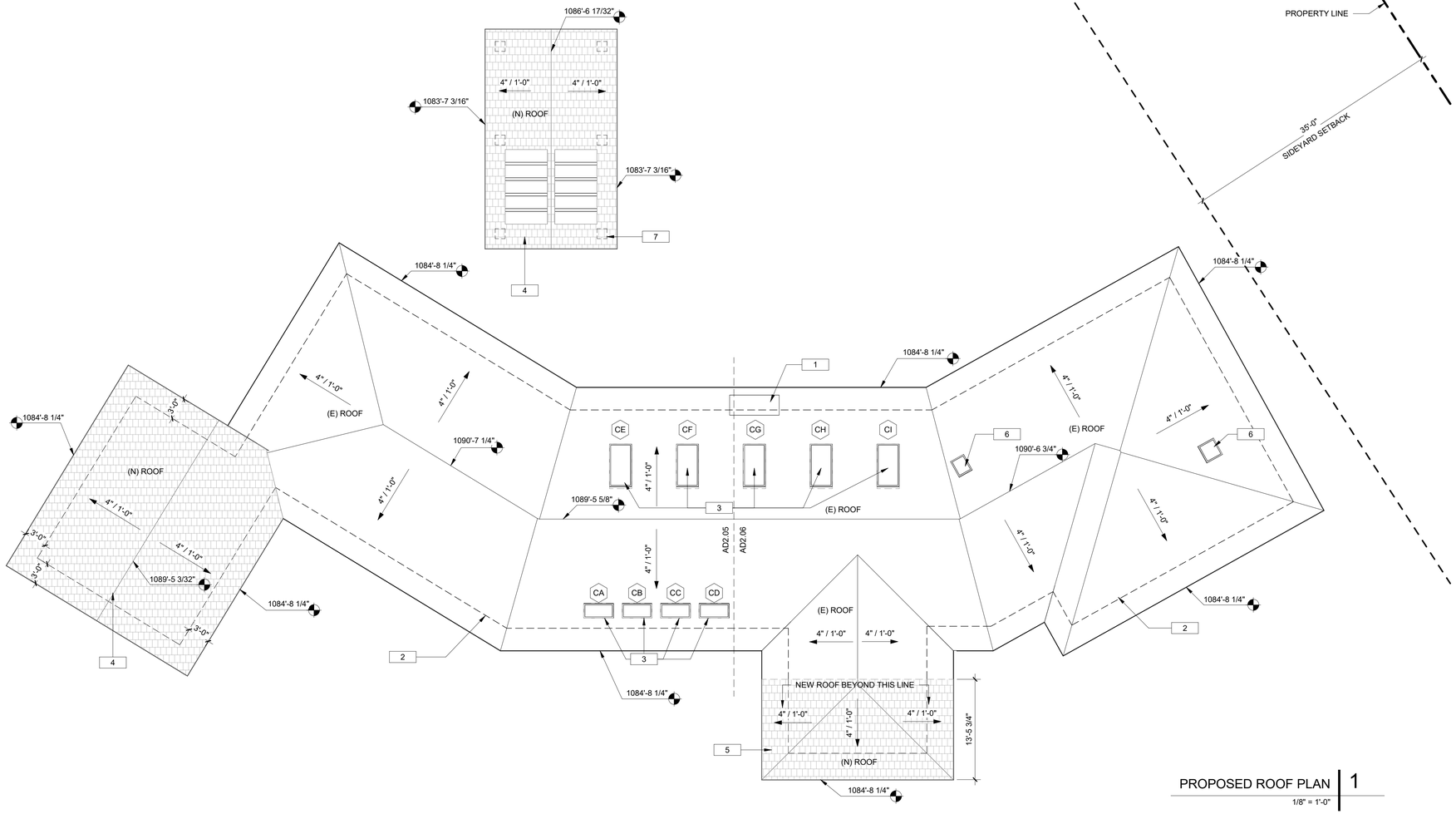
1. SEE RCP FOR CEILING CONDITION AND TO VERIFY ROOF VENTING NEEDS.
2. ALL ROOF COVERINGS SHALL BE CLASS "A" AS SPECIFIED IN BUILDING CODE 1505.1.1. RESIDENTIAL CODE R337.5 AND R902.
3. ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. RESIDENTIAL CODE R337.5.4 AND BUILDING CODE 705A.4
4. VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS AND FLAME THROUGH THE VENTILATION OPENINGS. VENT OPENINGS SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH A MINIMUM OF 1/16TH INCH OPENINGS AND SHALL NOT EXCEED 1/8TH INCH. VENTS SHALL NOT BE INSTALLED IN EAVES OR CORNICES. RESIDENTIAL CODE R337.6. AND BUILDING CODE 706A.2
5. CLEARANCE OF BRUSH AND VEGETATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 325.2.1.
6. VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A 36-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF 72 POUND MINERAL SURFACED NON-PERFORATED CAP SHEET MEETING ASTM D3909 RUNNING THE FULL LENGTH OF THE VALLEY. PER 705A.3; R337.5.3.
7. VENTS SHALL NOT BE INSTALLED ON UNDERSIDE OF EAVES AND CORNICES UNLESS ONE OF THE CONDITIONS SET FORTH IN SECTION 706A.3 OR R337.6.3 ARE MET. PER 706A.3; R337.6.3.
8. EXPOSED ROOF DECK ON THE UNDERSIDE OF UNENCLOSED ROOF EAVES SHALL CONSIST OF NONCOMBUSTIBLE MATERIAL PER 707A.4; R337.7.4.

LEGEND

- EXISTING TO REMAIN
- BUILDING SETBACK
- BUILDING OUTLINE

KEYNOTES

1 (N) FAUX CHIMNEY
2 (E) BUILDING LINE
3 (N) SKYLIGHT
4 (N) ROOF TILES TO MATCH EXISTING
5 (N) ROOF ADDITION TO MAIN ENTRANCE
6 (E) SKYLIGHT TO REMAIN
7 (N) ARCHITECTURAL COLUMN



PROPOSED ROOF PLAN 1
1/8" = 1'-0"

PLAN NORTH

0' 4' 8' 16'

The above drawings, specifications, ideas, designs and arrangements represented thereby are and shall remain property of the Architect (Joseph Spierer Architects, Inc.), and no part thereof shall be copied, disclosed to others or used in connection with any project other than the specific project for which they have been prepared and developed without the written consent of the Architect (Joseph Spierer Architects, Inc.). Permits must be obtained prior to construction. No construction shall take place without applicable permits.

SITE PLAN REVIEW SET

JOSEPH SPIERER ARCHITECTS, INC.
707 TORRANCE BLVD., SUITE 100 . REDONDO BEACH . CA . 90277
T. (310) 876-8761 . www.calarchitect.com . joe@calarchitect.com

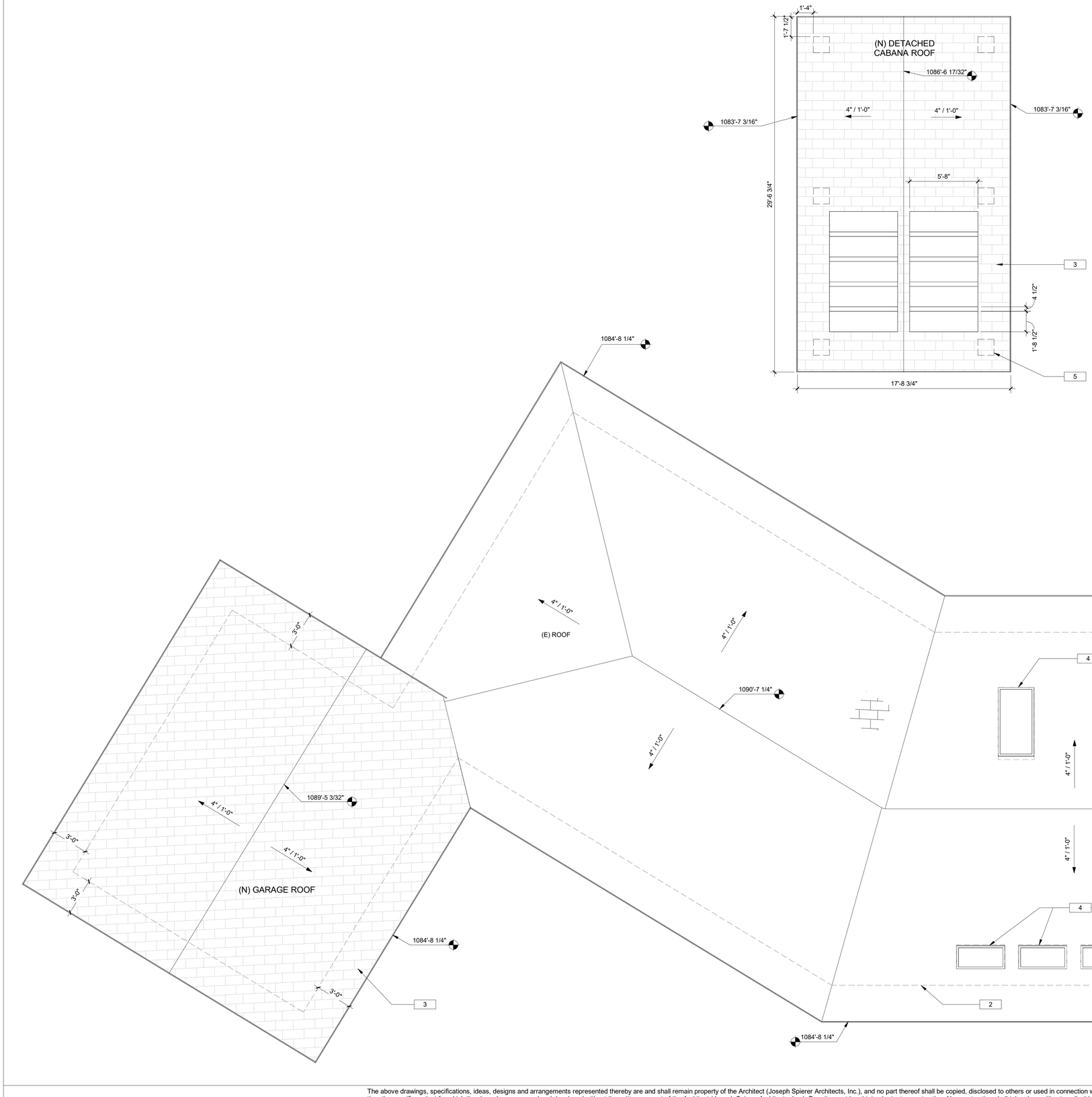
PROJECT
SCHIMMEL RESIDENCE
6 Quail Ridge Road N. Rolling Hills, CA 90274

REVISIONS

	TYPE	DATE
1		

STAMP
LICENSED ARCHITECT
JOSEPH R. SPIERER
No. C 32307
REN. 03-31-27
STATE OF CALIFORNIA

DATE 4/3/2025 12:18:21 PM
PROJECT # 21-018
DWG. TITLE ROOF PLAN
SHEET NO. A2.03



ROOF PLAN NOTES

1. SEE RCP FOR CEILING CONDITION AND TO VERIFY ROOF VENTING NEEDS.
2. ALL ROOF COVERINGS SHALL BE CLASS "A" AS SPECIFIED IN BUILDING CODE 1505.1.1. RESIDENTIAL CODE R337.5 AND R902.
3. ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. RESIDENTIAL CODE R337.5.4 AND BUILDING CODE 705A.4
4. VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS AND FLAME THROUGH THE VENTILATION OPENINGS. VENT OPENINGS SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH A MINIMUM OF 1/16TH INCH OPENINGS AND SHALL NOT EXCEED 1/8TH INCH. VENTS SHALL NOT BE INSTALLED IN EAVES OR CORNICES. RESIDENTIAL CODE R337.6. AND BUILDING CODE 706A.2
5. CLEARANCE OF BRUSH AND VEGETATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 325.2.1.
6. VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A 36-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF 72 POUND MINERAL SURFACED NON-PERFORATED CAP SHEET MEETING ASTM D3909 RUNNING THE FULL LENGTH OF THE VALLEY. PER 705A.3; R337.5.3.
7. VENTS SHALL NOT BE INSTALLED ON UNDERSIDE OF EAVES AND CORNICES UNLESS ONE OF THE CONDITIONS SET FORTH IN SECTION 706A.3 OR R337.6.3 ARE MET. PER 706A.3; R337.6.3.
8. EXPOSED ROOF DECK ON THE UNDERSIDE OF UNENCLOSED ROOF EAVES SHALL CONSIST OF NONCOMBUSTIBLE MATERIAL PER 707A.4; R337.7.4.

LEGEND

- EXISTING TO REMAIN
- BUILDING SETBACK
- BUILDING OUTLINE

KEYNOTES

1 (N) FAUX CHIMNEY
2 (E) BUILDING LINE
3 (N) ROOF TILES TO MATCH EXISTING
4 (N) SKYLIGHT
5 (N) ARCHITECTURAL COLUMN

PROPOSED ROOF PLAN 1A | 1
1/4" = 1'-0"

0' 2' 4' 8'

PLAN NORTH

The above drawings, specifications, ideas, designs and arrangements represented thereby are and shall remain property of the Architect (Joseph Spierer Architects, Inc.), and no part thereof shall be copied, disclosed to others or used in connection with any project other than the specific project for which they have been prepared and developed without the written consent of the Architect (Joseph Spierer Architects, Inc.). Permits must be obtained prior to construction. No construction shall take place without applicable permits.

SITE PLAN REVIEW SET

JOSEPH SPIERER ARCHITECTS, INC.
707 TORRANCE BLVD., SUITE 100 . REDONDO BEACH . CA. 90277
T. (310) 876-8761 . www.calarchitect.com . joe@calarchitect.com

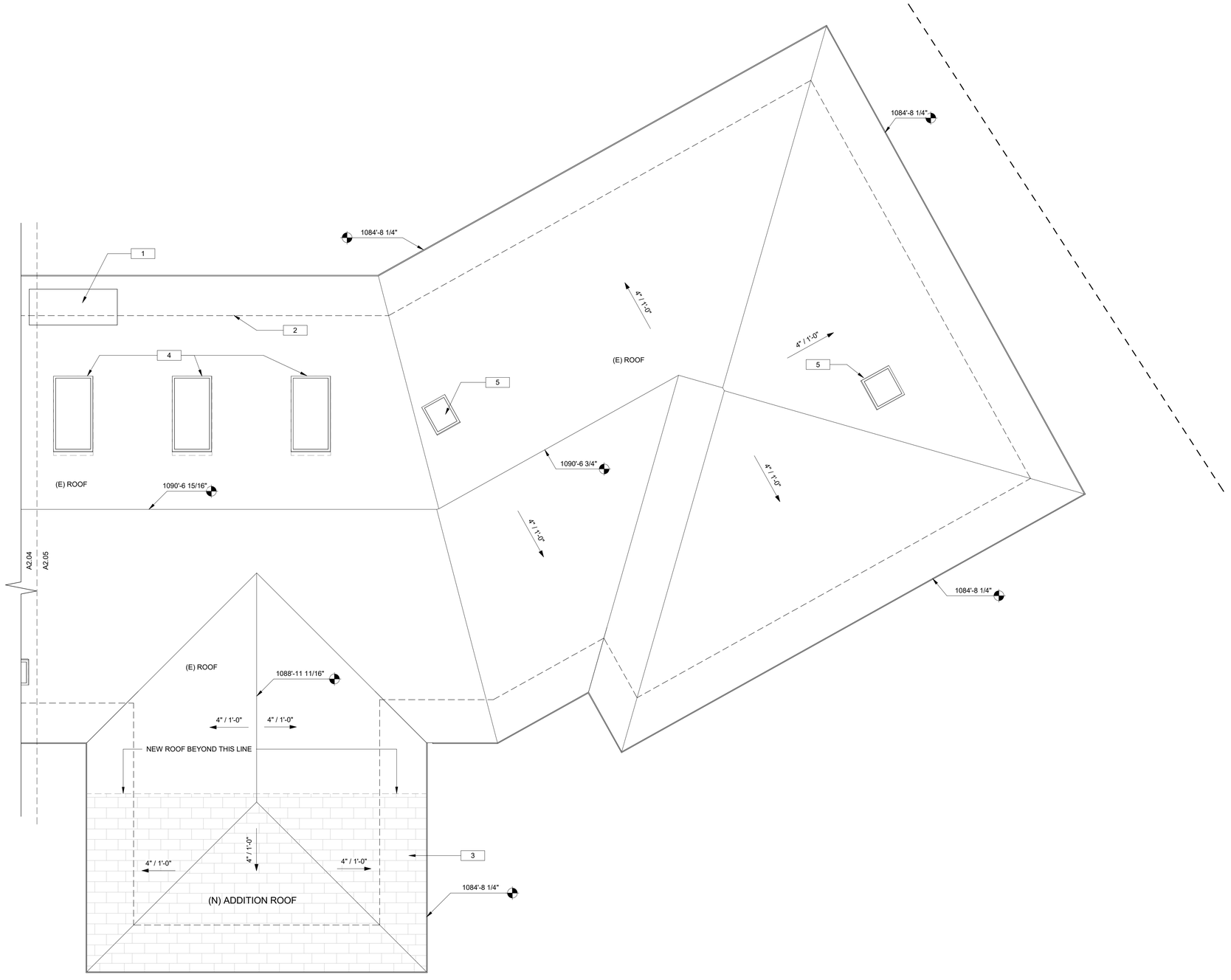
PROJECT
SCHIMMEL RESIDENCE
6 Quail Ridge Road N. Rolling Hills, CA 90274

REVISIONS

TYPE	DATE

STAMP
LICENSED ARCHITECT
JOSEPH R. SPIERER
No. C 32307
REN. 03-31-27
STATE OF CALIFORNIA

DATE 4/3/2025 12:18:22 PM
PROJECT # 21-018
DWG. TITLE PROPOSED ROOF PLAN 1A
SHEET NO. A2.04



PROPOSED ROOF PLAN 1B | 1

1/4" = 1'-0"

PLAN NORTH

0' 2' 4' 8'

ROOF PLAN NOTES

1. SEE RCP FOR CEILING CONDITION AND TO VERIFY ROOF VENTING NEEDS.
2. ALL ROOF COVERINGS SHALL BE CLASS "A" AS SPECIFIED IN BUILDING CODE 1505.1.1. RESIDENTIAL CODE R337.5 AND R902.
3. ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. RESIDENTIAL CODE R337.5.4 AND BUILDING CODE 705A.4
4. VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS AND FLAME THROUGH THE VENTILATION OPENINGS. VENT OPENINGS SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH A MINIMUM OF 1/16TH INCH OPENINGS AND SHALL NOT EXCEED 1/8TH INCH. VENTS SHALL NOT BE INSTALLED IN EAVES OR CORNICES. RESIDENTIAL CODE R337.6. AND BUILDING CODE 706A.2
5. CLEARANCE OF BRUSH AND VEGETATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 325.2.1.
6. VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A 36-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF 72 POUND MINERAL SURFACED NON-PERFORATED CAP SHEET MEETING ASTM D3909 RUNNING THE FULL LENGTH OF THE VALLEY. PER 705A.3; R337.5.3.
7. VENTS SHALL NOT BE INSTALLED ON UNDERSIDE OF EAVES AND CORNICES UNLESS ONE OF THE CONDITIONS SET FORTH IN SECTION 706A.3 OR R337.6.3 ARE MET. PER 706A.3; R337.6.3.
8. EXPOSED ROOF DECK ON THE UNDERSIDE OF UNENCLOSED ROOF EAVES SHALL CONSIST OF NONCOMBUSTIBLE MATERIAL PER 707A.4; R337.7.4.

LEGEND

- EXISTING TO REMAIN
- BUILDING SETBACK
- BUILDING OUTLINE

KEYNOTES

1 (N) FAUX CHIMNEY
2 (E) BUILDING LINE
3 (N) ROOF ADDITION TO MAIN ENTRANCE
4 (N) SKYLIGHT
5 (E) SKYLIGHT TO REMAIN

The above drawings, specifications, ideas, designs and arrangements represented thereby are and shall remain property of the Architect (Joseph Spierer Architects, Inc.), and no part thereof shall be copied, disclosed to others or used in connection with any project other than the specific project for which they have been prepared and developed without the written consent of the Architect (Joseph Spierer Architects, Inc.). Permits must be obtained prior to construction. No construction shall take place without applicable permits.

SITE PLAN REVIEW SET

JOSEPH SPIERER ARCHITECTS, INC.
707 TORRANCE BLVD., SUITE 100 . REDONDO BEACH . CA . 90277
T. (310) 876-8761 . www.calarchitect.com . joe@calarchitect.com

PROJECT
SCHIMMEL RESIDENCE
6 Quail Ridge Road N. Rolling Hills, CA 90274

REVISIONS

	TYPE	DATE

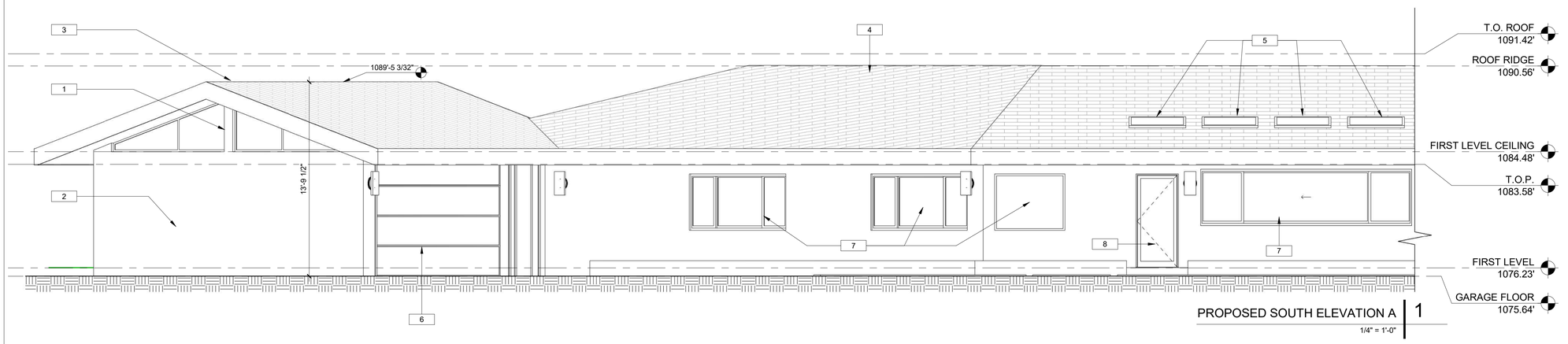
STAMP
LICENSED ARCHITECT
JOSEPH R. SPIERER
No. C 32307
REN. 03-31-27
STATE OF CALIFORNIA

DATE 4/3/2025 12:18:23 PM

PROJECT # 21-018

DWG. TITLE PROPOSED ROOF PLAN 1B

SHEET NO. A2.05

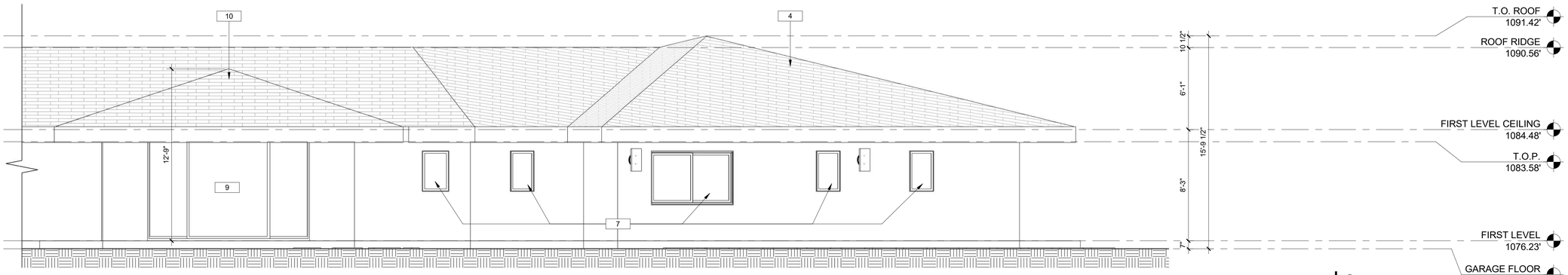


PROPOSED SOUTH ELEVATION A | 1

1/4" = 1'-0"

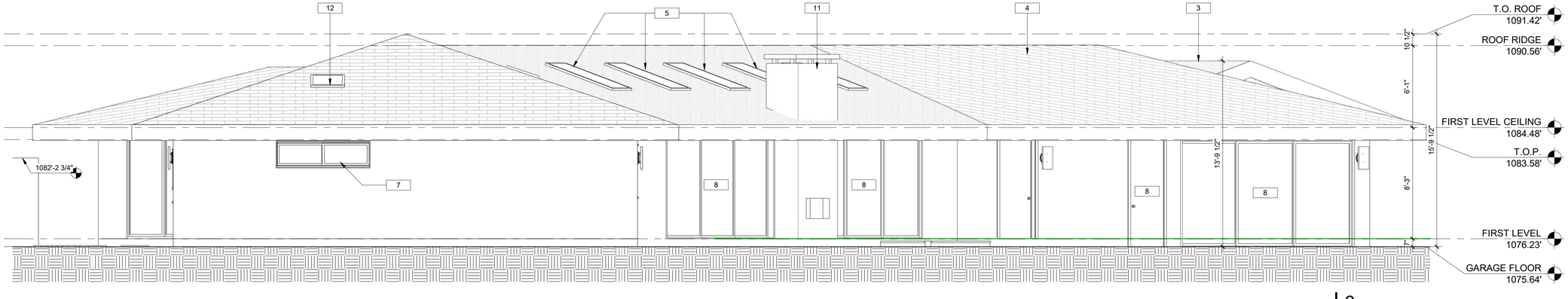
KEYNOTES

1	(N) ARCHITECTURAL COLUMN
2	(N) STUCCO TO MATCH EXISTING
3	(N) ROOF TILES TO MATCH EXISTING
4	(E) ROOF TO REMAIN
5	(N) SKYLIGHT
6	(N) GARAGE DOORS
7	(N) WINDOW
8	(N) DOOR
9	(N) MAIN ENTRANCE
10	(N) ROOF ADDITION TO MAIN ENTRANCE
11	(N) FAUX CHIMNEY
12	(E) SKYLIGHT TO REMAIN



PROPOSED SOUTH ELEVATION B | 2

1/4" = 1'-0"



PROPOSED EAST ELEVATION | 3

1/4" = 1'-0"

0' 2' 4' 8'

The above drawings, specifications, ideas, designs and arrangements represented thereby are and shall remain property of the Architect (Joseph Spierer Architects, Inc.), and no part thereof shall be copied, disclosed to others or used in connection with any project other than the specific project for which they have been prepared and developed without the written consent of the Architect (Joseph Spierer Architects, Inc.). Permits must be obtained prior to construction. No construction shall take place without applicable permits.

SITE PLAN REVIEW SET

JOSEPH SPIERER ARCHITECTS, INC.
707 TORRANCE BLVD., SUITE 100 . REDONDO BEACH . CA . 90277
T. (310) 876-8761 . www.calarchitect.com . joe@calarchitect.com

PROJECT
SCHIMMEL RESIDENCE
6 Quail Ridge Road N. Rolling Hills, CA 90274

REVISIONS

	TYPE	DATE

STAMP
LICENSED ARCHITECT
JOSEPH R. SPIERER
No. C 32307
REN. 03-31-27
STATE OF CALIFORNIA

DATE 4/3/2025 12:18:25 PM

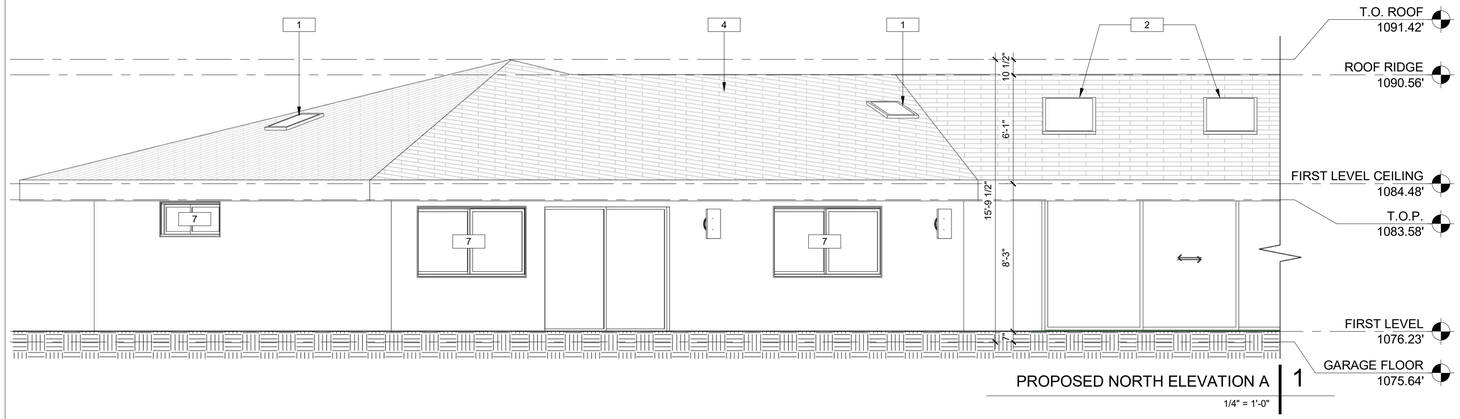
PROJECT # 21-018

DWG. TITLE EXTERIOR ELEVATION

SHEET NO. A3.00

KEYNOTES

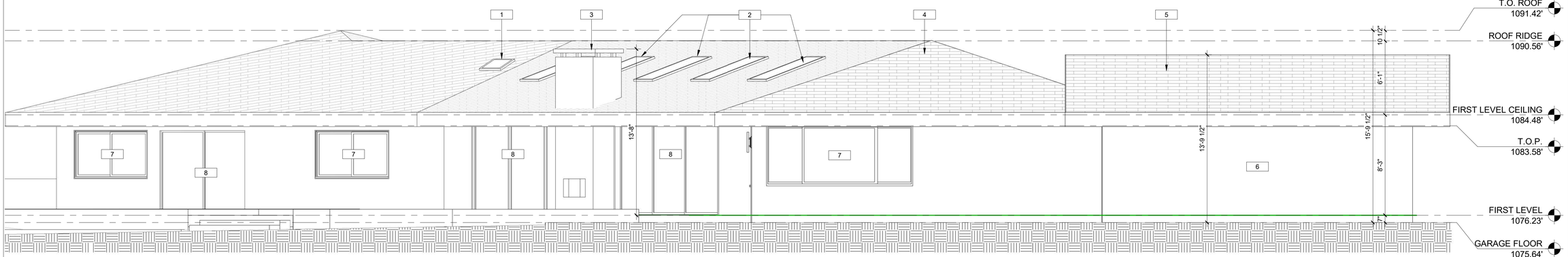
1 (E) SKYLIGHT TO REMAIN
2 (N) SKYLIGHT
3 (N) FAUX CHIMNEY
4 (E) ROOF TO REMAIN
5 (N) ROOF TILES TO MATCH EXISTING
6 (N) STUCCO TO MATCH EXISTING
7 (N) WINDOW
8 (N) DOOR



PROPOSED NORTH ELEVATION A | 1
1/4" = 1'-0"



PROPOSED NORTH ELEVATION B | 5
1/4" = 1'-0"



PROPOSED WEST ELEVATION | 4
1/4" = 1'-0"

0' 2' 4' 8'

The above drawings, specifications, ideas, designs and arrangements represented thereby are and shall remain property of the Architect (Joseph Spierer Architects, Inc.), and no part thereof shall be copied, disclosed to others or used in connection with any project other than the specific project for which they have been prepared and developed without the written consent of the Architect (Joseph Spierer Architects, Inc.). Permits must be obtained prior to construction. No construction shall take place without applicable permits.

SITE PLAN REVIEW SET

JOSEPH SPIERER ARCHITECTS, INC.
707 TORRANCE BLVD., SUITE 100 . REDONDO BEACH . CA . 90277
T. (310) 876-8761 . www.calarchitect.com . joe@calarchitect.com

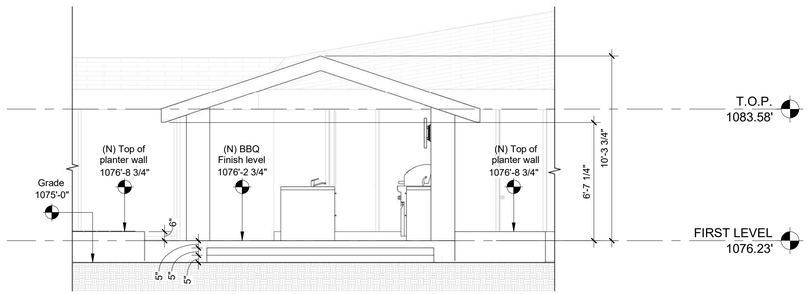
PROJECT
SCHIMMEL RESIDENCE
6 Quail Ridge Road N. Rolling Hills, CA 90274

REVISIONS

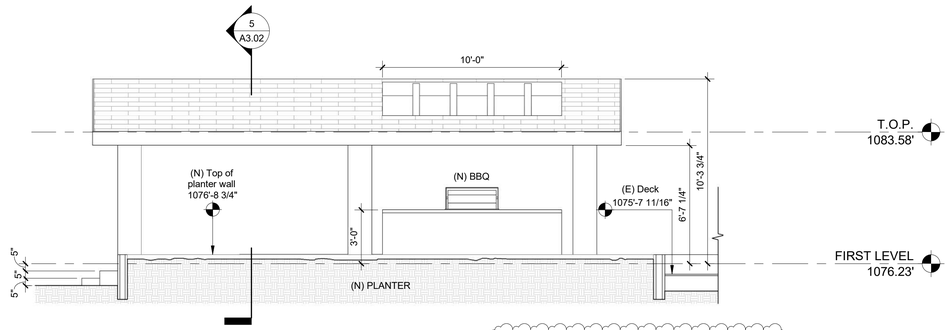
#	TYPE	DATE
2	Planning	03/13/25

STAMP
LICENSED ARCHITECT
JOSEPH R. SPIERER
No. C 32307
REN. 03-31-27
STATE OF CALIFORNIA

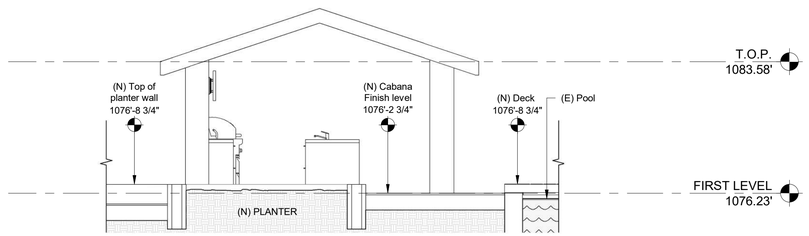
DATE 4/3/2025 12:18:27 PM
PROJECT # 21-018
DWG. TITLE EXTERIOR ELEVATION
SHEET NO. A3.01



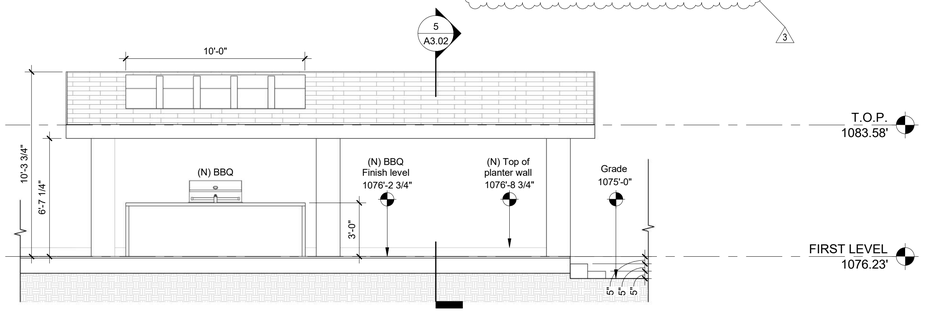
CABANA NORTH ELEVATION | 1
1/4" = 1'-0"



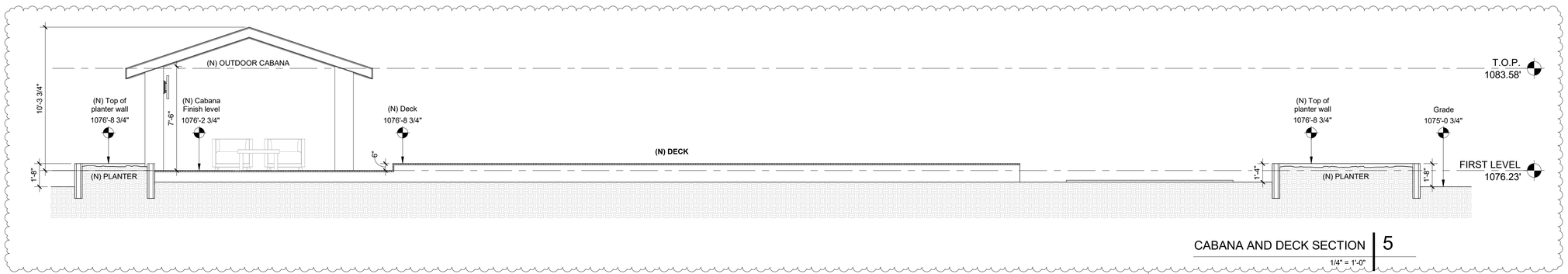
CABANA WEST ELEVATION | 2
1/4" = 1'-0"



CABANA SOUTH ELEVATION | 3
1/4" = 1'-0"



CABANA EAST ELEVATION | 4
1/4" = 1'-0"



CABANA AND DECK SECTION | 5
1/4" = 1'-0"

0' 2' 4' 8'

The above drawings, specifications, ideas, designs and arrangements represented thereby are and shall remain property of the Architect (Joseph Spierer Architects, Inc.), and no part thereof shall be copied, disclosed to others or used in connection with any project other than the specific project for which they have been prepared and developed without the written consent of the Architect (Joseph Spierer Architects, Inc.). Permits must be obtained prior to construction. No construction shall take place without applicable permits.

