City of Rolling Hills INCORPORATED JANUARY 24, 1957

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

AGENDA
Regular Traffic Commission Meeting

TRAFFIC COMMISSION
Thursday, July 28, 2022

CITY OF ROLLING HILLS
8:30 AM

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. APPROVE ORDER OF THE AGENDA

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

5. BLUE FOLDER ITEMS (SUPPLEMENTAL)

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

6. PUBLIC COMMENTS ON NON-AGENDA ITEMS

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

7. CONSENT CALENDAR

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

7.A. APPROVE AFFIDAVIT OF POSTING FOR THE TRAFFIC COMMISSION REGULAR MEETING OF JULY 28, 2022
RECOMMENDATION: Approve as presented.
CL_AGN_220728_TC_AffidavitofPosting.pdf

7.B. APPROVE THE FOLLOWING TRAFFIC COMMISSION MINUTES: MAY 26, 2022
RECOMMENDATION: Approve as presented.
CL_MIN_220526_TC_F.pdf

8. EXCLUDED CONSENT CALENDAR ITEMS

9. PRESENTATION

9.A. LOS ANGELES COUNTY SHERIFF'S DEPARTMENT LOMITA STATION, TRAFFIC STATISTICS FOR THE CITY OF ROLLING HILLS FOR MAY AND JUNE 2022. (VERBAL REPORT)
RECOMMENDATION: Review and file.
May 2022 RH Traffic (002).pdf

10. OLD BUSINESS

11. NEW BUSINESS

11.A. TRAFFIC HAZARD ON JOHNS CANYON ROAD
RECOMMENDATION: Consider the concern and make a recommendation to the City Council.
Email_from_Smith_062122.pdf

11.B. DRIVEWAY WIDENING AT 2 FLYING MANE ROAD (ZONING CASE NO. 22-14)
RECOMMENDATION: Review the driveway widening and make a recommendation to the City Council.
220211_2FlyingManeRd_ZC22-14_11x17_Site_Plans_Only.pdf
2 Flying Mane Rd - Pictures Taken 7-22-22.pdf

12. MATTERS FROM MEMBERS OF THE TRAFFIC COMMISSION

13. MATTERS FROM STAFF

14. ADJOURNMENT

Next meeting: Thursday, September 22, 2022 at 8:30 a.m. in the City Council Chamber, Rolling Hills City Hall, 2 Portuguese Bend Road, Rolling Hills, California, 90274.

Notice:

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

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

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 7.A
Mtg. Date: 07/28/2022

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

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

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

SUBJECT: **APPROVE AFFIDAVIT OF POSTING FOR THE TRAFFIC COMMISSION REGULAR MEETING OF JULY 28, 2022**

DATE: **July 28, 2022**

BACKGROUND:
None.

DISCUSSION:
None.

FISCAL IMPACT:
None.

RECOMMENDATION:
Approve as presented.

ATTACHMENTS:
CL_AGN_220728_TC_AffidavitofPosting.pdf

Administrative Report

7.A., **File #** 1348 **Meeting Date**: 07/28/2022

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

AFFIDAVIT OF POSTING

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

Legislative Body	Traffic Commission
Posting Type	Regular Meeting Agenda
Posting Location	2 Portuguese Bend Road, Rolling Hills, CA 90274 City Hall Window
Meeting Date & Time	JULY 28, 2022 8:30am

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

Christian Horvath, City Clerk

Date: July 22, 2022

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 7.B
Mtg. Date: 07/28/2022

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

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

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

SUBJECT: **APPROVE THE FOLLOWING TRAFFIC COMMISSION MINUTES: MAY 26, 2022**

DATE: **July 28, 2022**

BACKGROUND:
None.

DISCUSSION:
None.

FISCAL IMPACT:
None.

RECOMMENDATION:
Approve as presented.

ATTACHMENTS:
CL_MIN_220526_TC_F.pdf

Minutes
Rolling Hills Traffic Commission
Thursday, May 26, 2022
Regular Meeting 8:30 a.m.

1. CALL MEETING TO ORDER

The Traffic Commission of the City of Rolling Hills met on the above date at 8:32 a.m. Chair Patrick Wilson presiding.

2. ROLL CALL

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

3. PLEDGE OF ALLEGIANCE – Chair Wilson

4. APPROVE ORDER OF THE AGENDA

Chair Wilson approved agenda as presented. Without objection, so ordered.

