City of Rolling Hills INCORPORATED JANUARY 24, 1957

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

AGENDA | **PLANNING COMMISSION** | **CITY OF ROLLING HILLS**
Regular Planning Meeting | **Tuesday, September 15, 2020** | **6:30 PM**

This meeting is held pursuant to Executive Order N-29-20 issued by Governor Newsom on March 17, 2020. All Councilmembers will participate by teleconference.

Public Participation: City Hall will be closed to the public until further notice. A live audio of

the City Council meeting will be available on the City's website (https://www.rolling-hills.org/government/agenda/index.php). The meeting agenda is also available on the City's website (https://www.rolling-hills.org/government/agenda/index.php).

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

1. **CALL MEETING TO ORDER**

2. **ROLL CALL**

3. **APPROVAL OF THE AGENDA**

4. **PUBLIC COMMENTS ON MINUTES AND ANY ITEM NOT ON THE AGENDA**
   None.

5. **APPROVAL OF MINUTES**
   None.

6. **RESOLUTIONS**
   None.

7. **PUBLIC HEARINGS ON ITEMS CONTINUED FROM PREVIOUS MEETING**
   None.

8. NEW PUBLIC HEARINGS

8.A. ZONING CASE NO. 20-05: REQUEST FOR A SITE PLAN REVIEW FOR THE CONSTRUCTION OF A NEW 1,005 SQUARE-FOOT SWIMMING POOL AND SPA, 353 SQUARE-FOOT POOL DECK, AND 107 SQUARE-FOOT POOL EQUIPMENT AREA LOCATED AT 60 EASTFIELD DRIVE, (ARVIDSON).
RECOMMENDATION: Staff recommends that the Planning Commission consider and approve the proposed pool and spa, pool deck and pool equipment area.
60 Eastfield Plans.pdf
Resolution_2020-05__60_Eastfield.docx

9. NEW BUSINESS
None.

10. OLD BUSINESS
None.

11. SCHEDULE FIELD TRIPS
None.

12. ITEMS FROM STAFF
Housing Element Update Study Session (Oral)

13. ITEMS FROM THE PLANNING COMMISSION

14. ADJOURNMENT
Next meeting: October 20, 2020 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.

Agenda Item No.: 8.A
Mtg. Date: 09/15/2020

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

FROM: **MEREDITH ELGUIRA, PLANNING DIRECTOR**

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

SUBJECT: **ZONING CASE NO. 20-05: REQUEST FOR A SITE PLAN REVIEW FOR THE CONSTRUCTION OF A NEW 1,005 SQUARE-FOOT SWIMMING POOL AND SPA, 353 SQUARE-FOOT POOL DECK, AND 107 SQUARE-FOOT POOL EQUIPMENT AREA LOCATED AT 60 EASTFIELD DRIVE, (ARVIDSON).**

DATE: **September 15, 2020**

BACKGROUND:

The applicant is requesting a Site Plan Review for the construction of a new 1,005 square feet swimming pool/spa with an infinity edge, 353 square foot pool deck with a beach entry, and 107 square foot pool equipment area with a maximum 5 foot high wall surrounded by existing grade and landscaping. The project will be located on the side yard area of the property. Section 17.16.200.G.3 of the Rolling Hills Municipal Code states, that a swimming pool/spa that is eight hundred square feet or greater, requires a Site Plan Review approval.

DISCUSSION:

Zoning, Land Size and Existing Conditions

The lot is an irregularly shaped parcel zoned RAS-1. The gross lot area is 133,520 square feet, and the net lot area is 126,888 square feet, which exceeds the requirements of the RAS-1 that requires a minimum net lot area of 43,560 square feet. There is a Water Company easement located on the northeast section of the subject property. In addition, there is also an existing dirt road adjacent to RHCA easement to the north and adjacent to the Water Company easement to the northeast, and a dirt road leads to the existing stable and corral area. Records show that the existing single family home have had several additions, including a basement. The previous owners requested a Lot Line Adjustment to merge the two legal lots (Lot 105-EF) and an adjacent vacant lot to the north (Lot 104-A-EF) and was approved by the Planning Commission.