SITE PLAN REVIEW SET

JOSEPH SPIERER ARCHITECTS, INC.
707 TORRANCE BLVD., SUITE 100 . REDONDO BEACH . CA . 90277
T. (310) 876-8761 . www.calarchitect.com . joe@calarchitect.com

PROJECT
SCHIMMEL RESIDENCE
6 Quail Ridge Road N. Rolling Hills, CA 90274

REVISIONS

	TYPE	DATE
2	Planning	03/13/25
3	Planning	04/02/25

STAMP
LICENSED ARCHITECT
JOSEPH R. SPIERER
No. C 32307
REN. 03-31-27
STATE OF CALIFORNIA

DATE
4/3/2025
12:18:30 PM

PROJECT #
21-018

DWG. TITLE
DETACHED CABANA ELEVATIONS

SHEET NO.
A3.02
2

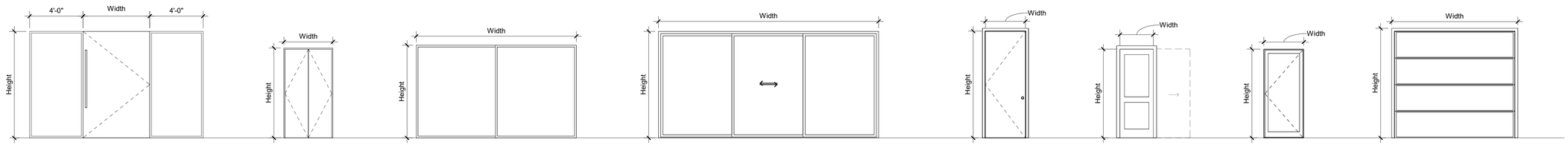
DOOR SCHEDULE

DOOR #	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	TYPE	THICKNESS	MATERIAL	FINISH	FRAME MATERIAL	FRAME FINISH	HARDWARE	FIRE RATING	R-VALUE	U-VALUE	HEADER DETAIL	JAMB DETAIL	TRESHOLD DETAIL	COMMENTS
GARAGE FLOOR																
117	2'-10"	8'-0"	E	1 1/5"	WD		WD									
118	14'-10"	8'-0"	D	2"	GLASS		AL									SEE NOTES 2,3,7,8,9,10,11,12 AND 13
119	3'-0"	6'-8"	F	1 1/5"	WD		WD									SEE NOTES 1,3,12 AND 13
120	3'-6"	6'-8"	B	1 3/4"	WD		WD									SEE NOTES 1,12 AND 13
121	5'-0"	6'-8"	B	1 3/4"	WD		WD									SEE NOTES 1,12 AND 13
122	3'-0"	8'-0"	E	1 1/5"	WD		WD									SEE NOTES 1,3,12 AND 13
123	3'-0"	8'-0"	E	1 1/5"	WD		WD									SEE NOTES 1,2,3,12 AND 13
124	18'-0"	8'-7"	H	2"	METAL		METAL									SEE NOTES 6, 12 AND 13
125	3'-0"	8'-0"	E	1 1/5"	WD		WD									SEE NOTES 1,2,3,12 AND 13
FIRST LEVEL																
100	5'-0"	8'-0"	A	1 3/4"	WD		METAL									SEE NOTES 2,3,7,8,9,10,11,12 AND 13
101	3'-6"	6'-8"	B	1 3/4"	WD		WD									SEE NOTES 1,12 AND 13
102	3'-6"	6'-8"	B	1 3/4"	WD		WD									SEE NOTES 1,12 AND 13
103	8'-1"	7'-0"	C	1 1/5"	GLASS		AL									SEE NOTES 2,3,7,8,9,10,11,12 AND 13
104	16'-6"	8'-0"	D	2"	GLASS		AL									SEE NOTES 2,3,7,8,9,10,11,12 AND 13
105	16'-6"	8'-0"	D	2"	GLASS		AL									SEE NOTES 2,3,7,8,9,10,11,12 AND 13
106	2'-8"	6'-7"	E	1 1/5"	WD		WD									SEE NOTES 1,3,12 AND 13
107	2'-8"	6'-7"	E	1 1/5"	WD		WD									SEE NOTES 1,3,12 AND 13
108	1'-8"	6'-8"	E	1 1/5"	WD		WD									SEE NOTES 1,12 AND 13
109	4'-0"	6'-8"	B	1 3/4"	WD		WD									SEE NOTES 1,12 AND 13
110	4'-0"	6'-8"	B	1 3/4"	WD		WD									SEE NOTES 1,12 AND 13
111	2'-10"	6'-8"	E	1 1/5"	WD		WD									SEE NOTES 1,3,12 AND 13
112	2'-10"	6'-8"	E	1 1/5"	WD		WD									SEE NOTES 1,3,12 AND 13
113	2'-10"	6'-8"	F	1 1/5"	WD		WD									SEE NOTES 1,3,12 AND 13
114	2'-10"	6'-8"	F	1 1/5"	WD		WD									SEE NOTES 1,3,12 AND 13
115	3'-0"	8'-0"	E	1 1/5"	WD		WD									SEE NOTES 1,2,3,12 AND 13
116	2'-6"	6'-8"	F	1 1/5"	WD		WD									SEE NOTES 1,3,12 AND 13
126	3'-0"	6'-8"	G	1 3/4"	GLASS		METAL									SEE NOTES 2,3,7,8,9,10,11,12 AND 13

DOOR NOTES

1. Wood flush - type doors shall be 1 3/4" thick minimum with solid core construction 91.6709.1 - door stops of in-swinging doors shall be of one-piece construction with the jamb or joined by rabbet to the jamb. (6709.4)
2. Provide dead bolts with hardened inserts; deadlocking, latch with key-operated locks on exterior. Locks must be openable from inside without key, special knowledge or special effort (latch not required in B,F, and S occupancies. (6709.2)
3. Straight dead bolts shall have a min. throw of 1" and an embedment of not less than 5/8", and a hook-shaped or an expanding-lug deadbolt shall have a minimum throw of 3/4".
4. Doors opening into one-hour resistive corridors shall be protected with a smoke or draft-stop fire assembly having a minimum 20-minute rating. Show on door schedule
5. The use of a locking system which consists of a deadlocking latch operated by a doorknob and a deadbolt operated by a non-removable thumb turn which is independent of the deadlocking latch and which must be separately operated, shall not be considered as a system which requires special knowledge or effort when used in dwelling units. The door knob and the thumb turn which operates the deadbolt shall not be separated by more than 8 inches.
6. Garage door springs: (per section R309.5)
   - A. Spring shall be fabricated from either hard-drawn spring wire (per ASTM-A227-21) or oil tempered wire (per ASTM-A229-71).
   - B. Minimum design standard shall be 9,000 cycles.
   - C. Physical cycling tests shall be performed and certified by an approved testing agency.
   - D. Each spring shall be equipped with an approved device capable of restraining the spring or any part thereof in the event it breaks, containment device shall be tested and certified by an approved testing agency.
7. Use safety glazing in windows/glass doors located in hazardous locations per sect. R308.4. See plans for affected windows/doors
   - A. Safety glazing is required in wall enclosures, or fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers, and indoor or outdoor swimming pools where the bottom exposed edge of the glazing is less than 60 inches measure vertically above any standing or walking surface.
   - B. Safety glazing is required in all fixed panels of swinging, sliding, and bifold doors.
   - C. Owner shall approve all selections
   - D. Safety glazing is required when the bottom edge of the glazing is less than 18" above the floor.
   - E. Safety glazing is required when the top edge of the glazing is greater is than 36 inches above the floor
8. Exterior glazing shall be MULTI-PANE units with a minimum of ONE TEMPERED PANE, or glass block units, or minimum 20-min. rated, or complies withSFM 12-7A-2.
9. Exterior doors shall meet one of the following:
   a. Noncombustible material OR
   b. Ignition-resistant material OR
   c. Solid core wood having stiles and rails not less than 1-3/8-in. thick with interior panel thickness not less than 1-1/4-in. thick. OR
   d. Minimum 20-min. rated OR
   e.Complies with SFM 12-7A-1
10. All glass in doors shall be tempered.
11. All doors shall have U-factor 0.38, SHGC 0.38
12. Door & frame material
    Indicates the primary construction material of the door. Refer to the abbreviations below for door materials.

    AL = Aluminum
    AL CL = Aluminum Clad Wood
    CL = Chain Link
    ST = Steel
    SR = Sound Rated Door
    PT = Paint
    WD = Wood
    WM = Wire Mesh
13. **Owner shall approve all materials, finishes, and product selections prior to procurement.**



A SOLID DOOR AND SIDE LITES
B SOLID DOUBLE DOORS
C 2 PANEL SLIDING GLASS DOOR
D 3 PANEL SLIDING GLASS DOOR
E SOLID PANEL DOOR
F SOLID POCKET DOOR
G GLASS PANEL INSWING DOOR
H GARAGE DOOR

The above drawings, specifications, ideas, designs and arrangements represented thereby are and shall remain property of the Architect (Joseph Spierer Architects, Inc.), and no part thereof shall be copied, disclosed to others or used in connection with any project other than the specific project for which they have been prepared and developed without the written consent of the Architect (Joseph Spierer Architects, Inc.). Permits must be obtained prior to construction. No construction shall take place without applicable permits.

SITE PLAN REVIEW SET

JOSEPH SPIERER ARCHITECTS, INC.
707 TORRANCE BLVD., SUITE 100 . REDONDO BEACH . CA . 90277
T. (310) 876-8761 . www.calarchitect.com . joe@calarchitect.com

PROJECT
SCHIMMEL RESIDENCE
6 Quail Ridge Road N. Rolling Hills, CA 90274

REVISIONS

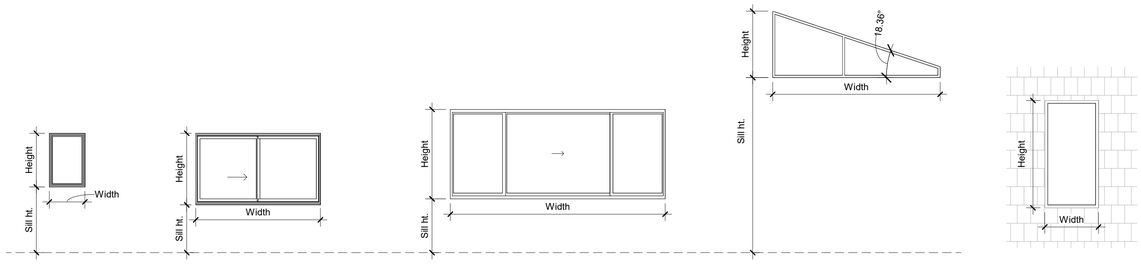
#	TYPE	DATE

STAMP
LICENSED ARCHITECT
JOSEPH R. SPIERER
No. C 32307
REN. 03-31-27
STATE OF CALIFORNIA

DATE: 4/3/2025 12:18:31 PM
PROJECT #: 21-018
DWG. TITLE: DOOR SCHEDULE
SHEET NO.: A6.00

WINDOW SCHEDULE

SYMBOL	WINDOW SIZE WIDTH	WINDOW SIZE HEIGHT	TYPE	GLAZING	FRAME MATERIAL	FRAME FINISH	SILL HT. (A.F.F.)	HEAD HT. (A.F.F.)	FIRE RATING	R-VALUE	U-VALUE	WINDOW HEADER DETAIL	WINDOW JAMB DETAIL	WINDOW SILL DETAIL	COMMENTS
GARAGE FLOOR															
AH	12'-0"	5'-0"	3	TBD	AL		3'-0"	8'-0"							
BA	9'-4 1/4"	3'-8 1/2"	4	TBD	AL		8'-10"	12'-6 1/2"							
BB	9'-4 1/4"	3'-8 1/2"	4	TBD	AL		8'-10"	12'-6 1/2"							
FIRST LEVEL															
AA	2'-0"	3'-0"	1	TBD	AL		3'-8"	6'-8"							
AB	2'-0"	3'-0"	1	TBD	AL		3'-8"	6'-8"							
AC	6'-11 1/2"	4'-0"	2	TBD	AL		2'-8"	6'-8"							
AD	2'-0"	3'-0"	1	TBD	AL		3'-8"	6'-8"							
AE	2'-0"	3'-0"	1	TBD	AL		3'-8"	6'-8"							
AF	6'-11 1/2"	2'-0"	2	TBD	AL		5'-3"	7'-3"							
AG	6'-11 1/2"	4'-0"	2	TBD	AL		3'-0"	7'-0"							
AI	8'-0"	4'-0"	3	TBD	AL		2'-8"	6'-8"							
AJ	8'-0"	4'-0"	3	TBD	AL		2'-8"	6'-8"							
AK	5'-0"	4'-0"	1	TBD	AL		2'-8"	6'-8"							
AL	15'-0"	4'-0"	3	TBD	AL		3'-0"	7'-0"							
AM	12'-0"	8'-0"	3	TBD	AL		0"	8'-0"							
AN	12'-0"	8'-0"	3	TBD	AL		0"	8'-0"							
YY	6'-11 1/2"	4'-0"	2	TBD	AL		3'-0"	7'-0"							
T.O.P.															
CA	4'-0"	2'-0"	5	TBD	AL										
CB	4'-0"	2'-0"	5	TBD	AL										
CC	4'-0"	2'-0"	5	TBD	AL										
CD	4'-0"	2'-0"	5	TBD	AL										
CE	3'-0"	6'-0"	5	TBD	AL										
CF	3'-0"	6'-0"	5	TBD	AL										
CG	3'-0"	6'-0"	5	TBD	AL										
CH	3'-0"	6'-0"	5	TBD	AL										
CI	3'-0"	6'-0"	5	TBD	AL										



1 CASEMENT WINDOW

2 SLIDING WINDOW DOUBLE

3 3 PANEL CENTER SLIDING WINDOW

4 FIXED PANEL GLASS GARAGE WINDOW

5 FIXED SKYLIGHT

WINDOW TYPE NOTES

1. Emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (R310.1.1). The minimum net clear opening height shall be 24". The minimum net clear opening width shall be 20". Emergency escape and rescue openings shall have the bottom of the clear opening not greater than 44" measured from the floor.
2. For U-Factor & SHGC see Title 24 Analysis.
3. Use safety glazing in windows/glass doors located in hazardous locations per sect. R308.4. See plans for affected windows / doors:
   - A. Safety glazing is required in wall enclosures, or fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers, and indoor or outdoor swimming pools where the bottom exposed edge of the glazing is less than 60 inches measure vertically above any standing or walking surface.
   - B. Safety glazing is required in all fixed panels of swinging, sliding, and bifold doors.
   - C. Safety glazing is required in an individual fixed or operable panel that is greater than 9 sf.
   - D. Owner shall approve all selections
   - E. Safety glazing is required when the bottom edge of the glazing is less than 18" above the floor
   - F. Safety glazing is required when the top edge of the glazing is greater is than 36 inches above the floor
4. Exterior windows, window walls, glazed doors, and glazed openings within exterior doors shall be insulating- glass units with a minimum of one tempered pane, or glass block units, or have a fire- resistance rating of not less than 20 minutes, when tested according to ASTM E 2010, or conform to the performance requirements of SFM 12-7A-2 (704A.3.2.2).
5. All new windows to match existing window, where applicable.
6. All glass in windows shall be tempered.
7. All windows shall have U-factor 0.38, SHGC 0.38
8. Skylights shall have U-factor 0.49, SHGC 0.39
9. **Owner shall approve all materials, finishes, and product selections prior to procurement.**
10. Window & frame material
    Indicates the primary construction material of the window. Refer to the abbreviations below for window materials.

    AL = Aluminum
    AL CL = Aluminum Clad Wood
    CL = Chain Link
    ST = Steel
    SR = Sound Rated Door
    PT = Paint
    WD = Wood
    WM = Wire Mesh
1.

The above drawings, specifications, ideas, designs and arrangements represented thereby are and shall remain property of the Architect (Joseph Spierer Architects, Inc.), and no part thereof shall be copied, disclosed to others or used in connection with any project other than the specific project for which they have been prepared and developed without the written consent of the Architect (Joseph Spierer Architects, Inc.). Permits must be obtained prior to construction. No construction shall take place without applicable permits.

SITE PLAN REVIEW SET

JOSEPH SPIERER ARCHITECTS, INC.
707 TORRANCE BLVD., SUITE 100 . REDONDO BEACH . CA . 90277
T. (310) 876-8761 . www.calarchitect.com . joe@calarchitect.com

PROJECT
SCHIMMEL RESIDENCE
6 Quail Ridge Road N. Rolling Hills, CA 90274

REVISIONS

	TYPE	DATE
1		

STAMP
LICENSED ARCHITECT
JOSEPH R. SPIERER
No. C 32307
REN. 03-31-27
STATE OF CALIFORNIA

DATE 4/3/2025 12:18:31 PM
PROJECT # 21-018
DWG. TITLE WINDOW SCHEDULE
SHEET NO. A6.10

SCHIMMEL RESIDENCE

6 QUAIL RIDGE ROAD
ROLLING HILLS, CA 90274

GENERAL NOTES

1. ALL GRADING AND CONSTRUCTION SHALL CONFORM TO THE 2017 COUNTY OF LOS ANGELES BUILDING CODES AND THE STATE MODEL WATER EFFICIENCY LANDSCAPE ORDINANCE UNLESS SPECIFICALLY NOTED ON THESE PLANS.
2. ANY MODIFICATIONS OF OR CHANGES TO APPROVED GRADING PLANS MUST BE APPROVED BY THE BUILDING OFFICIAL
3. NO GRADING SHALL BE STARTED WITHOUT FIRST NOTIFYING THE BUILDING OFFICIAL. A PRE-GRADING MEETING AT THE SITE IS REQUIRED BEFORE THE START OF THE GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOILS ENGINEER, GEOLOGIST, COUNTY GRADING INSPECTOR(S) OR THEIR REPRESENTATIVES, AND WHEN REQUIRED THE ARCHEOLOGIST OR OTHER JURISDICTIONAL AGENCIES. PERMITTEE OR HIS AGENT ARE RESPONSIBLE FOR ARRANGING PRE-GRADE MEETING AND MUST NOTIFY THE BUILDING OFFICIAL AT LEAST TWO BUSINESS DAYS PRIOR TO PROPOSED PRE-GRADING MEETING.
4. APPROVAL OF THESE PLANS REFLECT SOLELY THE REVIEW OF PLANS IN ACCORDANCE WITH THE LOS ANGELES COUNTY BUILDING CODE AND DOES NOT REFLECT ANY POSITION BY THE COUNTY OF LOS ANGELES OF THE DEPARTMENT OF PUBLIC WORKS REGARDING THE STATUS OF ANY TITLE ISSUES RELATING TO THE LAND ON WHICH THE IMPROVEMENTS MAY BE CONSTRUCTED. ANY DISPUTES RELATING TO TITLE ARE SOLELY A PRIVATE MATTER NOT INVOLVING THE COUNTY OF LOS ANGELES OR THE DEPARTMENT OF PUBLIC WORKS.
5. ALL GRADING AND CONSTRUCTION ACTIVITIES SHALL COMPLY WITH LOS ANGELES COUNTY CODE, TITLE 12, SECTION 12.12.030 THAT CONTROLS AND RESTRICTS NOISE FROM THE USE OF CONSTRUCTION AND GRADING EQUIPMENT FROM THE HOURS OF 8:00 PM TO 6:30 AM, AND ON SUNDAYS AND HOLIDAYS. ***(MORE RESTRICTIVE CONSTRUCTION ACTIVITY TIMES MAY GOVERN, AS REQUIRED BY THE DEPARTMENT OF REGIONAL PLANNING AND SHOULD BE SHOWN ON THE GRADING PLANS WHEN APPLICABLE.)***
6. CALIFORNIA PUBLIC RESOURCES CODE (SECTION 5097.98) AND HEALTH AND SAFETY CODE (SECTION 7050.5) ADDRESS THE DISCOVERY AND DISPOSITION OF HUMAN REMAINS. IN THE EVENT OF DISCOVERY OR RECOGNITION OF ANY HUMAN REMAINS IN ANY LOCATION OTHER THAN A DEDICATED CEMETERY, THE LAW REQUIRES THAT GRADING IMMEDIATELY STOPS AND NO FURTHER EXCAVATION OR DISTURBANCE OF THE SITE, OR ANY NEARBY AREA WHERE HUMAN REMAINS MAY BE LOCATED, UNTIL THE FOLLOWING MEASURES HAVE BEEN TAKEN:
   A. THE COUNTY CORONER HAS BEEN INFORMED AND HAS DETERMINED THAT NO INVESTIGATION OF THE CAUSE OF DEATH IS REQUIRED, AND;
   B. IF THE REMAINS ARE OF NATIVE AMERICAN ORIGIN, THE DESCENDANTS FROM THE DECEASED NATIVE AMERICAN HAVE MADE A RECOMMENDATION FOR THE MEANS OF TREATING OR DISPOSING OF, WITH APPROPRIATE DIGNITY, THE HUMAN REMAINS AND ANY ASSOCIATED GRAVE GOODS.
7. THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITTEE.
8. ALL EXPORT OF MATERIAL FROM THE SITE MUST GO TO A PERMITTED SITE APPROVED BY THE BUILDING OFFICIAL OR A LEGAL DUMP SITE. RECEIPTS FOR ACCEPTANCE OF EXCESS MATERIAL BY A DUMP SITE ARE REQUIRED AND MUST BE PROVIDED TO THE BUILDING OFFICIAL UPON REQUEST.
9. A COPY OF THE GRADING PERMIT AND APPROVED GRADING PLANS MUST BE IN THE POSSESSION OF A RESPONSIBLE PERSON AND AVAILABLE AT THE SITE AT ALL TIMES.
10. SITE BOUNDARIES, EASEMENTS, DRAINAGE DEVICES, RESTRICTED USE AREAS SHALL BE LOCATED PER CONSTRUCTION STAKING BY FIELD ENGINEER OR LICENSED SURVEYOR. PRIOR TO GRADING, AS REQUESTED BY THE BUILDING OFFICIAL , ALL PROPERTY LINES, EASEMENTS, AND RESTRICTED USE AREAS SHALL BE STAKED.
11. NO GRADING OR CONSTRUCTION SHALL OCCUR WITHIN THE PROTECTED ZONE OF ANY OAK TREE AS REQUIRED PER TITLE CHAPTER 22.56 OF THE LOS ANGELES COUNTY ZONING CODE. THE PROTECTED ZONE SHALL MEAN THAT AREA WITHIN THE DRIP LINE OF AN OAK TREE EXTENDING THERE FROM A POINT AT LEAST FIVE FEET OUTSIDE THE DRIP LINE, OR 15 FEET FROM THE TRUNK(S) OF A TREE, WHICHEVER IS GREATER.

    IF AN OAK TREE PERMIT IS OBTAINED: (add the following note:

    ALL GRADING AND CONSTRUCTION WITHIN THE PROTECTED ZONE OF ALL OAK TREES SHALL BE PER OAK TREE PERMIT NO. _____. ALL RECOMMENDATIONS IN THE PERMIT AND ASSOCIATED OAK TREE REPORT MUST BE COMPLIED WITH AND ARE A PART OF THE GRADING PLAN. A COPY OF THE OAK TREE PERMIT AND ASSOCIATED REPORTS SHALL BE MAINTAINED IN THE POSSESSION OF THE RESPONSIBLE PERSON AND AVAILABLE AT THE SITE AT ALL TIMES.
12. THE STANDARD RETAINING WALL DETAILS SHOWN ON THE GRADING PLANS ARE FOR REFERENCES ONLY. STANDARD RETAINING WALLS ARE NOT CHECKED, PERMITTED, OR INSPECTED PER THE GRADING PERMIT. A SEPARATE RETAINING WALL PERMIT IS REQUIRED FOR ALL STANDARD RETAINING WALLS.

    NOTE: THIS NOTE ONLY APPLIES TO STANDARD RETAINING WALLS. GEOGRID FABRIC AND SEGMENTAL RETAINING WALLS DO NOT REQUIRE A SEPARATE RETAINING WALL PERMIT. DETAILS AND CONSTRUCTION NOTES FOR ALL GEOGRID WALLS MUST BE ON THE GRADING PLAN.
13. A PREVENTATIVE PROGRAM TO PROTECT THE SLOPES FROM POTENTIAL DAMAGE FROM BURROWING RODENTS IS REQUIRED PER SECTION J101.8 OF THE COUNTY OF LOS ANGELES BUILDING CODE. OWNER IS TO INSPECT SLOPES PERIODICALLY FOR EVIDENCE OF BURROWING RODENTS AND AT FIRST EVIDENCE OF THEIR EXISTENCE SHALL EMPLOY AN EXTERMINATOR FOR THEIR REMOVAL.
14. WHERE A GRADING PERMIT IS ISSUED AND THE BUILDING OFFICIAL DETERMINES THAT THE GRADING WILL NOT BE COMPLETED PRIOR TO NOVEMBER 1, THE OWNER OF THE SITE ON WHICH THE GRADING IS BEING PERFORMED SHALL, ON OR BEFORE OCTOBER 1, FILE OR CAUSE TO BE FILED WITH THE BUILDING OFFICIAL AND ESCP PER SECTION J110.8.3 OF THE COUNTY OF LOS ANGELES BUILDING CODE.
15. TRANSFER OF RESPONSIBILITY: IF THE FIELD ENGINEER, THE SOILS ENGINEER, OR THE ENGINEERING GEOLOGIST OF RECORD IS CHANGED DURING GRADING, THE WORK SHALL BE STOPPED UNTIL THE REPLACEMENT HAS AGREED IN WRITING TO ACCEPT THEIR RESPONSIBILITY WITHIN THE AREA OF TECHNICAL COMPETENCE FOR APPROVAL UPON COMPLETION OF THE WORK. IT SHALL BE THE DUTY OF THE PERMITTEE TO NOTIFY THE BUILDING OFFICIAL IN WRITING OF SUCH CHANGE PRIOR TO THE RECOMMENCEMENT OF SUCH GRADING.

INSPECTION NOTES

16. THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE BUILDING OFFICIAL AT LEAST ONE WORKING DAY IN ADVANCE OF REQUIRED INSPECTIONS AT FOLLOWING STAGES OF THE WORK. (SECTION J105.7 OF THE BUILDING CODE.)
    (a) PRE-GRADE – BEFORE THE START OF ANY EARTH DISTURBING ACTIVITY OR CONSTRUCTION.
    (b) INITIAL – WHEN THE SITE HAS BEEN CLEARED OF VEGETATION AND UNAPPROVED FILL HAS BEEN SCARIFIED, BENCHED OR OTHERWISE PREPARED FOR FILL. FILL SHALL NOT BE PLACED PRIOR TO THIS INSPECTION.

    NOTE: PRIOR TO ANY CONSTRUCTION ACTIVITIES, INCLUDING GRADING, ALL STORM WATER POLLUTION PREVENTION MEASURES, INCLUDING EROSION CONTROL DEVICES WHICH CONTAIN SEDIMENTS, MUST BE INSTALLED.

    (c) ROUGH– WHEN APPROXIMATE FINAL ELEVATIONS HAVE BEEN ESTABLISHED; DRAINAGE TERRACES, SWALES AND BERMS INSTALLED AT THE TOP OF THE SLOPE; AND THE STATEMENTS REQUIRED IN THIS SECTION HAVE BEEN RECEIVED.
    (d) FINAL – WHEN GRADING HAS BEEN COMPLETED; ALL DRAINAGE DEVICES INSTALLED; SLOPE PLANTING ESTABLISHED, IRRIGATION SYSTEMS INSTALLED AND THE AS-BUILT PLANS, REQUIRED STATEMENTS, AND REPORTS HAVE BEEN SUBMITTED AND APPROVED.
17. IN ADDITION TO THE INSPECTION REQUIRED OF THE BUILDING OFFICIAL FOR REGULAR GRADING, REPORTS AND STATEMENTS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL IN ACCORDANCE WITH SECTIONS J105 OF THE COUNTY OF LOS ANGELES BUILDING CODE.
18. UNLESS OTHERWISE DIRECTED BY THE BUILDING OFFICIAL, THE FIELD ENGINEER FOR ALL ENGINEERED GRADING PROJECTS SHALL PREPARE ROUTING INSPECTION REPORTS AS REQUIRED UNDER SECTION J105.11 OF THE COUNTY OF LOS ANGELES BUILDING CODE. THESE REPORTS, KNOWN AS "REPORT OF GRADING ACTIVITIES," SHALL BE SUBMITTED TO THE BUILDING OFFICIAL AS FOLLOWS:
    1. BI-WEEKLY DURING ALL TIMES WHEN GRADING OF 400 CUBIC YARDS OR MORE PER WEEK IS OCCURRING ON THE SITE;
    2. MONTHLY, AT ALL OTHER TIMES, AND;
    3. AT ANY TIME WHEN REQUESTED IN WRITING BY THE BUILDING OFFICIAL.

    SUCH "REPORT OF GRADING ACTIVITIES" SHALL CERTIFY TO THE BUILDING OFFICIAL THAT THE FIELD ENGINEER HAS INSPECTED THE GRADING SITE AND RELATED ACTIVITIES AND HAS FOUND THEM IN COMPLIANCE WITH THE APPROVED GRADING PLANS AND SPECIFICATIONS, THE BUILDING CODE, ALL GRADING PERMIT CONDITIONS, AND ALL OTHER APPLICABLE ORDINANCES AND REQUIREMENTS. THIS FORM IS AVAILABLE AT THE FOLLOWING WEBSITE HTTP://DPW.LACOUNTY.GOV/BSD/DG/DEFAULT.ASPX. "REPORT OF GRADING ACTIVITIES" MAY BE SCANNED AND UPLOADED AT THE WEBSITE OR FAXED TO (310) 530-5482. FAILURE TO PROVIDE REQUIRED INSPECTION REPORTS WILL RESULT IN A "STOP WORK ORDER."
19. ALL GRADED SITES MUST HAVE DRAINAGE SWALES, BERMS AND OTHER DRAINAGE DEVICES PRIOR TO ROUGH GRADING APPROVAL PER SECTION J105.7 OF THE COUNTY OF LOS ANGELES BUILDING CODE.
20. THE GRADING CONTRACTOR SHALL SUBMIT THE STATEMENT TO THE GRADING INSPECTOR AS REQUIRED BY SECTION J105.12 OF THE COUNTY OF LOS ANGELES BUILDING CODE AT THE COMPLETION OF ROUGH GRADING.
21. FINAL GRADING MUST BE APPROVED BEFORE OCCUPANCY OF BUILDINGS WILL BE ALLOWED PER SECTION J105 OF THE COUNTY OF LOS ANGELES BUILDING CODE.

DRAINAGE NOTES

22. ROOF DRAINAGE MUST BE DIVERTED FROM GRADED SLOPES.
23. PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.
24. ALL CONSTRUCTION AND GRADING WITHIN A STORM DRAIN EASEMENT ARE TO BE DONE PER PRIVATE DRAIN PD NO. _____ OR MISCELLANEOUS TRANSFER DRAIN MTD NO. _____.
25. ALL STORM DRAIN WORK IS TO BE DONE UNDER CONTINUOUS INSPECTION BY THE FIELD ENGINEER. STATUS REPORTS REQUIRED UNDER NOTE 18 AND SECTION J105.11 OF THE COUNTY OF LOS ANGELES BUILDING CODE SHALL INCLUDE INSPECTION INFORMATION AND REPORTS ON THE STORM DRAIN INSTALLATION.

AGENCY NOTES

26. AN ENCROACHMENT PERMIT FROM (COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS) (CALTRANS) (CITY OF _____) IS REQUIRED FOR ALL WORK WITHIN OR AFFECTING ROAD RIGHT OF WAY. ALL WORK WITHIN ROAD RIGHT OF WAY SHALL CONFORM TO (COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS) (CALTRANS) (CITY OF _____) ENCROACHMENT PERMIT.
27. AN ENCROACHMENT PERMIT/CONNECTION PERMIT IS REQUIRED FROM THE COUNTY OF LOS ANGELES FLOOD CONTROL DISTRICT FOR ALL WORK WITHIN THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT RIGHT OF WAY. ALL WORK SHALL CONFORM WITH CONDITIONS SET BY THE PERMIT.
28. PERMISSION TO OPERATE IN VERY HIGH FIRE HAZARD SEVERITY ZONE MUST BE OBTAINED FROM THE FIRE PREVENTION BUREAU OR THE LOCAL FIRE STATION PRIOR TO COMMENCING WORK.
29. ALL WORK WITHIN THE STREAMBED AND AREAS OUTLINED ON THE GRADING PLANS SHALL CONFORM TO:
    -- ARMY CORP 404 PERMIT NUMBER: _____
    -- CALIFORNIA FISH & WILDLIFE PERMIT NO.: _____
30. ALL CONSTRUCTION/DEMOLITION, GRADING, AND STORAGE OF BULK MATERIALS MUST COMPLY WITH THE LOCAL AQMD RULE 403 FOR FUGITIVE DUST. INFORMATION ON RULE 403 IS AVAILABLE AT AQMD'S WEBSITE HTTP://WWW.AVAQMD.COM

GENERAL GEOTECHNICAL NOTES

31. ALL WORK MUST BE IN COMPLIANCE WITH THE RECOMMENDATIONS INCLUDED IN THE GEOTECHNICAL CONSULTANT'S REPORT(S) AND THE APPROVED GRADING PLANS AND SPECIFICATIONS.
32. GRADING OPERATIONS MUST BE CONDUCTED UNDER PERIODIC INSPECTIONS BY THE GEOTECHNICAL CONSULTANTS WITH MONTHLY INSPECTION REPORTS TO BE SUBMITTED TO THE GEOLOGY AND SOILS SECTION. (900 S. FREMONT AVE., ALHAMBRA, CA 91803 – 3RD FLOOR)
33. THE SOIL ENGINEER SHALL PROVIDE SUFFICIENT INSPECTIONS DURING THE PREPARATION OF THE NATURAL GROUND AND THE PLACEMENT AND COMPACTION OF THE FILL TO BE SATISFIED THAT THE WORK IS BEING PERFORMED IN ACCORDANCE WITH THE PLAN AND APPLICABLE CODE REQUIREMENTS.
34. ROUGH GRADING MUST BE APPROVED BY A FINAL ENGINEERING GEOLOGY AND SOILS ENGINEERING REPORT. AN AS-BUILT GEOLOGIC MAP MUST BE INCLUDED IN THE FINAL GEOLOGY REPORT. PROVIDE A FINAL REPORT STATEMENT THAT VERIFIES WORK WAS DONE IN ACCORDANCE WITH REPORT RECOMMENDATIONS AND CODE PROVISIONS (SECTION J105.12 OF THE COUNTY OF LOS ANGELES BUILDING CODE). THE FINAL REPORT(S) MUST BE SUBMITTED TO THE GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION FOR REVIEW AND APPROVAL.
35. FOUNDATION, WALL AND POOL EXCAVATIONS MUST BE INSPECTED AND APPROVED BY THE CONSULTING GEOLOGIST AND SOILS ENGINEER, PRIOR TO THE PLACING OF STEEL OR CONCRETE.
36. BUILDING PADS LOCATED IN CUT/FILL TRANSITION AREAS SHALL BE OVER-EXCAVATED A MINIMUM OF THREE (3) FEET BELOW THE PROPOSED BOTTOM OF FOOTING.

FILL NOTES

37. ALL FILL SHALL BE COMPACTED TO THE FOLLOWING MINIMUM RELATIVE COMPACTION CRITERIA;
    A. 90 PERCENT OF MAXIMUM DRY DENSITY WITHIN 40 FEET BELOW FINISH GRADE.
    B. 93 PERCENT OF MAXIMUM DRY DENSITY DEEPER THAN 40 FEET BELOW FINISH GRADE, UNLESS A LOWER RELATIVE COMPACTION (NOT LESS THAN 90 PERCENT OF MAXIMUM DRY DENSITY) IS JUSTIFIED BY THE GEOTECHNICAL ENGINEER.

    THE RELATIVE COMPACTION SHALL BE DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D1557–91 WHERE APPLICABLE: WHERE NOT APPLICABLE, A TEST ACCEPTABLE TO THE BUILDING OFFICIAL SHALL BE USED. (SECTION J107.5 OF THE COUNTY OF LOS ANGELES BUILDING CODE.)
    C. 95 PERCENT MAXIMUM DRY DENSITY IS REQUIRED FOR ALL FIRE LANES UNLESS OTHERWISE APPROVED BY THE FIRE DEPARTMENT.
38. FIELD DENSITY SHALL BE DETERMINED BY A METHOD ACCEPTABLE TO THE BUILDING OFFICIAL. (SECTION J107.5 OF THE COUNTY OF LOS ANGELES BUILDING CODE.) HOWEVER, NOT LESS THAN 10% OF THE REQUIRED DENSITY TEST, UNIFORMLY DISTRIBUTED, AND SHALL BE OBTAINED BY THE SAND CONE METHOD.
39. SUFFICIENT TESTS OF THE FILL SOILS SHALL BE MADE TO DETERMINE THE RELATIVE COMPACTION OF THE FILL IN ACCORDANCE WITH THE FOLLOWING MINIMUM GUIDELINES:
    A. ONE TEST FOR EACH TWO FEET VERTICAL LIFT.
    B. ONE TEST FOR EACH 1,000 CUBIC YARDS OF MATERIAL PLACED.
    C. ONE TEST AT THE LOCATION OF THE FINAL FILL SLOPE FOR EACH BUILDING SITE (LOT) IN EACH FOUR–FOOT VERTICAL LIFT OR PORTION THEREOF.
    D. ONE TEST IN THE VICINITY OF EACH BUILDING PAD FOR EACH FOUR–FOOT VERTICAL LIFT OR PORTION THEREOF.
40. SUFFICIENT TESTS OF THE FILL SOILS SHALL BE MADE TO VERIFY THAT THE SOIL PROPERTIES COMPLY WITH DESIGN REQUIREMENTS, AS DETERMINED BY THE SOILS ENGINEER INCLUDING SOIL TYPES, SHEAR STRENGTHS PARAMETERS AND CORRESPONDING UNIT WEIGHTS IN ACCORDANCE WITH THE FOLLOWING GUIDELINES:
    A. PRIOR AND SUBSEQUENT TO PLACEMENT OF THE FILL, SHEAR TESTS SHALL BE TAKEN ON EACH TYPE OF SOIL OR SOIL MIXTURE TO BE USED FOR ALL FILL SLOPES STEEPER THAN THREE (3) HORIZONTAL TO ONE VERTICAL
    B. SHEAR TEST RESULTS FOR THE PROPOSED FILL MATERIAL MUST MEET OR EXCEED THE DESIGN VALUES USED IN THE GEOTECHNICAL REPORT TO DETERMINE SLOPE STABILITY REQUIREMENTS. OTHERWISE, THE SLOPE MUST BE RE–EVALUATED USING THE ACTUAL SHEAR TEST VALUE OF THE FILL MATERIAL THAT IS IN PLACE.
    C. FILL SOILS SHALL BE FREE OF DELETERIOUS MATERIALS.
41. FILL SHALL NOT BE PLACED UNTIL STRIPPING OF VEGETATION, REMOVAL OF UNSUITABLE SOILS, AND INSTALLATION OF SUBDRAIN (IF ANY) HAVE BEEN INSPECTED AND APPROVED BY THE SOILL ENGINEER. THE BUILDING OFFICIAL MAY REQUIRE A "STANDARD TEST METHOD FOR MOISTURE, ASH, ORGANIC MATTER, PEAT OR OTHER ORGANIC SOILS" ASTM D–2974–87 ON ANY SUSPECT MATERIAL. DETRIMENTAL AMOUNTS OF ORGANIC MATERIAL SHALL NOT BE PERMITTED IN FILLS. SOIL CONTAINING SMALL AMOUNTS OF ROOTS MAY BE ALLOWED PROVIDED THAT THE ROOTS ARE IN A QUANTITY AND DISTRIBUTED IN A MANNER THAT WILL NOT BE DETRIMENTAL TO THE FUTURE USE OF THE SITE AND THE USE OF SUCH MATERIAL IS APPROVED BY THE SOILS ENGINEER.
42. ROCK OR SIMILAR MATERIAL GREATER THAN 12 INCHES IN DIAMETER SHALL NOT BE PLACED IN THE FILL UNLESS RECOMMENDATIONS FOR SUCH PLACEMENT HAVE BEEN SUBMITTED BY THE SOIL ENGINEER AND APPROVED IN ADVANCE BY THE BUILDING OFFICIAL. LOCATION, EXTENT, AND ELEVATION OF ROCK DISPOSAL AREAS MUST BE SHOWN ON AN "AS–BUILT" GRADING PLAN.
43. CONTINUOUS INSPECTION BY THE SOIL ENGINEER, OR A RESPONSIBLE REPRESENTATIVE, SHALL BE PROVIDED DURING ALL FILL PLACEMENT AND COMPACTION OPERATIONS WHERE FILLS HAVE A DEPTH GREATER THAN 30 FEET OR SLOPE SURFACE STEEPER THAN 2:1. (SECTION J107.8 OF THE COUNTY OF LOS ANGELES BUILDING CODE).
44. CONTINUOUS INSPECTION BY THE SOIL ENGINEER, OR A RESPONSIBLE REPRESENTATIVE, SHALL BE PROVIDED DURING ALL SUBDRAIN INSTALLATION. (J107.2 OF THE LOS ANGELES COUNTY BUILDING CODE.)
45. ALL SUBDRAIN OUTLETS ARE TO BE SURVEYED FOR LINE AND ELEVATION. SUBDRAIN INFORMATION MUST BE SHOWN ON AN "AS–BUILT" GRADING PLAN.
46. FILL SLOPES IN EXCESS OF 2:1 STEEPNESS RATIO ARE TO BE CONSTRUCTED BY THE PLACEMENT OF SOIL AT SUFFICIENT DISTANCE BEYOND THE PROPOSED FINISH SLOPE TO ALLOW COMPACTION EQUIPMENT TO BE OPERATED AT THE OUTER LIMITS OF THE FINAL SLOPE SURFACE. THE EXCESS FILL IS TO BE REMOVED PRIOR TO COMPLETION OF ROUGH GRADING. OTHER CONSTRUCTION PROCEDURES MAY BE USED WHEN IT IS DEMONSTRATED TO THE SATISFACTION OF THE BUILDING OFFICIAL THAT THE ANGLE OF SLOPE, CONSTRUCTION METHOD AND OTHER FACTORS WILL HAVE EQUIVALENT EFFECT. (SECTION J107.5 OF THE COUNTY OF LOS ANGELES BUILDING CODE.)
47. PLANTING AND IRRIGATION ON GRADED SLOPES MUST COMPLY WITH THE FOLLOWING MINIMUM GUIDELINES.
    a. THE SURFACE OF ALL CUT SLOPES MORE THAN 5 FEET IN HEIGHT AND FILL SLOPES MORE THAN 3 FEET IN HEIGHT SHALL BE PROTECTED AGAINST DAMAGE BY EROSION BY PLANTING WITH GRASS OR GROUNDCOVER PLANTS. SLOPES EXCEEDING 15 FEET VERTICAL HEIGHT SHALL ALSO BE PLANTED WITH SHRUBS, SPACED AT NOT TO EXCEED 10 FEET ON CENTER; OR TREES, SPACED AT NOT TO EXCEED 20 FEET ON CENTER, OR A COMBINATION OF SHRUBS AND TREES AT EQUIVALENT SPACING. IN ADDITION TO THE GRASS OR GROUNDCOVER PLANTS. THE PLANTS SELECTED AND PLANTING METHODS USED SHALL BE SUITABLE FOR THE SOIL AND CLIMATIC CONDITIONS OF THE SITE. PLANT MATERIAL SHALL BE SELECTED WHICH WILL PRODUCE A COVERAGE OF PERMANENT PLANTING EFFECTIVELY CONTROLLING EROSION. CONSIDERATION SHALL BE GIVEN TO DEEP ROOTED PLANTING MATERIAL NEEDING LIMITED WATERING, MAINTENANCE, HIGH ROOT TO SHOOT RATIO, WIND SUSCEPTIBILITY AND FIRE RETARDENT CHARACTERISTICS. ALL PLANT MATERIALS MUST BE APPROVED BY THE BUILDING OFFICIAL. (SECTION J110.3 OF THE COUNTY OF LOS ANGELES BUILDING CODE.)