5. BLUE FOLDER ITEMS (SUPPLEMENTAL) – NONE

6. PUBLIC COMMENTS ON NON-AGENDA ITEMS

Public Comment: Ed Smith

7. CONSENT CALENDAR

7.A. APPROVE AFFIDAVIT OF POSTING FOR THE TRAFFIC COMMISSION REGULAR MEETING OF MAY 26, 2022

7.B. APPROVE THE FOLLOWING TRAFFIC MINUTES: MARCH 24, 2022

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

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

8. EXCLUDED CONSENT CALENDAR ITEMS – NONE

9. PRESENTATION

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

Presentation by Deputies Darlene Lopez and Ben Russell

Public Comment: Ed Smith, Sherri Cimmarusti

10. OLD BUSINESS – NONE

11. NEW BUSINESS

11.A. 11 FLYING MANE ROAD: DRIVEWAY APPROVAL FOR ZONING CASE NO. 22-02 (NEVENKA LLC)

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

Motion by Vice Chair Virtue, seconded by Commissioner Bobit to approve the driveway with safety improvements including restrictions on landscaping in the easement not exceeding 24" in height and scoring of apron for horses. Motion carried unanimously with the following vote:

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

11.B. 8 MIDDLERIDGE LANE SOUTH: DRIVEWAY APPROVAL FOR ZONING CASE NO. 22-44 (CIMMARUSTI)

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

Public Comment: Criss Gunderson, Ralph Cimmarusti

Motion by Commissioner Bobit, seconded by Commissioner Raine to approve the driveway with 24" height limit on any plantings along easement. Motion carried unanimously with the following vote:

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

9. MATTERS FROM MEMBERS OF THE TRAFFIC COMMISSION – NONE

10. MATTERS FROM STAFF – NONE

11. ADJOURNMENT: 9:28 A.M.

The meeting was adjourned at 9:28 a.m. to a regular meeting of the Traffic Commission scheduled to be held on Thursday, July 21, 2022 beginning at 8:30 a.m. in the City Council Chamber, Rolling Hills City Hall, 2 Portuguese Bend Road, Rolling Hills, California, 90274.

Respectfully submitted,

_____
Christian Horvath, City Clerk

Approved,

_____

Patrick Wilson, Chair

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 9.A
Mtg. Date: 07/28/2022

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

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

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

SUBJECT: **LOS ANGELES COUNTY SHERIFF'S DEPARTMENT LOMITA STATION, TRAFFIC STATISTICS FOR THE CITY OF ROLLING HILLS FOR MAY AND JUNE 2022. (VERBAL REPORT)**

DATE: **July 28, 2022**

BACKGROUND:
Between May and June 2022, the Los Angeles County Sheriff's Department reported the following:

Citations:
- May – 4 (2 resident, 2 non-resident)
- June – 0

Traffic Collisions (year to date) : 0

DUI Arrests (year to date): 0

DISCUSSION:
None.

FISCAL IMPACT:
None.

RECOMMENDATION:
Receive and file.

ATTACHMENTS:
May 2022 RH Traffic (002).pdf

MAY 2022 ROLLING HILLS TRAFFIC ENFORCE 22RE011223

DATE	LOCATION	VIOLATION	SPEED	RESIDENT CITES	NON-RESIDENT CITES	DEPUTY
5/2/2022	Blackwater Canyon Rd/Portuguese Bend Rd	Stop Sign		1	0	Gonzalez
	Blackwater Canyon Rd/Portuguese Bend Rd	Stop Sign		0	1	Gonzalez
	Blackwater Canyon Rd/Portuguese Bend Rd	Stop Sign		0	1	Gonzalez
	Blackwater Canyon Rd/Portuguese Bend Rd	Stop Sign		1	0	Gonzalez

Agenda Item No.: 11.A
Mtg. Date: 07/28/2022

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

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

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

SUBJECT: **TRAFFIC HAZARD ON JOHNS CANYON ROAD**

DATE: **July 28, 2022**

BACKGROUND:
On June 21, 2022, staff received an email from Anne Smith (12 Johns Canyon Road) regarding a traffic hazard on Johns Canyon Road. Mrs. Smith sent the email on behalf of other owners on Johns Canyon Road, including:

- Heinsheimer (7 Johns Canyon)
- Grzywacz (4 Storm Hill Lane)
- Tangen (10 Johns Canyon)
- Smith (12 Johns Canyon)

Mrs. Smith indicates the street is winding, narrow, steep, and has several blind curves. She claims they have witnessed and experienced (while driving, walking, and horseback riding) many near misses with vehicles that come barreling down the hill too fast, often crossing the center line. Minor collisions have occurred and her husband and his riding friend have had many close encounters with vehicles while crossing the road on horseback. The problem is worsening with increased deliveries and work vehicles in the area.

DISCUSSION:

Mrs. Smith and her neighbors are requesting the City's help to slow down traffic to prevent serious mishaps waiting to happen. Currently there is one "horse crossing" sign near the top of the street, just off Crest Road East. They are requesting more further down the road. They are also suggesting the consideration of speed bumps.

FISCAL IMPACT:
Street improvement costs would be paid from the City's General Fund.

RECOMMENDATION:
Consider the concern and make a recommendation to the City Council.