    NOTE: PLANTING MAY BE MODIFIED FOR THE SITE IF SPECIFIC RECOMMENDATIONS ARE PROVIDED BY BOTH THE SOILS ENGINEER AND A LANDSCAPE ARCHITECT. SPECIFIC RECOMMENDATIONS MUST CONSIDER SOILS AND CLIMATIC CONDITIONS, IRRIGATION REQUIREMENTS, PLANTING METHODS, FIRE RETARDANT CHARACTERISTICS, WATER EFFICIENCY, MAINTENANCE NEEDS, AND OTHER REGULATORY REQUIREMENTS. RECOMMENDATIONS MUST INCLUDE A FINDING THAT THE ALTERNATIVE PLANTING WILL PROVIDE A PERMANENT AND EFFECTIVE METHOD OF EROSION CONTROL. MODIFICATIONS TO PLANTING MUST BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO INSTALLATION.

    B. SLOPES REQUIRED TO BE PLANTED BY SECTION J110.3 SHALL BE PROVIDED WITH AN APPROVED SYSTEM OF IRRIGATION THAT IS DESIGNED TO COVER ALL PORTIONS OF THE SLOPE. IRRIGATION SYSTEM PLANS SHALL BE SUBMITTED AND APPROVED PRIOR TO INSTALLATION. A FUNCTIONAL TEST OF THE SYSTEM MAY BE REQUIRED. FOR SLOPES LESS THAN 20 FEET IN VERTICAL HEIGHT, HOSE BIBS TO PERMIT HAND WATERING WILL BE ACCEPTABLE IF SUCH HOSE BIBS ARE INSTALLED AT CONVENIENTLY ACCESSIBLE LOCATIONS WHERE A HOSE NO LONGER THAN 50 FEET IS NECESSARY FOR IRRIGATION. THE REQUIREMENTS FOR PERMANENT IRRIGATION SYSTEMS MAY BE MODIFIED UPON SPECIFIC RECOMMENDATION OF A LANDSCAPE ARCHITECT OR EQUIVALENT AUTHORITY THAT, BECAUSE OF THE TYPE OF PLANTS SELECTED, THAT PLANTING METHODS USED AND THE SOIL AND CLIMATIC CONDITIONS AT THE SITE, IRRIGATION WILL NOT BE NECESSARY FOR THE MAINTENANCE OF THE SLOPE PLANTING. (SECTION J110.4 OF THE COUNTY OF LOS ANGELES BUILDING CODE.)

    C. OTHER GOVERNMENTAL AGENCIES MAY HAVE ADDITIONAL REQUIREMENTS FOR LANDSCAPING AND IRRIGATION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE WITH OTHER AGENCIES TO MEET THEIR REQUIREMENTS WHILE MAINTAINING COMPLIANCE WITH THE COUNTY OF LOS ANGELES BUILDING CODE.
48. THE PLANTING AND IRRIGATION SYSTEMS SHALL BE INSTALLED AS SOON AS PRACTICAL AFTER ROUGH GRADING. PRIOR TO FINAL GRADING APPROVAL, ALL REQUIRED SLOPE PLANTING MUST BE WELL ESTABLISHED. (SECTION J110.7 OF THE COUNTY OF LOS ANGELES BUILDING CODE.)
49. LANDSCAPE AND IRRIGATION SYSTEM SHALL BE DESIGNED AND MAINTAINED TO PREVENT SPRAY ON STRUCTURES. (TITLE 31, SECTION 5.407.2.1)
50. PRIOR TO ROUGH GRADE APPROVAL, THIS PROJECT REQUIRES A LANDSCAPE PERMIT. LANDSCAPE PLANS IN COMPLIANCE WITH THE "MODEL WATER EFFICIENT LANDSCAPE ORDINANCE" TITLE 23 CHAPTER 2.7 OF CALIFORNIA CODE OF REGULATIONS (AB 1881) MUST BE SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS, LAND DEVELOPMENT DIVISION. (900 S. FREMONT AVE. ALHAMBRA– 3RD FLOOR, CA 91803 (626) 458–4921). TO OBTAIN LANDSCAPE PERMIT, APPROVED PLANS AND WATER PURVEYOR ACKNOWLEDGEMENT FORM MUST BE SUBMITTED TO THE LOCAL BUILDING AND SAFETY OFFICE.

FIRE DEPARTMENT ACCESS DRIVEWAY REQUIREMENTS FOR GRADING PROJECTS

FOR SINGLE LOT GRADING PLANS, A STATEMENT SIGNED BY THE OWNER OR REGISTERED CIVIL ENGINEER IS REQUIRED VERIFYING THAT THE OWNER/ENGINEER IS AWARE THAT THE FIRE DEPARTMENT ACCESS ROAD REQUIREMENTS WILL BE DETERMINED PRIOR TO THE ISSUANCE OF BUILDING PERMITS. PERMISSION TO OPERATE IN FIRE ZONE 4 MUST BE OBTAINED FROM THE FIRE PREVENTION BUREAU OR THE LOCAL FIRE STATION PRIOR TO COMMENCING WORK.

SITE LOCATION: **6 QUAIL RIDGE ROAD, ROLLING HILLS 90274**
GRADING PLAN CHECK NO: _____

THIS IS TO CERTIFY THAT THE OWNER OF THE SUBJECT PROPERTY IS AWARE OF THE FIRE DEPARTMENT ACCESS REQUIREMENTS WHICH ARE DEFINED IN SECTION 902 OF TITLE 32 OF THE LOS ANGELES COUNTY CODE (FIRE CODE) AND THE FOLLOWING STANDARDS ISSUED BY THE FORESTER AND FIRE WARDEN:
1. STANDARD FOR PRIVATE ACCESS ROADS AND DRIVEWAYS FOR SINGLE–FAMILY DWELLINGS (NO PUBLIC RIGHT OF WAY).
2. STANDARDS FOR ACCESS TO ALL BUILDINGS OTHER THAN SINGLE–FAMILY DWELLINGS.

ADDITIONAL GRADING OR CONSTRUCTION MAY BE REQUIRED AND APPROVED BY THE FORESTER AND FIRE WARDEN TO MEET THESE REQUIREMENTS PRIOR TO ISSUANCE OF A BUILDING PERMIT.

OWNER: OR ENGINEER:

SIGNATURE: 6 QUAIL RIDGE ROAD, ROLLING HILLS, CA. SIGNATURE: _____

ADDRESS: _____ ADDRESS: _____

ENGINEER'S NOTES

A. ALL WORK AND MATERIAL REQUIRED BY THESE PLANS SHALL BE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION," LATEST EDITION, INCLUDING AMENDMENTS AND SUPPLEMENTS THERETO AS PROMULGATED BY A.G.C. AND A.P.W.A. LOS ANGELES COUNTY ORDINANCE NO. 2225, CHAPTER 70 (EXCAVATION AND GRADING) AND/OR LOCAL ORDINANCES AS APPLICABLE.
B. CONTRACTORS BIDDING THE JOB ARE EXPECTED TO PREPARE THEIR OWN ESTIMATES AND WILL IMMEDIATELY NOTIFY THE CIVIL ENGINEER AND THE BUILDING OFFICIAL UPON DISCOVERING ANY ERRORS, OMISSIONS, OR DIFFERENCES THAT AFFECT THE COST
C. THE CONTRACTOR IS REQUIRED TO FAMILIARIZE HIMSELF WITH THE PLANS, THE SOILS AND OR GEOLOGIC REPORTS, AND THE SITE PRIOR TO COMMENCING WORK.
D. PROPOSED STARTING DATE: 07/01/2025
E. PROPOSED COMPLETION DATE: 07/01/2027
F. ESTIMATED QUANTITY OF CUT: 136 CUBIC YDS.
G. ESTIMATED QUANTITY OF FILL: 136 CUBIC YDS.

NOTE: (FOR PLAN CHECK AND PERMIT FEES ONLY, NOT FOR BID OR PAYMENT. SEE NOTE C.

H. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. THE CONTRACTOR IS REQUIRED TO INVESTIGATE THE UTILITY LINES, (INCLUDING HOUSE LATERALS) FOR BOTH HORIZONTAL AND VERTICAL ALIGNMENT. CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN OR NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES TO UTILITY LINES OR LIABILITY FROM HITTING UTILITY LINES DURING THE COURSE OF CONSTRUCTION.
I. THE OWNERS OF POLE LINES, PIPELINES, AND OTHER SUBSTRUCTURES IN THE AREA COVERED BY THESE PLANS SHALL BE NOTIFIED BY THE CONTRACTOR AT LEAST (2) WORKING DAYS PRIOR TO COMMENCING WORK.
J. GRADING SHALL NOT VARY MORE THAT 0.02 FEET UNDER AREAS TO BE PAVED FOR WALKS, DRIVEWAYS, CURB AND GUTTER AND BUILDING OR STRUCTURE SLAB.
K. BACKDRAIN TO CONSIST OF 4" DIA. PERFORATED PVC, SCH. 40, OR SDR–35, MINIMUM 16 PERFORATIONS PER FOOT ON BOTTOM ½ OF PIPES. PERFORATED PIPE TO BE ENCLOSED IN 3C.F. PER FOOT ¾" CRUSHED GRAVEL WRAPPED IN MIRAFI 140N OR EQUIVALENT FILTER FABRIC. OUTLET PIPES SPACED EVERY 100 LATERAL FEET, SOLID PVC, MIN. 2% GRADIENT.
L. IN–GRADING INSPECTIONS MUST BE MADE BY THE CONSULTING GEOLOGIST AND SOILS ENGINEER. MONTHLY IN–GRADING INS



ACRONYMS

CBW	CONCRETE BLOCK WALL
CONC	CONCRETE
ED	SOCAL EDISON
EG	EDGE OF GUTTER
EM	ELECTRIC METER
FF	FINISHED FLOOR
FL	FLOWLINE
FS	FINISHED SURFACE
LTT	LEAD, TACK & TAG
NG	NATURAL GROUND
TOS	TOP OF STEP
BOS	BOTTOM OF STEP
TW	TOP OF WALL
TC	TOP OF CURB
VLT	VAULT
WM	WATER METER

LEGEND

- PROPERTY LINE
- EASEMENT
- SETBACK
- (E) STRUCTURE
- 1235 (E) MAJOR CONTOUR
- (E) MINOR CONTOUR
- 1271.53' (E) SPOT ELEVATION
- (E) RETAINING WALL
- (E) FREE-STANDING WALL
- (E) WOOD FENCE
- (E) CHAINLINK FENCE
- (E) DISTURBED AREA

SURVEY NOTE:

TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM A SURVEY PROVIDED BY THE OWNER AND DOES NOT REPRESENT A FIELD SURVEY BY BOLTON ENGINEERING CORP. (BEC). AS A RESULT, BEC CAN TAKE NO RESPONSIBILITY FOR THE ACCURACY OF THE EXISTING TOPOGRAPHIC CONDITIONS AND STRONGLY ENCOURAGES THE CONTRACTOR TO CONFIRM ALL EXISTING ELEVATIONS AND CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.

TOPOGRAPHIC SURVEY

SCALE: 1"=20'

NORTH

City Planning Set-4/3/25

Revisions	By

BOLTON ENGINEERING CORP.
Civil Engineering & Surveying
2358 Nathaniel Ave Sierra Madre, CA 91024
Lewis Bolton 90717
California
Phone (310)325-5580
BEC

Client: Mike Schimmel
6 Quail Ridge Road North
Rolling Hills CA 90274

Title: TOPOGRAPHIC SURVEY
Proposed Addition/Remodel
6 Quail Ridge Road North
Rolling Hills CA 90274

Date:	April 3, 2025
Scale:	As Shown
Drawn:	JPD
Checked:	DJB
Job No.	22301
Sheet	C0.1
Of	4 Sheets

SURVEY NOTE:

TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM A SURVEY PROVIDED BY THE OWNER AND DOES NOT REPRESENT A FIELD SURVEY BY BOLTON ENGINEERING CORP. (BEC). AS A RESULT, BEC CAN TAKE NO RESPONSIBILITY FOR THE ACCURACY OF THE EXISTING TOPOGRAPHIC CONDITIONS AND STRONGLY ENCOURAGES THE CONTRACTOR TO CONFIRM ALL EXISTING ELEVATIONS AND CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.



CUT / FILL MAP

SCALE: 1"=10'

NORTH

LEGEND

CUT AREA 5,235 S.F.

FILL AREA 6,530 S.F.

EARTHWORK QUANTITIES

SITE EXCAVATION:	104cy
OVEREXCAVATION:	32cy
TOTAL EXCAVATION:	136cy
SITE EMBANKMENT:	72cy
RECOMPACTION:	64cy
TOTAL EMBANKMENT:	136cy
TOTAL GRADING:	272cy
EXPORT:	0 (Balanced)

(P) CABANA 514sf (GROSS)
(P) OUTDOOR KITCHEN 55sf
(P) PLANTER
(P) PLANTER WALL TW=1076.9 BW=1075.2
(P) PATIO 383sf
(P) PLANTER WALL TW=1077.2 BW=1075.5
(P) PLANTER FG=1078.9
(P) POOL DECK
(P) SPA
(E) POOL 650 S.F.
(E) RESIDENCE
(P) WALK
(E) RET. WALL, TO REMAIN
(E) DRIVEWAY 3,550 S.F.
(P) ENTRY PAD 1075.50 FF 1075.73 FL 1075.23 ± 383 S.F.
(E) POOL EQUIPMENT 156 S.F.
(P) 6' DIRT ACCESS TO FUTURE STABLE
(E) SHED TO REMAIN 96 S.F.
(P) SVC. YARD (96sf)
(E) MOTOR COURT TO BE REMOVED 1,065 S.F.
(P) GARAGE PAD 1074.50 FF 1075.08 ± 570 S.F.
MOTOR COURT ± 360 S.F.
(P) FIRE DEPT. TURNAROUND
(E) RW PANELS
(P) RETAINING WALL AVG. HEIGHT=2.5' MAX. HEIGHT=3.4'
(P) EXTENDED DRIVEWAY AREA 320 S.F.
(P) EXTENDED MOTOR COURT AREA 585 S.F.
(P) RETAINING WALL [AVG. HEIGHT=2.5']
50' REAR YARD SETBACK
35' SIDE YARD SETBACK
50' FRONT YARD SETBACK
QUAIL RIDGE ROAD NORTH
N 18°51'45" E 100.00'
N 71°08'15" W 150.00'
N 18°51'45" E 150.00'
S 71°08'15" E 150.00'
N 71°08'15" W 152.76'
S



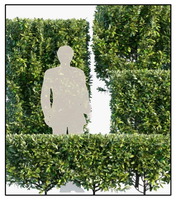
S1 ALYOGYNE HUEGELII



S2 CHONDROPETALUM TECTORUM



S3 HESPERALOE 'YELLOW'



S4 LAURUS NOBILIS



S5 SALVIA 'SANTA BARBARA'



S6 WESTRINGIA FRUTICOSA



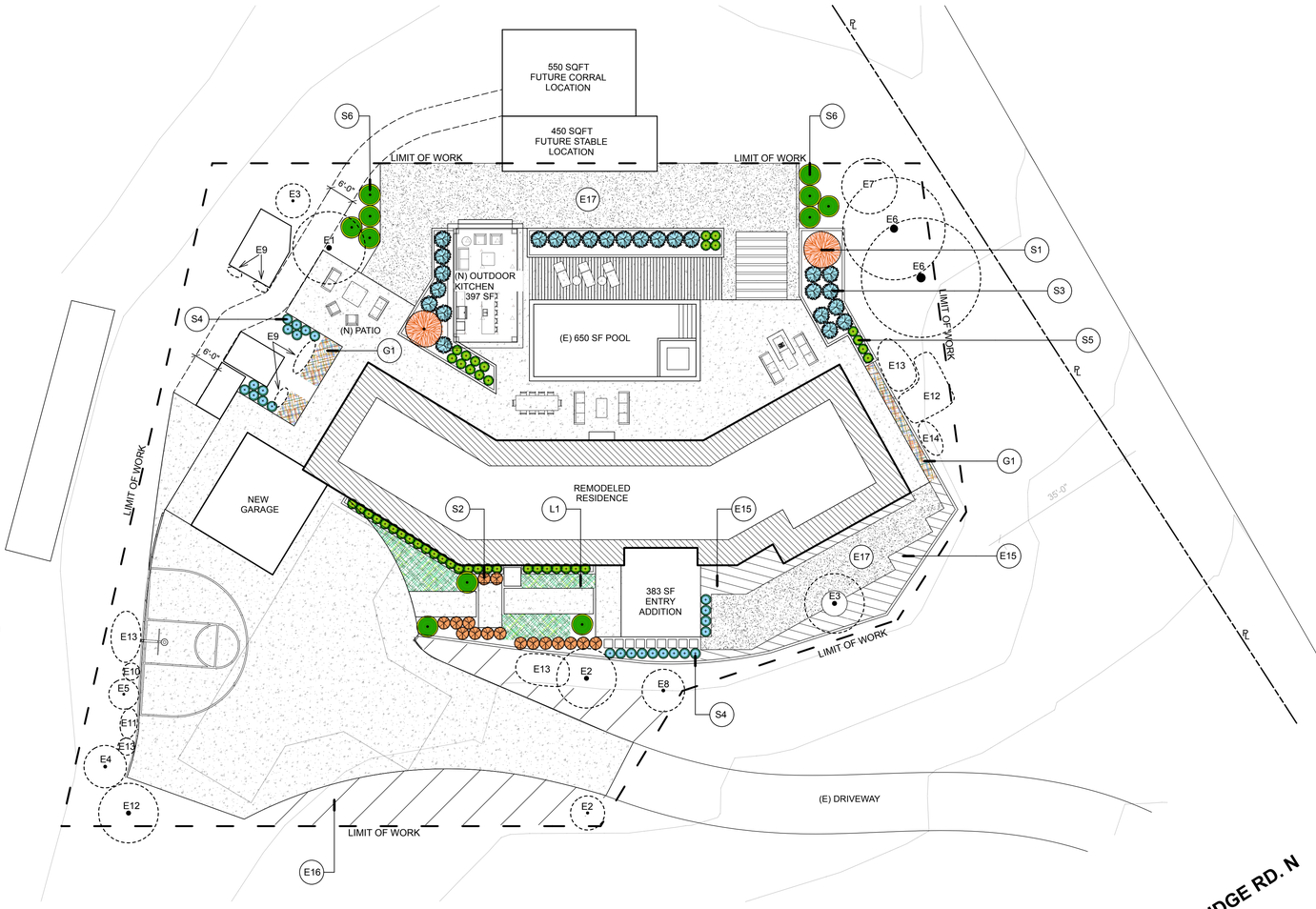
G1 BULBINE FRUTESCENS

PROPOSED PLANT LIST

NO.	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WUCOLS RATING	HEIGHT X WIDTH	REMARKS
PROPOSED SHRUBS:							
S1	ALYOGYNE HUEGELII	BLUE HIBISCUS	15 GAL.	2	LOW	6-8' X 8-10'	LOW GROWTH FORM
S2	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL.	16	LOW	3-4' X 3-4'	
S3	HESPERALOE PARVIFLORA 'YELLOW'	YELLOW YUCCA	5 GAL.	24	LOW	3' X 3'	
S4	LAURUS NOBILIS	SWEET BAY	15 GAL.	25	LOW	4-6' X 2-3'	COLUMNAR FORM
S5	SALVIA LEUCANTHA 'SANTA BARBARA'	MEXICAN BUSH SAGE	5 GAL.	42	LOW	2-3' X 2-3'	
S6	WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL.	11	LOW	3-4' X 4-5'	
PROPOSED GROUNDCOVER:							
G1	BULBINE FRUTESCENS	STALKED BULBINE	4" POT	12" o.c.	LOW	1-1 1/2' x 1-1 1/2'	
PROPOSED LAWN:							
L	MARATHON II SOD		SOD		HIGH		

EXISTING PLANT LIST

NO.	BOTANICAL NAME	COMMON NAME	QTY	WUCOLS RATING	REMARKS
EXISTING TREES:					
E1	AGONIS FLEXUOSA	PEPPERMINT WILLOW	1	LOW	TO REMAIN, PROTECT IN PLACE
E2	ARBUTUS 'MARINA'	STRAWBERRY TREE	2	LOW	TO REMAIN, PROTECT IN PLACE
E3	CITRUS SP.	ORANGE TREE	2	MODERATE	TO REMAIN, PROTECT IN PLACE
E4	DIOSPYROS KAKI	PERSIMMON TREE	1	LOW	TO REMAIN, PROTECT IN PLACE
E5	MALUS SP.	APPLE TREE	1	MODERATE	TO REMAIN, PROTECT IN PLACE
E6	SCHINUS MOLLE	CALIFORNIA PEPPER TREE	2	LOW	TO REMAIN, PROTECT IN PLACE
EXISTING SHRUBS:					
E7	BOUGAINVILLEA SP.	BOUGAINVILLEA	1	LOW	TO REMAIN, PROTECT IN PLACE
E8	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	1	LOW	TO REMAIN, PROTECT IN PLACE
E9	LAURUS NOBILIS	SWEET BAY	8	LOW	TO REMAIN, PROTECT IN PLACE
E10	LAVANDULA SP.	LAVENDER	1	LOW	TO REMAIN, PROTECT IN PLACE
E11	LIMONIUM PEREZII	SEA LAVENDER	1	LOW	TO REMAIN, PROTECT IN PLACE
E12	RHUS INTEGRIFOLIA	LEMONADE BERRY	2	LOW	TO REMAIN, PROTECT IN PLACE
E13	ROSMARINUS 'PROSTRATUS'	PROSTRATE ROSEMARY	4	LOW	TO REMAIN, PROTECT IN PLACE
E14	TAGETES LEMMONII	BUSH MARIGOLD	1	LOW	TO REMAIN, PROTECT IN PLACE
EXISTING PERENNIALS:					
E15	HELIOTROPIUM ARBORESCENS	COMMON HELIOTROPE		LOW	TO REMAIN, PROTECT IN PLACE
	LAVANDULA SP.	LAVENDER		LOW	TO REMAIN, PROTECT IN PLACE
	LIMONIUM PEREZII	SEA LAVENDER		LOW	TO REMAIN, PROTECT IN PLACE
	ROSA SP.	ROSE		MODERATE	TO REMAIN, PROTECT IN PLACE
	SALVIA GREGGII	AUTUMN SAGE		LOW	TO REMAIN, PROTECT IN PLACE
	TEUCRIUM SP.	WALL GERMANDER		LOW	TO REMAIN, PROTECT IN PLACE
	THYMUS SP.	CREEPING THYME		LOW	TO REMAIN, PROTECT IN PLACE
EXISTING GROUNDCOVER:					
E16	BACCHARIS PILULARIS 'PIG. POINT'	PIGEION POINT BACCHARIS	MASS	LOW	TO REMAIN, PROTECT IN PLACE
EXISTING LAWN:					
E17	MARATHON SOD			HIGH	TO REMAIN, PROTECT IN PLACE



WATER EFFICIENT LANDSCAPE CALCULATIONS

PER 2015 REVISED MODEL WATER EFFICIENT LANDSCAPE ORDINANCE

REFERENCE EVAPOTRANSPIRATION (ETo) 39.7

PLANT DESCRIP.	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIG. EFFICIENCY (IE)	ETAF (PF / IE)	LAND. AREA	ETAF X AREA	ETWU
LOW WATER	0.2	DRIP	0.81	0.25	3,672	918	22,596 GAL. / YR.
HIGH WATER	0.7	DRIP	0.81	0.86	285	245	6,030 GAL. / YR.
				TOTAL	**3,957 S.F.**	**1163**	
						ETWU TOTAL	**28,626 GAL. / YR.**
						MAWA TOTAL	**53,569 GAL. / YR.**

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

MAWA = (ETo) (0.62) [(ETAF X LA) + ((1-ETAF) X SLA)]
MAWA = (39.7) (0.62) [(0.55 X 3,957) + (0.45 X 0)]
MAWA = 53,569 GAL. / YR.

ETAF CALCULATIONS

(AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE .45 OR BELOW FOR NON-RESIDENTIAL AREAS)
TOTAL ETAF X AREA = 1163
TOTAL AREA = 3,957 S. F.
AVERAGE ETAF = 0.29

HYDROZONE INFORMATION TABLE

LOW WATER USE HYDROZONES: 3,672 S.F. = 93% OF LANDSCAPE
HIGH WATER USE HYDROZONES: 285 S.F. = 7% OF LANDSCAPE

GENERAL NOTES

PROJECT:
REMODELED RESIDENCE AND NEW GARAGE
SCHIMMEL RESIDENCE
6 QUAIL RIDGE ROAD N
ROLLING HILLS, CALIFORNIA 90274

PROJECT APPLICANT / OWNER:
JOSEPH SPIERER ARCHITECTS, INC.
SHILPA MEHTA
707 TORRANCE BOULEVARD, STE. 100
REDONDO BEACH, CALIFORNIA 90277
310.876.8761 XT. 1003

PROJECT EXHIBIT PREPARER / LANDSCAPE ARCHITECT:
CRAIG WEBER & ASSOCIATES
950 SANTIAGO AVENUE
LONG BEACH, CA 90804
562.494.0411

REHABILITATED LANDSCAPE SITE AREA:
REHABILITATED PLANTING AREA = 3,672 SQ. FT.
REHABILITATED TURF AREA = 285 SQ. FT.
TOTAL REHABILITATED LANDSCAPE AREA = 3,957 SQ. FT.

N

0 4 8 16 24 FT

CONCEPTUAL LANDSCAPE REHABILITATION PLAN

REVISIONS	BY
1 OCT 2024	
2 APR 2025	

CRAIG WEBER & ASSOCIATES

PLANS PREPARED FOR:
MIKE & TARA SCHIMMEL
6 QUAIL RIDGE ROAD N
ROLLING HILLS, CA 90274

PREPARED BY:
CRAIG WEBER & ASSOCIATES
950 SANTIAGO WAY, LONG BEACH, CA 90804
PH/FAX 562.494.0411

REGISTERED LANDSCAPE ARCHITECT
CRAIG WEBER 5305
Signature
Exp. Date
STATE OF CALIFORNIA

PROJECT:
SCHIMMEL RESIDENCE
6 QUAIL RIDGE ROAD
NORTH ROLLING HILLS, CA 90274

Date:	OCT 2024
Scale:	1/16" = 1' 0"
Drawn:	KGW
Job:	1643
Sheet:	L1

Agenda Item No.: 10.B
Mtg. Date: 04/15/2025

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

FROM: **LISA EDWARDS, 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 FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 29-A-EF) (LEE)**

DATE: **April 15, 2025**

BACKGROUND:
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 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.

DISCUSSION:
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 and site disturbance of more than 40 percent. The Project also includes a 790 square-foot pool with 40 square-foot pool equipment enclosure, a

1,322 square-foot garage, and 2,877 square-foot basement.

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 Permits
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.

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. Therefore, the 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 all of the required setbacks in the RAS-1 Zone, with the exception of the set-aside areas for the stable and corral.

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 by 25.6%.

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.

Neighbor Concerns
Staff received a concern from Stephanie & Paul Reisz (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. .

Review by RHCA
The Rolling Hills Community Association is pending review of this project.

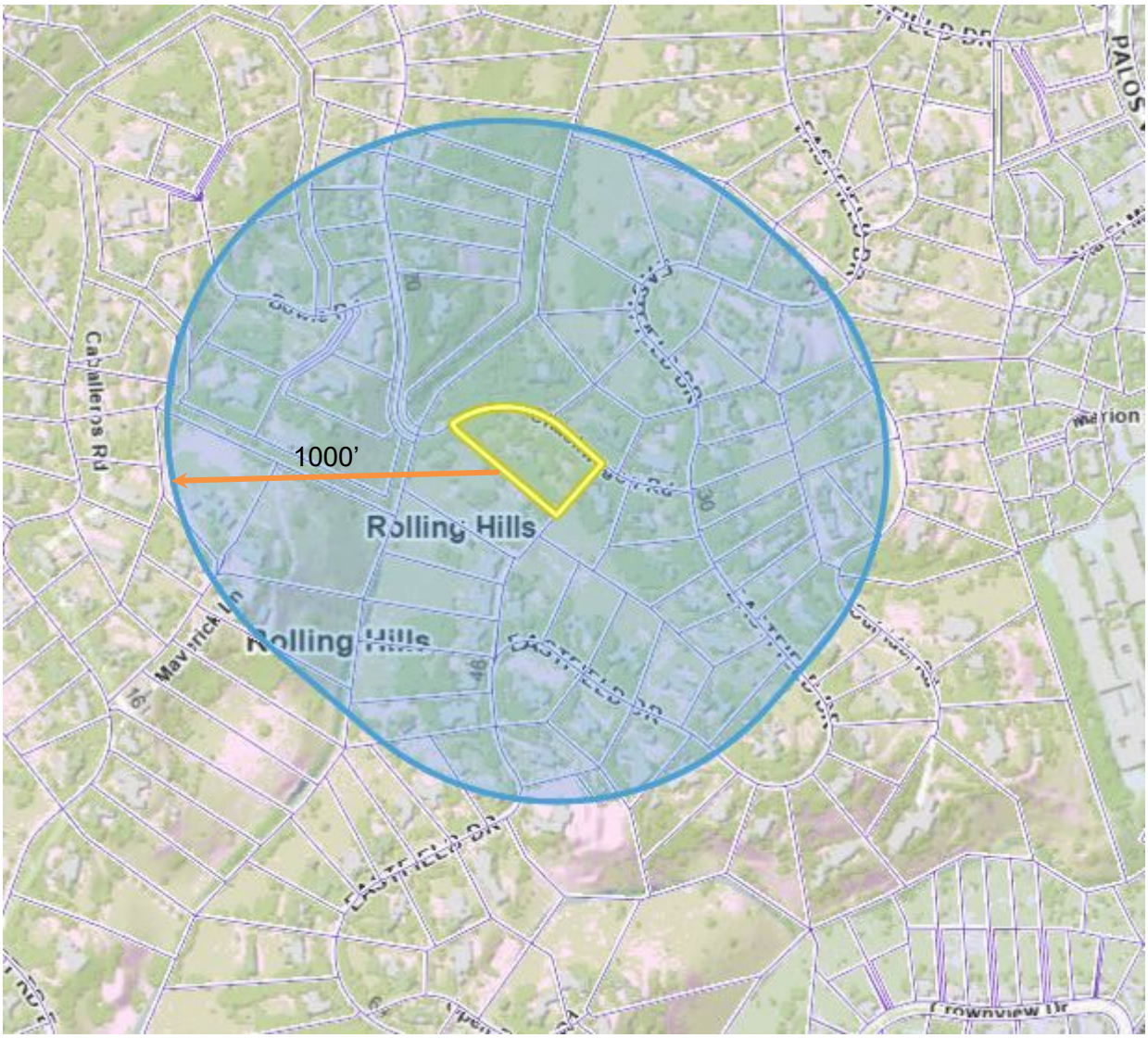
Driveway
Pursuant to RHMC Section 17.16.160.A(3), "No driveway shall exceed a maximum grade of twelve percent, unless otherwise approved by the Planning Commission, and the first twenty feet of a driveway shall have a maximum grade of seven percent." The proposed driveway leading to the main residence is proposed at 19% slope and then tapers to 9.5% after the grade break. Given this, the Planning Commission is asked to render a decision on this matter.

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.

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_04.15.25PCMeeting.pdf
Attachment 2: PL_ADR_6ChuckwagonRd_ZC24-043_240516_Arch SitePlan.pdf
Attachment 3: PL_ADR_250407_6ChuckwagonRoad_Calculations_4.15.25PCMeeting.pdf
Attachment 4: PL_ADR_6ChuckwagonRd_ZC24-043_250408_LandscapePlan_F.pdf
Attachment 5: 2024-043_PC_Resolution_6 Chuckwagon Rd_ZC24-043_Lee_D.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

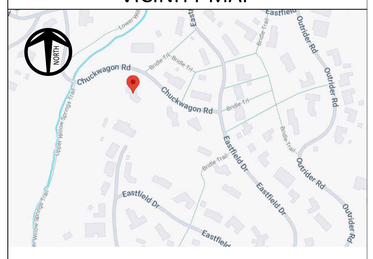
CONTACT LIST

ARCHITECT:
SAA INTERIOR + ARCHITECTURE
6083 BRISTOL PARKWAY
CULVER CITY, CA 90230
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
ROLLING HILLS, CA 90275

saa
interiors + architecture
CULVER CITY - IRVINE - LOS ANGELES - SAN FRANCISCO - NEW JERSEY - NEW YORK

6083 Bristol Parkway, Culver City, CA 90230 — T 310.553.3252
18600 MacArthur Blvd., Suite 100, Irvine, CA 92612 — T 949.724.8958
515 South Flower Street, Suite 1200, Los Angeles, CA 90071 — T 213.929.1400
575 Market Street, #502, San Francisco, CA 94105 — T 415.390.6793
485C US Route 1 South, Suite 105, Iselin, NJ 08830 — T 848.200.1200
711 3rd Ave., 6th Floor, New York, NY 10017 — T 917.512.6688
www.saaia.com

SEAL AND STAMP:

CONSULTANTS:

NOT FOR CONSTRUCTION

DRAWINGS ISSUE

DATE	DESCRIPTION	DELTA

IF DRAWINGS AND MATERIALS DEVELOPED AND PROVIDED BY SAA INTERIORS + ARCHITECTURE AT THE TIME OF AND RELATING TO COVID-19 CONTAIN RECOMMENDATIONS FROM THE CENTER FOR DISEASE CONTROL AND PREVENTION (CDC) AND THE WORLD HEALTH ORGANIZATION (WHO), SUCH RECOMMENDATIONS ARE ONLY VALID AS OF THE DATE THE DRAWINGS AND MATERIALS ARE PRODUCED. THE CDC AND/OR WHO MAY UPDATE OR MODIFY THEIR RECOMMENDATIONS AT ANY TIME PER THEIR DISCRETION. IN USING RECOMMENDATIONS FROM THESE DRAWINGS AND MATERIALS, THE RECIPIENT ACKNOWLEDGES THAT IT WAS BASED ON THEIR OWN DECISION AND TAKE FULL RESPONSIBILITY AND LIABILITY. THE INTENDED RECIPIENT INDEMNIFIES AND DEFENDS SAA FOR ANY USE OF THESE DRAWINGS AND MATERIALS BY OTHERS. SAA'S SERVICES ARE INTENDED TO ONLY BE OF ASSISTANCE AND GUIDANCE FOR OUR CLIENT'S STRATEGIES AND DO NOT CONSTITUTE AS REQUIREMENTS OR ANY FORM OF HEALTH, ILLNESS OR DISEASE ADVICE. SAA MAKES NO REPRESENTATIONS OR WARRANTIES REGARDING THE ACCURACY OR COMPLETENESS OF THE DRAWINGS AND MATERIALS. ANY RECOMMENDATIONS OR USE OF ANY CDC OR WHO INFORMATION DOES NOT CONSTITUTE ENDORSEMENT BY THE U.S. GOVERNMENT, DEPARTMENT OF HEALTH AND HUMAN SERVICES OR THE CDC AND WHO NOR ITS AFFILIATES.

OWNERSHIP AND USE OF DOCUMENTS ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF FURNISHED BY SAA INTERIORS ARE AND SHALL REMAIN IT'S PROPERTY. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT. FEDERAL LAW PROHIBITS THE REPRODUCTION, DISPLAY, SALE, OR OTHER DISPOSITION OF THIS DOCUMENT WITHOUT THE EXPRESS WRITTEN CONSENT OF SHUMMER ALGAZI ASSOCIATES.

COPYRIGHT © 2015 SHUMMER ALGAZI ASSOCIATES ALL RIGHTS RESERVED

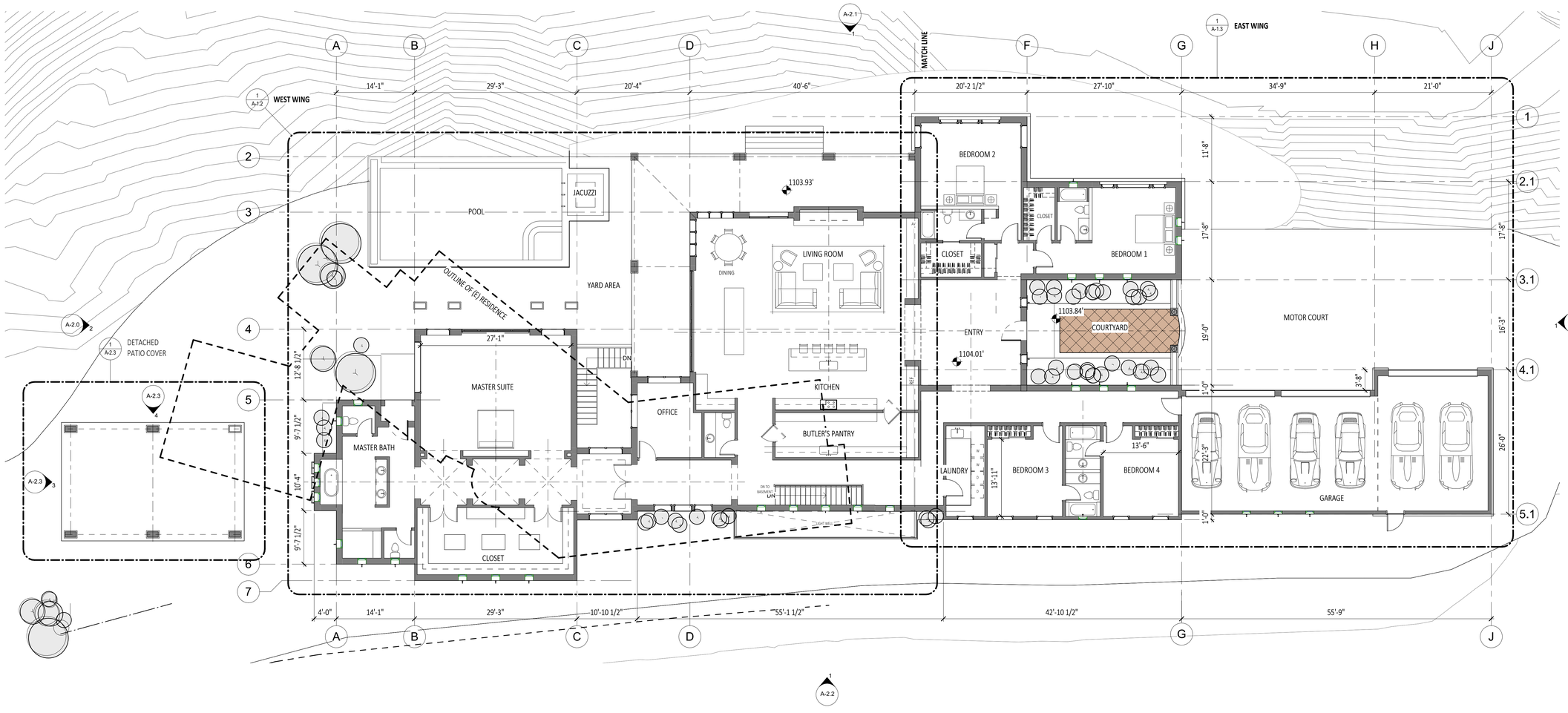
DATE:	11-29-2023
DRAWN:	VML
REVIEWED:	JB
PROJECT NO:	632690
SCALE:	1" = 20'-0"

SHEET TITLE:

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

SHEET NO:

A-1.0



COMPOUND FLOOR PLAN | SCALE: 1/8" = 1'-0" | 1

PROJECT:

NEW SINGLE FAMILY RESIDENCE

LEE RESIDENCE

6 CHUCKWAGON ROAD
ROLLING HILLS, CA 90275

saa
interiors + architecture

CULVER CITY - IRVINE - LOS ANGELES - SAN FRANCISCO - NEW JERSEY - NEW YORK

6083 Bristol Parkway Culver City, CA 90230	T 310.553.3252
18600 MacArthur Blvd., Suite 100 Irvine, CA 92612	T 949.724.8958
515 South Flower Street, Suite 1200 Los Angeles, CA 90071	T 213.929.1400
575 Market Street, #502 San Francisco, CA 94105	T 415.390.6793
485C US Route 1 South, Suite 105 Iselin, NJ 08830	T 848.200.1200
711 3rd Ave., 6th Floor New York, NY 10017 www.saaia.com	T 917.512.6688

SEAL AND STAMP:

CONSULTANTS:

NOT FOR CONSTRUCTION

DRAWINGS ISSUE

DATE	DESCRIPTION	DELTA

IF DRAWINGS AND MATERIALS DEVELOPED AND PROVIDED BY SAA INTERIORS + ARCHITECTURE AT THE TIME OF AND RELATING TO COVID-19 CONTAIN RECOMMENDATIONS FROM THE CENTER FOR DISEASE CONTROL AND PREVENTION (CDC) AND THE WORLD HEALTH ORGANIZATION (WHO), SUCH RECOMMENDATIONS ARE ONLY VALID AS OF THE DATE THE DRAWINGS AND MATERIALS ARE PRODUCED. THE CDC AND/OR WHO MAY UPDATE OR MODIFY THEIR RECOMMENDATIONS AT ANY TIME PER THEIR DISCRETION. IN USING RECOMMENDATIONS FROM THESE DRAWINGS AND MATERIALS, THE RECIPIENT ACKNOWLEDGES THAT IT WAS BASED ON THEIR OWN DECISION AND TAKE FULL RESPONSIBILITY AND LIABILITY. THE INTENDED RECIPIENT INDEMNIFIES AND DEFENDS SAA FOR ANY USE OF THESE DRAWINGS AND MATERIALS BY OTHERS. SAA'S SERVICES ARE INTENDED TO ONLY BE OF ASSISTANCE AND GUIDANCE FOR OUR CLIENTS. STRATEGIES AND DO NOT CONSTITUTE AS REQUIREMENTS OR ANY FORM OF MEDICAL, HEALTH OR DISEASE ADVICE. SAA MAKES NO REPRESENTATIONS OR WARRANTIES REGARDING THE ACCURACY OR COMPLETENESS OF THE DRAWINGS AND MATERIALS, ANY RECOMMENDATIONS OR USE OF ANY CDC OR WHO INFORMATION DOES NOT CONSTITUTE ENDORSEMENT BY THE U.S. GOVERNMENT, DEPARTMENT OF HEALTH AND HUMAN SERVICES OR THE CDC AND WHO NOR ITS AFFILIATES.

OWNERSHIP AND USE OF DOCUMENTS ALL DRAWINGS, SPECIFICATIONS COPIES THEREOF FURNISHED BY SAA INTERIORS ARE AND SHALL REMAIN IT'S PROPERTY. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT. FEDERAL LAW PROHIBITS THE REPRODUCTION, DISPLAY, SALE, OR OTHER DISPOSITION OF THIS DOCUMENT WITHOUT THE EXPRESS WRITTEN CONSENT OF SHLEMMER ALGAZE ASSOCIATES.

COPYRIGHT © 2015 SHLEMMER ALGAZE ASSOCIATES ALL RIGHTS RESERVED

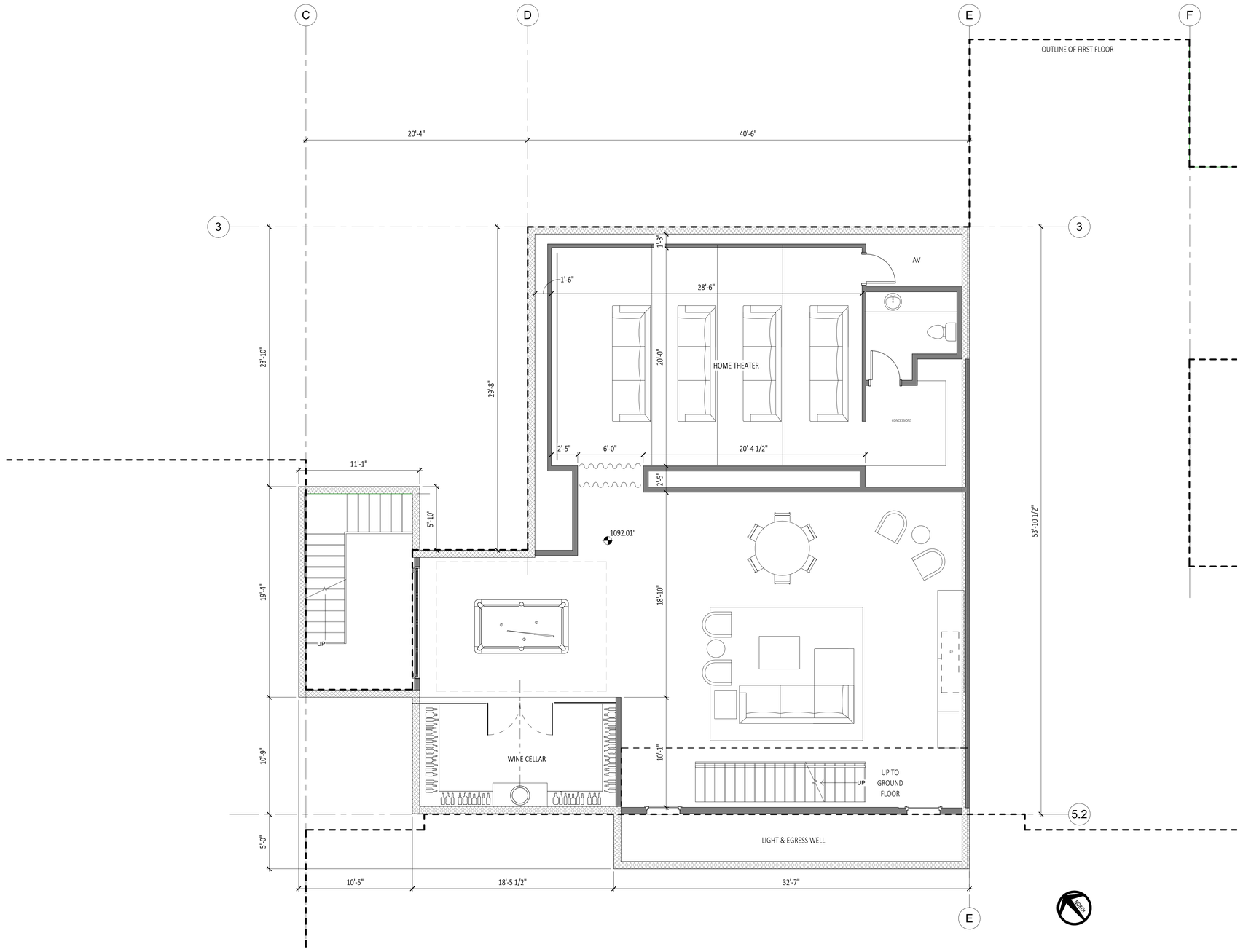
DATE:	11-29-2023
DRAWN:	VML
REVIEWED:	JB
PROJECT NO:	632690
SCALE:	1/8" = 1'-0"

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

6 CHUCKWAGON ROAD
ROLLING HILLS, CA 90275

saa
interiors + architecture

CULVER CITY - IRVINE - LOS ANGELES - SAN FRANCISCO - NEW JERSEY - NEW YORK

6083 Bristol Parkway, Culver City, CA 90230 — T 310.553.3252
18600 MacArthur Blvd., Suite 100, Irvine, CA 92612 — T 949.724.8958
515 South Flower Street, Suite 1200, Los Angeles, CA 90071 — T 213.929.1400
575 Market Street, #502, San Francisco, CA 94105 — T 415.390.6793
485C US Route 1 South, Suite 105, Iselin, NJ 08830 — T 848.200.1200
711 3rd Ave., 6th Floor, New York, NY 10017 — T 917.512.6688
www.saaia.com

SEAL AND STAMP:

CONSULTANTS:

NOT FOR CONSTRUCTION

DRAWINGS ISSUE

DATE	DESCRIPTION	DELTA

IF DRAWINGS AND MATERIALS DEVELOPED AND PROVIDED BY SAA INTERIORS + ARCHITECTURE AT THE TIME OF AND RELATING TO COVID-19 CONTAIN RECOMMENDATIONS FROM THE CENTER FOR DISEASE CONTROL AND PREVENTION (CDC) AND THE WORLD HEALTH ORGANIZATION (WHO), SUCH RECOMMENDATIONS ARE ONLY VALID AS OF THE DATE THE DRAWINGS AND MATERIALS ARE PRODUCED. THE CDC AND/OR WHO MAY UPDATE OR MODIFY THEIR RECOMMENDATIONS AT ANY TIME PER THEIR DISCRETION. IN USING RECOMMENDATIONS FROM THESE DRAWINGS AND MATERIALS, THE RECIPIENT ACKNOWLEDGES THAT IT WAS BASED ON THEIR OWN DECISION AND TAKE FULL RESPONSIBILITY AND LIABILITY. THE INTENDED RECIPIENT INDEMNIFIES AND DEFENDS SAA FOR ANY USE OF THESE DRAWINGS AND MATERIALS BY OTHERS. SAA'S SERVICES ARE INTENDED TO ONLY BE OF ASSISTANCE AND GUIDANCE FOR OUR CLIENTS STRATEGIES AND DO NOT CONSTITUTE AS REQUIREMENTS OR ANY FORM OF HEALTH, ILLNESS OR DISEASE ADVICE. SAA MAKES NO REPRESENTATIONS OR WARRANTIES REGARDING THE ACCURACY OR COMPLETENESS OF THE DRAWINGS AND MATERIALS. ANY RECOMMENDATIONS OR USE OF ANY CDC OR WHO INFORMATION DOES NOT CONSTITUTE ENDORSEMENT BY THE U.S. GOVERNMENT, DEPARTMENT OF HEALTH AND HUMAN SERVICES OR THE CDC AND WHO NOR ITS AFFILIATES.

OWNERSHIP AND USE OF DOCUMENTS ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF FURNISHED BY SAA INTERIORS ARE AND SHALL REMAIN ITS PROPERTY. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT. FEDERAL LAW PROHIBITS THE REPRODUCTION, DISPLAY, SALE, OR OTHER DISPOSITION OF THIS DOCUMENT WITHOUT THE EXPRESS WRITTEN CONSENT OF SHLEMMER ALGAZI ASSOCIATES.

COPYRIGHT © 2015 SHLEMMER ALGAZI ASSOCIATES ALL RIGHTS RESERVED

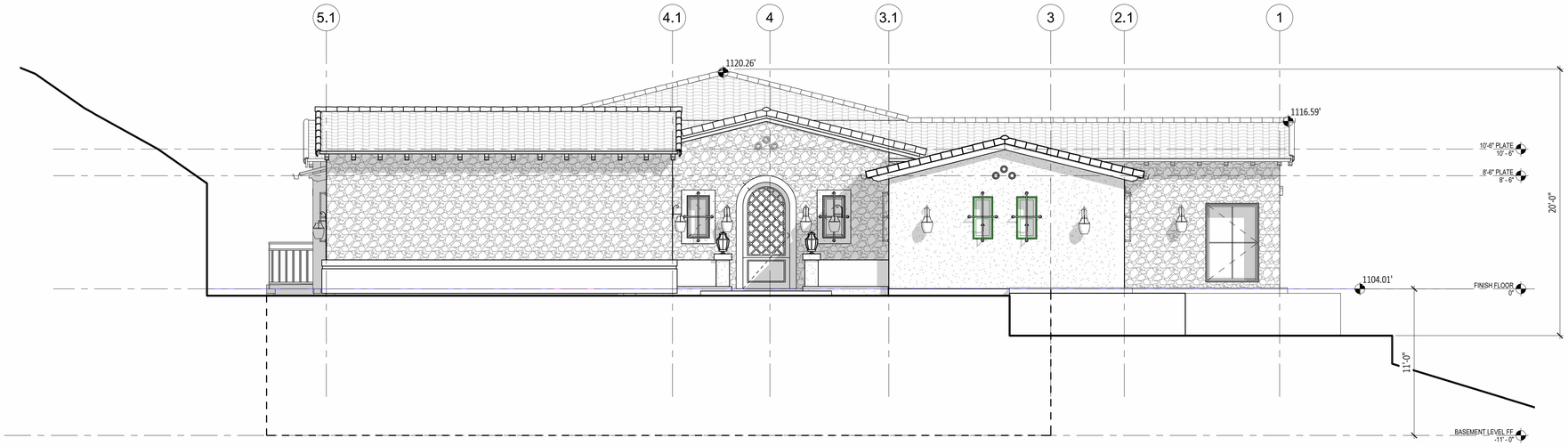
DATE:	11-29-2023
DRAWN:	VML
REVIEWED:	JB
PROJECT NO:	632690
SCALE:	1/4" = 1'-0"

SHEET TITLE:

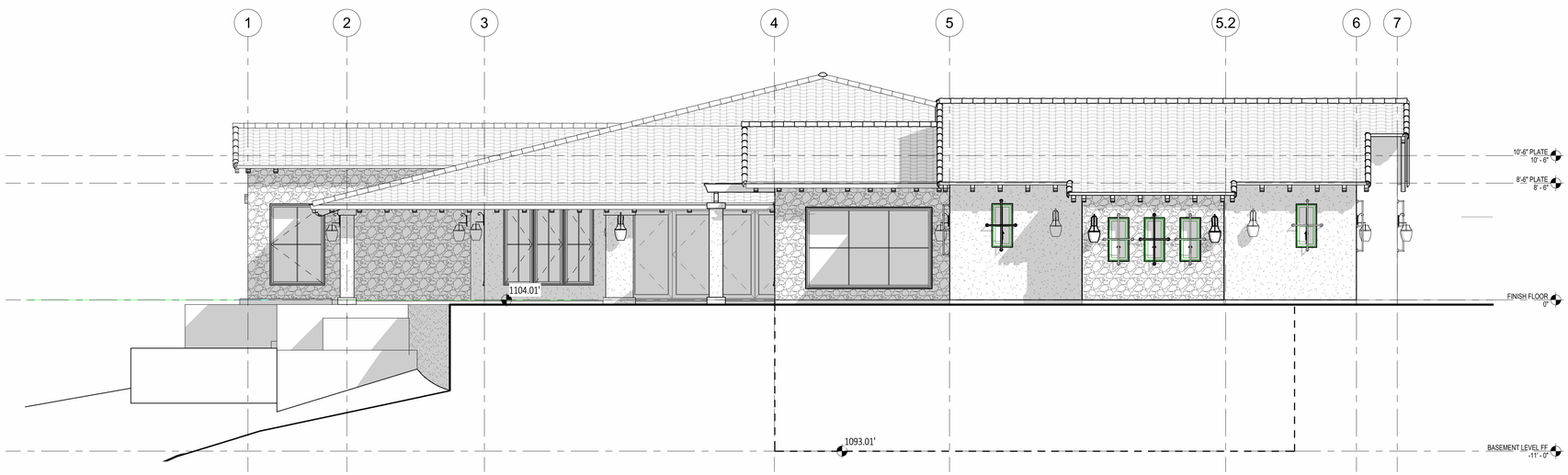
BASEMENT FLOOR PLAN

SHEET NO:

A-1.4



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



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

PROJECT:

NEW SINGLE FAMILY RESIDENCE

LEE RESIDENCE

6 CHUCKWAGON ROAD
ROLLING HILLS, CA 90275

saa
interiors + architecture
CULVER CITY - IRVINE - LOS ANGELES - SAN FRANCISCO - NEW JERSEY - NEW YORK

6083 Bristol Parkway, Culver City, CA 90230 — T 310.553.3252
18600 MacArthur Blvd., Suite 100, Irvine, CA 92612 — T 949.724.8958
515 South Flower Street, Suite 1200, Los Angeles, CA 90071 — T 213.929.1400
575 Market Street, #502, San Francisco, CA 94105 — T 415.390.6793
485C US Route 1 South, Suite 105, Iselin, NJ 08830 — T 848.200.1200
711 3rd Ave., 6th Floor, New York, NY 10017 — T 917.512.6688
www.saaia.com

SEAL AND STAMP:

CONSULTANTS:

NOT FOR CONSTRUCTION

DRAWINGS ISSUE

DATE	DESCRIPTION	DELTA

IF DRAWINGS AND MATERIALS DEVELOPED AND PROVIDED BY SAA INTERIORS + ARCHITECTURE AT THE TIME OF AND RELATING TO COVID-19 CONTAIN RECOMMENDATIONS FROM THE CENTER FOR DISEASE CONTROL AND PREVENTION (CDC) AND THE WORLD HEALTH ORGANIZATION (WHO), SUCH RECOMMENDATIONS ARE ONLY VALID AS OF THE DATE THE DRAWINGS AND MATERIALS ARE PRODUCED. THE CDC AND/OR WHO MAY UPDATE OR MODIFY THEIR RECOMMENDATIONS AT ANY TIME PER THEIR DISCRETION. IN USING RECOMMENDATIONS FROM THESE DRAWINGS AND MATERIALS, THE RECIPIENT ACKNOWLEDGES THAT IT WAS BASED ON THEIR OWN DECISION AND TAKE FULL RESPONSIBILITY AND LIABILITY. THE INTENDED RECIPIENT INDEMNIFIES AND DEFENDS SAA FOR ANY USE OF THESE DRAWINGS AND MATERIALS BY OTHERS. SAA'S SERVICES ARE INTENDED TO ONLY BE OF ASSISTANCE AND GUIDANCE FOR OUR CLIENT'S STRATEGIES AND DO NOT CONSTITUTE AS REQUIREMENTS OR ANY FORM OF HEALTH, ILLNESS OR DISEASE ADVICE. SAA MAKES NO REPRESENTATIONS OR WARRANTIES REGARDING THE ACCURACY OR COMPLETENESS OF THE DRAWINGS AND MATERIALS. ANY RECOMMENDATIONS OR USE OF ANY CDC OR WHO INFORMATION DOES NOT CONSTITUTE ENDORSEMENT BY THE U.S. GOVERNMENT, DEPARTMENT OF HEALTH AND HUMAN SERVICES OR THE CDC AND WHO NOR ITS AFFILIATES.

OWNERSHIP AND USE OF DOCUMENTS ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF FURNISHED BY SAA INTERIORS ARE AND SHALL REMAIN ITS PROPERTY. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT. FEDERAL LAW PROHIBITS THE REPRODUCTION, DISPLAY, SALE, OR OTHER DISPOSITION OF THIS DOCUMENT WITHOUT THE EXPRESS WRITTEN CONSENT OF SHLEMMER ALGAZE ASSOCIATES.

COPYRIGHT © 2015 SHLEMMER ALGAZE ASSOCIATES ALL RIGHTS RESERVED

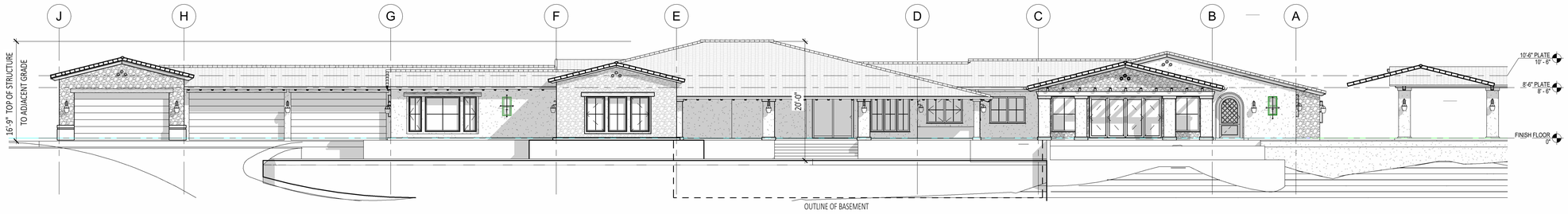
DATE:	11-29-2023
DRAWN:	VML
REVIEWED:	JB
PROJECT NO:	632690
SCALE:	1/4" = 1'-0"

SHEET TITLE:

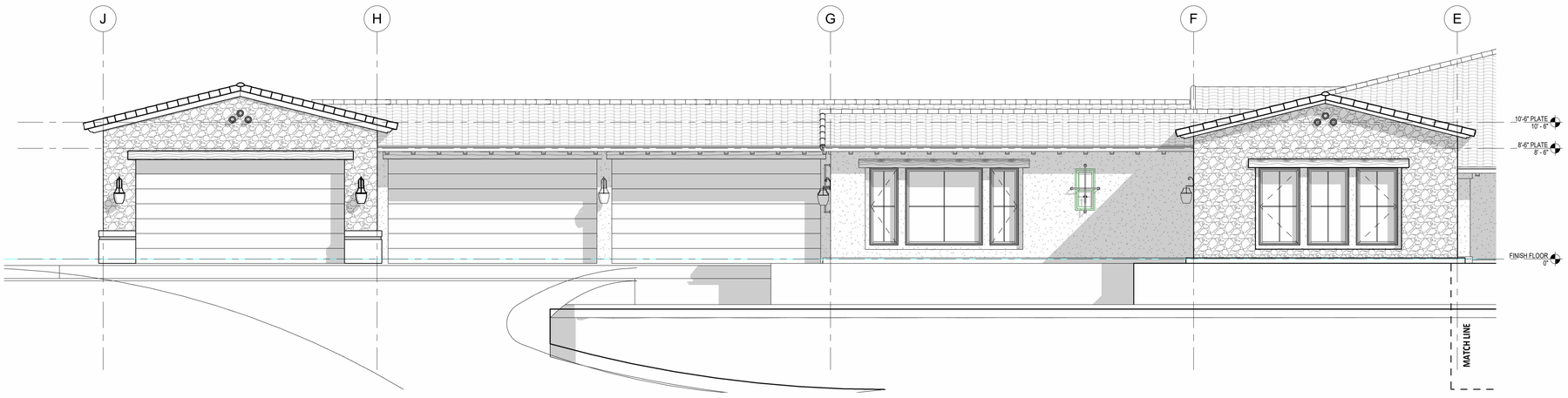
ELEVATIONS

SHEET NO:

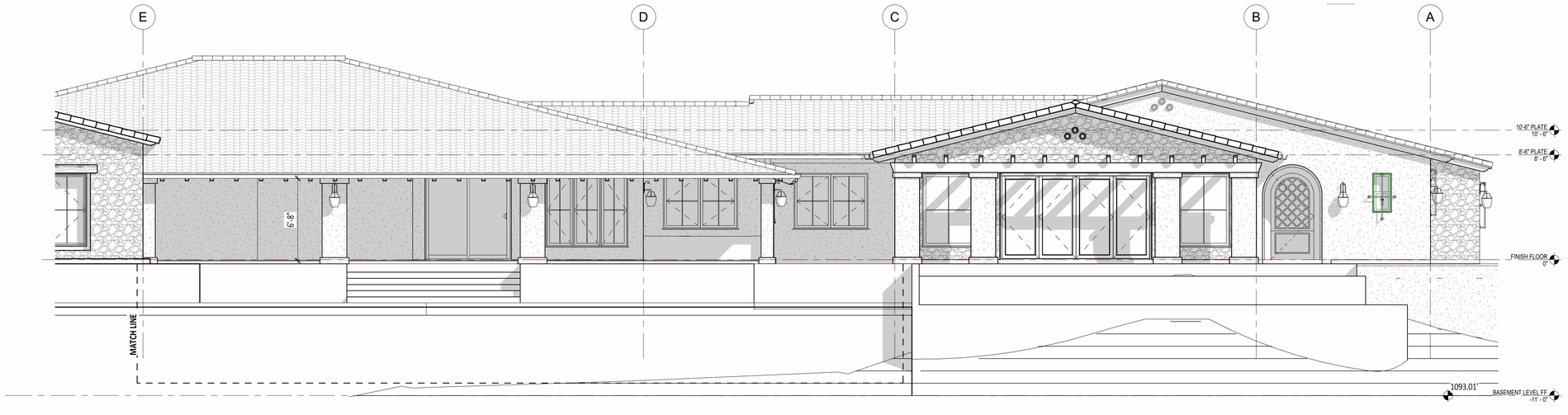
A-2.0



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:

NEW SINGLE FAMILY RESIDENCE

LEE RESIDENCE

6 CHUCKWAGON ROAD
ROLLING HILLS, CA 90275

saa
interiors + architecture
CULVER CITY - IRVINE - LOS ANGELES - SAN FRANCISCO - NEW JERSEY - NEW YORK

6083 Bristol Parkway Culver City, CA 90230	T 310.553.3252
18600 MacArthur Blvd., Suite 100 Irvine, CA 92612	T 949.724.8958
515 South Flower Street, Suite 1200 Los Angeles, CA 90071	T 213.929.1400
575 Market Street, #502 San Francisco, CA 94105	T 415.390.6793
485C US Route 1 South, Suite 105 Iselin, NJ 08830	T 848.200.1200
711 3rd Ave., 6th Floor New York, NY 10017 www.saaia.com	T 917.512.6688

SEAL AND STAMP:

CONSULTANTS:

NOT FOR CONSTRUCTION

DRAWINGS ISSUE

DATE	DESCRIPTION	DELTA

IF DRAWINGS AND MATERIALS DEVELOPED AND PROVIDED BY SAA INTERIORS + ARCHITECTURE AT THE TIME OF AND RELATING TO COVID-19 CONTAIN RECOMMENDATIONS FROM THE CENTER FOR DISEASE CONTROL AND PREVENTION (CDC) AND THE WORLD HEALTH ORGANIZATION (WHO), SUCH RECOMMENDATIONS ARE ONLY VALID AS OF THE DATE THE DRAWINGS AND MATERIALS ARE PRODUCED. THE CDC AND/OR WHO MAY UPDATE OR MODIFY THEIR RECOMMENDATIONS AT ANY TIME PER THEIR DISCRETION. IN USING RECOMMENDATIONS FROM THESE DRAWINGS AND MATERIALS, THE RECIPIENT ACKNOWLEDGES THAT IT WAS BASED ON THEIR OWN DECISION AND TAKE FULL RESPONSIBILITY AND LIABILITY. THE INTENDED RECIPIENT INDEMNIFIES AND DEFENDS SAA FOR ANY USE OF THESE DRAWINGS AND MATERIALS BY OTHERS. SAA'S SERVICES ARE INTENDED TO ONLY BE OF ASSISTANCE AND GUIDANCE FOR OUR CLIENTS STRATEGIES AND DO NOT CONSTITUTE AS REQUIREMENTS OR ANY FORM OF HEALTH, ILLNESS OR DISEASE ADVICE. SAA MAKES NO REPRESENTATIONS OR WARRANTIES REGARDING THE ACCURACY OR COMPLETENESS OF THE DRAWINGS AND MATERIALS. ANY RECOMMENDATIONS OR USE OF ANY CDC OR WHO INFORMATION DOES NOT CONSTITUTE ENDORSEMENT BY THE U.S. GOVERNMENT, DEPARTMENT OF HEALTH AND HUMAN SERVICES OR THE CDC AND WHO NOR ITS AFFILIATES.

OWNERSHIP AND USE OF DOCUMENTS ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF FURNISHED BY SAA INTERIORS ARE AND SHALL REMAIN ITS PROPERTY. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT. FEDERAL LAW PROHIBITS THE REPRODUCTION, DISPLAY, SALE, OR OTHER DISPOSITION OF THIS DOCUMENT WITHOUT THE EXPRESS WRITTEN CONSENT OF SHUMMER ALGAZI ASSOCIATES.

COPYRIGHT © 2015 SHUMMER ALGAZI ASSOCIATES ALL RIGHTS RESERVED

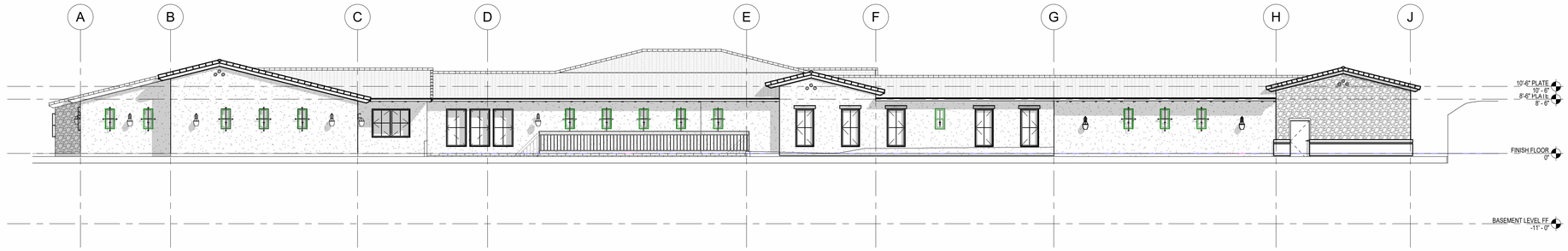
DATE:	11-29-2023
DRAWN:	VML
REVIEWED:	JB
PROJECT NO:	632690
SCALE:	As indicated

SHEET TITLE:

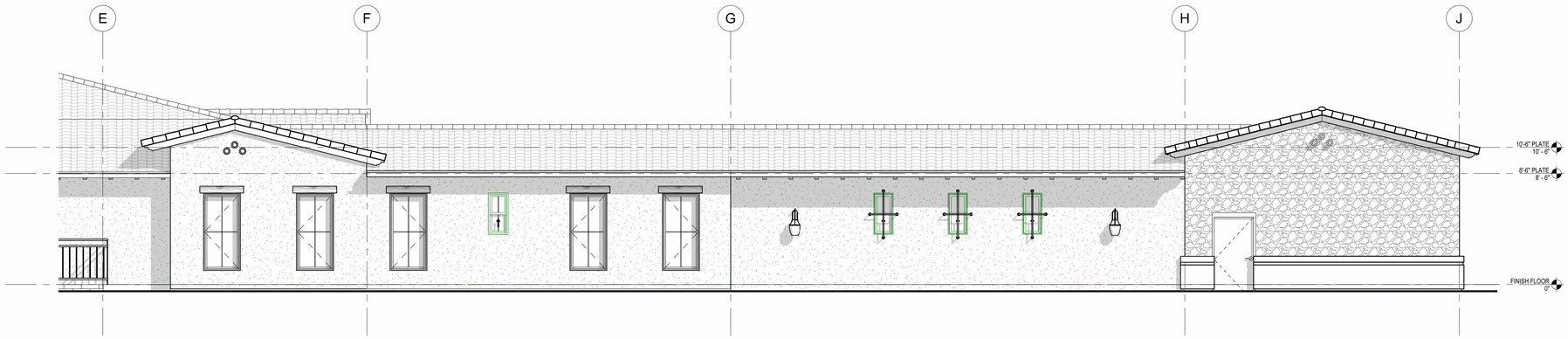
ELEVATIONS

SHEET NO:

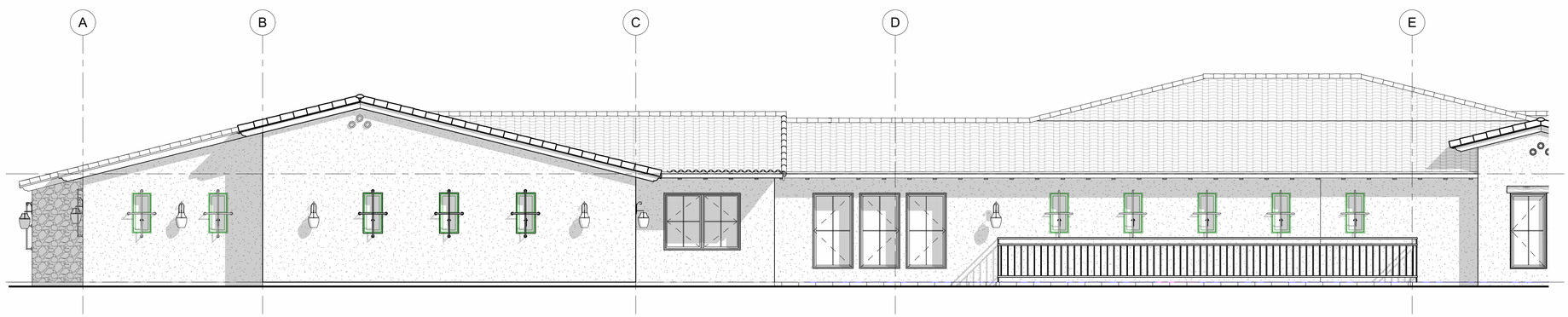
A-2.1



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

PROJECT:

NEW SINGLE FAMILY RESIDENCE

LEE RESIDENCE

6 CHUCKWAGON ROAD
ROLLING HILLS, CA 90275

saa
interiors + architecture
CULVER CITY - IRVINE - LOS ANGELES - SAN FRANCISCO - NEW JERSEY - NEW YORK

6083 Bristol Parkway, Culver City, CA 90230 — T 310.553.3252
18600 MacArthur Blvd., Suite 100, Irvine, CA 92612 — T 949.724.8958
515 South Flower Street, Suite 1200, Los Angeles, CA 90071 — T 213.929.1400
575 Market Street, #502, San Francisco, CA 94105 — T 415.390.6793
485C US Route 1 South, Suite 105, Iselin, NJ 08830 — T 848.200.1200
711 3rd Ave., 6th Floor, New York, NY 10017 — T 917.512.6688
www.saaia.com

SEAL AND STAMP:

CONSULTANTS:

NOT FOR CONSTRUCTION

DRAWINGS ISSUE

DATE	DESCRIPTION	DELTA

IF DRAWINGS AND MATERIALS DEVELOPED AND PROVIDED BY SAA INTERIORS + ARCHITECTURE AT THE TIME OF AND RELATING TO COVID-19 CONTAIN RECOMMENDATIONS FROM THE CENTER FOR DISEASE CONTROL AND PREVENTION (CDC) AND THE WORLD HEALTH ORGANIZATION (WHO), SUCH RECOMMENDATIONS ARE ONLY VALID AS OF THE DATE THE DRAWINGS AND MATERIALS ARE PRODUCED. THE CDC AND/OR WHO MAY UPDATE OR MODIFY THEIR RECOMMENDATIONS AT ANY TIME PER THEIR DISCRETION. IN USING RECOMMENDATIONS FROM THESE DRAWINGS AND MATERIALS, THE RECIPIENT ACKNOWLEDGES THAT IT WAS BASED ON THEIR OWN DECISION AND TAKE FULL RESPONSIBILITY AND LIABILITY. THE INTENDED RECIPIENT INDEMNIFIES AND DEFENDS SAA FOR ANY USE OF THESE DRAWINGS AND MATERIALS BY OTHERS. SAA'S SERVICES ARE INTENDED TO ONLY BE OF ASSISTANCE AND GUIDANCE FOR OUR CLIENT'S STRATEGIES AND DO NOT CONSTITUTE AS REQUIREMENTS OR ANY FORM OF HEALTH, ILLNESS OR DISEASE ADVICE. SAA MAKES NO REPRESENTATIONS OR WARRANTIES REGARDING THE ACCURACY OR COMPLETENESS OF THE DRAWINGS AND MATERIALS. ANY RECOMMENDATIONS OR USE OF ANY CDC OR WHO INFORMATION DOES NOT CONSTITUTE ENDORSEMENT BY THE U.S. GOVERNMENT, DEPARTMENT OF HEALTH AND HUMAN SERVICES OR THE CDC AND WHO NOR ITS AFFILIATES.

OWNERSHIP AND USE OF DOCUMENTS ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF FURNISHED BY SAA INTERIORS ARE AND SHALL REMAIN IT'S PROPERTY. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT. FEDERAL LAW PROHIBITS THE REPRODUCTION, DISPLAY, SALE, OR OTHER DISPOSITION OF THIS DOCUMENT WITHOUT THE EXPRESS WRITTEN CONSENT OF SHLIMMER ALGAZI ASSOCIATES.

COPYRIGHT © 2015 SHLEMMER ALGAZI ASSOCIATES ALL RIGHTS RESERVED

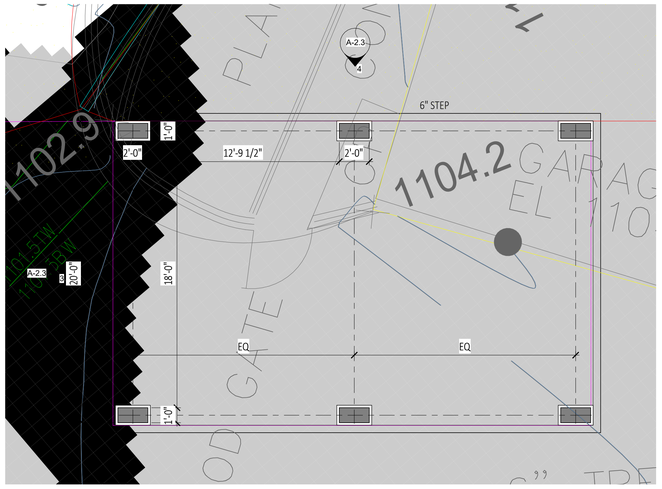
DATE:	11-29-2023
DRAWN:	VML
REVIEWED:	JB
PROJECT NO:	632690
SCALE:	As indicated

SHEET TITLE:

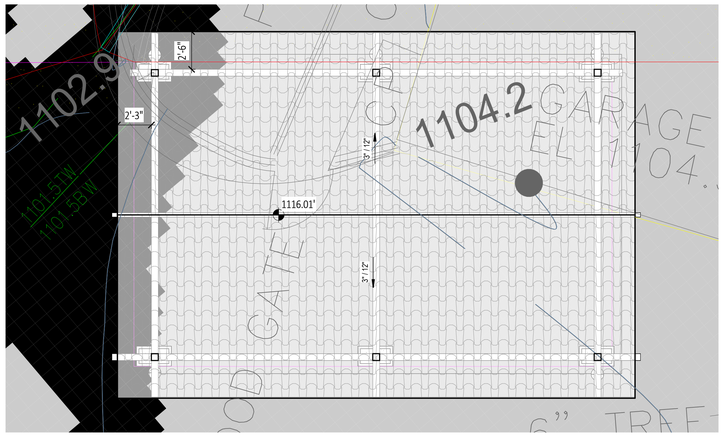
ELEVATIONS

SHEET NO:

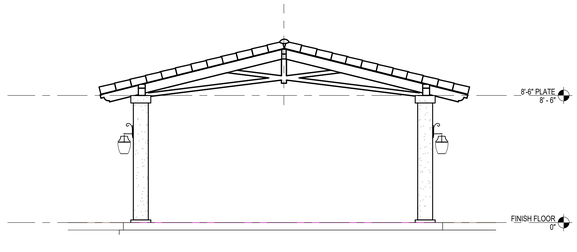
A-2.2



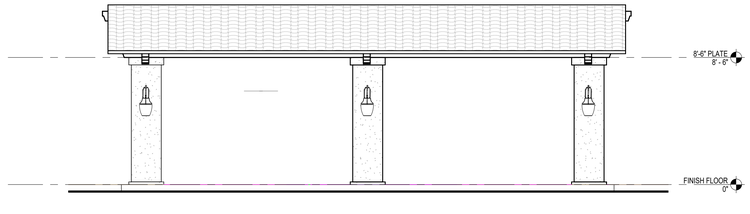
DETACHED PATIO PLAN | SCALE: 1/4" = 1'-0" | 1



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

saa
interiors + architecture

CULVER CITY - IRVINE - LOS ANGELES - SAN FRANCISCO - NEW JERSEY - NEW YORK

6083 Bristol Parkway, Culver City, CA 90230 — T 310.553.3252
18600 MacArthur Blvd., Suite 100, Irvine, CA 92612 — T 949.724.8958
515 South Flower Street, Suite 1200, Los Angeles, CA 90071 — T 213.929.1400
575 Market Street, #502, San Francisco, CA 94105 — T 415.390.6793
485C US Route 1 South, Suite 105, Iselin, NJ 08830 — T 848.200.1200
711 3rd Ave., 6th Floor, New York, NY 10017 — T 917.512.6688
www.saaia.com

SEAL AND STAMP:

CONSULTANTS:

NOT FOR CONSTRUCTION

DRAWINGS ISSUE

DATE	DESCRIPTION	DELTA

IF DRAWINGS AND MATERIALS DEVELOPED AND PROVIDED BY SAA INTERIORS + ARCHITECTURE AT THE TIME OF AND RELATING TO COVID-19 CONTAIN RECOMMENDATIONS FROM THE CENTER FOR DISEASE CONTROL AND PREVENTION (CDC) AND THE WORLD HEALTH ORGANIZATION (WHO), SUCH RECOMMENDATIONS ARE ONLY VALID AS OF THE DATE THE DRAWINGS AND MATERIALS ARE PRODUCED. THE CDC AND/OR WHO MAY UPDATE OR MODIFY THEIR RECOMMENDATIONS AT ANY TIME PER THEIR DISCRETION. IN USING RECOMMENDATIONS FROM THESE DRAWINGS AND MATERIALS, THE RECIPIENT ACKNOWLEDGES THAT IT WAS BASED ON THEIR OWN DECISION AND TAKE FULL RESPONSIBILITY AND LIABILITY. THE INTENDED RECIPIENT INDEMNIFIES AND DEFENDS SAA FOR ANY USE OF THESE DRAWINGS AND MATERIALS BY OTHERS. SAA'S SERVICES ARE INTENDED TO ONLY BE OF ASSISTANCE AND GUIDANCE FOR OUR CLIENTS STRATEGIES AND DO NOT CONSTITUTE AS REQUIREMENTS OR ANY FORM OF HEALTH, ILLNESS OR DISEASE ADVICE. SAA MAKES NO REPRESENTATIONS OR WARRANTIES REGARDING THE ACCURACY OR COMPLETENESS OF THE DRAWINGS AND MATERIALS. ANY RECOMMENDATIONS OR USE OF ANY CDC OR WHO INFORMATION DOES NOT CONSTITUTE ENDORSEMENT BY THE U.S. GOVERNMENTS DEPARTMENT OF HEALTH AND HUMAN SERVICES OR THE CDC AND WHO NOR ITS AFFILIATES.