ATTACHMENTS:
Email_from_Smith_062122.pdf

John Signo

From: Elaine Jeng
Sent: Tuesday, June 21, 2022 12:33 PM
To: John Signo
Cc: Christian Horvath
Subject: Fwd: Slow down traffic on Johns Canyon Rd

Begin forwarded message:

From: "A.Shen.Smith" <a.shen.smith@gmail.com>
Date: June 21, 2022 at 4:12:27 AM GMT+3
To: Elaine Jeng <ejeng@cityofrh.net>
Cc: Patrick Wilson <pwilson@cityofrh.net>, Grzywacz Claudia <cstormbird@aol.com>, Tangen Nicole <nicoletangen@yahoo.com>, Heinsheimer Tom <theinsheimer@col-heins.com>
Subject: Slow down traffic on Johns Canyon Rd

Hi Elaine,

I am sending this email on behalf of these 4 property owners to request the City's help.

Heinsheimer (7 Johns Canyon)
Grzywacz (4 Storm Hill Lane)
Tangen (10 Johns Canyon)
Smith (12 Johns Canyon)

We are requesting the Traffic Commission to address the traffic hazard on Johns Canyon Road.

As you know, the street is winding, narrow, steep, with several blind curves.
We have witnessed and experienced (while driving, walking, and horseback riding) many near misses with vehicles that come barreling down the hill too fast, often crossing the center line.
There had been minor collisions on the street; my husband and his riding friend have had many close encounters with vehicles while crossing the road on horseback.
We are asking the City's help to slow down the traffic, to prevent serious mishaps just waiting to happen. With increased deliveries and work vehicles, things will only get worse.

Currently there is one "horse crossing" sign near the top of the street, just off Crest. However, more should be done further down the road.
We are not experts on the best solution: whether it is installing bumps on the center line or placement of appropriate traffic signs.
We would appreciate the help of the Traffic Commission on this matter.

Thank you for your consideration.

Agenda Item No.: 11.B
Mtg. Date: 07/28/2022

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

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

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

SUBJECT: **DRIVEWAY WIDENING AT 2 FLYING MANE ROAD (ZONING CASE NO. 22-14)**

DATE: **July 28, 2022**

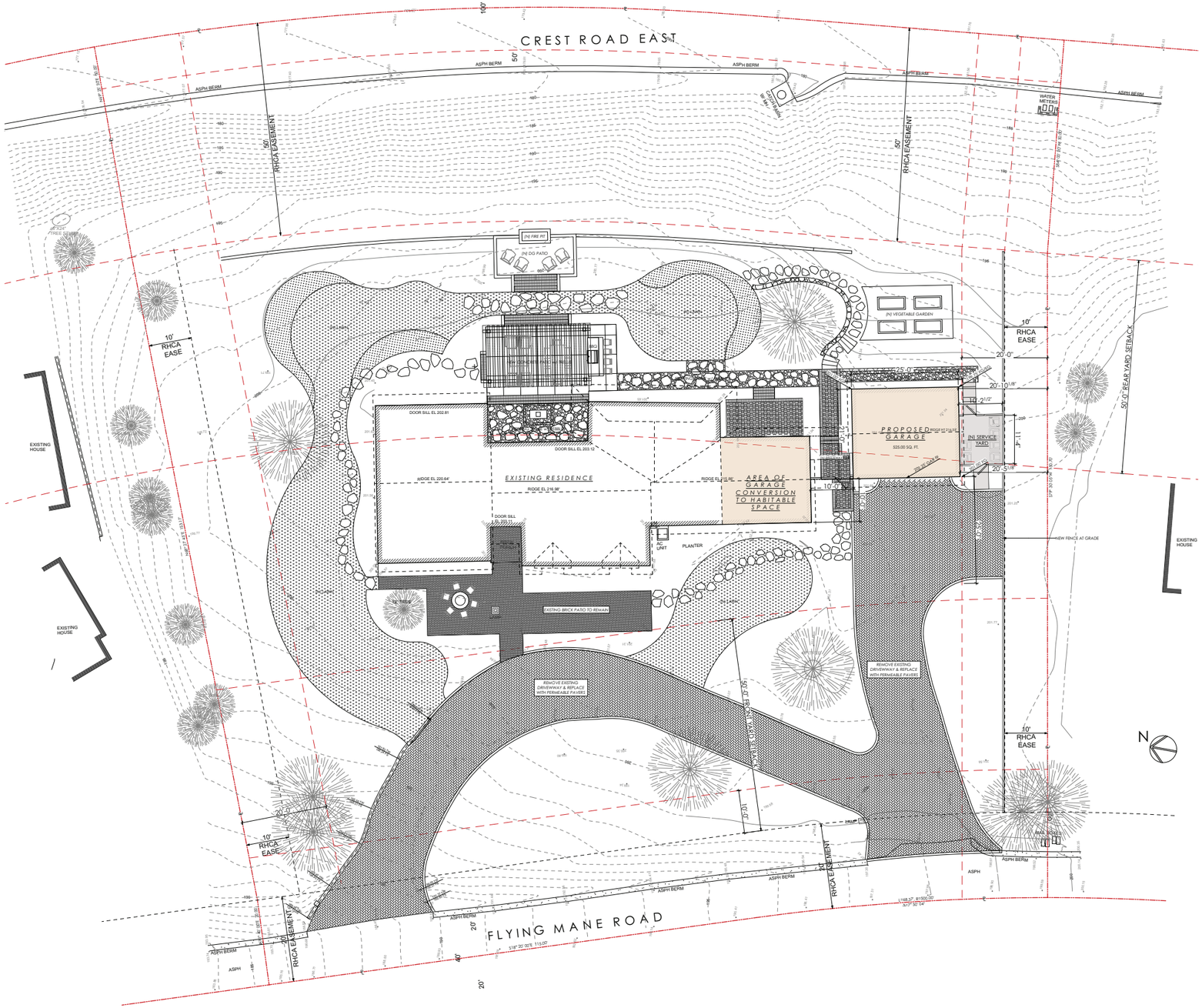
BACKGROUND:
The applicant and architect, Matt Schneider, submitted an application (Zoning Case No. 22-14) on March 7, 2022, for a remodel of the existing 2,568-square-foot residence and addition of a new two car garage attached to the residence by a breezeway. The existing attached garage will be converted into habitable space. The project requires a Site Plan Review and Variance applications which will be reviewed by the Planning Commission on August 16, 2022. The site has an existing circular driveway with two driveway aprons. The project involves widening of the existing driveway aprons by approximately two feet and six-and-a-half feet, which is subject to review by the Traffic Commission.