OWNERSHIP AND USE OF DOCUMENTS ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF FURNISHED BY SAA INTERIORS ARE AND SHALL REMAIN IT'S PROPERTY. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT. FEDERAL LAW PROHIBITS THE REPRODUCTION, DISPLAY, SALE, OR OTHER DISPOSITION OF THIS DOCUMENT WITHOUT THE EXPRESS WRITTEN CONSENT OF SHLEMMER ALGAZE ASSOCIATES.

COPYRIGHT © 2015 SHLEMMER ALGAZE ASSOCIATES ALL RIGHTS RESERVED

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

SHEET TITLE:

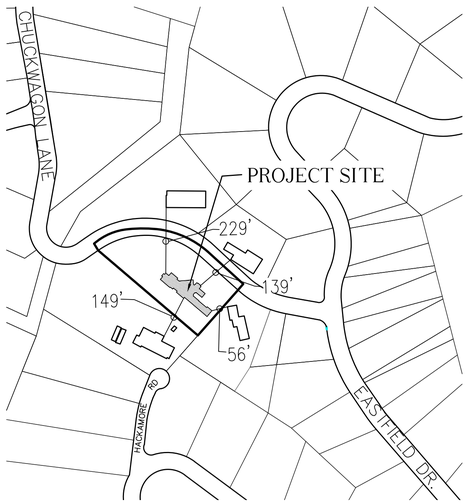
DETACHED COVERED PATIO

SHEET NO:

A-2.3

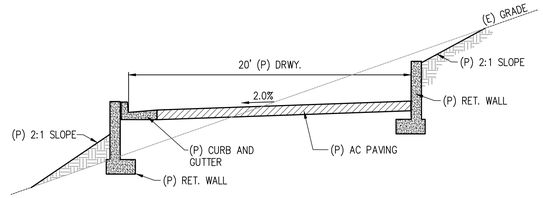
LEE RESIDENCE

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

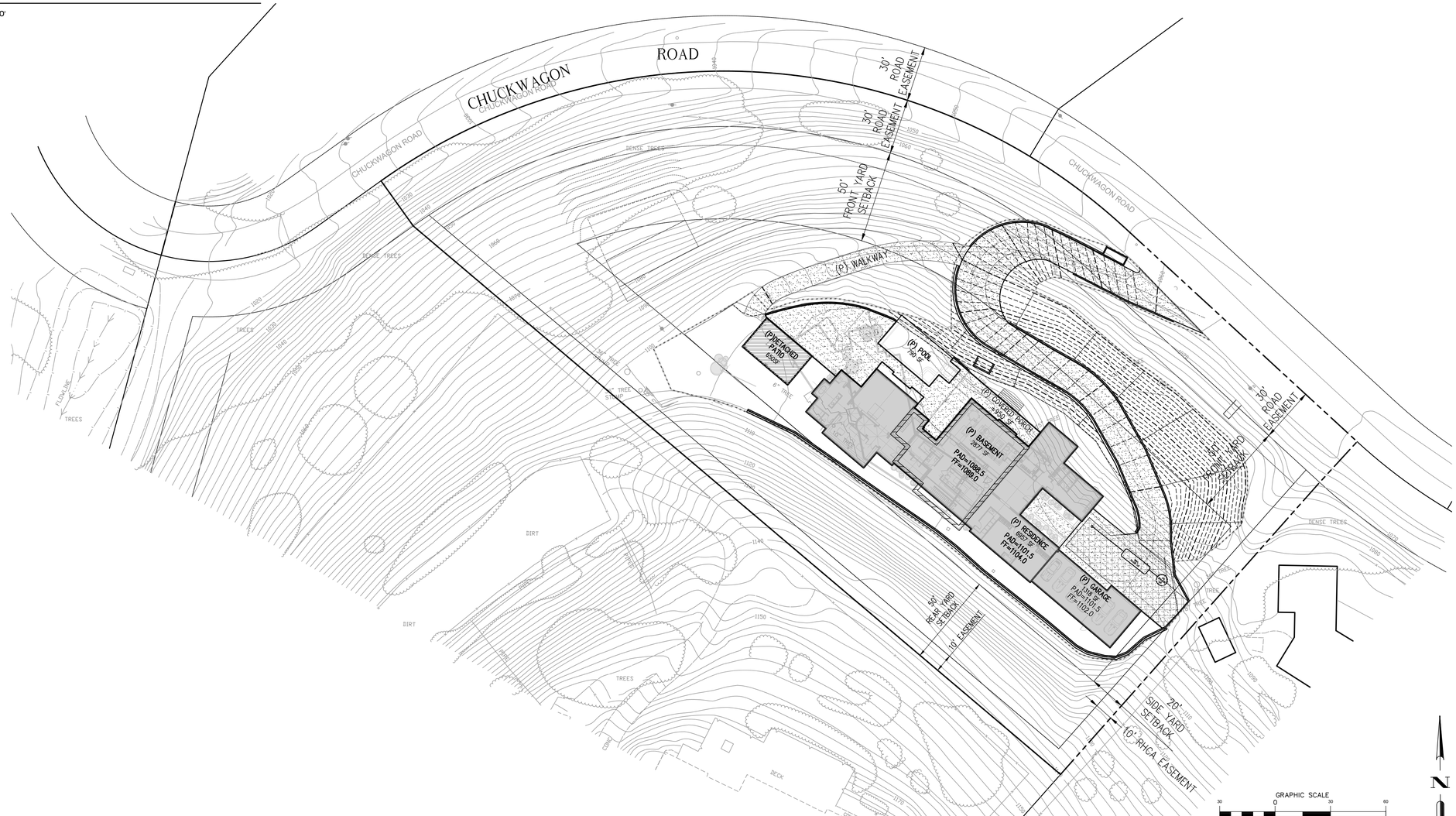
GROSS LOT AREA:	102,110sf (2.34 acres)
NET LOT AREA:	72,510sf (1.66 acres)
DISTURBED AREA:	36,890sf (50.9%)

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

CHUCKWAGON ROAD

CHUCKWAGON ROAD

CHUCKWAGON ROAD

L=436.26', R=320.00'
Δ=78° 06' 45"

30' ROAD EASEMENT

30' ROAD EASEMENT

50' FRONT YARD SETBACK

50' FRONT YARD SETBACK

20' SIDE YARD SETBACK

10' RHCA EASEMENT

30' ROAD EASEMENT

19,219.94 sf

#6 CHUCKWAGON LANE
PORTION OF LOTS 28 AND 29
RECORD OF SURVEY, MB 58, 6-10
HOUSE HIGHEST RIDGE EL 1121.71

#4 CHUCKWAGON LANE
PORTION OF LOT 38 AND 39
RECORD OF SURVEY, MB 58, 6-10

DOOR SILL EL 1106.1

DOOR SILL EL 1106.3

18" BLOCK WALL W/ CLF

6' BLOCK WALL W/ CLF

GATE

WOOD GATE

WOOD PLANTER

PLANTER

CONC PATIO

CONC

ASPH

DIRT

DENSE TREES

TREES

3 RAIL FENCE

POWER POLE

FIRE HYDRANT

WATER VALVE

CATV HH

CLEAN OUT

MANHOLE

SWALE

15" DRAIN

DECK

STEPS

GM

GAS

WE

CATV

SS

EM

CONC EM

CONC SS

CONC GM

CONC WE

CONC GAS

CONC CATV

GARAGE FF EL 1104.5

18" TREE

15" TREE

10" TREE

6" TREE

STUMP

EXISTING SITE CONDITIONS

SCALE: 1" = 20'

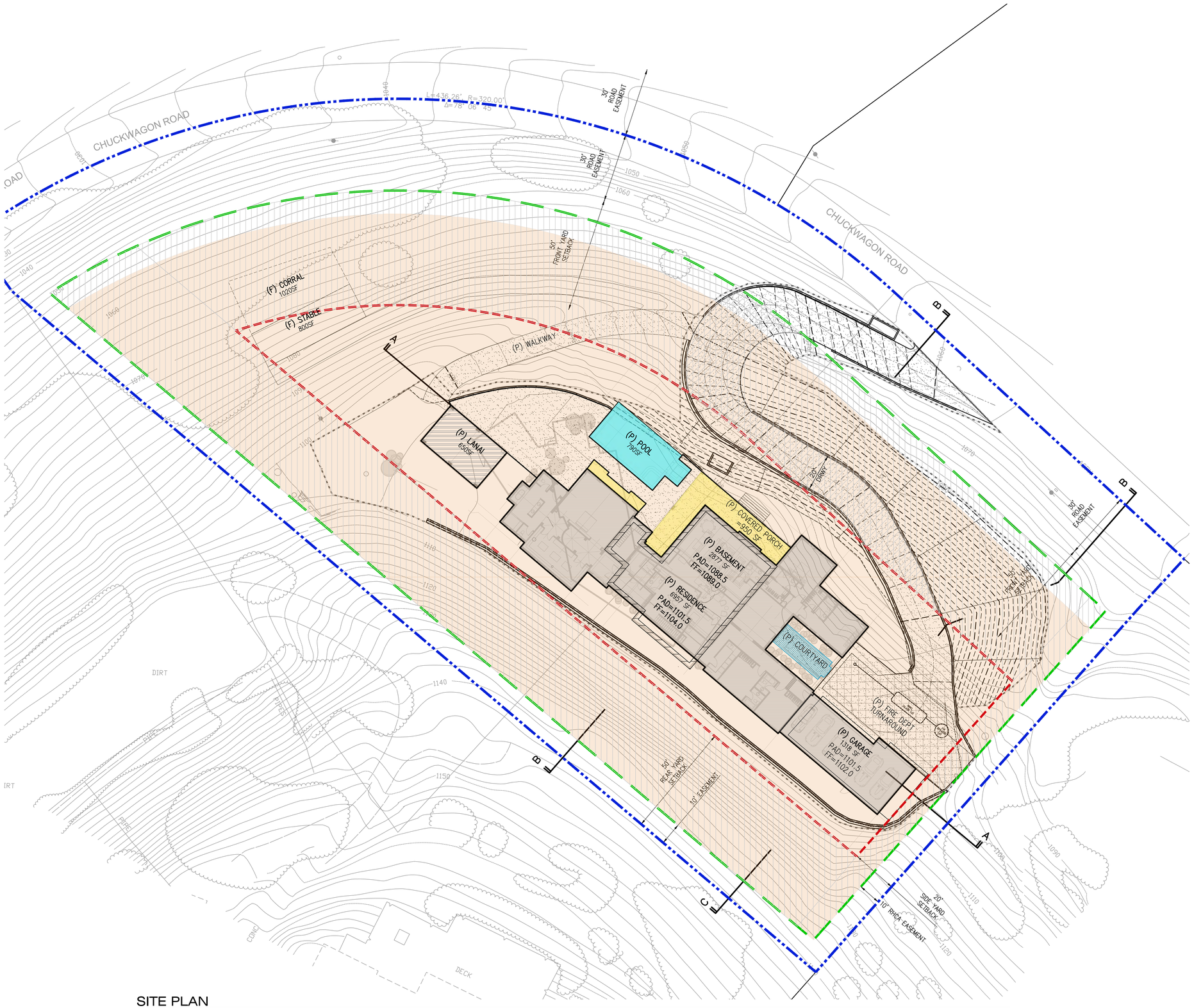
Revisions	By

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

CLIENT: 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

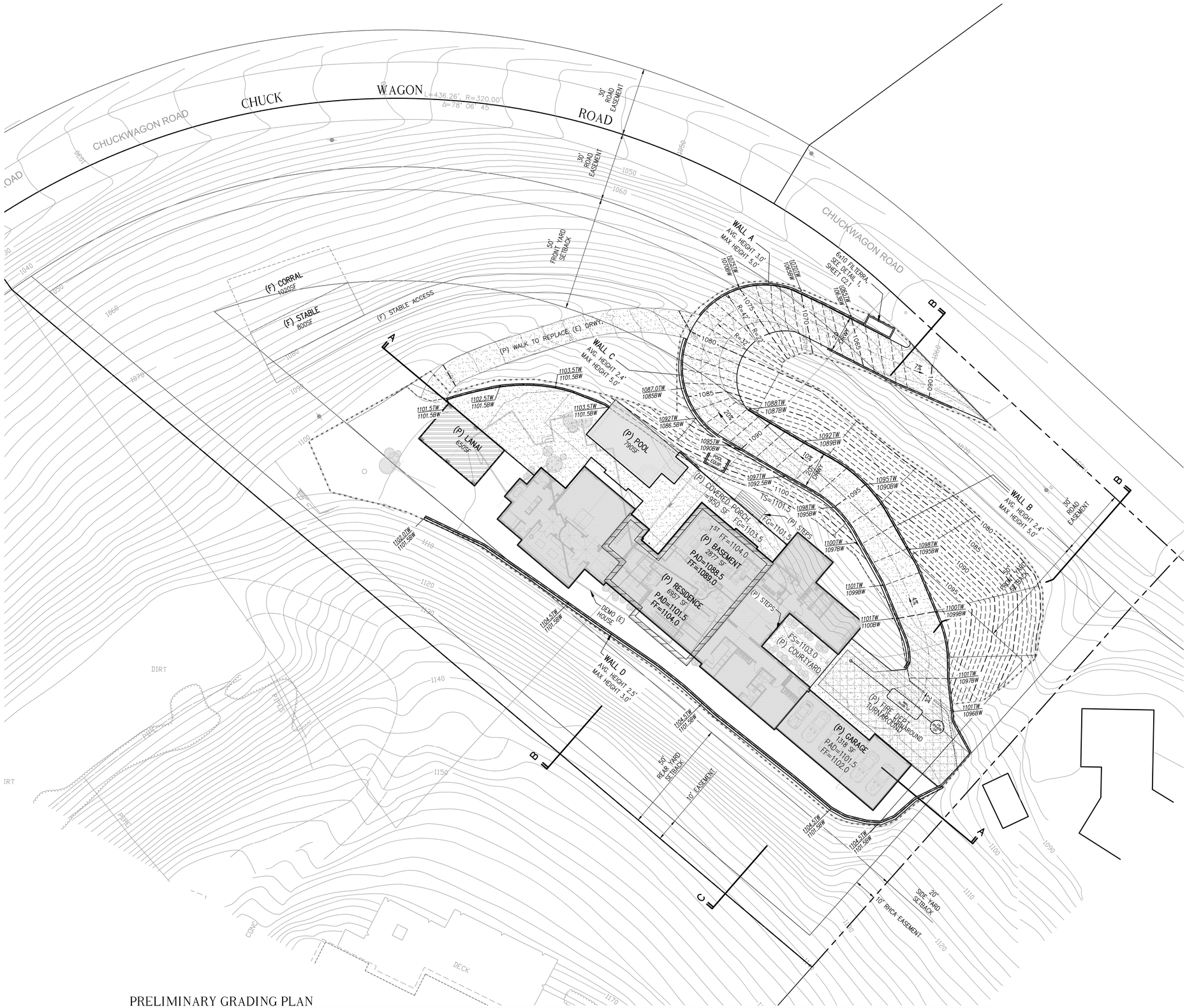
Revisions	By

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



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

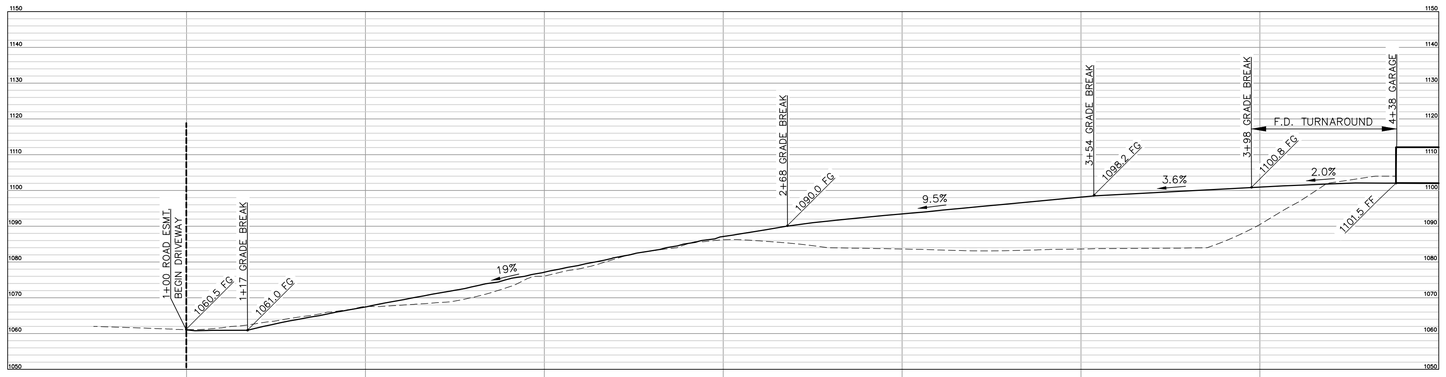
Revisions	By

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.

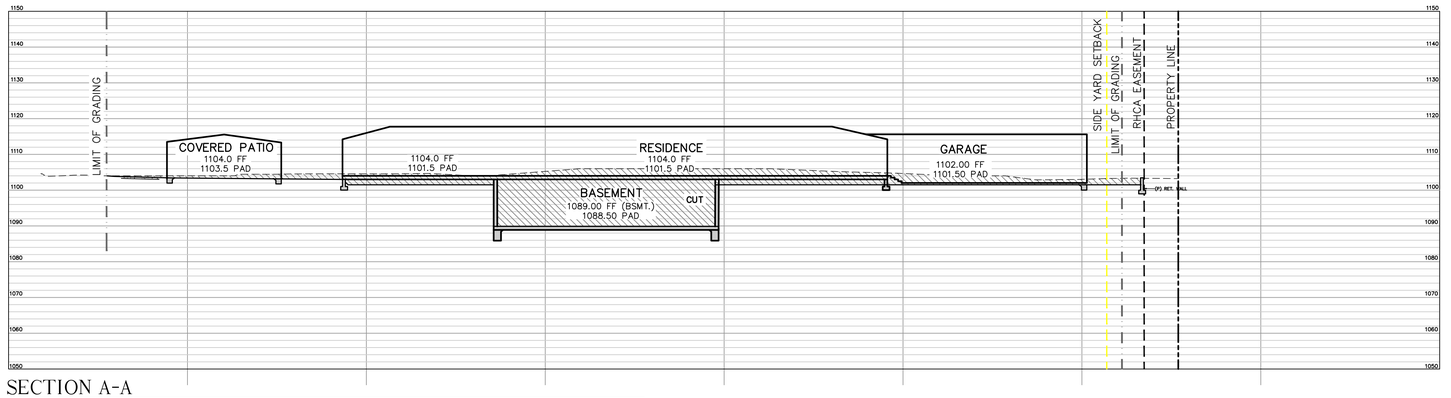
TITLE: SITE PLAN
6 CHUCKWAGON ROAD
ROLLING HILLS, CA.

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



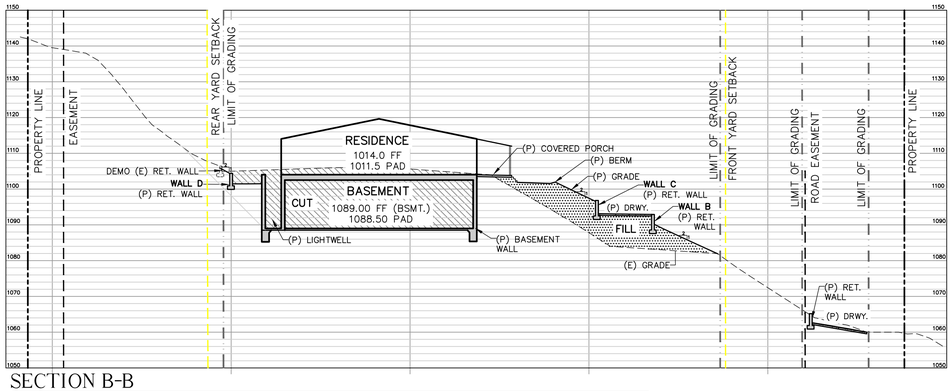
DRIVEWAY PROFILE

SCALE: 1" = 20'



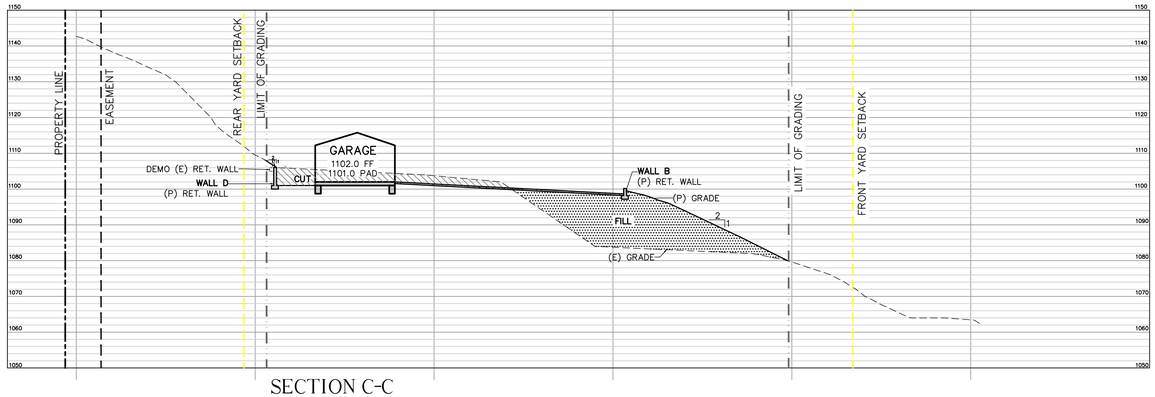
SECTION A-A

SCALE: 1" = 20'



SECTION B-B

SCALE: 1" = 20'



SECTION C-C

SCALE: 1" = 20'

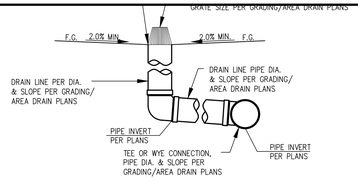
Bolton Engineering Corp.
Civil Engineering and Surveying
25834 Narbonne Avenue Suite 210
Lomita, Ca. 90717
Ph. 310-325-5580 Fax: 310-325-5581

Revisions	By

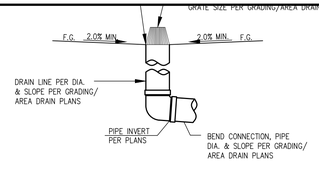
CLIENT: LEE FAMILY
6 CHUCKWAGON ROAD
ROLLING HILLS, CA.

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

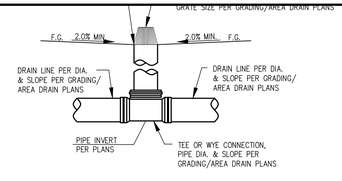
Date: Feb. 27, 2024
Scale: 1"=20'
Drawn: FYW
Checked: DJB
Job No. 22135
Sheet 5 Of 7 Sheets



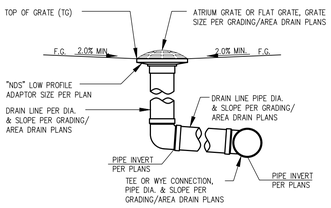
ROUND LANDSCAPE AREA DRAIN (OFF-LINE)



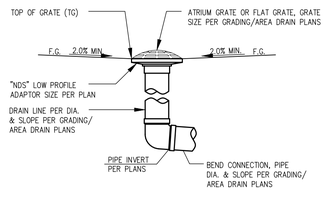
ROUND LANDSCAPE AREA DRAIN (TERMINAL)



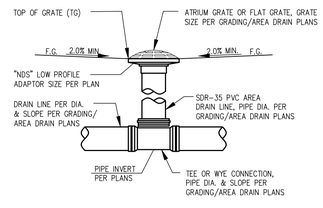
ROUND LANDSCAPE AREA DRAIN (IN-LINE)



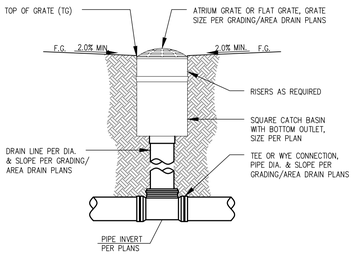
SQUARE LANDSCAPE AREA DRAIN (OFF-LINE)



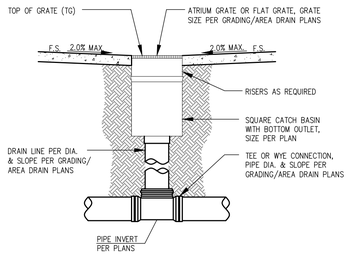
SQUARE LANDSCAPE AREA DRAIN (TERMINAL)



SQUARE LANDSCAPE AREA DRAIN (IN-LINE)



SUMP BOX LANDSCAPE AREA DRAIN

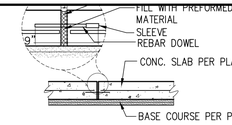


SUMP BOX PEDESTRIAN AREA DRAIN

Area Drain Details

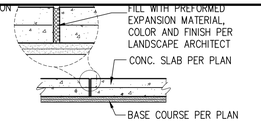
N.T.S.

7/6



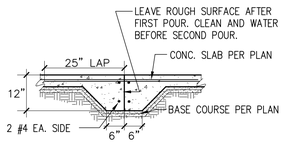
Typ. Dowelled Exp. Joint

PLACE EXPANSION JOINTS WHERE INDICATED ON PLAN

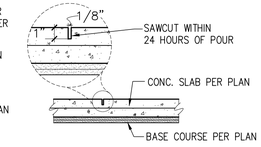


Typ. Expansion Joint

PLACE EXPANSION JOINTS WHERE INDICATED ON PLAN



Typ. Construction Joint



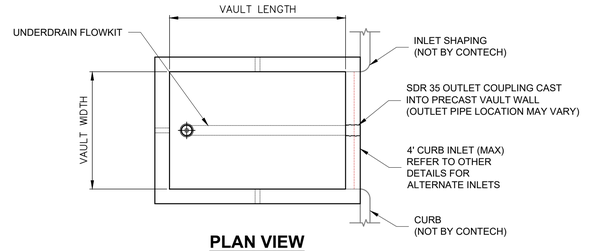
Typ. Control Joint

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

Typical PCC Joints

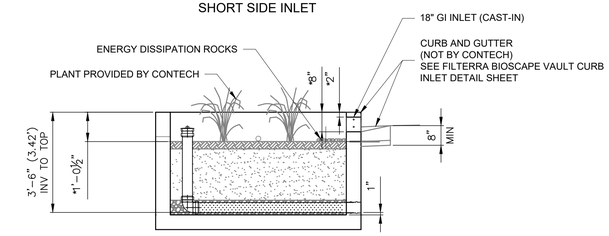
N.T.S.

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")

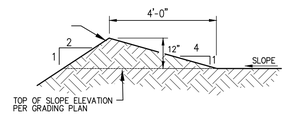
MEDIA BAY SIZE	VAULT SIZE (L x W)	LONG SIDE INLET DESIGNATION	SHORT SIDE INLET DESIGNATION	AVAILABILITY	OUTLET PIPE DIA	MIN. NO. OF INLET PIPES (-P ONLY)
4 x 4	4 x 4	FTBSV0404	FTBSV0404	ALL	4" SDR 35	1
6 x 4	6 x 4	FTBSV0604	FTBSV0406	N/A CA	4" SDR 35	1
6.5 x 4	6.5 x 4	FTBSV06504	FTBSV04065	CA ONLY	4" 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.

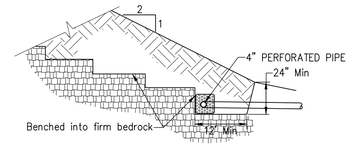
1/6



Typical Top of Slope Berm

N.T.S.

2/6

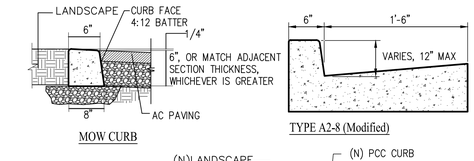


A subdrain system shall be installed behind the proposed fill slope. The subdrain system shall consist of a drain located at the rear of the keyway above the toe of the slope. The subdrain shall consist of 4-inch perforated pipes, with perforations facing downward. It shall be surrounded by a minimum 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

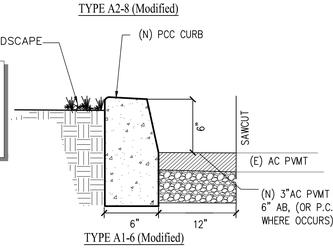


MOW CURB

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.

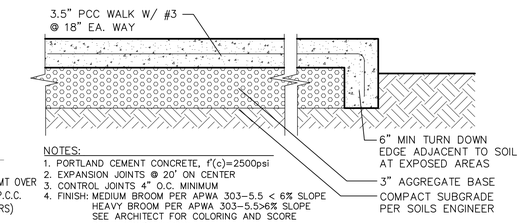


TYPE A1-6 (Modified)

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

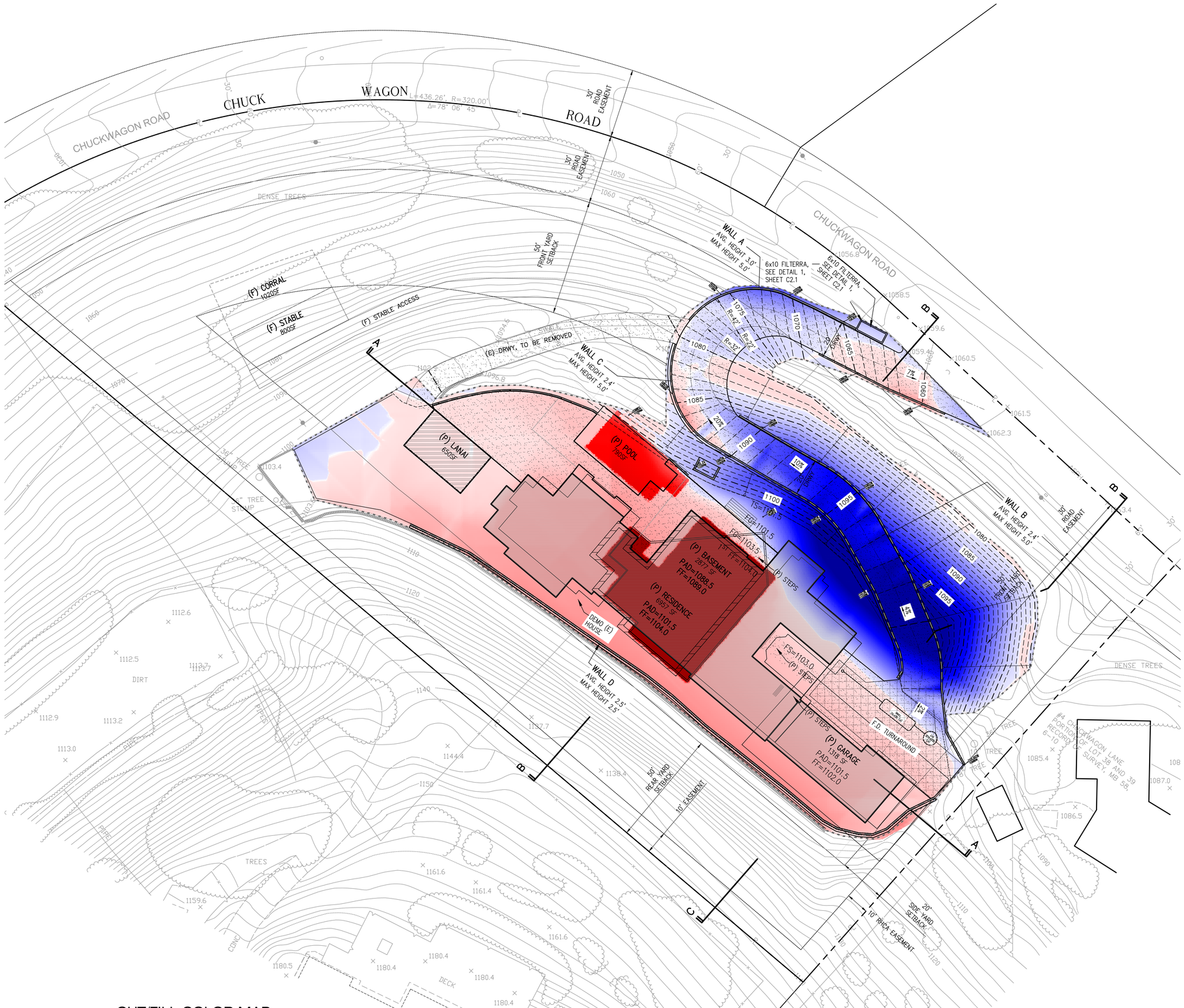
Revisions	By

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

City of Rolling Hills

INCORPORATED JANUARY 24, 1957

NO. 2 PORTUGUESE BEND ROAD
ROLLING HILLS, CA 90274
(310) 377-1521
FAX (310) 377-7288

SITE PLAN REVIEW

***NOTE**: According to Section 17.24.020 of the Rolling Hills Municipal Code, illegal uses or structures are required to be made conforming or shall be removed. Therefore, you may be required to modify or remove any unauthorized or unlawful use or structure on your property prior to or in conjunction with this application, (regardless of when or by whom they were constructed). In addition, pursuant to Resolution No. 900 of the City Council, any use or structure which would require a discretionary permit but which is conducted without the acquisition of said permit, shall be subject to retroactive discretionary permit process, and is subject to higher application fee.*

Property owner (s) signature

SITE PLAN REVIEW PURPOSE

The site plan review process is established to provide discretionary review of certain development projects in the City for the purposes of ensuring that the proposed project is consistent with the City's General Plan and Municipal Codes. A site plan review is a form of permit which is required of any property owner who plans any grading or who seeks to construct, with certain exceptions, a new building, structure, swimming pool, above grade deck, or expand, add to, alter or repair an existing residence, which involves changes to grading or an increase in the size of the residence by more than 999 square feet.

In order to obtain a site plan review permit, the applicant must be able to demonstrate the proposed site development can comply with the criteria set forth in Section 17.46.050 of the Rolling Hills Municipal Code.

Site plan review permits are considered and decided upon by the Planning Commission following the submittal of appropriate application, reports and studies; and public hearings and site investigation are held.

APPLICATION AND REQUEST FOR HEARING

In order to obtain a site plan review, a property owner or his or her agent must submit an application and request a hearing before the Planning Commission. To do so, the applicant should complete the requirements enumerated herein, assemble the necessary application documents and call to make an appointment with Planning staff at (310) 377-1521. Making an appointment will assure that someone is available to explain the necessary procedures and review the case material for completeness and accuracy.

PLAN SUBMITTAL INFORMATION

Complete and submit with each application:

1. "Request for Hearing" application. Seven copies of **currently surveyed** plan **MUST** accompany the final application. Plans must be **FOLDED** to approximately 8 1/2" x 11" with title block visible. Additional plans will be required prior to City Council meeting.

2. Owner's Declaration.

3. Plan submittal using the "**Checklist**" as guide. Each plan must have a vicinity map, computation of lot coverage, building pad sizes, cut and fill totals, and the percentage of lot disturbance **printed** on the plot plan **and be stamped by a licensed civil engineer or land surveyor.**

4. Property owner's radius map and property owner's labels. A map is required showing the existing properties, within or partially within a 1,000 foot radius of the exterior boundaries of the property under consideration, including the subject property. Prepare three complete lists of property owners of each parcel with mailing address on mailing labels. Assign a number to each name on the list to correspond with a number of the lot on the map.

5. Certified Property Owners List Affidavit.

6. Filing fee made payable to **City of Rolling Hills**

PLAN SUBMITTAL PROCESS

Applications must be submitted to the Planning Department as shown on the "Planning Application Filing Deadline Schedule". Applications shall be deemed complete only after all required information is submitted and the application fees are paid. The Planning staff will meet with the applicant to discuss the proposal.

Once an application has been accepted as complete by the City, a hearing will be set before the Planning Commission. Applications are considered at the regular meetings of the Planning Commission, which are held the third Tuesday of each month. Provide sufficient time in your schedule to attend at least four meetings to allow the Planning Commission to study the facts presented and to make a field trip to review the physical conditions. Prior to the field trip a silhouette of the project will have to be erected. The silhouette must be certified. The applicant or a representative must appear at all meetings. The City's review process takes a minimum of 3-4 months from submittal. City Council reviews the project following Planning Commission action.

AUTHORITY AND RESPONSIBILITY

In reviewing a request, the Planning Commission must consider the following:

1. The Planning Commission shall consider all matters presented to it fairly and impartially, recognizing the rights of the applicant as well as its obligation to enforce all zoning ordinances and resolutions adopted by the City Council of the City of Rolling Hills. The site plan review process is intended to assist in the orderly development of property, in conformance with objectives of the General Plan and other ordinances and codes.

2. The development and use of all land within the City of Rolling Hills should be directed to the continuation of the existing rural open areas surrounding the existing residences in the City, and each new improvement or use of land should be carefully examined to determine what effect the proposed improvement or use of land will have on the natural slopes, terrain, trees and natural flora in the City.

3. The granting of site plan review permits shall be carefully scrutinized utilizing the criteria set forth in Section 17.46.050.

DECISION OF PLANNING COMMISSION

The decision of the Planning Commission will be final unless, within thirty (30) days following the adoption of the resolution, a written appeal is filed with the City Clerk by:

1. The applicant.

2. Any person who protested, either orally or in writing, as a matter of record prior to the final vote of the Planning Commission on the matter and who, in addition, received or was entitled to receive the written notice specified in Subdivision 2 of Subsection A of Section 17.34.030 of the Zoning Ordinance.

3. The City Council, (within 45 days) upon the affirmative vote of three members of the City Council.

AFFIDAVIT OF ACCEPTANCE AND BUILDING PERMITS

In order to obtain building permits, it will be necessary for the applicant to record an affidavit with a resolution of the findings and the conditions of approval. Building and/or grading permit shall not be issued unless the resolution and affidavit are recorded.

Initial K.L.
Property Owner

Date: 5-13-2024

CHECKLIST FOR PLAN SUBMITTAL

The following information must be included on any plan submitted for checking to the Rolling Hills Planning Commission for:

1. **Conditional Use Permit (including grading requirements).**
2. **Variance (including grading requirements).**
3. **Site Plan Review (including grading requirements).**
4. **Subdivisions and Lot Line Adjustments**

-Provide seven (7) sets of plans (folded) that show the following:
(Additional sets will be required before the City Council meeting)

- Provide electronic copy of the plans
- Provide electronic copy of the application including calculations and all other submittals

☒ Name, address and telephone number of applicant, and name, address and telephone number of architect and civil engineer.

☒ Currently surveyed plot plan showing the entire property. (More than one plan may be submitted).

☒ Plot plans must be stamped by a licensed civil engineer or land surveyor. License number and expiration date must be clearly shown.

☒ Architectural elevation plans showing the height of proposed structures from finished grade and basement wells – all sides must be shown.

☒ Vicinity map drawn to scale with requested improvements dimensioned to property line and to structures of all contiguous properties.

☒ North arrow and scale of plans.

☒ Existing contours of the entire lot, in maximum 5' intervals.

☒ Proposed contours, in maximum 5' intervals.

☒ Setbacks, easements, fences and horse trails, if any, on the entire lot.

☒ Note distances from the centerline of all existing and proposed streets adjacent to the subject property.

☒ Outline and show square footage of building pads not in setbacks (existing and proposed) in accordance with Municipal Code Title 17. [Buildable area is that portion of a lot **NOT IN SETBACKS** that constitutes the existing building pad and any contiguous portion of the lot **NOT IN SETBACKS** that has an average slope of ten percent (10%) or less]. If there is not an existing building pad, the buildable area shall mean that portion of a lot not in setbacks

which will be created through grading and which will have an average slope of ten percent (10%) or less. A lot may have more than one buildable area.

☒ Outline and show distance from building footprint to any projections and architectural features including porches, entryways, porte cocheres, trellises, chimneys, eaves, and bay windows. Show roof chimneys.

☒ Computation of structural and total lot coverage, disturbed area and building pad coverage in accordance with Municipal Code Title 17 (form attached).

☒ All slopes shall not be steeper in slope than two horizontal to one vertical, or exceed a vertical height of thirty feet (30') below or above the natural grade. Shallower slopes are strongly encouraged. All slopes shall be marked with grade. (Municipal Code Title 17). Cut and fill must be balanced on site. Export of dirt is allowed from excavation activities, incl. basements.

☒ Show cut and fill slopes by separate shadings or patterns. Show shaded area square footage, cut and fill totals in cubic yards, and the percentage of lot to be disturbed. (Title 17).

☒ Show all existing and proposed retaining walls and sections through walls, including height and elevations. Show stairs, walkways and height of decks above grade.

☒ Show proposed drainage pattern and design and indicate whether the drainage design is above or below ground. Show drainage devices and method of drainage; ie. show cisterns, biofiltration/bioretention units and similar.

☒ Designate the area(s) for which the Site Plan Review is requested.

☒ Show outline of residence, any additional structures, and any basement areas. Indicate depth of basement. All structures must be physically measured and square footage of each structure must be shown on the drawing. **PLEASE NOTE**: "Floor area" means the total horizontal area of all floors of a structure, **measured in square feet from the exterior surface of the outside walls**, including basements, storage areas, and the like, but excluding unenclosed areas.

☒ Show all other existing and proposed structures on the lot, including pool, spa, pool equipment, porches, shelters, entryways, trellises, barbecues, fire places, fire pits, sheds, gazebos, children play houses/forts, trash yard and others.

☒ Show width and length of basement wells and location of stairs. Show windows and doors in basement.

☒ Show an area of not less than 450 square feet for the construction of a stable, 550 square feet for a corral (35' from any residence and 25' from rear property line, and not in front yard or side setback), and access road of not more than 25% grade for vehicular access to the stable site on each lot. If grading would be required indicate the quantity.

☒ Show cross sections of slopes before and after grading. Show the variance of the existing slope and proposed slope. Sections should be through the highest cut and fill and through other areas where ground is steep, and as many additional sections as necessary to clearly delineate the proposed change in land contours from the existing terrain. Whenever possible, align the cross sections along the proposed development on the plot plan.

- [x] Soils, geology, hydrology/drainage reports, showing all structures on the property, with their distance from property lines delineated, may be required in applications where the requested project is close to easements, close to other properties, and/or where there is to be significant grading on the property.

- [x] Show location of utility pole(s) serving the property and indicate the direction of the utility lines.

- [x] Show the slope (in %) and square footage of the driveway and separately of any uncovered parking area or motor court. Calculate the coverage (in %) of the driveway and motor court of the yard area in which they are located. Motor court may not be closer than 30' to roadway easement. (Yard –Section 17.12.250).

- [x] Show any other driveways/roads/easements and paved areas on the property that are existing, currently proposed or planned for the future.

- [x] Show trails within the property and adjacent thereto.

- [x] If a stable is being constructed, delineate the loft area, if any. Show the size of the stable, the size of porch and separately the size of the loft. Show cupolas or other projections. Show paddock area and corral area.

- [x] If known, show the location of septic tank.

- [x] If a new driveway approach is proposed it must be reviewed by the Traffic Commission.

- [x] Pictures of the entire property.

- [x] Submit one copy of the plan delineating in different color markers the following:
  - [x] Residential Building Pad (not in setbacks)
  - [x] Additional Building Pads (not in setbacks)
  - [x] Disturbed Areas
  - [x] Net Lot boundary
  - [x] Setback lines
  - [x] Cut and fill areas for grading (shaded)

INSTRUCTIONS FOR COMPLETING THE LOT COVERAGE FORMS

TOTAL STRUCTURES AND TOTAL FLATWORK

In the TOTAL STRUCTURES column, in addition to those structures listed on the form, include all structures that exist on the lot and those that are proposed, including: cabana, recreation room, hobby shop, guest-house, covered porches, covered entryways, trellis/latticework, gazebo, sheds, pool equipment, service yard, playground equipment, forts, barbecue, fire pits, decks, (for deck-see definition in Section 17.12.040 "D" words, terms and phrases of the Zoning Code), and similar structures.

In the TOTAL FLATWORK column include all of the "impervious" surfaces existing and proposed, including all walkways around the residence and accessory uses, walkways from house to other structures, uncovered patios, uncovered parking areas, walkways/decks around the pool, paved access to a stable and all other "impervious" surfaces. When designing a house or addition, check with the Fire Department on the required width of the walkways and driveways. Show any future potential flatwork.

NOTE: As required by the Los Angeles County Building Code, when designing a basement with "livable area(s)" you may have to provide for natural light and igress/ingress. Window wells may be acceptable. Check with the County Building and Safety Department for requirements.

COMPUTATION OF LOT COVERAGE

LOT COVERAGE (TITLE 17)

Main buildings, accessory buildings, structures including, but not limited to gazebos, porches, entryways, porte cochere, trellises and similar structures, tennis courts, swimming pools, spa, pool equipment, outdoor bar, barbecue, sheds, shelters, service yards (enclosed or unenclosed), stables, or an area of not less than 450 square feet for the construction of a stable shall not cover more than twenty percent (20%) of the net lot area, provided further that in addition to the above described improvements, the areas included within driveways, paved access to stables, parking spaces, walks, patios, decks and asphalt or concrete paving of any kind excepting roads maintained by the Rolling Hills Community Association, shall not cover more than thirty-five percent (35%) of the net lot area (see Section 17.16.200 "J" for exceptions).

For the purposes of this Section "net area" shall exclude: a) the entire area within a recorded roadway easement plus the area within ten (10) feet measured perpendicular to the edge of the roadway easement; (b) the ten (10) foot perimeter of the lot perpendicular to the property lines; (c) any private drive or driveway that provides access to any other lot or parcel; and (d) the access strip portion of a flag lot.

COMPUTATION OF BUILDABLE AREA AND COVERAGE THEREON

A policy of the City is to address coverage of an identified "EXISTING AND/OR PROPOSED BUILDABLE AREA". Coverage thereon is based upon the calculation of the footprint square footage of the residence, garage, stable (barn), other accessory structures proposed and/or developed on said "buildable area," and all projecting structures such as entryways, porte cochere, covered porches and breezeways. (Covered porches that are 10% or less in size of the footprint of the residence or accessory structure and attached trellises are not counted).

For the purpose of this calculation, "buildable area" shall be defined as stated in Section 17.12.020 of the Rolling Hills Municipal Code which declares "buildable area" as the portion of a lot that constitutes the existing or proposed building pad and any other contiguous portion of the lot **NOT IN THE SETBACKS THAT HAS AN AVERAGE SLOPE OF TEN PERCENT (10%) OR LESS.** If there is no existing building pad, it shall mean that portion of a lot not in the setbacks that will be created through grading and that will have an average slope of ten percent (10%) or less. A lot may have more than one "buildable area."

SUMMARY OF ACCESSORY STRUCTURES COUNTED/NOT COUNTED TOWARDS LOT COVERAGE:

BUILDING PAD COVERAGE: (guideline – 30% maximum pad coverage).
All structures, including porte cochere, breezeway and entryway, shall be counted towards building pad coverage, **except** for the following:

ATTACHED STRUCTURES:

- Attached covered porch having an area of 10% or less of the size of the structure that it is attached to, (primary or accessory)
- Attached trellises (open roof)

DETACHED STRUCTURES: (not to exceed a total of 5 such structure on a lot that are legal and conforming, not to exceed 12 feet in height, not to exceed 120 sq.ft. each, (see exceptions below), and not to exceed a combined total of 800 sq.ft.)

- Storage sheds; max. 2 on a lot,
- Trellis and freestanding covered patio w/solid roof, (may exceed 120 sq.ft.),
- Outdoor bar, barbecue, fire place, gazebo,
- Roofed playground fort, (may be max. 15 ft.),
- fountain, pond and similar structures.

These structures may not be located in the front yard area or any setback, except for a fountain, decorative pond or low water feature.

STRUCTURAL AND TOTAL LOT COVERAGE AND DISTURBANCE:

(Zoning Code requirement: max. - 20% structural coverage; max. - 35% total lot coverage; max. – 40 % lot disturbance).
All attached structures, including porches, trellises, porte cochere, breezeway, and entryway shall be counted towards coverage.
All detached structures shall be counted towards coverage, **except** for the following:

DETACHED STRUCTURES: (not to exceed a total of 5 such structure on a lot that are legal and conforming, not to exceed 12 feet in height, not to exceed 120 sq.ft. each, (see exceptions below), and not to exceed a combined total of 800 sq.ft.)

- Storage sheds; max. 2 on a lot,
- Trellis and freestanding covered patio w/solid roof, (may exceed 120 sq.ft.),
- Outdoor bar, barbecue, fire place, gazebo,
- Roofed playground fort, (may be max. 15 ft.),

- fountain, pond and similar structures.

These structures may not be located in the front yard area or any setback, except for a fountain, decorative pond or low water feature.

WATER EFFICIENT LANDSCAPE REQUIREMENTS (Chapter 13.18 of the RH Municipal Code)

Effective June 13, 2019, in addition to all other City submittal requirements, a Conceptual Landscape Plan is required for all **Site Plan Review, Conditional Use Permit**, or **Variance** applications if the proposed construction project includes any new or altered existing landscaped area(s) of 500 sq.ft. or more.

All applicants please note the following:

1. The Conceptual Landscape Plan must provide general summary information including square footage calculations for new landscaped areas and existing landscaped areas to be altered or re-landscaped (see separate worksheet for requirements).

2. The Conceptual Landscape Plan shall be incorporated into the project Site Plan submitted with the planning application.

3. For more information regarding final (detailed) landscape plan requirements See Chapter 13.18 of the Rolling Hills Municipal Code. Final landscape packet shall be submitted to the City prior to obtaining grading or building permit. A fee and a compliance deposit will be collected at that time.

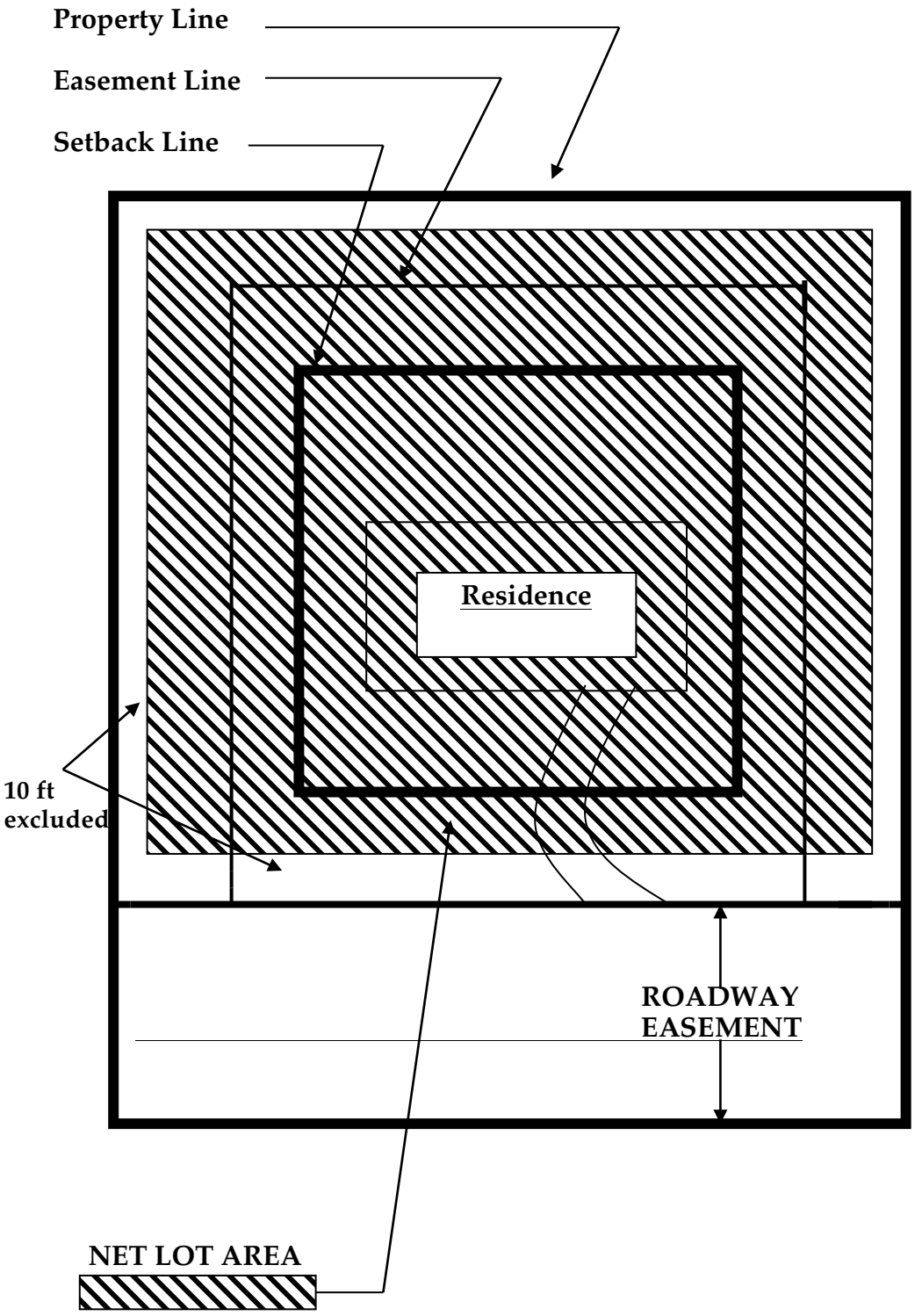
DRIVEWAY(S) AND MOTOR COURT(S)

Information regarding driveways, parking pads and motor courts is required for all new developments, garage addition, modification or relocation and for any modification to existing driveway(s) and motor court(s). If no changes are proposed to the existing driveway or motor court, except for reconstruction/repaving, within existing footprint, provide information for the total pervious and impervious surfaces.

Pursuant to Sections 17.16.160 and 17.16.150 of the Rolling Hills Zoning Code, only one driveway is allowed (except with a conditional use permit under certain conditions); driveways may not cover more than 20% of the setback area in which they are located and uncovered parking areas/motor courts may not cover more than 10% of the front or side yard setback. Uncovered parking areas shall be located no closer than 30-feet from any roadway easement line. For properties that qualify for reduced setbacks (Sec. 17.17 and 17.24.045) min. of 40% of the front yard area shall be landscaped & only one driveway is allowed.

A not to exceed 3-foot high wall may be permitted along a driveway or stairway in any setback. If any of these improvements are in easements, RHCA approval is required prior to City's review.

NET LOT AREA CALCULATIONS



EXCLUDE
ROADWAY EASEMENTS PLUS
10 FEET AT PERIMETER OF THE
ENTIRE PARCEL

REQUEST FOR HEARING
FOR SITE PLAN REVIEW

***NOTE**: According to Section 17.24.020 of the Rolling Hills Municipal Code, illegal uses or structures are required to be made conforming or shall be removed. Therefore, you may be required to modify or remove any unauthorized or unlawful use or structure on your property prior to or in conjunction with this application. In addition, pursuant to Resolution No. 900 of the City Council, any use or structure which would require a discretionary permit but which is conducted without the acquisition of said permit, shall be subject to retroactive discretionary permit process, and is subject to higher application fee.*

PROPERTY OWNER: KEN LEE

OWNER'S ADDRESS: 6 CHUCKWAGON ROAD

TELEPHONE NO: 559-288-5085 **EMAIL:** kwlee72@gmail.com

PROPERTY'S ADDRESS: 6 CHUCKWAGON ROAD

LEGAL DESCRIPTION: **LOT NO.** APN7567003011

ASSESSORS BOOK NO. _____ **PAGE** _____ **PARCEL** _____

AGENT'S NAME: JEFF BROWNING

AGENT'S ADDRESS: 6083 Bristol Pkwy

TELEPHONE NO: (310) 553-3252

NATURE OF PROPOSED PROJECT

Describe in detail the nature of the proposed project, including what aspects of the project require a Site Plan Review:

New 1-story Single Family Residence

Describe and delineate on plans any new basement area square footage _____

Refer to plans for basement depiction. 2,877 SF

SITE PLAN REVIEW CRITERIA

Site Plan Review criteria upon which the Planning Commission must make an affirmative finding. Describe in detail the project's conformance with the criteria below:

A. *Is the project compatible with the General Plan, the Zoning Ordinance and surrounding uses?* Explain how it compares to the sizes, setbacks and other characteristics of neighboring houses.

The project complies with the General Plan and Zoning Ordinances, and it's comparable with the surrounding residential uses.

B. *How does the project preserve and integrate into the site design, to the maximum extent feasible, existing natural topographic features of the lot including surrounding native vegetation, mature trees, drainage courses, and land forms (such as hillsides and knolls)?* Explain how the project preserves and integrates existing natural features.

The proposed design blend itself into landscape by preserving the existing building location and relative height.

C. *How does the site development plan follow natural contours of the site to minimize grading?* Extensive grading and recontouring of existing terrain to maximize buildable area shall not be approved. Graded slopes shall be rounded and contoured so as to blend with existing terrain. Grading shall not modify existing drainage or redirect drainage flow unless into an existing drainage course. Explain the nature and extent of the impact of grading and proposed minimization on lots.

By persevering the existing curb cut, general driveway extension and relative building pad, the proposed design minimizes and maintains a balanced site.

D. *To what extent does the site development plan preserve surrounding native vegetation and supplement it with landscaping that is compatible with and enhances the rural character of the community?* Landscaping should provide a buffer and transition zone between private and public areas. Explain how the project preserves native vegetation, integrates landscaping and creates buffers.

The proposed design blend itself into landscape by preserving the existing building location and relative height.

E. *How does the site development plan preserve the natural and undeveloped state of the lot by minimizing building coverage?* Lot coverage requirements shall be regarded as maximums and the actual amount of lot coverage permitted should depend upon the existing buildable area of the lot.

The proposed site development preserves the natural state of the lot by maintaining to the lot coverage requirements allowed for the zone.

F. *Is the site development plan harmonious in scale and mass with the site, the natural terrain and surrounding residences?* Setbacks shall be regarded as minimums and more restrictive setbacks shall be imposed where necessary to assure proportionality and openness. Explain how the proposed project setbacks compare with the existing setbacks of neighboring properties.

The site development plan is harmonious in scale and mass with the site and maintains the natural characteristics of the terrain and is compatible with the surrounding residence is regards to openness and proportionality

G. *Is the site development plan sensitive and not detrimental to convenience and safety of circulation for pedestrians and vehicles?* Explain how the number and types of vehicles relate to the driveway location, design, landscaping and other on-site parking or storage areas.

The driveway leads vehicular traffic away from the pedestrians and the public right of way.

H. *Does the site development plan conform with the requirements of the California Environmental Quality Act?* Explain how the project impacts the environment, e.g. significant impact, proposed mitigation measures.

The project conforms to CEQA regulations and determinations an poses no adverse impact on the site and its surroundings.

I hereby certify that the statements furnished above, and in attached exhibits, presents the data and information required for the site plan review criteria evaluation to the best of my ability; and, that the facts, statements and other information presented are true and correct to the best of my knowledge and belief.

Date: 10-20-2024

Jeff Browning
Signature

For: Ken Lee
Applicant

FILING FEE

A filing fee must accompany the application. Make check payable to: **CITY OF ROLLING HILLS**

DATE _____ ZONING CASE NO. _____ ADDRESS _____

ALL MEASUREMENTS TO BE TAKEN FROM THE EXTERIOR FINISHED WALLS OF STRUCTURES. ALL STRUCTURES MUST BE SHOWN ON THE PLAN AND LISTED HERE

CALCULATION OF LOT COVERAGE

AREA AND STRUCTURES	EXISTING	PROPOSED	TOTAL
NET LOT AREA	72,508 sq.ft.	- sq.ft.	72,508 sq.ft.
RESIDENCE	3,086 sq.ft.	3,853 sq.ft.	6,939 sq.ft.
GARAGE	400 sq.ft.	922 sq.ft.	1,322 sq.ft.
SWIMMING POOL/SPA	- sq.ft.	790 sq.ft.	790 sq.ft.
POOL EQUIPMENT	- sq.ft.	40 sq.ft.	40 sq.ft.
GUEST HOUSE	- sq.ft.	_____ sq.ft.	_____ sq.ft.
CABANA	- sq.ft.	_____ sq.ft.	_____ sq.ft.
STABLE (dirt volume to be included in grading quantities)	- sq.ft.	400 sq.ft.	400 sq.ft.
RECREATION COURT	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
ATTACHED COVERED PORCHES	_____ sq.ft.	950 sq.ft.	950 sq.ft.
ENTRYWAY/ PORTE COCHERE, BREEZEWAYS	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
ATTACHED TRELLISES	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
*DETACHED STRUCTURES: (circle all that applies)			
SHEDS, TRELLISES, GAZEBO,	_____ sq.ft.	650 sq.ft.	650 sq.ft.
BARBECUE, OUTDOOR KITCHEN,	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
ROOFED PLAY EQUP.- over 15 ft.	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
high and over 120 sq. ft. in area, WATER FEATURES, ETC.	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
SERVICE YARD	_____ sq.ft.	230 sq.ft.	230 sq.ft.
OTHER _____	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
BASEMENT AREA (volume to be included in grading quantities)	- sq.ft.	2,877 sq.ft.	2,877 sq.ft.
DEPTH OF BASEMENT	_____	15	15
TOTAL STRUCTURES	3,486 sq.ft.	10,712 sq.ft.	14,198 sq.ft.
% STRUCTURAL COVERAGE	4.8 %	14.77 %	19.5 %
TOTAL STRUCTURES 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)*	3,486 sq.ft.	10,472 sq.ft.	10,912 sq.ft.
% STRUCTURAL COVERAGE	4.8 %	14.4 %	15.04 %

ALL FLATWORK MUST BE SHOWN ON THE PLAN

	EXISTING	PROPOSED	TOTAL
PRIMARY DRIVEWAY(S)	2,600 sq.ft.	3,800 sq.ft.	6,400 sq.ft.
PAVED WALKS, PATIO AREAS, COURTYARDS	1,500 sq.ft.	-100 sq.ft.	1,400 sq.ft.
POOL DECKING	_____ sq.ft.	2,300 sq.ft.	2,300 sq.ft.
OTHER PAVED DRIVEWAYS, ROAD EASEMENTS, PARKING PADS	4,400 sq.ft.	-1,100 sq.ft.	3,300 sq. ft.
TOTAL FLATWORK	8,500 sq.ft.	2,700 sq.ft.	11,200 sq.ft.
% TOTAL FLATWORK COVERAGE	11.7 %	3.7 %	15.4 %
TOTAL STRUCTURAL & FLATWORK COVERAGE	11,986 sq.ft.	11,996 sq.ft.	23,952 sq.ft.
% TOTAL COVERAGE	16.5 %	16.5 %	33 %
TOTAL STRUCTURAL & **structural** FLATWORK COVERAGE **flat work** *Excl. the allowance of up to 5 – 800 sq. ft. structures from previous page.*	3,486 sq.ft 8,500 sq.ft.	9,146 sq.ft 2,700 sq.ft.	12,632 sq.ft 11,200 sq.ft.
% TOTAL COVERAGE	16.5 %	16.3 %	32.8 %
TOTAL DISTURBED AREA	53,500 sq.ft.	3,000 sq.ft.	56,500 sq.ft.
% DISTURBED AREA	73.8 %	4..1 %	77.9 %
GRADING QUANTITY *(include future stable, corral and access way; basement and all other areas to be graded/excavated)*			50.9 cubic yards

All structures (attached and detached) must be listed.

- *Free standing legal, conforming 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., are over 120 sq.ft. in size each (except for trellis) or if there are more than 5 such structures on the property.*

DATE_____ Z.C. NO. _____ ADDRESS_____

CALCULATION OF BUILDING PAD COVERAGE

PAD NO. 1

BUILDABLE PAD AREA AND STRUCTURES	EXISTING	PROPOSED	TOTAL
BUILDING PAD	19,200 sq.ft.	no change sq.ft.	19,200 sq.ft.
RESIDENCE	3,086 sq.ft.	3,853 sq.ft.	6,939 sq.ft.
GARAGE	400 sq.ft.	922 sq.ft.	1,322 sq.ft.
POOL/SPA	_____ sq.ft.	790 sq.ft.	790 sq.ft.
POOL EQUIPMENT	_____ sq.ft.	40 sq.ft.	40 sq.ft.
CABANA/REC.RM	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
GUEST HOUSE	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
STABLE	_____ sq.ft.	400 sq.ft.	400 sq.ft.
SPORTS COURT	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
SERVICE YARD	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
ATTACHED COVERED PORCHES Primary residence	_____ sq.ft.	950 sq.ft.	950 sq.ft.
Accessory structures	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
AREA OF ATTACHED COVERED PORCHES THAT EXCEED 10% OF THE SIZE OF RESIDENCE/ACCS. STRUCTURE	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
ENTRYWAY/PORTE COCHERE/ BREEZEWAY	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
ATTACHED TRELLISES	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
ALL DETACHED STRUCTURES (from previous pages)	_____ sq.ft.	650 sq.ft.	650 sq.ft.
ALL DETACHED STRUCTURES *(from previous pages after excluding allowed deductions)*	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
OTHER	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
TOTAL STRUCTURES ON PAD NO. 1	3,486 sq.ft.	7,605 sq.ft.	11,091 sq.ft.
% BUILDING PAD COVERAGE	18 %	37.5 %	55.6 %
TOTAL STRUCTURES ON PAD NO. 1 *Excluding attached trellises, excluding allowed deductions, and including the area of covered porches that exceed 10% of the size of the residence/accessory structures.*	3,486 sq.ft.	7,605 sq.ft.	11,091 sq.ft.
% BUILDING PAD COVERAGE	18 %	39.6 %	57.7 %

DATE_____ Z.C. NO. _____ ADDRESS_____

CALCULATION OF BUILDING PAD COVERAGE

PAD NO. 2

BUILDABLE PAD AREA AND STRUCTURES	**EXISTING**	**PROPOSED**	**TOTAL**
BUILDING PAD	_____sq.ft.	_____sq.ft.	_____sq.ft.
RESIDENCE	_____sq.ft.	_____sq.ft.	_____sq.ft.
GARAGE	_____sq.ft.	_____sq.ft.	_____sq.ft.
POOL/SPA	_____sq.ft.	_____sq.ft.	_____sq.ft.
POOL EQUIPMENT	_____sq.ft.	_____sq.ft.	_____sq.ft.
CABANA/REC.RM	_____sq.ft.	_____sq.ft.	_____sq.ft.
GUEST HOUSE	_____sq.ft.	_____sq.ft.	_____sq.ft.
STABLE	_____sq.ft.	_____sq.ft.	_____sq.ft.
SPORTS COURT	_____sq.ft.	_____sq.ft.	_____sq.ft.
SERVICE YARD	_____sq.ft.	_____sq.ft.	_____sq.ft.
ATTACHED COVERED PORCHES			
Primary residence	_____sq.ft.	_____sq.ft.	_____sq.ft.
Accessory structures	_____sq.ft.	_____sq.ft.	_____sq.ft.
AREA OF ATTACHED COVERED	_____sq.ft.	_____sq.ft.	_____sq.ft.
PORCHES THAT EXCEED 10% OF THE SIZE OF RESIDENCE/ACCS. STRUCTURE			
ENTRYWAY/PORTE COCHERE/ BREEZEWAY	_____sq.ft.	_____sq.ft.	_____sq.ft.
ATTACHED TRELLISES	_____sq.ft.	_____sq.ft.	_____sq.ft.
ALL DETACHED STRUCTURES *(from previous pages)*	_____sq.ft.	_____sq.ft.	_____sq.ft.
ALL DETACHED STRUCTURES *(from previous pages after excluding allowed deductions)*	_____sq.ft.	_____sq.ft.	_____sq.ft.
OTHER	_____sq.ft.	_____sq.ft.	_____sq.ft.
TOTAL STRUCTURES ON PAD NO. 2	_____sq.ft.	_____sq.ft.	_____sq.ft.
% BUILDING PAD COVERAGE	_____%	_____%	_____%
TOTAL STRUCTURES ON PAD NO. 2 *Excluding attached trellises, excluding allowed deductions, and including the area of covered porches that exceed 10% of the size of the residence/accessory structures.*	_____sq.ft.	_____sq.ft.	_____sq.ft.
% BUILDING PAD COVERAGE	_____%	_____%	_____%

DATE_____ Z.C. NO. _____ ADDRESS_____

GRADING AND EXCAVATION INFORMATION

Grading Quantities:	Cubic Yds.	Max. Depth	Max. Depth Location
CUT/EXCAVATION			
For house/addition	1,437	4.0 ft	At Residence
For other structures (i.e. walls)			
List Lanai	88	3.6 ft	At Lanai; West of Residence
For driveway(s)	436	4.0 ft	Bottom of Driveway
For yard areas	448	5.1 ft	Rear of Residence
For basement excavation	967	12.0 ft	At House
For pool/spa excavation	113	7.0 ft	North of (P) Residence
Overexcavation	975	3.0 ft	At Residence
TOTAL CUT	4,464		
TOTAL EXPORT			1,019
FILL			
For house/addition	30	5.4 ft	Northside of Residence Pad
For other structures (i.e.walls)			
List Lanai	480	7.8 ft	Outter Edge of Pad
For driveway(s)	185	7.9 ft	At Driveway
For yard areas	1,775	10.2 ft	Northside of Residence Pad
For basements	0	N/A	N/A
For basement wells	0	N/A	N/A
For pool/spa	0	N/A	N/A
Recompaction	975		
TOTAL FILL	3,445		

TOTAL GRADING (Sum of total cut and total fill) 7,909

PAD/FLOOR ELEVATIONS

Existing pad elevations	Residential pad	Other pad Garage
Finished floor	1,106.30 ft	1,104.30 ft
Finished grade	1,104.60 ft	1,104.00 ft
Proposed pad elevations		
Finished floor	1,104.00 ft	1,102.0 ft
Finished grade	1,101.50 ft	1,101.50 ft
Basement-finished floor	1,088.50 ft	
Basement-finished well wall	1,089.00 ft	

DATE_____ZONING CASE NO._____ADDRESS_____

CONCEPTUAL LANDSCAPE PLAN REQUIREMENTS

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

PLANTING AREA

1. NEW AREA(S) TO BE LANDSCAPED 0 sq. ft

2. EXISTING LANDSCAPING TO BE ALTERED (RE-LANDSCAPED) 42, 228 sq. ft

3. TOTAL LANDSCAPING: NEW AND ALTERED AREAS 42, 228 sq. ft.

OTHER LANDSCAPE ELEMENTS

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

WATER FEATURE:	☐
GARDEN WALL (less than 3-Ft tall)	☐
SITTING WALL / BENCH	☐
WALKWAY OR PATIO	☒
TRELLIS, CANOPY OR SIMILAR STRUCTURE	☒

DATE_____ZONING CASE NO._____ADDRESS_____

CALCULATION OF DRIVEWAY(S) AND MOTOR COURT(S) COVERAGE; IMPERVIOUS/PERVIOUS SURFACES AND INCLUDING FIRE DEPARTMENT TURN AROUND, IF REQUIRED

	EXISTING	TOTAL PROPOSED
TOTAL DRIVEWAY(S)	4450 s.f.	5632 s.f
TOTAL MOTOR COURT(S) & PARKING PAD(S)	3500 s.f.	1980 s.f
AREA OF FRONT SETBACK		25550 s.f.
AREA OF SIDE SETBACK		4265 s.f.
AREA OF DRIVEWAY(S) IN SIDE SETBACK	0 s.f.	0 s.f
% OF SIDE SETBACK COVERED BY DRIVEWAY(S)	0 %	0 %
AREA OF MOTOR COURT(S) & PARKING PADS IN SIDE SETBACK	0 s.f.	480 s.f
% OF SIDE SETBACK COVERED BY MOTOR COURT(S) & PARKING PAD(S)	0 %	%
AREA OF DRIVEWAY(S) IN FRONT SETBACK	s.f.	2520 s.f.
% OF FRONT SETBACK COVERED BY DRIVEWAY(S)	5.8 %	9.8 %
AREA OF MOTOR COURT(S) & PARKING PADS IN FRONT SETBACK	0 s.f.	0 s.f
% OF FRONT SETBACK COVERED BY MOTOR COURT(S) & PARKING PAD(S)	0 %	0 %
IMPERVIOUS SURFACE	14300 s.f.	29280 s.f.
PERVIOUS SURFACE	58200 s.f.	42228 s.f.

OWNER'S DECLARATION

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

Executed at 21224 E. Jefferson Reedley, California,

this 13th day of May, 20 24

By: Ken Lee

By: _____

21224 E. Jefferson
Address

Reedley CA. 93654
City

***NOTE**: The Owner's Declaration can only be used if this application is signed in California. If this application is signed outside of California, the applicant should acknowledge before a Notary Public of the State where the signature is fixed, or before another officer of that State authorized by its laws to take acknowledgements, that he (it) owns the property described herein, and that the information accompanying this application is true to the best of his (its) knowledge and belief. Attach appropriate acknowledgment here.*

APPLICANT: Ken Lee Jeffrey Browning

REPRESENTATIVE: _____

COMPANY NAME: SAA Interiors & Architecture

COMPANY ADDRESS:
6083 Bristol Parkway

Culver City, CA 90230

COMPANY PHONE NO. (310) 553 3252

PROJECT ADDRESS:
#6 Chuckwagon Road

DATE FILED _____

FEE: _____

RECEIPT NO: _____

BY: _____

ZONING CASE NO _____

TENTATIVE HEARING DATE:

_____

OWNER'S ACKNOWLEDGEMENT
(PLEASE READ)

Property development in Rolling Hills is governed by ordinances of the CITY OF ROLLING HILLS ("City") and by private deed restrictions enforced by the ROLLING HILLS COMMUNITY ASSOCIATION ("RHCA").

The land development permit process of the City and the RHCA are completely independent and separate. Both must be satisfied and approval given by both the City and the RHCA to develop property in Rolling Hills. An approval by either the City or the RHCA does not mean, imply or ensure approval by the other. Separate building permit(s) from the City's contracted Building and Safety Department shall be required prior to commencement of any work.

The suggested sequence of property development is to obtain City approvals first.

I, (We), the undersigned, acknowledge that the above statement has been fully read and its admonition is completely understood.

Executed at Reedley, California this 13 day of May 2024.

By: Ken Lee

By: _____

21224 E. Jefferson
Address

Reedley CA. 93654
City

CITY OF ROLLING HILLS

ZONING CASE

CERTIFIED PROPERTY OWNER'S LIST

AFFIDAVIT

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

I, Ken Lee _____, declare under penalty of perjury that the attached list contains the names and addresses of all persons to whom all property is assessed as they appear on the latest available assessment roll of the County within the area described and for a distance of one thousand (1,000) feet from the exterior boundaries of property legally described as:

AIN: 7567003011; LOT 11
_____

_____

_____

_____

_____

Executed at _____, California, this _____day of _____, 20 ____.

_____
Signature

Public:PLANNING MASTERS:City of Rolling Hills Site Plan Review Application rev. 2019.doc

GUIDE TO DEVELOPER TECHNICAL INFORMATION FOR PROJECTS IN ROLLING HILLS (MS4 PERMIT)

THIS GUIDE PERTAINS TO DEVELOPMENT AND REDEVELOPMENT PROJECT STANDARDS PER THE LOS ANGELES COUNTY MUNICIPAL NPDES PERMIT (MS4 PERMIT), INCLUDING LOW IMPACT DEVELOPMENT REQUIREMENTS (CHAPTER 8.32 OF THE ROLLING HILLS MUNICIPAL CODE).

Chapter 8.32 Storm Water Management and Pollution Control Ordinance of the Rolling Hills Municipal Code prescribe the requirements of the Municipal NPDES Permit authorized by the Federal Clean Water Act.

The new regulations have replaced the previously required Standard Urban Stormwater Mitigation Plan (SUSMP), but are more restrictive and apply to ALL projects, regardless of size. All projects must implement an effective combination of erosion and sediment control BMPs from the Municipal NPDES Permit to prevent erosion and sediment loss, and the discharge of construction wastes.

However, some projects are subject also to the Low Impact Development, (LID), requirements. **LID means building or landscape features designed to retain or filter storm water runoff.**

Developer Technical Information for Projects subject to the requirements of the Storm Water Management Ordinance and LID criteria is posted on the City's Website at:
www.Rolling-Hills.org/index.aspx?nid=95
www.Rolling-Hills.org/DocumentCenter/View/768
www.Rolling-Hills.org/DocumentCenter/View/769 - (P. 2 of Appendix B - Rainfall depth information)

Chapter 8.32 of the Rolling Hills Municipal Code is provided as Attachment A to the Technical Information document above.