DISCUSSION:
The property has an existing circular driveway on Flying Mane Road. The northern driveway apron will be widened by approximately two feet; the southern driveway apron will be widened by six-and-a-half feet from 24 feet six inches to 31 feet. The widened driveway aprons are proposed for better access and maneuverability, especially into the new garage. The applicant has submitted plans to the Fire Department for access review. Typically, the Fire Department honors existing driveways that are already 15 feet wide or greater. The existing driveway width is 16 feet so it is anticipated that it will be accepted by the Fire Department. In the event the Fire Department requires the driveway to be widened, it will affect the amount of pavement on the property as landscaping would have to be removed. However, the proposed driveway aprons should not be affected.

FISCAL IMPACT:
None.

RECOMMENDATION:
Review the driveway widening and make a recommendation to the City Council.

ATTACHMENTS:
220211_2FlyingManeRd_ZC22-14_11x17_Site_Plans_Only.pdf
2 Flying Mane Rd - Pictures Taken 7-22-22.pdf



SITE PLAN

SCALE: 1" = 10'

DATE 05/20/2022 ZONING CASE NO. ADDRESS 2 FLYING MANE ROAD

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

AREA AND STRUCTURE	EXISTING	PROPOSED	TOTAL
NET LOT AREA			24,411.72 sq.ft.
RESIDENCE	2,568.00 sq.ft.	439.00 sq.ft.	3,007.00 sq.ft.
GARAGE	439.00 sq.ft.	86.00 sq.ft.	525.00 sq.ft.
SWIMMING POOL/SPA	0.00 sq.ft.	0.00 sq.ft.	0.00 sq.ft.
POOL EQUIPMENT	0.00 sq.ft.	0.00 sq.ft.	0.00 sq.ft.
GUEST HOUSE	0.00 sq.ft.	0.00 sq.ft.	0.00 sq.ft.
CABANA	0.00 sq.ft.	0.00 sq.ft.	0.00 sq.ft.
STABLE	0.00 sq.ft.	0.00 sq.ft.	0.00 sq.ft.
RECREATION COURT	0.00 sq.ft.	0.00 sq.ft.	0.00 sq.ft.
ATTACHED COVERED PORCHES	0.00 sq.ft.	0.00 sq.ft.	0.00 sq.ft.
ENTRYWAY / PORTE COCHERE, BREEZEWAYS	58.00 sq.ft.	101.70 sq.ft.	159.70 sq.ft.
ATTACHED TRELLISES	382.50 sq.ft.	-382.50 sq.ft.	0.00 sq.ft.
*DETACHED STRUCTURES			
TRELLIS (height under 12')	0.00 sq.ft.	365.52 sq.ft.	365.52 sq.ft.
BBQ	0.00 sq.ft.	17.09 sq.ft.	17.09 sq.ft.
FIRE PIT	0.00 sq.ft.	24.48 sq.ft.	24.48 sq.ft.
WATER FEATURES, ETC	0.00 sq.ft.	46.61 sq.ft.	46.61 sq.ft.
SERVICE YARD	125.00 sq.ft.	-10.38 sq.ft.	114.62 sq.ft.
OTHER FIREWALL	0.00 sq.ft.	0.00 sq.ft.	0.00 sq.ft.
BASEMENT AREA	0.00 sq.ft.	0.00 sq.ft.	0.00 sq.ft.
(volumes of dirt)	0.00 c.y.		
DEPTH OF BASEMENT	0.00		0.00
TOTAL STRUCTURES	3,572.50 sq.ft.	687.52 sq.ft.	4,260.02 sq.ft.
% STRUCTURAL COVERAGE	14.63%	2.82%	17.45%
TOTAL STRUCTURES EXCLUDING UP TO 5 & UP TO 800 sq. ft. detached structures that area not higher than 12 ft.	3,572.50 sq.ft.	233.82 sq.ft.	3,806.32 sq.ft.
% STRUTURAL COVERAGE	14.63%	0.96%	15.59%

ALL FLATE WORK MUST BE SHOWN ON THE PLAN

PRIMARY DRIVEWAY(S)	1,634.50 sq.ft.	-144.99 sq.ft.	1,489.51 sq.ft.
PAVED WALKS, PATIO AREAS, COURTYARDS	2,888.95 sq.ft.	-1,536.86 sq.ft.	1,352.09 sq.ft.
POOL DECKING	0.00 sq.ft.	0.00 sq.ft.	0.00 sq.ft.
OTHER PAVED DRIVEWAYS, ROAD EASEMENTS, PARKING PADS	1,649.50 sq.ft.	148.85 sq.ft.	1,798.35 sq.ft.
TOTAL FLATWORK	6,172.95 sq.ft.	-1,533.00 sq.ft.	4,639.95 sq.ft.
% TOTAL FLATWORK COVERAGE	25.29%	-6.28%	19.01%
TOTAL STRUCTURAL & FLATWORK COVERAGE	9,745.45 sq.ft.	-845.48 sq.ft.	8,899.97 sq.ft.
% TOTAL COVERAGE	39.92%	-3.46%	36.46%
TOTAL STRUCTURAL & FLATWORK COVERAGE Excl. the allowance of up to 5 - 800 sq. ft. structures from previous page.	9,745.45 sq.ft.	-1,299.18 sq.ft.	8,446.27 sq.ft.
% TOTAL COVERAGE	39.92%	-5.32%	34.60%
TOTAL DISTURBED AREA	sq.ft.	0.00 sq.ft.	0.00 sq.ft.
% DISTURBED AREA	0.00%	0.00%	0.00%
GRADING QUANTITY (include future stable, corral and access way; basement and all other area to be graded)			cu.yd.

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

DATE 05/20/2022 ZONING CASE NO. ADDRESS 2 FLYING MANE ROAD

CALCULATION OF BUILDING PAD COVERAGE

PAD NO. 1

BUILDING PAD AREA AND STRUCTURES	EXISTING	PROPOSED	TOTAL
BUILDING PAD	7,182.00 sq.ft.	0.00 sq.ft.	7,182.00 sq.ft.
RESIDENCE	2,568.00 sq.ft.	439.00 sq.ft.	3,007.00 sq.ft.
GARAGE	439.00 sq.ft.	86.00 sq.ft.	525.00 sq.ft.
POOL/SPA	0.00 sq.ft.	0.00 sq.ft.	0.00 sq.ft.
POOL EQUIPMENT	0.00 sq.ft.	0.00 sq.ft.	0.00 sq.ft.
CABANA / REC.RM	0.00 sq.ft.	0.00 sq.ft.	0.00 sq.ft.
GUEST HOUSE	0.00 sq.ft.	0.00 sq.ft.	0.00 sq.ft.
STABLE	0.00 sq.ft.	0.00 sq.ft.	0.00 sq.ft.
SPORTS COURT	0.00 sq.ft.	0.00 sq.ft.	0.00 sq.ft.
SERVICE YARD	125.00 sq.ft.	-10.38 sq.ft.	114.62 sq.ft.
ATTACHED COVERED PORCHES			
Primary residence	58.00 sq.ft.	0.00 sq.ft.	58.00 sq.ft.
Accessory structures	0.00 sq.ft.	0.00 sq.ft.	0.00
AREA OF ATTACHED COVERED PORCHES THAT EXCEED 10% OF THE SIZE OF RESIDENCE/ACCS. STRUCT	0.00 sq.ft.	0.00 sq.ft.	0.00 sq.ft.
ENTRYWAY / PORTE COCHERE/ BREEZEWAY	0.00 sq.ft.	101.70 sq.ft.	101.70 sq.ft.
ATTACHED TRELLISES	382.50 sq.ft.	-382.50 sq.ft.	0.00
ALL DETACHED STRUCTURES (from lot coverage page)	0.00 sq.ft.	463.28 sq.ft.	463.28
ALL DETACHED STRUCTURES (from lot coverage page; minus deductions)	0.00 sq.ft.	0.00 sq.ft.	0.00 sq.ft.
OTHER	0.00 sq.ft.	0.00 sq.ft.	0.00 sq.ft.
TOTAL STRUCTURES ON PAD NO. 1	3,572.50 sq.ft.	687.52 sq.ft.	4,260.02 sq.ft.
% BUILDING PAD COVERAGE	49.74%	9.57%	59.32%
TOTAL STRUCTURES ON PAD NO. 1 Not incl. attached trellises, Not incl. allowed deductions, and incl. the area of covered porches that exceed 10% of the size of the residence/accs. Structures.	3,190.00 sq.ft.	233.82 sq.ft.	3,423.82 sq.ft.
% BUILDING PAD COVERAGE	44.42%	3.26%	47.67%