The development community must adhere to these regulations, keep track and provide all the necessary information and documents to the City and/or City's Building Officials in a timely manner. LID designs, if applicable, must be shown on all plans submitted to the City and be implemented in an approved manner.
ALL Development and Redevelopment Projects are subject to the Municipal NPDES Permit, but some are also subject to the LID regulations. In summary, the following single-family residential and accessory structures construction is subject to the new LID regulations, (see Section 8.32.090 and 8.32.095 of Chapter 8.32):

1. Construction of new single family residential homes, equal to one acre or greater of disturbed area and adding more than ten thousand square feet of impervious area (including the house);
2. Single family hillside residential developments or redevelopments;

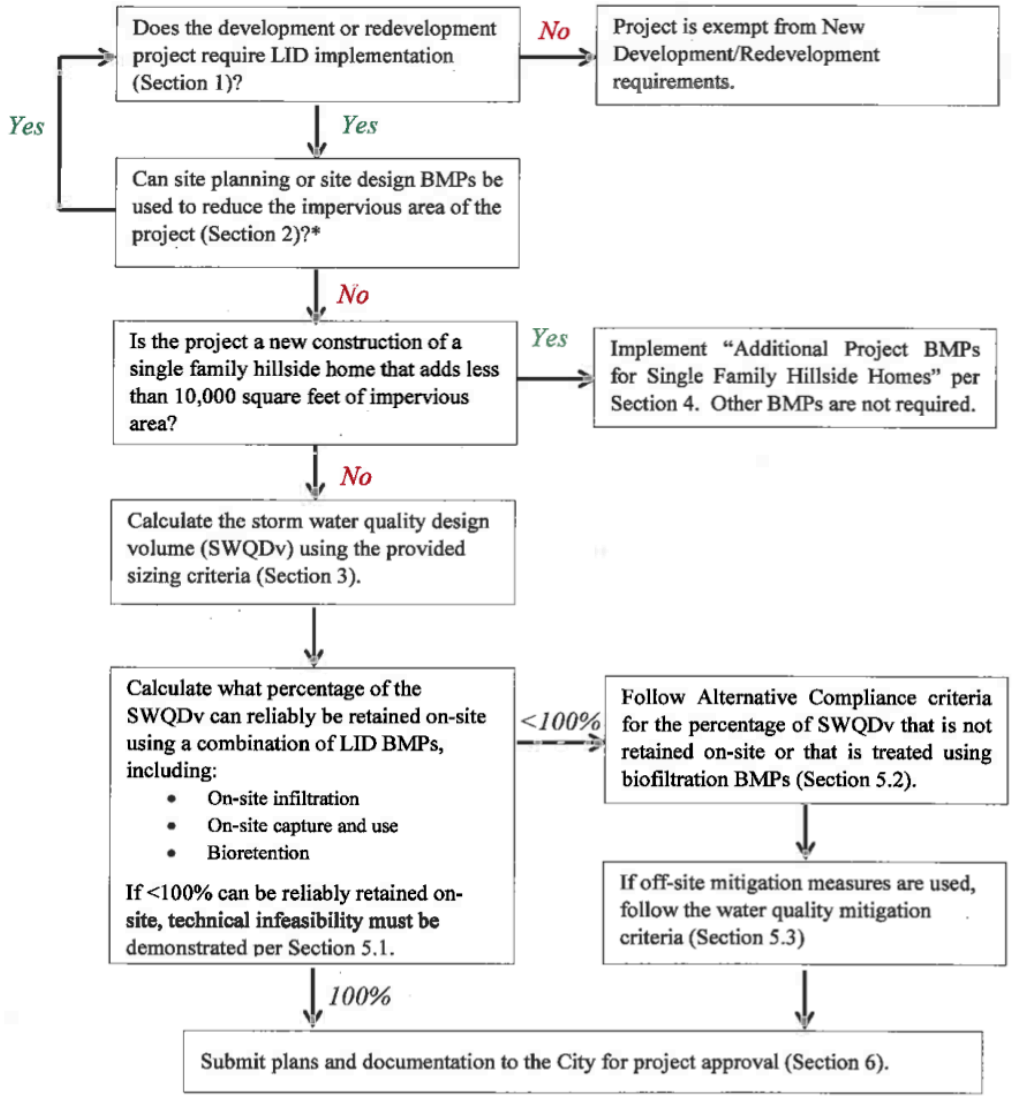
3. Redevelopment projects which include:
   (a) Land-disturbing activities which create, add, or replace ten thousand square feet or more of impervious surface area; and
   (b) Where Redevelopment results in an alteration to more than fifty percent of impervious surfaces of a previously existing development;
   (c) Where Redevelopment results in an alteration to less than fifty percent of impervious surfaces of a previously existing development, and the existing development was not subject to post-development storm water quality control requirements, only the alteration must be mitigated, and not the entire development.
4. Roadway construction with ten thousand square feet or more of impervious surface area;
5. Any New Development or Redevelopment project located in or directly adjacent to or discharging directly into a Significant Ecological Area, where the development will:
   (a) Discharge storm water that is likely to impact a sensitive biological species or habitat; and
   (b) Create two thousand five hundred square feet or more of impervious surface area.

The County of Los Angeles Low Impact Development (LID) Standards Manual along with the County's Stormwater BMP Design and Maintenance Manual should serve as the primary design manual for developers.

The attached flow chart contains the general steps for developers to walk through to determine which, if any, section of the Developer Technical Information manual is relevant to their project.

In addition, the Developer Planning Checklist form is to be submitted with all applications to the Planning Department.

Figure 1: New Development and Redevelopment Project Guidance
Flow Chart for Project Planning



*If the final impervious area is near the qualifying threshold, consider site planning or site design BMPs (Section 2), e.g., porous pavement, to decrease the final impervious area and to exempt the project from the requirement to retain the SWQDv

Project Address	
Parcel ID	
Zoning/Use Code	
Project Developer	
Project Owner	
Owner Phone	
Owner address	
Owner email	
Site acreage	
Project acreage/disturbed area (may be less than site acreage for redevelopment projects)	
Existing hydrologically connected1 impervious area (ft2)	
Planned impervious surface area for the project (ft2) (includes building footprint as well as impervious driveways, patios, sport courts, etc.)	
Planned hydrologically connected1 impervious surface area for the project (ft2)	
Planned pervious surface area for the project (ft2)	
State WDID No. (if subject to Construction General Permit)	

85th percentile, 24-hour storm (inches)	
Project design storm (inches) (Greater of 85th percentile, 24-hour storm and 0.75)	
Storm Water Quality Design volume (ft3)	
Percent of design storm to be retained on site	
Biofiltration BMPs being used ? (Yes/No)	
Biofiltration BMP Treatment Volume (1.5 times the SWQDv not reliably retained on site)	

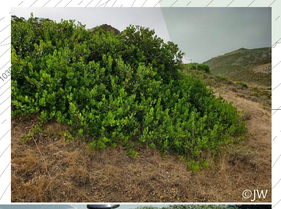
Design volume for water quality mitigation treatment BMPs (ft3)	
If flow-through water quality treatment BMPs are approved, provide the 1-year, 1-hour storm intensity (inches per hour)	
Percent of design storm volume to be infiltrated at off-site mitigation site	
Percent of design storm to be treated with biofiltration at off-site retrofit	
Name/address of off-site mitigation or retrofit sites	
GIS coordinates for off-site mitigation project	

Permanent Structural BMP ID [provide additional columns for BMPs as necessary]	**BMP A**	**BMP B (if necessary)**
Structural BMP Type and Description		
BMP Location on Site (Coordinates)		
BMP Location Description (or attach map)		
BMP Design Capture Volume (ft3)		

*Attach BMP design plans/specs



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'

EXISTING VEGETATION TO REMAIN
RHUS / TOYON / CHINESE ELMS

CHUCKWAGON ROAD

CORRAL

BARN

LANAI

POOL EQ.

DIRT

CONC

DECK

PIPES

PIPE

ASPH

N

0 10' 20' 40'

1 L-102.1

Illustrative Landscape Plan

SCALE: 1" = 20'

Studio GWG
LANDSCAPE ARCHITECTURE
ARCHITECTURE
PROJECT MANAGEMENT
PLANNING
StudioGWG@gmail.com
info@studioGWG.com

for mail:
318 Avenue I, #154
Redondo Beach, California 90277
310.686.5202
studioGWG@gmail.com
LA6230 C27-581236, B

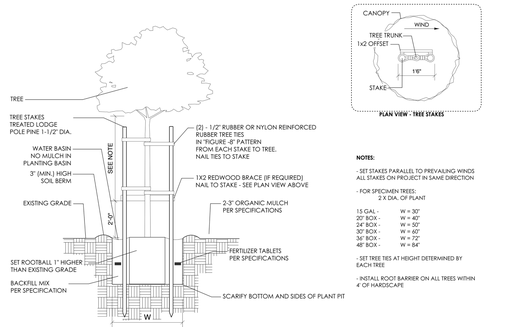
Lee Residence

6 Chuckwagon Road Rolling Hills, CA 90275

Illustrative Landscape Plan
4/8/25

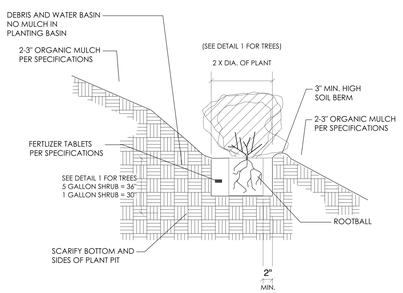
L-102.1

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



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

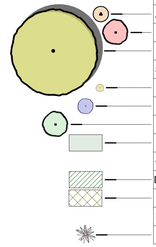
PLACE TABLETS AT HALF THE DEPTH OF THE ROOTBALL.

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

Provided by WaterWonk. Contact us: talktome@WaterWonk.us
Copyright © 2010 - 2023 WaterWonk. All rights reserved.

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

Studio GWG
LANDSCAPE ARCHITECTURE
ARCHITECTURE
PROJECT MANAGEMENT
PLANNING
StudioGWG@gmail.com
info@studioGWG.com

for mail:
318 Avenue I, #154
Redondo Beach, California 90277
310.686.5202
studioGWG@gmail.com
LA6230 C27-581236, B

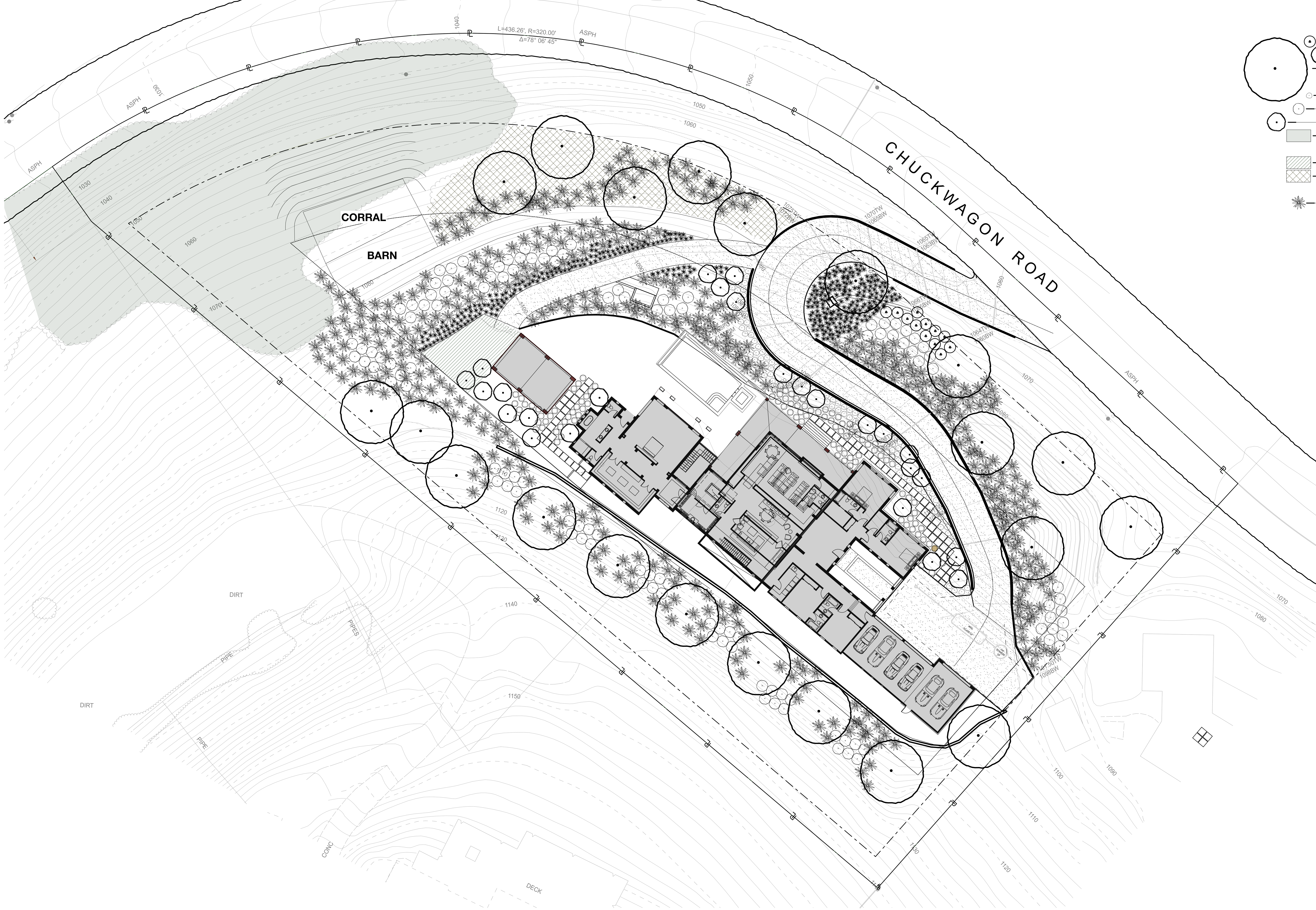
Lee Residence
6 Chuckwagon Road Rolling Hills, CA 90275

Planting Notes and Details
4/8/25

L-102.2

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

/Users/gregorygeorge/Library/CloudStorage/Dropbox-Mac/studioGWG Projects/Lee Residence - 6 Chuckwagon/6 Chuckwagon_01.pln



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

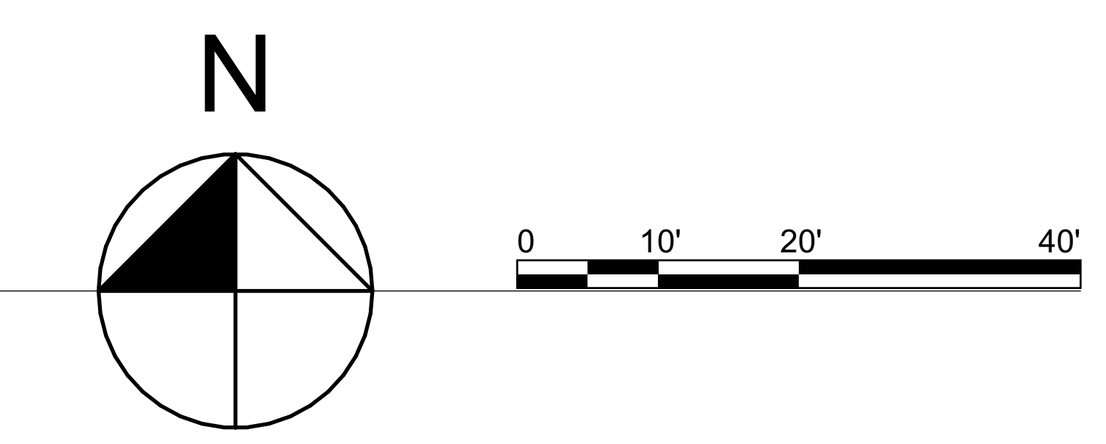
LANDSCAPE LIGHTING LEGEND

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'



Studio GWG
LANDSCAPE ARCHITECTURE
ARCHITECTURE
PROJECT MANAGEMENT
PLANNING
StudioGWG@gmail.com
info@studioGWG.com

for mail:
318 Avenue I, #154
Redondo Beach, California 90277
310.686.5202
studioGWG@gmail.com
LA6230 C27-581236, B

Lee Residence

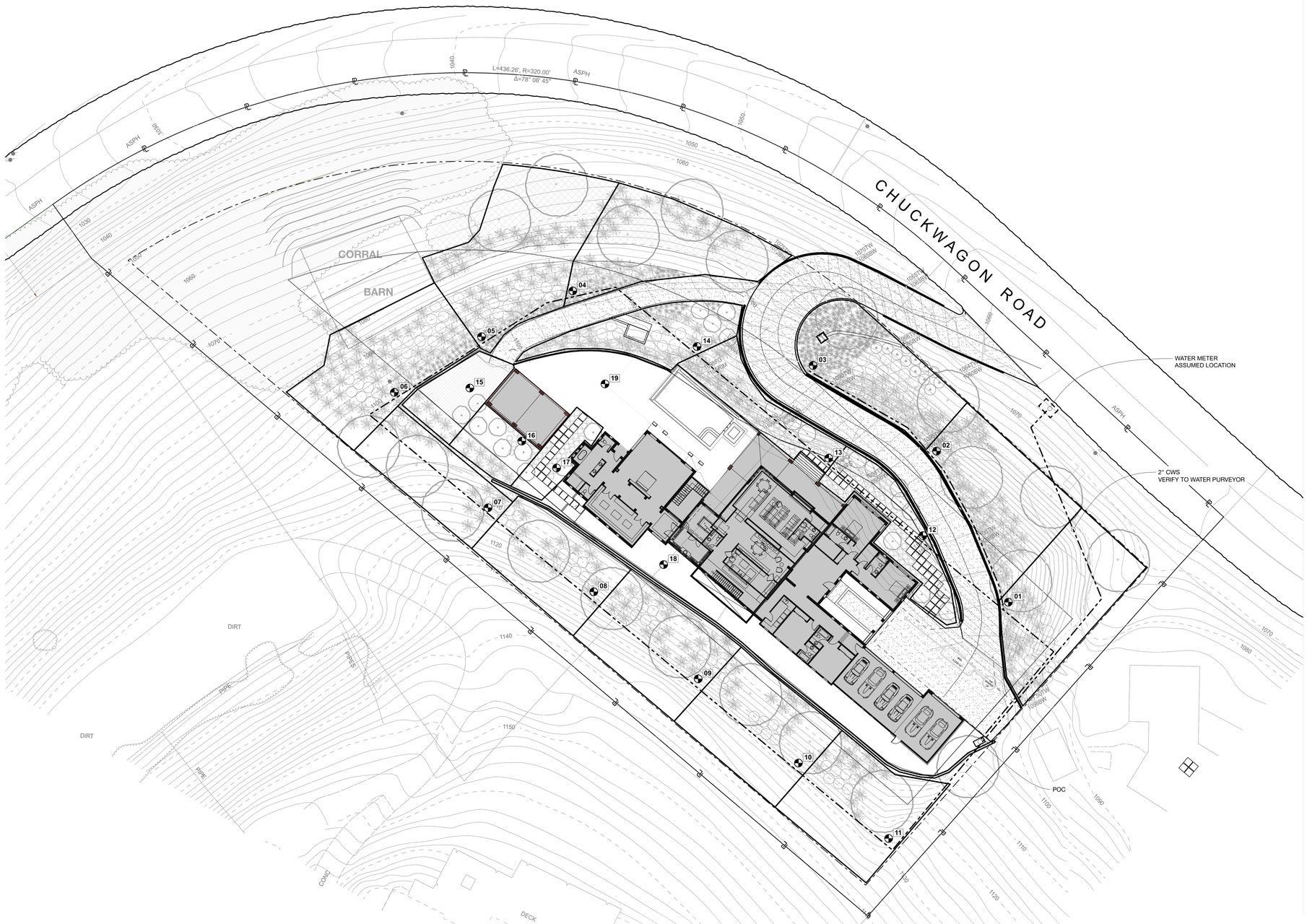
6 Chuckwagon Road Rolling Hills, CA 90275

/Users/gregorygeorge/Library/CloudStorage/Dropbox/#StudioGWG Projects/Lee Residence - 6 Chuckwagon/6 Chuckwagon_01.pln

Planting and Lighting Plan
4/8/25

L-102.3

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



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

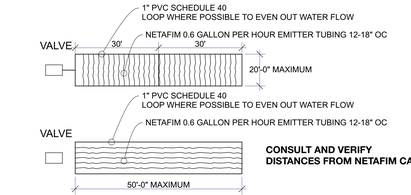
1-1/2" SCH 40 PVC **LOOPED** MAINLINE

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

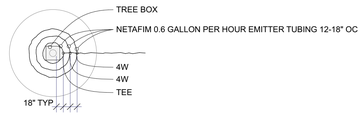
1" HQ44AW QUICK COUPLING VALVE
W/ LOCKING VALVE COVER BOX

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

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

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

1 L-102.4

Irrigation Plan

SCALE: 1" = 20'

N

0 10' 20' 40'

Studio GWG
LANDSCAPE ARCHITECTURE
ARCHITECTURE
PROJECT MANAGEMENT
PLANNING
StudioGWG@gmail.com
info@studioGWG.com

for mail:
318 Avenue I, #154
Redondo Beach, California 90277
310.686.5202
studioGWG@gmail.com
LA6230 C27-581236, B

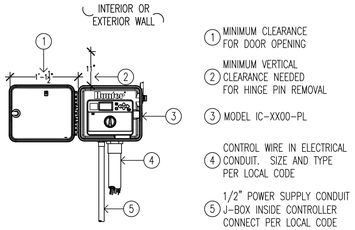
Lee Residence

6 Chuckwagon Road Rolling Hills, CA 90275

Irrigation Plan
4/8/25

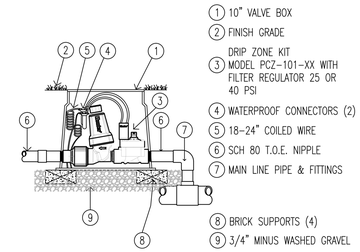
L-102.4

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



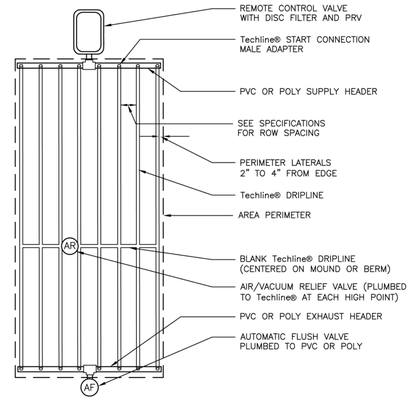
2 L-102.5 IRRIGATION CONTROLLER

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

C:\Users\gregorygeorge\Library\CloudStorage\Dropbox\Studio GWG Projects\Lee Residence - 6 Chuckwagon\6 Chuckwagon_01.pln

Studio GWG
LANDSCAPE ARCHITECTURE
ARCHITECTURE
PROJECT MANAGEMENT
PLANNING
StudioGWG@gmail.com
info@studioGWG.com

for mail:
318 Avenue I, #154
Redondo Beach, California 90277
310.686.5202
studioGWG@gmail.com
LA6230 C27-581236, B

Irrigation Notes & Details
4/8/25

L-102.5

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

RESOLUTION NO. 2025-XX

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 SAME 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 and site disturbance of more than 40 percent.

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. Planning Commission conducted duly noticed public hearings to consider the application. 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 applicants were in attendance at the hearings.

Section 4. The Project is exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures), which exempts the construction and location of a limited number of new, small facilities or structures, including accessory structures, including but not limited to garages, carports, patios, swimming pools and fences. Here, the proposed Project includes 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 5. Site Plan Review. Site Plan Review is required for construction of any new building or structure pursuant to Rolling Hills Municipal Code (RHMC) Section 17.46.020(A). The Project is for 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 6. 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 200 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 400 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.

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

The proposed conditional uses comply with all applicable development standards of the RAS-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.

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

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

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

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

Section 7. 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 of the main driveway at Chuckwagon Road an 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.

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

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

The variance does not provide any special privileges to the applicant; the proposed project is a like-for-like development that largely maintains the siting and size 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 8. 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.

D. The lot shall be developed and maintained in substantial conformance with the site plan on file at City Hall and approved by the Planning Commission on April 15, 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 Commissioner after a public hearing. Applicant shall not implement modifications or changes to the approved project without the appropriate approval from the City Manager or designee or the Planning Commission, as required.

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

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

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

G. Structural lot coverage of the lot shall not exceed 21,737 square feet or 14.3% of the net lot area (20% maximum). The flatwork coverage is 12,092 square feet or 16.6%. The total lot coverage proposed, including structures and flatwork, shall not exceed 23,952 square feet or 33% (35% maximum).

H. 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.

I. 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.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

AA. The property owner and/or his/her contractor/applicant shall be responsible for compliance with the no-smoking provisions in the Municipal Code. The contractor shall not use tools that could produce a spark, including for clearing and grubbing, during red flag warning

conditions. Weather conditions can be found at: http://www.wrh.noaa.gov/lox/main.php?suite=safety&page=hazard_definitions#FIRE. It is the sole responsibility of the property owner and/or his/her contractor to monitor the red flag warning conditions.

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

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

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

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

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

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

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

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

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

AK. To the extent permitted by law, Permittee shall defend, indemnify and hold harmless the City of Rolling Hills, its City Council, its officers, employees and agents (the

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

AM. The future stable and corral shall comply with all requirements in Sections 17.18.060 and 17.18.090, unless otherwise approved herein.

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

PASSED, APPROVED AND ADOPTED THIS 15th DAY OF APRIL, 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 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 December 17, 2024, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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

Administrative Offices.

_____
CHRISTIAN HORVATH, CITY CLERK

Agenda Item No.: 10.C
Mtg. Date: 04/15/2025

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

FROM: **LISA EDWARDS, PRINCIPAL PLANNER**

THRU: **KARINA BAÑALES, CITY MANAGER**

SUBJECT: **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**

DATE: **April 15, 2025**

BACKGROUND:
On October 15, 2024, Planning Commission Chair Chelf requested that former Director of Planning and Community Services, John Signo, present a report on the City's regulations pertaining to building height limitations within the Rolling Hills Municipal Zoning Code. The Commission tasked Director Signo to conduct further research and to facilitate discussion on the matter. At its March 18, 2025 meeting, the Planning Commission reviewed Staff's report and made a motion to direct Staff to draft a proposed municipal code ordinance amendment that includes a maximum ridge height for homes to 18 feet and a maximum ridge height for barns and stables, not including the cupola or other accessories, to 20 feet (5 -0 vote). At this time, Staff is requesting a recommendation from the Commission to the City Council regarding proposed height limits for structures that are incorporated in the draft resolution and ordinance attached hereto. Once the Commission provides its recommendation, the City Council will conduct a first and second reading of the proposal.

DISCUSSION:
The City is considering the introduction of a new ordinance (Ordinance No. 386) aimed at addressing building heights within the community (Attachment 1). This proposed ordinance seeks to establish clear regulations regarding the maximum allowable height for structures, with the goal of preserving the scenic beauty, natural landscape, and residential character. As the City experiences growth and development, this measure would help ensure that new constructions align with the community's aesthetic values while maintaining harmony with its surroundings. Public feedback and further discussions will play a crucial role in shaping the final version of this ordinance.

Commissioner Discussion
During the last Planning Commission meeting, a discussion addressing the heights of residences and stables were both analyzed in order to establish maximum heights in the Rolling Hills Municipal Code (RHMC). Historically, the Rolling Hills Community Association (RHCA) had been the authority on structural heights for main homes, stables, and barns. Although the Code mentions that the maximum height for any residence is one -story, it does not specify an exact height dimension. Similarly, the allowance of a loft within a barn (maximum 7-foot plate height for wall of loft) is mentioned, but no overall height is specified.

Although the Commission unanimously agreed that the residential height of 18 feet was reasonable, the focus of the discussion was primarily with regard to heights of barns and stables. Commissioners then shared stable heights on their own properties and used a logical calculation that would accommodate the stall areas, tack room/loft area, which landed at a 20-foot height.

Municipal Ordinance No. 386

The amendment to the Rolling Hills Municipal Zoning Code Chapter 17.16, Sections 17.16.060 & 17.16.080 are as follows:

Section 17.16.060 (Lot area and dimensions) of Title 17 of the Rolling Hills Municipal Code is hereby amended, with additions in underline and deletions in strikethrough, as follows:

Development Standard	**Zone District**
	RA-S-1 & RA-S-2
4. Height Limited	One story, no greater than 18' (mezzanines and lofts are not permitted) except for stables and barns which shall be no greater than 20'

Section 17.16.080 (Height limitation) of Title 17 of the Rolling Hills Municipal Code is hereby amended, with additions in underline and deletions in strikethrough, as follows:

17.16.080 - Height limitation.

A. General Limitation. A building or structure shall have no more than one story, meaning that there shall be no story on top of another, except as specified in subsection (B) below.

The maximum height permitted from finished floor to the peak of the structure shall be no greater than eighteen (18) feet except that the maximum height permitted for stables and barns shall be no greater than twenty (20) feet measured from the floor to the highest peak of the structure, exclusive of accessory architectural features as determined by the City. The maximum height permitted from finished floor of any structure to finished grade is five feet. The difference between the finished grade and the finished floor level across any elevation shall average no more than two and one-half feet, with maximum difference of five feet.

B. Exceptions:

1. A one-story primary residence is permitted over a basement. For the purpose of this

section primary residence includes a garage attached to the main residence by a solid wall.
2. Stables may have a loft, subject to the requirements of Chapter 17.18 of this title.
3. A storage area, as defined in Section 17.12.190 "S" may be located above or below a story.

The following is a review of the Code Sections that address height:

Basements
Basements are located below ground and often not seen. Homes are permitted to have multiple basement levels. Basement walls, except for walls within light wells, may not exceed a height of 5 feet nor an average height of 2-1/2 feet at any point immediately adjacent to the basement exterior (Attachment 3).

Stables & Lofts
Stables are seen as a valuable asset to each property and a valuable component of the City's rural, equestrian character. After research, RHMC has not established a limit for stable height, and in the past five years, the stables are trending larger than in the past. The average height of buildings in Rolling Hills is 17 feet high, with the highest stable being 25 feet (32 feet including a 7-foot cupola) However, many stables in the City have lofts as defined in RHMC Section 17.18.060. These lofts often appear to be second stories, and the plate height for the wall of the loft may not exceed 7 feet. Lofts for a stable are meant to store hay and horse equipment but may also be used as a tack room, provided there are no sleeping quarters (Attachment 4).

Aviaries (Bird Homes)
Aviaries over two hundred square feet may not have a roof peak height that exceeds 16 feet (Attachment 5).

Storage Areas
RHMC Section 17.12.190 defines a storage area as "a space within a building or structure, including attics, used for storing items." A storage area is allowed to be located above or below a story but is not meant to be a livable space and cannot have doors to the exterior, window openings, heating, or air conditioning. A storage area may not exceed 6 feet in height at any one point. Attics may have a ceiling that follows the shape and the angle of the roofline, which could be more than 6 feet high at the peak of the ceiling. Staff review plans to ensure staircases are not shown leading to a storage area in the attic (Attachment 6).

ADU
RHMC Chapter 17.28.050 limits detached ADUs created on a lot with an existing or proposed single-family or multifamily dwelling unit that may not exceed 16 feet in height. The height is measured from the existing legal grade or the level of the lowest floor (whichever is lower) to the peak of the structure. An ADU that is attached to the primary dwelling may not exceed 25 feet in height or the height limitation imposed by the underlying zone that applies to the primary dwelling, whichever is lower (Attachment 7).

Building Heights Report
This report was compiled using building heights approved between 2017 and 2024 (see Attachment 8). The data was analyzed to assess the range of heights for both residences and stables, which varied from 11 to 25 feet. Notably, there has been a recent trend (2023–2024)

of increasing stable heights, with many falling within the 20 to 25-foot range.

ADDITIONAL INFORMATION

RHCA – ADU

The RHCA has building regulations that have restrictions on plate heights and roof pitches. The RHCA Architectural Committee reviews each home on a case-by- case basis to ensure the massing of the overall residence is good of its kind. Some property Deed Restrictions/CC&Rs have a maximum height limit of 25' (Attachment 7).

RHCA- Plate Height

The standard plate height for structures in the RHCA Building Regulations is 8'6", measured from the finished floor level to the top of the wall. If a porch is present, the plate height is measured from the finish floor to the top of the beam at the porch. Residences may have taller plate heights, but the heights must meet the following restrictions: a minimum of 50% of the residence must have a plate height of 8'6" or lower, up to 30% of the residence may have a 9'6" plate height and up to 20% of the residence may have a maximum of 10'6" plate height. The plate height limitations were adopted in 2012 (Attachment 9).

RHCA- Roof Pitches

The standard roof pitch for all structures in 4:12. The Building Regulations allow a minimum pitch of 3:12 for contemporary designs with hip roofs and a maximum 4½:12 pitch traditional designs. The roof pitch is also considered on a case-by-case basis.

Public Comment

No public responses have been received as of the date of this report.

FISCAL IMPACT:

None.

RECOMMENDATION:

Open the public hearing, receive public testimony, close the public hearing, and by motion: Find that the adoption of the proposed ordinance is statutorily exempt from review under the California Environmental Quality Act ("CEQA") under Public Resources Code section 21080.17. Adopt a resolution (Attachment 1) recommending that the City Council adopt the proposed ordinance that is attached thereto as Exhibit "A."

ATTACHMENTS:

Attachment 01 - 2025-04_PC_Resolution_ResidentialHeightLimit.pdf
Attachment 02 - 386_HeightLimit_Ordinance_D.pdf
Attachment 03 - PL_SUB_BH_RHMC_Chapter_17.12_Code_Definitions.pdf
Attachment 04 - PL_SUB_BH_RHMC_Section_17.18.060_Stable.pdf
Attachment 05 - PL_SUB_BH_RHMC_Section_17.18.070_Aviaries.pdf
Attachment 06 - PL_SUB_BH_RHMC_Section_17.12.190_Storage.pdf
Attachment 07 -

PL_SUB_BH_RHMC_Chapter17.28_Section17.28.050_GeneralADUandJADURequirements.p
Attachment 08 - PL_SUB_BH_BuildingHeightsReport_Chart.pdf
Attachment 09 - PL_SUB_BH_RHCA_CC_Rs_Building.Heights.pdf
CL_PBN_250326_PH_PC_BuildingHeight_Affidavit.pdf

RESOLUTION NO. 2025-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS RECOMMENDING THE CITY COUNCIL ADOPT AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS, CALIFORNIA, AMENDING CHAPTER 17.16 OF TITLE 17 OF THE ROLLING HILLS MUNICIPAL CODE TO AMEND THE RESIDENTIAL HEIGHT LIMIT, AND FINDING THE ORDINANCE TO BE CATEGORICALLY EXEMPT FROM CEQA.

WHEREAS, the City of Rolling Hills, California ("City") is a municipal corporation, duly organized under the California Constitution and laws of the State of California; and

WHEREAS, the City is a semi-rural hillside community, characterized by predominantly single-story California ranch-style homes, large parcels with open space, and an abundance of equestrian facilities; and

WHEREAS, one of the unique features of the City is the uniformity of homes throughout the years, which are limited to one story in height, with few exceptions; and

WHEREAS, in recent years, many homes have been constructed to maximize the building area on the lot, including increased height and a greater amount of grading to prepare many of the steeper properties for a structure; and

WHEREAS, these trends have significantly altered the community's character and affect surrounding properties, creating a high level of concern among residents related to development and design compatibility issues; and

WHEREAS, on October 15, 2024, the Planning Commission requested a report on the City's residential building height regulations to facilitate discussion on the matter; and

WHEREAS, at the March 18, 2025, Planning Commission meeting, City staff presented their report for discussion, whereby the Planning Commission, pursuant to Section 17.50.020 of the Rolling Hills Municipal Code ("RHMC"), directed City staff to draft an ordinance updating the RHMC to impose a height limit on residential buildings; and

WHEREAS, on March 26, 2025, the City gave public notice of the public hearing for Ordinance No. 386 by publishing the required notice in a newspaper of general circulation and posting the notice at City Hall; and

WHEREAS, on April 15, 2025, the Planning Commission held a duly-noticed public hearing and considered the staff report, recommendations by staff, and public testimony concerning Ordinance No. 386.

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

SECTION 1. Incorporation of Recitals. The Planning Commission hereby finds and determines that the Recitals above are true and correct and incorporated herein.

SECTION 2. CEQA. The Planning Commission finds that the Ordinance is not subject to the California Environmental Quality Act ("CEQA"), pursuant to the following sections of the State CEQA Guidelines: Section 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment), Section 15060(c)(3) (the activity is not a project as defined in Section 15378(a) because it does not have the potential for resulting in either a direct or reasonably foreseeable indirect physical change in the environment, and Section 15061(b)(3) (the activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment). Specifically, the Ordinance does not have the potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment because it involves imposing a maximum building height on residential development and does not propose nor authorize any action that would have the potential to cause a physical change in the environment, directly or indirectly. Therefore, the Ordinance is not subject to CEQA.

SECTION 3. General Plan. Based on the entire record before the Planning Commission, including all written and oral evidence presented, the Planning Commission hereby that this Ordinance is consistent with the goals and policies of the Rolling Hills General Plan. The proposed Ordinance is consistent with Housing Element Goal 2 "*Maintain and enhance the quality of residential neighborhoods in Rolling Hills*," in support of the following policies:

> **Policy 2.1**: Encourage and assist in the maintenance and improvement of existing homes to maintain optimum standards of housing quality and design.
>
> **Policy 2.3**: Require compatible design to minimize the impact of residential redevelopment on existing residences.

By imposing a height limit on residential development in the City, this Ordinance will ensure future development is compatible with the surrounding neighborhood and environment.

SECTION 4. Recommendation. Based on the foregoing recitals and findings, the Planning Commission hereby recommends that the City Council approve and adopt the proposed Ordinance, attached as Exhibit "A" hereto and incorporated herein by reference.

SECTION 5. Certification. The Planning Commission Chair shall sign and the Secretary shall attest to the adoption of this Resolution.

SECTION 6. Effective Date. This Resolution takes effect immediately upon its adoption.

PASSED, APPROVED, AND ADOPTED this 15th day of April, 2025.

_____
BRAD CHELF, CHAIRPERSON

ATTEST:

_____
CHRISTIAN HORVATH, CITY CLERK

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

I certify that the foregoing Resolution No. 2025-04 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS RECOMMENDING THE CITY COUNCIL ADOPT AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS, CALIFORNIA, AMENDING CHAPTERS 17.16 AND 17.17 OF TITLE 17 OF THE ROLLING HILLS MUNICIPAL CODE TO AMEND THE RESIDENTIAL HEIGHT LIMIT, AND FINDING THE ORDINANCE TO BE CATEGORICALLY EXEMPT FROM CEQA.

was approved and adopted at a regular meeting of the Planning Commission on April 15, 2025, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

And in compliance with the law of California was posted at the following:

Administrative Offices.

_____
CHRISTIAN HORVATH, CITY CLERK

ORDINANCE NO. 386

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS AMENDING CHAPTER 17.16 OF TITLE 17 OF THE ROLLING HILLS MUNICIPAL CODE TO AMEND THE RESIDENTIAL HEIGHT LIMIT, AND FINDING THE ORDINANCE TO BE CATEGORICALLY EXEMPT FROM CEQA.

WHEREAS, the City of Rolling Hills, California ("City") is a municipal corporation, duly organized under the California Constitution and laws of the State of California; and

WHEREAS, the City is a semi-rural hillside community, characterized by predominantly single-story California ranch-style homes, large parcels with open space, and an abundance of equestrian facilities; and

WHEREAS, one of the unique features of the City is the uniformity of homes throughout the years, which are typically limited to one story in height; and

WHEREAS, in recent years, many homes have been constructed to maximize the building area on the lot, including increased height and a greater amount of grading to prepare many of the steeper properties for a structure; and

WHEREAS, these trends have significantly altered the community's character and affect surrounding properties, creating a high level of concern among residents related to development and design compatibility issues; and

WHEREAS, the City Council desires to preserve and enhance the community's character, particularly as it relates to residential building height; and

WHEREAS, pursuant to the authority granted to the City by Article XI, Section 7 of the California Constitution, the City has the police power to regulate the use of land and property within the City in a manner designed to promote public convenience and general prosperity, as well as public health, safety, and welfare; and

WHEREAS, the City Council desires to amend the Rolling Hills Municipal Code to impose height limits on residential developments in the City; and

WHEREAS, on April 15, 2025, the Planning Commission conducted a duly noticed public hearing to consider the Ordinance, wherein it considered the staff report, supporting documents, public testimony, and all appropriate information submitted with the Ordinance; and

WHEREAS, on _____, 2025, the City Council conducted a duly noticed public hearing to consider the Ordinance, wherein it considered the staff report and supporting documents, Planning Commission's recommendation, public testimony, and all appropriate information submitted with the Ordinance; and

WHEREAS, all legal prerequisites to the adoption of the Ordinance have occurred.

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

Section 1. Incorporation of Recitals. The recitals above are incorporated by reference and adopted as findings by the City Council.

Section 2. CEQA. The City Council finds that this Ordinance is determined to be categorically exempt from CEQA under Section 15061(b)(3) of the State CEQA Guidelines, which applies to projects where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The proposed Ordinance does not involve physical changes to the environment but rather regulates the height of residential developments. Since it does not result in any direct or indirect physical changes to the environment, there is no possibility that it could have a significant environmental impact.