MATT SCHNEIDER
ARCHITECT
2110 ARTESIA BLVD. STE #8430
REDONDO BEACH, CA 90278
310-245-2044
MATT@MATTSCHNEIDERARCHITECT.COM

Revisions

RevnD	CNnD	Change Name	Date

LICENSED ARCHITECT
MATTHEW P. SCHNEIDER
No. C-31660
07-31-23
RENEWAL DATE
STATE OF CALIFORNIA

Job Title

SATO RESIDENCE

2 FLYING MANE RD
ROLLING HILLS, CA 90274

Drawing Title

SITE PLAN

Drawing Status
DESIGN DEV

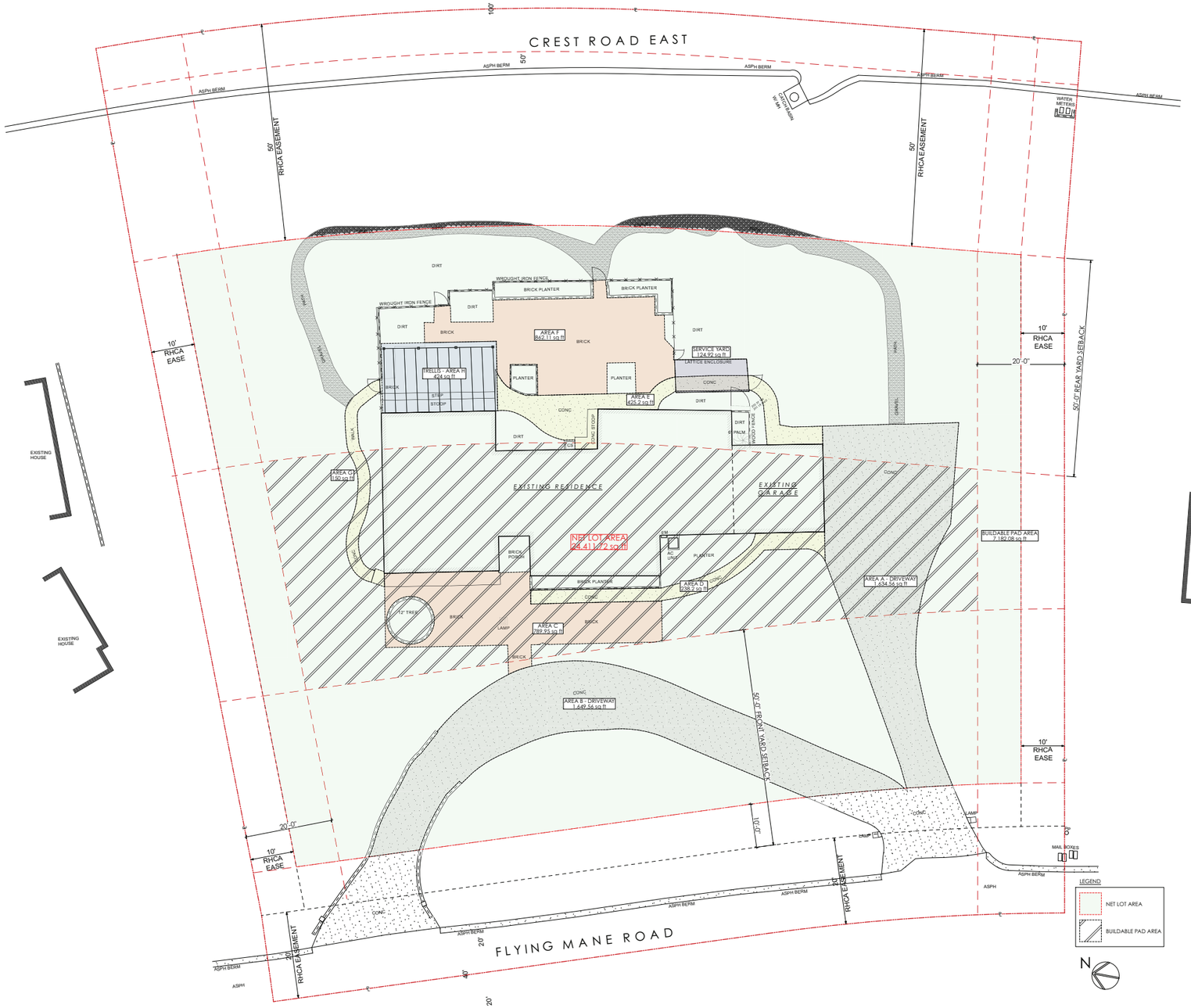
Drawn by	Date
MSA	06/02/22

Project Number
2021-246

Drawing Number
A2.01

Plotted On: 6/2/22

C:\Users\mattschneider\mat\Documents\Arch Office\2021\2465 Sato\Project Pt.file\Sato Residence Pkl.pln



EXISTING LOT COVERAGE PLAN

SCALE: 1" = 10'

DATE 05/20/2022 ZONING CASE NO. ADDRESS 2 FLYING MANE ROAD

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

AREA AND STRUCTURE	EXISTING	PROPOSED	TOTAL
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POOL EQUIPMENT	0.00 sq.ft.	0.00 sq.ft.	0.00 sq.ft.
GUEST HOUSE	0.00 sq.ft.	0.00 sq.ft.	0.00 sq.ft.
CABANA	0.00 sq.ft.	0.00 sq.ft.	0.00 sq.ft.
STABLE	0.00 sq.ft.	0.00 sq.ft.	0.00 sq.ft.
RECREATION COURT	0.00 sq.ft.	0.00 sq.ft.	0.00 sq.ft.
ATTACHED COVERED PORCHES	0.00 sq.ft.	0.00 sq.ft.	0.00 sq.ft.
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ATTACHED TRELLISES	382.50 sq.ft.	-382.50 sq.ft.	0.00 sq.ft.
*DETACHED STRUCTURES			
TRELLIS (height under 12')	0.00 sq.ft.	365.52 sq.ft.	365.52 sq.ft.
BBQ	0.00 sq.ft.	17.09 sq.ft.	17.09 sq.ft.
FIRE PIT	0.00 sq.ft.	24.88 sq.ft.	24.88 sq.ft.
WATER FEATURES, ETC	0.00 sq.ft.	46.61 sq.ft.	46.61 sq.ft.
SERVICE YARD	125.00 sq.ft.	-10.38 sq.ft.	114.62 sq.ft.
OTHER FIREWALL	0.00 sq.ft.	0.00 sq.ft.	0.00 sq.ft.
BASEMENT AREA	0.00 sq.ft.	0.00 sq.ft.	0.00 sq.ft.
(volumn of dirt)	0.00 cy.		
DEPTH OF BASEMENT	0.00		0.00
TOTAL STRUCTURES	3,572.50 sq.ft.	687.52 sq.ft.	4,260.02 sq.ft.
% STRUCTURAL COVERAGE	14.63%	2.82%	17.45%
TOTAL STRUCTURES EXCLUDING UP TO 5 & UP TO 800 sq. ft. detached structures that area not higher than 12 ft.	3,572.50 sq.ft.	233.82 sq.ft.	3,806.32 sq.ft.
% STRUTURAL COVERAGE	14.63%	0.96%	15.59%

ALL FLATE WORK MUST BE SHOWN ON THE PLAN

PRIMARY DRIVEWAY(S)	1,634.50 sq.ft.	-144.99 sq.ft.	1,489.51 sq.ft.
PAVED WALKS, PATIO AREAS, COURTYARDS	2,888.95 sq.ft.	-1,536.86 sq.ft.	1,352.09 sq.ft.
POOL DECKING	0.00 sq.ft.	0.00 sq.ft.	0.00 sq.ft.
OTHER PAVED DRIVEWAYS, ROAD EASEMENTS, PARKING PADS	1,649.50 sq.ft.	148.85 sq.ft.	1,798.35 sq.ft.
TOTAL FLATWORK	6,172.95 sq.ft.	-1,533.00 sq.ft.	4,639.95 sq.ft.
% TOTAL FLATWORK COVERAGE	25.29%	-6.28%	19.01%
TOTAL STRUCTURAL & FLATWORK COVERAGE	9,745.45 sq.ft.	-845.48 sq.ft.	8,899.97 sq.ft.
% TOTAL COVERAGE	39.92%	-3.46%	36.46%
TOTAL STRUCTURAL & FLATWORK COVERAGE Excl. the allowance of up to 5 - 800 sq. ft. structures from previous page.	9,745.45 sq.ft.	-1,299.18 sq.ft.	8,446.27 sq.ft.
% TOTAL COVERAGE	39.92%	-5.32%	34.60%
TOTAL DISTURBED AREA	sq.ft.	0.00 sq.ft.	0.00 sq.ft.
% DISTURBED AREA	0.00%	0.00%	0.00%
GRADING QUANTITY (include future stable, corral and access way; basement and all other area to be graded)			cu.yd.