Section 3. General Plan. The City Council finds that this Ordinance is consistent with the goals and policies of the Rolling Hills General Plan. The proposed Ordinance is consistent with Housing Element Goal 2 "*Maintain and enhance the quality of residential neighborhoods in Rolling Hills*," in support of the following policies:

Policy 2.1: Encourage and assist in the maintenance and improvement of existing homes to maintain optimum standards of housing quality and design.

Policy 2.3: Require compatible design to minimize the impact of residential redevelopment on existing residences.

By imposing a height limit on residential development in the City, this Ordinance will ensure future development is compatible with the surrounding neighborhood and environment.

Section 4. The Development Standard table in Section 17.16.060 of Title 17 of the Rolling Hills Municipal Code is hereby amended, with additions in underline and deletions in ~~strikethrough~~, as follows:

Development Standard	**Zone District**	
	RA-S-1	RA-S-2
4. Height Limitation	One story, no greater than 18' (mezzanines and lofts are not permitted) except for stables and barns which shall be no greater than 20'	

Section 5. Section 17.16.080 of Title 17 of the Rolling Hills Municipal Code is hereby amended, with additions in underline and deletions in ~~strikethrough~~, as follows:

17.16.080 - Height limitation.

A. General Limitation. A building or structure shall have no more than one story, meaning that there shall be no story on top of another, except as specified in subsection (B) below.

The maximum height permitted from floor to the highest peak of the structure shall be no greater than eighteen (18) feet except that the maximum height permitted for stables and barns shall be no greater than twenty (20) feet measured from the floor to the highest peak of the structure, exclusive of accessory architectural features as determined by the City. The maximum height permitted from finished floor of any structure to finished grade is five feet. The difference between the finished grade and the finished floor level across any elevation shall average no more than two and one-half feet, with maximum difference of five feet.

B. Exceptions:

1. A one-story primary residence is permitted over a basement. For the purpose of this section primary residence includes a garage attached to the main residence by a solid wall.
2. Stables may have a loft, subject to the requirements of Chapter 17.18 of this title.
3. A storage area, as defined in Section 17.12.190 "S" may be located above or below a story.

Section 6. The City Council's actions are made upon review of the Planning Commission's recommendation, the Staff Report, all oral and written comments, and the documentary evidence presented on the Ordinance..

Section 7. Effective Date. This Ordinance takes effect 30 days following its adoption.

Section 8. Severability. If any provision of this Ordinance or its application to any person or circumstance is held to be invalid, such invalidity has no effect on the other provisions or application of the Ordinance that can be given effect without the invalid provision or application, and to this extent, the provisions of this Ordinance are severable. The City Council declares that it would have adopted this Ordinance irrespective of the invalidity of any portion thereof.

Section 10. Custodian of Records: The documents and materials associated with this Resolution that constitute the record of proceedings on which these findings are based are located at Rolling Hills City Hall, 2 Portuguese Bend Road, Rolling Hills, California 90274. The Director of Planning and Community Services is the custodian of records for the record of proceedings.

PASSED, APPROVED AND ADOPTED THIS __th DAY OF _____ 2025.

_____
JEFF PIEPER, MAYOR

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.

DEFINITIONS

17.12.020 "B" words, terms and phrases.

Barn. See "stable."

"Basement" means any floor level below the first story of the primary residence, except that a floor level in a building having only one floor level shall be classified as a basement unless such floor level qualifies as a first story as defined herein. Except for walls within light wells, basement walls across any elevation may not exceed a height of five feet above finished grade at any point immediately adjacent to the basement exterior, and shall have no greater than an average of two and one-half feet exterior height. Basements shall comply with the Los Angeles County Building Code requirements. Basement well(s) shall be incorporated into the overall design of the building so that it does not give an appearance of a separate story.

"Building" means any structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of any individual, animal, process, equipment, goods or materials of any kind or nature.

17.12.030 - "C" words, terms and phrases.

Cellar. See "basement."

17.12.120 "L" words, terms and phrases.

"Loft" means an area above a stable utilized for storage of feed and hay, saddles, bridles, other horse equipment and similar equestrian or agricultural related items, or tack room uses, but excludes sleeping quarters.

17.12.160 - "P" words, terms and phrases.

"Plate height" means the height of a building measured from the finished floor level to the top of the wall.

17.12.190 "S" words, terms and phrases.

"Stable" means the same as "barn" and is a building or a portion of a building designed and constructed to shelter permitted domestic animals and store farm implements, hay, grain, equestrian and horticultural related items and equipment. Stable may include agricultural space, loft and tack room space. Stable shall not be a place for human habitation, except for uses specifically permitted in the tack room; it may not be rented out or be used for human sleeping or commercial purposes.

"Storage area" means space within a building or structure, including attics, used for storing of items. It includes spaces located below or above a story and may not exceed six feet in height at any one point. Attics may have a ceiling that follows the shape and the angle of the roofline, which could be more than six feet high at the peak of the ceiling. Attics and storage areas shall not have doors to the exterior, window openings, heating or air conditioning.

"Storage room, free standing," shall mean an accessory structure used exclusively for storage of household, equestrian, garden and similar items.

"Story" means that portion of a building included between the upper surface of any floor and the ceiling or roof above it. There shall be no story on top of another, except as permitted in Section 17.16.080(B) of this title.

"Structure" means a combination of materials assembled in a form for use, occupancy or ornamentation whether installed on, above or below the surface of land or water and requiring a fixed location or attached to something having a fixed location. Structure shall also include, but not be limited to, fences, retaining walls, covered porches, entryways, porte cochere, latticework, trellises, pilasters, fountains, pools, spas, pool/spa equipment, gazebos, garden walls, decks, and subterranean structures other than basements.

17.18.060 Requirements for stables requiring conditional use permit.

All stables over two hundred square feet shall meet the following requirements:

A. General requirements and uses:

1. The building occupied by a stable shall be designed for rural and agricultural purpose only.

2. Stable structure shall not be permitted in the front yard, and shall be located no less than twenty-five feet from side property line in the RAS-1 zone, no less than thirty-five feet from side property line in the RAS-2 zone and no less than twenty-five feet from side roadway easement line and from the rear property line.

3. Minimum of sixty percent of the entire structure shall be maintained for agricultural space as defined in Chapter 17.12 of this title, except as specified in Section 17.18.060(A)(5).

4. Maximum of forty percent, but not to exceed eight hundred square feet, of the entire structure may be maintained as tack room space as defined in Chapter 17.12 of this title, except as specified in Section 17.18.060(A)(5). Tack room may be detached from the main stable structure.

5. Notwithstanding any other provision of this chapter, an existing stable, legally constructed prior to the effective date of the ordinance from which this chapter derives (August 12, 2010), which has a loft area that is maintained as a tack room and the loft area comprises more than forty percent of the size of the first floor may continue to be maintained provided that the area of the loft used as a tack room does not exceed eight hundred square feet, that no other tack room exists on the property and the remaining of the structure and its uses are in compliance with the remaining sections of this chapter.

6. When calculating the size of the stable, the entire footprint including the loft area shall be included, as measured from the exterior of the walls.

7. If there is more than one stable building on a lot, the tack room space shall be calculated as a percentage of the entire square footage of the structures and such tack room space may only be located in one of the structures; notwithstanding the above, it may not exceed eight hundred square feet.

8. Covered porch shall not be included in the size of the stable for the purpose of calculating the agricultural and tack room space of the stable.

9. Stables shall not be used as sleeping quarters for humans.

10. Stables shall be used for the exclusive purpose of keeping permitted domestic animals and related storage and uses, unless otherwise permitted by this chapter. Commercial uses shall not be permitted.

B. Exterior appearance of stables and areas immediately adjacent thereto:

1. Whether or not the stable is used for keeping permitted domestic animals, the exterior of the stable structure shall continue to appear as a stable.

2. Areas adjacent to the agricultural space entrance/exit of a stable may have a porous, roughened surface but may not be paved. It shall remain such or may be covered with grass or other low growing ground cover during the time when the agricultural space is not used for keeping of horses or other animals.

3. A porous surface (not paved) may be provided by the access to the tack room space of the stable.

4. The surface area of a corral, pen, paddock, turnout or riding ring shall be covered with dirt or sand surface. It shall remain such or be planted with grass or other low growing ground cover during the time when the stable structure is not used for keeping of horses or other animals.

C. Tack Room Space.

1. Tack room shall only be used for activities that impact the senses in a manner similar or less than that of traditional stable activities. Furthermore, all activities that are loud, raucous, annoying, or that produce unusual noises, lighting or other impacts that offend the peace and quiet of persons of ordinary sensibilities and interferes with the comfortable enjoyment of life or property of any neighboring property are prohibited. Such permitted activities shall be deemed to be "passive activities" for the purpose of this chapter.

2. Tack room shall not be used as sleeping quarters for humans.

3. Tack room shall not exceed forty percent of the size of the stable, including the size of the loft, if any, except as specified in Section 17.18.060(A)(5) and may not exceed eight hundred square feet.

4. Tack room may contain furniture, excluding beds.

5. Tack room may have finished floors, walls and ceiling.

6. Tack room may have glazed (glass) window openings.

7. Tack room may have standard size doors.

8. Tack room may have amenities such as air conditioning, heating, electrical and phone outlets.

9. Tack room may have a kitchenette and sanitary facility, including shower, sink and toilet.

10. Building and Safety Department review and building permits shall be required for all modifications.

11. All modifications and retrofitting of the tack room space shall be made in such a manner so that it could be convertible to a tack room, at such time as the structure is to be used for keeping of animals.

12. Tack room may be detached from the main stable structure, however it shall meet all the requirements for a tack room as specified in this section.

D. Agricultural Space Within the Stable.

1. Agricultural space shall be no less than sixty percent of the size of the stable including the size of the loft, if any, except as specified in Section 17.18.060(A)(5). Agricultural space may contain, but not be limited to stalls, wash racks, feed room, hay storage room, grooming area, tools and utilities storage area and other equestrian and agricultural spaces. The agricultural space may be used for storage of vehicles and general household items, but shall have a stable like appearance.

2. Entry doorways to the stalls shall be a minimum of four feet wide and seven and one-half feet high.

3. The exterior doors shall provide the appearance of a stable door.

4. Roll up or overhead doors are prohibited.

5. Ventilation and drainage facilities shall be subject to building code requirements.

6. Safety electrical outlets with covers may be installed, however they shall be located out of horses' reach when the space is used for keeping of horses.

7. Glazed (glass) window openings may be permitted during a time when the stable is not used for keeping of animals, but shall be removable for easy conversion to animal keeping uses.

E. Loft Space within a Stable.

1. Loft may be permitted above a stable structure.

2. Loft may be used and counted as part of the agricultural space or as a tack room space, provided it meets the agricultural or tack room space requirements of Section 17.18.060(C) and (D)).

3. Loft may not be used as a tack room, if another tack room exists within the stable structure or elsewhere on the property.

4. Glazed (glass) window openings shall not be allowed in a loft if a loft is used for storage of hay, feed or other agricultural use. Notwithstanding the above, if the loft is used as other storage or working area or as a tack room, then removable glazed openings may be allowed.

5. The plate height for the wall of the loft shall be no greater than seven feet.

6. If a loft is constructed in such a way that access is provided from the exterior, the area immediately adjacent to the exterior of the loft shall not be paved, but may have a porous surface.

7. The area immediately adjacent to the exterior of the loft shall not be used for parking of vehicles, except for vehicles delivering agricultural goods and equipment.

(Ord. No. 319, § 22(Exh. A, Pt. A), 7-15-2010; Ord. No. 324, § 9 (Exh. A, Pts. H, I, K), 8-8-2011; Ord. No. 332, §§ 8C, D, 1-14-2013)

17.18.070 Requirements for aviaries requiring conditional use permit.

All aviaries over two hundred square feet shall meet the following requirements:

1. Shall not be located on lots of less than 3.5 acres, as measured by excluding roadway easements.
2. The roof shall not exceed a peak height of sixteen feet.
3. Shall not be located on a portion of the lot where the slope is greater than 4:1.
4. Shall not be permitted in the front yard or in the rear yard setback, shall be located no less than twenty-five feet from side property line in the RAS-1 zone, no less than thirty-five feet from the side property line in the RAS-2 zone and no less than twenty-five feet from side roadway easement line.
5. Shall be located a minimum of thirty-five feet from any residential structure including attached garage or a guest house, located on the same lot, and a minimum of one hundred feet from a residential structure, including attached garage or a guest house located on adjoining lots.
6. Shall be used for the exclusive purpose of keeping permitted birds and small animals indigenous to the State of California. Commercial uses shall not be permitted.
7. Shall be counted towards structural, total, building pad coverage or disturbed area of the net lot for purposes of Chapter 17.16.
8. May be permitted in addition to the construction of a stable and shall not be counted towards the size of the stable for purposes of this chapter.

(Ord. No. 319, § 22(Exh. A, Pt. A), 7-15-2010; Ord. No. 343, § 8, 6-22-2015)

17.12.190 "S" words, terms and phrases.

"Stable" means the same as "barn" and is a building or a portion of a building designed and constructed to shelter permitted domestic animals and store farm implements, hay, grain, equestrian and horticultural related items and equipment. Stable may include agricultural space, loft and tack room space. Stable shall not be a place for human habitation, except for uses specifically permitted in the tack room; it may not be rented out or be used for human sleeping or commercial purposes.

"Storage area" means space within a building or structure, including attics, used for storing of items. It includes spaces located below or above a story and may not exceed six feet in height at any one point. Attics may have a ceiling that follows the shape and the angle of the roofline, which could be more than six feet high at the peak of the ceiling. Attics and storage areas shall not have doors to the exterior, window openings, heating or air conditioning.

"Storage room, free standing," shall mean an accessory structure used exclusively for storage of household, equestrian, garden and similar items.

"Story" means that portion of a building included between the upper surface of any floor and the ceiling or roof above it. There shall be no story on top of another, except as permitted in Section 17.16.080(B) of this title.

"Structure" means a combination of materials assembled in a form for use, occupancy or ornamentation whether installed on, above or below the surface of land or water and requiring a fixed location or attached to something having a fixed location. Structure shall also include, but not be limited to, fences, retaining walls, covered porches, entryways, porte cochere, latticework, trellises, pilasters, fountains, pools, spas, pool/spa equipment, gazebos, garden walls, decks, and subterranean structures other than basements.

17.28.050 General ADU and JADU requirements.

B. Height.

1. Except as otherwise provided by subsections (B)(2) and (B)(3) below, a detached ADU created on a lot with an existing or proposed single family or multifamily dwelling unit may not exceed sixteen feet in height.

2. A detached ADU may be up to eighteen feet in height if it is created on a lot with an existing or proposed single family or multifamily dwelling unit that is located within one-half mile walking distance of a major transit stop or high quality transit corridor, as those terms are defined in Section 21155 of the Public Resources Code, and the ADU may be up to two additional feet in height (for a maximum of twenty feet) if necessary to accommodate a roof pitch on the ADU that is aligned with the roof pitch of the primary dwelling unit.

3. A detached ADU created on a lot with an existing or proposed multifamily dwelling that has more than one story above grade may not exceed eighteen feet in height.

4. An ADU that is attached to the primary dwelling may not exceed twenty-five feet in height or the height limitation imposed by the underlying zone that applies to the primary dwelling, whichever is lower. Notwithstanding the foregoing, ADUs subject to this subsection (B)(4) may not exceed two stories.

5. For purposes of this subsection (B), height is measured from existing legal grade or the level of the lowest floor, whichever is lower, to the peak of the structure.

	Building Heights Report		
RESOLUTION	**ADDRESS**	**ROOF HEIGHT**	**STRUCTURE TYPE**
2023-15	8 Quail Ridge Road N	25'	Stable (Plus 7' Cupola)
2024-09	1 Morgan Lane	24' 8"	Stable
2023-02	9 Portuguese Bend Road	21' 5"	Stable
2024-03	4 Spur Lane	21'	Home
2023-06	20 Upper Blackwater Canyon	21'	Home
2018-01	20 Upper Blackwater Canyon	20'	Stable
2021-05	15 Upper Blackwater Canyon Road	20'	Stable
2017-10	5 Pine Tree Lane	20'	Home
2024-14	2 Possum Ridge	19' 6"	Stable
2024-05	2 Possum Ridge	18' 9"	Home
2019-10	1 Poppy Trail Lane	18' 8 1/4"	Home
2023-16	11 Flying Mane	18' 1 1/2"	Home
2023-13	19 Portuguese Bend Road	18'	Home
2023-04	17 Crest Road East	17' 6"	Home
2019-13	8 Middleridge Lane south	17' 4"	Home
2022-14	2 Flying Mane Road	16' 9 5/8"	Home
2021-02	3 Open Brand Road	16' 8"	Home
2018-16	26 Middleridge Lane South	16' 2"	Home
2018-03	11 Saddleback Road	16'	Stable (Plus 5' Cupola)
2023-11	4 Poppy Trail Lane	15' 5"	Home
Going to PC	2 Quail Ridge Road South	14' 11 1/2"	Home
2022-17	21 Chuckwagon Road	14' 11"	Pool House
2024-06	23 Crest Road East	14' 6"	Home
2017-10	5 Pine Tree Lane	14'	Stable (Plus 5' Cupola)
2025-02	1 Pinto Road	13' 7 3/16"	Garage
2024-02	29 Crest Road West	13'6"	Stable
2024-05	29 Eastfield Drive	13'3"	Home
2023-11	4 Poppy Trail Lane	13' 11"	ADU
2023-14	7 Pine Tree Lane	13' 2"	House
2017-20	16 Pine Tree Lane	12' 11 1/2"	House
2021-09	23 Chuckwagon	12' 3"	ADU
2019-10	1 Poppy Trail Lane	12' 1/4'	Stable
2023-03	74 Portuguese Bend Road	11'	Stable

Average	**17**
High	**25**
Low	**11**

PLATE HEIGHTS
DISCUSSION

Current Regulations:

To help maintain the low rambling nature of ranch architecture, plate heights are limited and strictly enforced. While the recommended plate height for a residence is 8'6", taller plates are allowed on a case-by-case basis if harmonious with the design and massing of the overall residence.

i. Plate heights are measured from the finished floor level to the top of the wall. If a porch is present, the plate height is measured from the finish floor to the top of the beam. (See Appendix L "Illustrations of Plate Height")

ii. The following percentages are the allowable limits for plate heights above 8'6": (Percentages of plate height are calculated by the linear footage of the perimeter.)
    1) Minimum of 50% of the residence must have plate heights of 8'6" or lower,
    2) Up to 30% of the residence may have a plate height up to 9'6, **
    3) Only 20% of the residence may have a plate height up to 10'6. **

    ** Maximum plate heights may be limited and are considered on a case-by-case basis to assure the massing of the overall residence is good of its kind.

Attached is the current Appendix for plate heights as well additional examples for discussion.

APPENDIX L
ILLUSTRATIONS OF PLATE HEIGHT

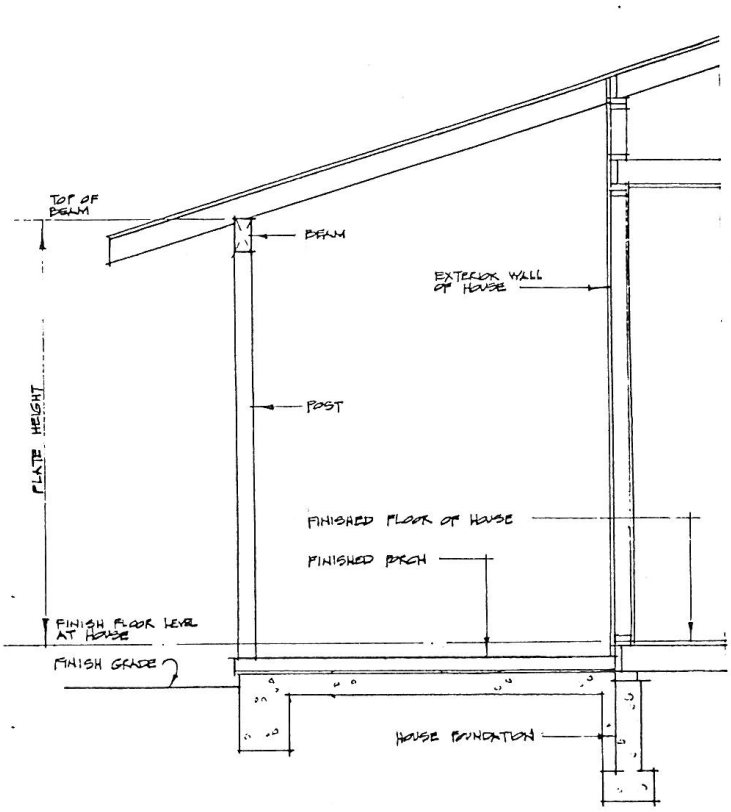


PLATE HEIGHT @ PORCH

EXHIBIT B

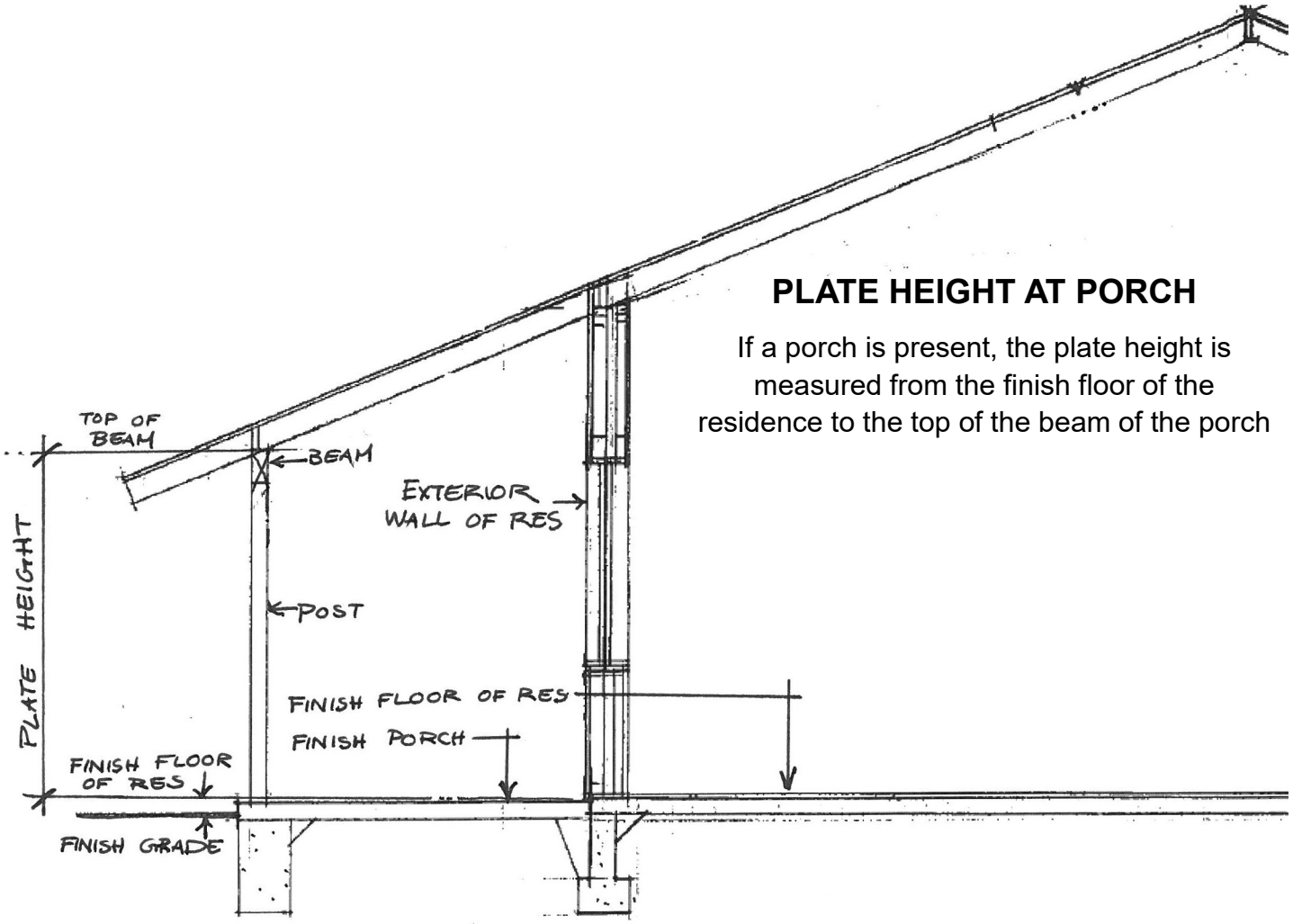


PLATE HEIGHT AT PORCH

If a porch is present, the plate height is measured from the finish floor of the residence to the top of the beam of the porch







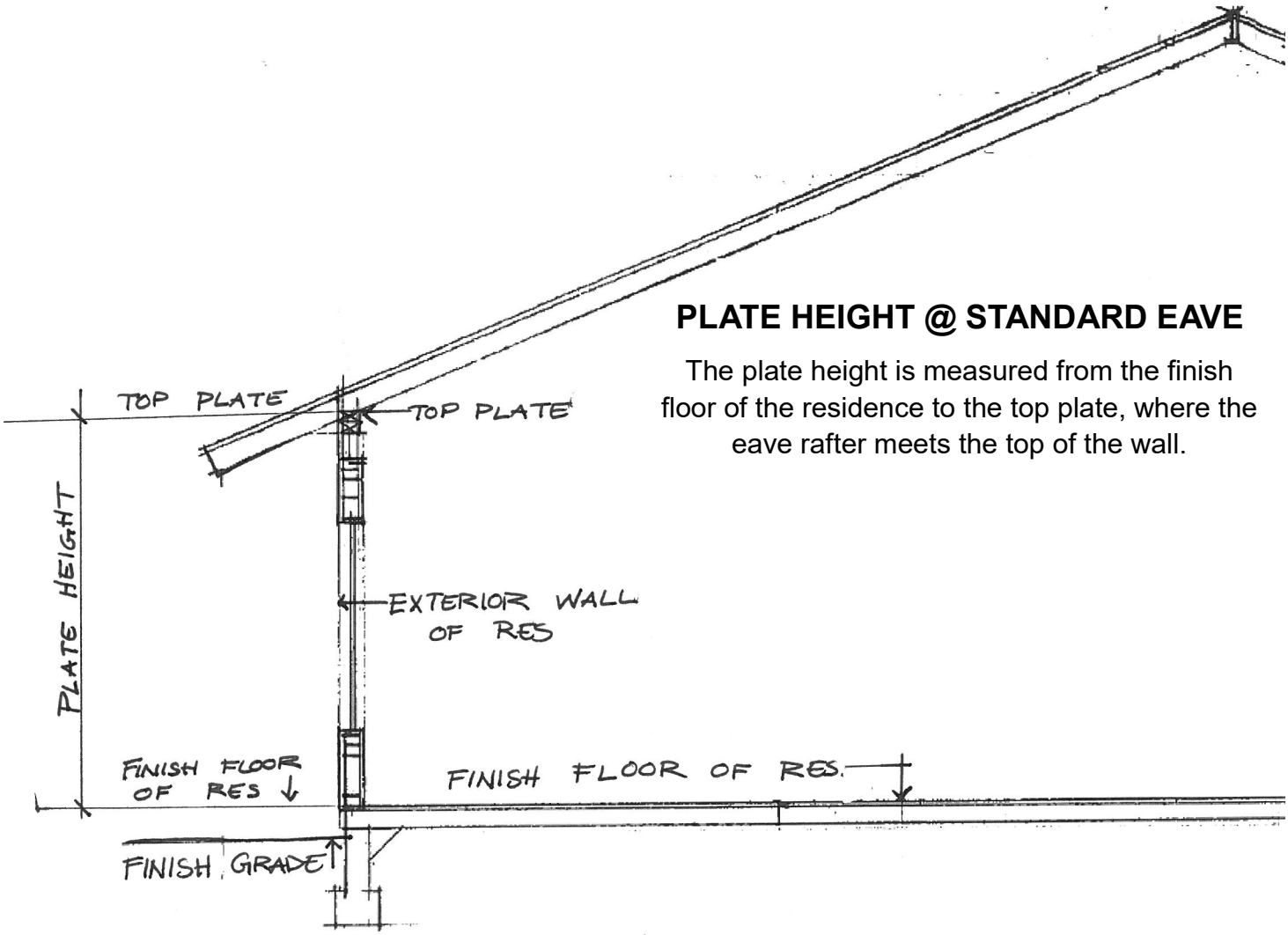


PLATE HEIGHT @ STANDARD EAVE

The plate height is measured from the finish floor of the residence to the top plate, where the eave rafter meets the top of the wall.





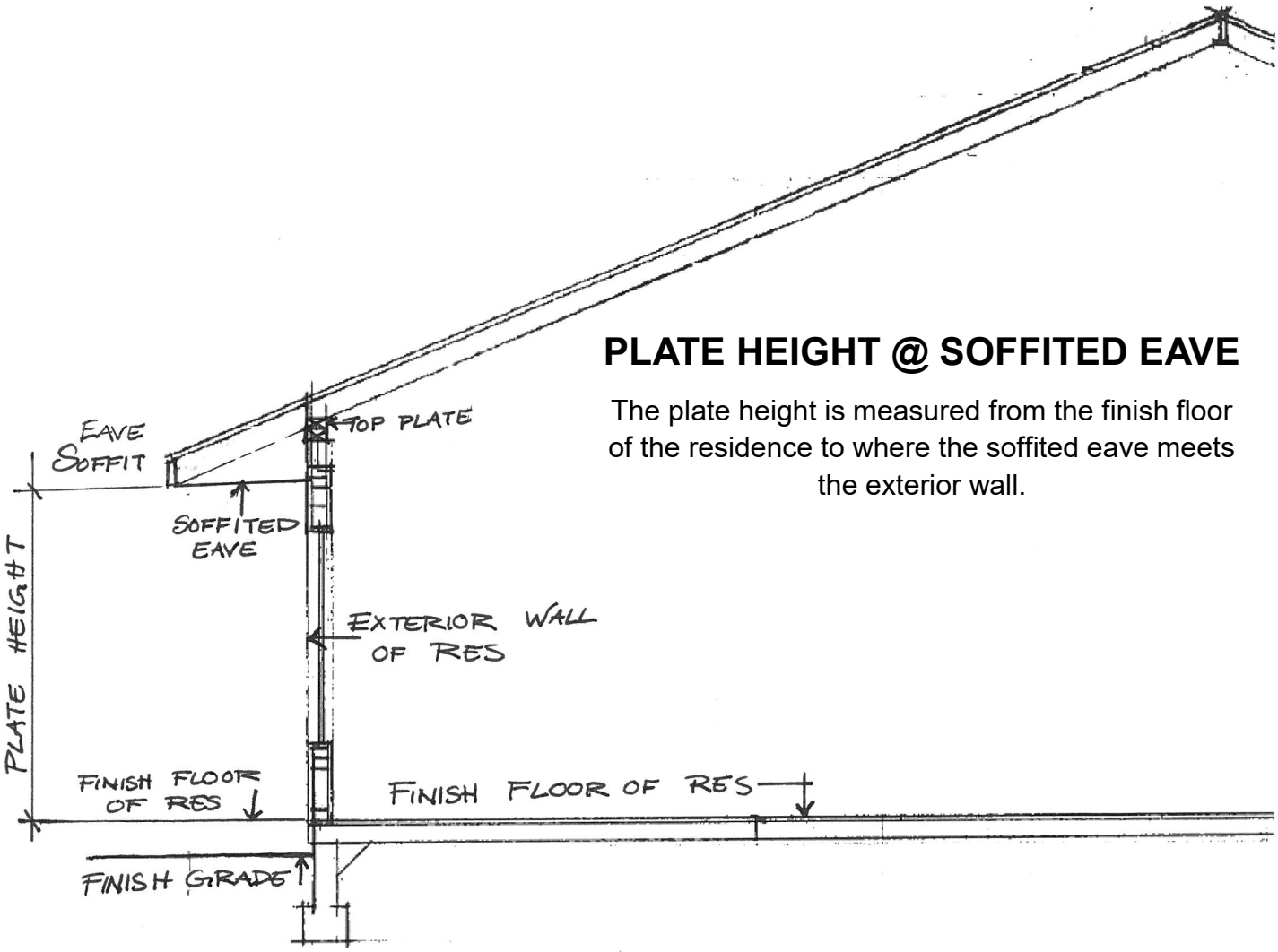
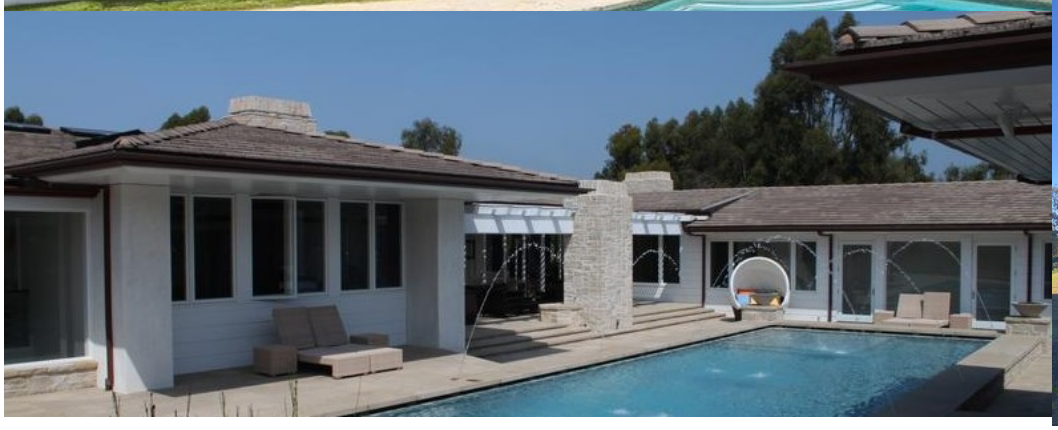


PLATE HEIGHT @ SOFFITED EAVE

The plate height is measured from the finish floor of the residence to where the soffited eave meets the exterior wall.







DAILY BREEZE
Local. News. Matters.
dailybreeze.com

2615 Pacific Coast Highway #329
Hermosa Beach, California 90254
(310) 543-6635
pfernandez@scng.com

City of Rolling Hills
2 Portuguese Bend Road
Rolling Hills, California 90274

Account Number:	5007827
Ad Order Number:	0011726463
Customer's Reference/PO Number:	
Publication:	Daily Breeze
Publication Dates:	03/26/2025
Total Amount:	$918.32
Payment Amount:	$0.00
Amount Due:	$918.32
Notice ID:	8mxWdV8ywb9uXnnqwaWl
Invoice Text:	NOTICE OF PUBLIC HEARING TO BE HELD BY PLANNING COMMISSION OF THE CITY OF ROLLING HILLS NOTICE IS HEREBY GIVEN – Ordinance 386 is a City initiated Zoning Code Amendment to amend various sections of Title 17 (Zoning Code) of the Rolling Hills Municipal Code. Hearing Date: April 15, 2025 Hearing Time: 6:30p.m. Hearing Location: Rolling Hills Council Chambers 2 Portuguese Bend Road, Rolling Hills, CA 90274 Project Location: Citywide Project Description: Ordinance 386 is a City-initiated Zoning Code Amendment to amend Title 17 (Zoning Code) of the Rolling Hills Municipal Code. The Zoning Code Amendment revises the height limit of single-family residential homes. Ordinance 386 includes revisions to Zoning Code Chapter 17.16 (Residential Agriculture-Suburban (RA-S) Zone) and Chapter 17.17 (Overlay Zoning District-1 (OZD-1)). The Planning Commission’s action serves as a recommendation to the City Council. Environmental Documentation: Ordinance 386 is not subject to the California Environmental Quality Act ("CEQA") pursuant to the following sections of the State CEQA Guidelines: Section 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment), Section 15060(c)(3) (the activity is not a project as defined in Section 15378(a) because it does not have the potential for resulting in either a direct or reasonably foreseeable indirect physical change in the environment), and Section 15061(b)(3) (the activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment). Specifically, the Ordinance does not have the potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable

DAILY BREEZE
Local. News. Matters.
dailybreeze.com

Daily Breeze
2615 Pacific Coast Highway #329
Hermosa Beach, California 90254
(310) 543-6635

0011726463

City of Rolling Hills
2 Portuguese Bend Road
Rolling Hills, California 90274

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:

03/26/2025

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

Dated at Hermosa Beach, California

On this 26th day of March, 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
TO BE HELD BY PLANNING COMMISSION
OF THE CITY OF ROLLING HILLS

NOTICE IS HEREBY GIVEN – Ordinance 386 is a City initiated Zoning Code Amendment to amend various sections of Title 17 (Zoning Code) of the Rolling Hills Municipal Code.

Hearing Date: April 15, 2025
Hearing Time: 6:30p.m.
Hearing Location: Rolling Hills Council Chambers
2 Portuguese Bend Road, Rolling Hills, CA 90274

Project Location: Citywide
Project Description: Ordinance 386 is a City-initiated Zoning Code Amendment to amend Title 17 (Zoning Code) of the Rolling Hills Municipal Code. The Zoning Code Amendment revises the height limit of single-family residential homes. Ordinance 386 includes revisions to Zoning Code Chapter 17.16 (Residential Agriculture-Suburban (RA-S) Zone) and Chapter 17.17 (Overlay Zoning District-1 (OZD-1)). The Planning Commission's action serves as a recommendation to the City Council.
Environmental Documentation: Ordinance 386 is not subject to the California Environmental Quality Act ("CEQA") pursuant to the following sections of the State CEQA Guidelines: Section 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment), Section 15060(c)(3) (the activity is not a project as defined in Section 15378(a) because it does not have the potential for resulting in either a direct or reasonably foreseeable indirect physical change in the environment), and Section 15061(b)(3) (the activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment). Specifically, the Ordinance does not have the potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment because it involves minor refinements and clarifications to the Zoning Code and do not propose nor authorize any action that would have the potential to cause a physical change in the environment, directly or indirectly. Therefore, the Zoning Code Amendment is not subject to CEQA. All persons either favoring or opposing this proposal are invited to present their views before or at this hearing per the following special notice regarding public participation and comment. It is requested that any supportive documents and/or written comments be submitted prior to the public hearing.
Agenda on the Internet: The meeting Agenda will be available on the City website at https://www.rolling-hills.org/government/agenda/index.php. You can access the document on the Friday, April 11, 2025 before the meeting. The meeting will also be livestreamed on the City's website.
Agenda Document Review: The full Agenda including all back up information will be available at City Hall, 2 Portuguese Bend Road, Rolling Hills, California, on the Friday, April 11, 2025 before the meeting.
Agenda Description: The Agenda descriptions are intended to give notice to members of the public of a general summary of items of business to be transacted or discussed. The listed Recommended Action represents staff's recommendation. The Planning Commission may take any action which it deems to be appropriate on the agenda item and is not limited in any way by the recommended action.
Public Comment prior to meeting: Members of the public may submit email comments to Planning@cityofrh.net . Email comments will be uploaded to the agenda packet and made part of the official public record of the meeting and will not be read at the meeting. To ensure staff reviews all comments prior to the Planning Commission meeting, please submit email comments no later than 5:00 p.m. the day of the meeting.
Public Comment at meeting: Members of the public may provide in-person, verbal comments for any item during the meeting. Those wishing to provide comments will be asked to fill out a speaker card and provide it to the Commission Secretary prior to the commencement of the meeting. Any petition for judicial review of a decision of the Rolling Hills Planning Commission is controlled by the statute of limitations provisions set forth in Section 17.54.070 of the Rolling Hills Municipal Code ("RHMC") and Sections 1094.5 and 1094.6 of the California Code of Civil Procedure. Any action or proceeding to attack, review, set aside, or void any decision of the Rolling Hills Planning Commission is controlled by Chapter 17.54 of the RHMC. Any such action or proceeding that seeks judicial review of, attacks, or seeks to set aside or void any decision of the Rolling Hills Planning Commission shall be limited to those issues raised at the hearing described in this notice or in written correspondence delivered to the Planning Department, at, or prior to, the public hearing described in this notice, and must be commenced within the time limits specified in Chapter 17.54 of the RHMC.
WHO TO CONTACT FOR INFORMATION - For additional information, please contact Stephanie Grant, Assistant Planner, at (310) 377-1521 or via e-mail at sgrant@cityofrh.net
Daily Breeze
Published: 3/26/25