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

DATE 05/20/2022 ZONING CASE NO. ADDRESS 2 FLYING MANE ROAD

CALCULATION OF BUILDING PAD COVERAGE

PAD NO. 1

BUILDING PAD AREA AND STRUCTURES	EXISTING	PROPOSED	TOTAL
BUILDING PAD	7,182.00 sq.ft.	0.00 sq.ft.	7,182.00 sq.ft.
RESIDENCE	2,568.00 sq.ft.	439.00 sq.ft.	3,007.00 sq.ft.
GARAGE	439.00 sq.ft.	86.00 sq.ft.	525.00 sq.ft.
POOL/SPA	0.00 sq.ft.	0.00 sq.ft.	0.00 sq.ft.
POOL EQUIPMENT	0.00 sq.ft.	0.00 sq.ft.	0.00 sq.ft.
CABANA / RECRM	0.00 sq.ft.	0.00 sq.ft.	0.00 sq.ft.
GUEST HOUSE	0.00 sq.ft.	0.00 sq.ft.	0.00 sq.ft.
STABLE	0.00 sq.ft.	0.00 sq.ft.	0.00 sq.ft.
SPORTS COURT	0.00 sq.ft.	0.00 sq.ft.	0.00 sq.ft.
SERVICE YARD	125.00 sq.ft.	-10.38 sq.ft.	114.62 sq.ft.
ATTACHED COVERED PORCHES			
Primary residence	58.00 sq.ft.	0.00 sq.ft.	58.00 sq.ft.
Accessory structures	0.00 sq.ft.	0.00 sq.ft.	0.00
AREA OF ATTACHED COVERED PORCHES THAT EXCEED 10% OF THE SIZE OF RESIDENCE/ACCS. STRUCT	0.00 sq.ft.	0.00 sq.ft.	0.00 sq.ft.
ENTRYWAY / PORTE COCHERE/ BREEZEWAY	0.00 sq.ft.	101.70 sq.ft.	101.70 sq.ft.
ATTACHED TRELLISES	382.50 sq.ft.	-382.50 sq.ft.	0.00
ALL DETACHED STRUCTURES (from lot coverage page)	0.00 sq.ft.	463.28 sq.ft.	463.28
ALL DETACHED STRUCTURES (from lot coverage page; minus deductions)	0.00 sq.ft.	0.00 sq.ft.	0.00 sq.ft.
OTHER	0.00 sq.ft.	0.00 sq.ft.	0.00 sq.ft.
TOTAL STRUCTURES ON PAD NO. 1	3,572.50 sq.ft.	687.52 sq.ft.	4,260.02 sq.ft.
% BUILDING PAD COVERAGE	49.74%	9.57%	59.32%
TOTAL STRUCTURES ON PAD NO. 1 Not incl. attached trellises, Not incl. allowed deductions, and incl. the area of covered porches that exeed 10% of the size of the residence/accs. Structures.	3,190.00 sq.ft.	233.82 sq.ft.	3,423.82 sq.ft.
% BUILDING PAD COVERAGE	44.42%	3.26%	47.67%

EXISTING LOT COVERAGE AREAS

AREA	SQ. FT.
PRIMARY DRIVEWAY - AREA A	1,634.50
SECONDARY DRIVEWAY - AREA B	1,649.50
FRONT BRICK AREA - AREA C	789.93
FRONT CONC WALK - AREA D	238.00
REAR CONC WALK - AREA E	425.00
REAR BRICK AREA - AREA F	862.00
LEFT SIDE CONC WALK - AREA G	150.00
TRELLIS - AREA H	424.00
TOTAL	6,172.95

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Revisions

RevID	ChID	Change Name	Date

LICENSED ARCHITECT
MATTHEW P. SCHNEIDER
No. C-31660
07-31-23
RENEWAL DATE
STATE OF CALIFORNIA

Job Title

SATO RESIDENCE

2 FLYING MANE RD
ROLLING HILLS, CA 90274

Drawing Title

EXISTING LOT COVERAGE PLAN

Drawing Status
DESIGN DEV

Drawn by	Date
MSA	06/02/22

Project Number
2021-246

Drawing Number
A2.02

Plotted On: 6/2/22

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2 Flying Mane Road – Pictures Taken 7/22/22



Top: Southern driveway

Bottom: View of southern driveway looking northeast



2 Flying Mane Road – Pictures Taken 7/22/22



Top: Southern driveway – northern edge

Bottom: Southern driveway – southern edge
(measuring tape shows 5’; yard stick shows 3’)



2 Flying Mane Road – Pictures Taken 7/22/22



Top and Bottom: Northern driveway
Right edge to be widened approximately 2’



2 Flying Mane Road – Pictures Taken 7/22/22



Northern driveway in foreground (left)
Southern driveway in background (right)