Lot Coverage

Structural coverage on the existing lot is 8,473 square feet or 6.68%, which includes all of the structures. The proposed project will add 1,562 square feet, bringing the total structural coverage to 10,035 square feet or 7.91%.

The project will add 1,065 square feet to the existing 25,903 square foot building pad. The proposed project will add 1,539 square feet of new structures, bringing the total structures on the pad to 8,137 square feet. This equates to a building pad coverage of 26.76%.

Neighbor Concerns

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

Past Approvals for the Property

In 1999 the Planning Commission granted the approval Zoning Case No. 596A and Resolution No. 99-14 for a lot line adjustment to merge two lots into one for the subject property.

On September 21, 1999, the Planning Commission approved Zoning Case No. 596 B and Resolution No. 99-15 granting a Site Plan Review for the construction of a stable with a loft with an adjacent corral and substantial one-story additions to an existing two story single story family residence that required grading.

In February 2001, Planning Commission approved a modification to add more square footage to the roofline of the existing house and basement, walls to reduce grading, and the grading quantities were reduced. In January 2002, a grading permit was issued.

In 1999, the City approved the access to the stable across the Water Company's easement located on the adjacent 58 Eastfield Drive. The applicant was denied permission from the property owners of 58 Eastfield Drive. The City Manager granted an administrative approval of additional grading along the north slope of the property that increased the disturbance to 37.7%, which granted access to the stable from the north side of the property.

In September 2001, the applicant submitted a request for another modification to retain as built decorative walls. The walls were approved along the driveway but not the motor court, the applicant

decided to apply for a Variance.

On October 16, 2001, the Planning Commission approved Modification No. 2 Zoning Case No. 596, for Resolution No. 99-15 and Resolution No. 2001-05 approving a variance request to construct retaining walls encroaching into the front yard setback located along a driveway.

March 25, 2010, the Traffic Commission approved an application for access to the stable and the combined apron.

On August 17, 2010, the Planning Commission approved a Site Plan Review and Variances to retain "As Graded" and "As Built" developments on a property, and this amended the previously approved applications and conditions. The amended Site Plan Review allowed for an increase of grading, building pad size, construction of larger pool/spa, and the retaining of outdoor as built structures and walls. The Variances were approved to increase the disturbance of the net lot area from 40% to 63.7% and retain as built walls in the setbacks.

MUNICIPAL CODE COMPLIANCE

Grading, Structural and Total Lot Coverage

The applicant is intending to conduct minimal grading. Overall grading will include 325 cubic yards cut, 0 cubic yards fills, 110 cubic yards over excavation, and 110 cubic yards re-compaction. The total grading for the site is proposed to be 545 cubic yards with 325 cubic yards of dirt to be exported from the site coming solely from the pool excavation.

The proposed pool/spa and deck will be entirely constructed on the building pad where the main residence is located. The proposed trough will be constructed on the top of the slope of the building pad with minimal grading. The proposed pool equipment area will be located on the slope below the pool/spa and deck.

The lot is developed with a 6,200 square foot residence with a 3,821 square foot basement, 1,175 square foot garage, 954 square foot attached covered porches, 130 square foot outdoor kitchen, 56 square foot fireplace, 127 square foot portable shed, 302 square foot water feature, 144 square foot service yard bringing the total existing structural coverage to 8,473 square feet or 6.68%. The project proposes an additional 1,562 square feet which will bring the total proposed structural and lot coverage to 10,035 square feet or 7.91%.

Disturbance

Existing disturbance of the lot is 61.8% has been previously approved. There will be no additional disturbance as a result of the proposed project. Therefore, no variance for disturbance is required.

Walls

There are several existing walls on the subject property. These walls were used to retain the grading on the lot and have previously been approved

Rolling Hills Community Association Review

Rolling Hills Community Association will review this project at a later date.

Planning Commission Responsibilities

When reviewing a resolution for a development application, the Planning Commission must consider whether the proposed project meets the findings for a Site Plan Review request.

Environmental Review

The project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA).

CRITERIA FOR SITE PLAN REVIEW

A. The Commission shall be required to make findings in acting to approve, conditionally approve, or deny a site plan review application.

B. No project which requires site plan review approval shall be approved by the Commission, or by the City Counci 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.

FISCAL IMPACT:
None.

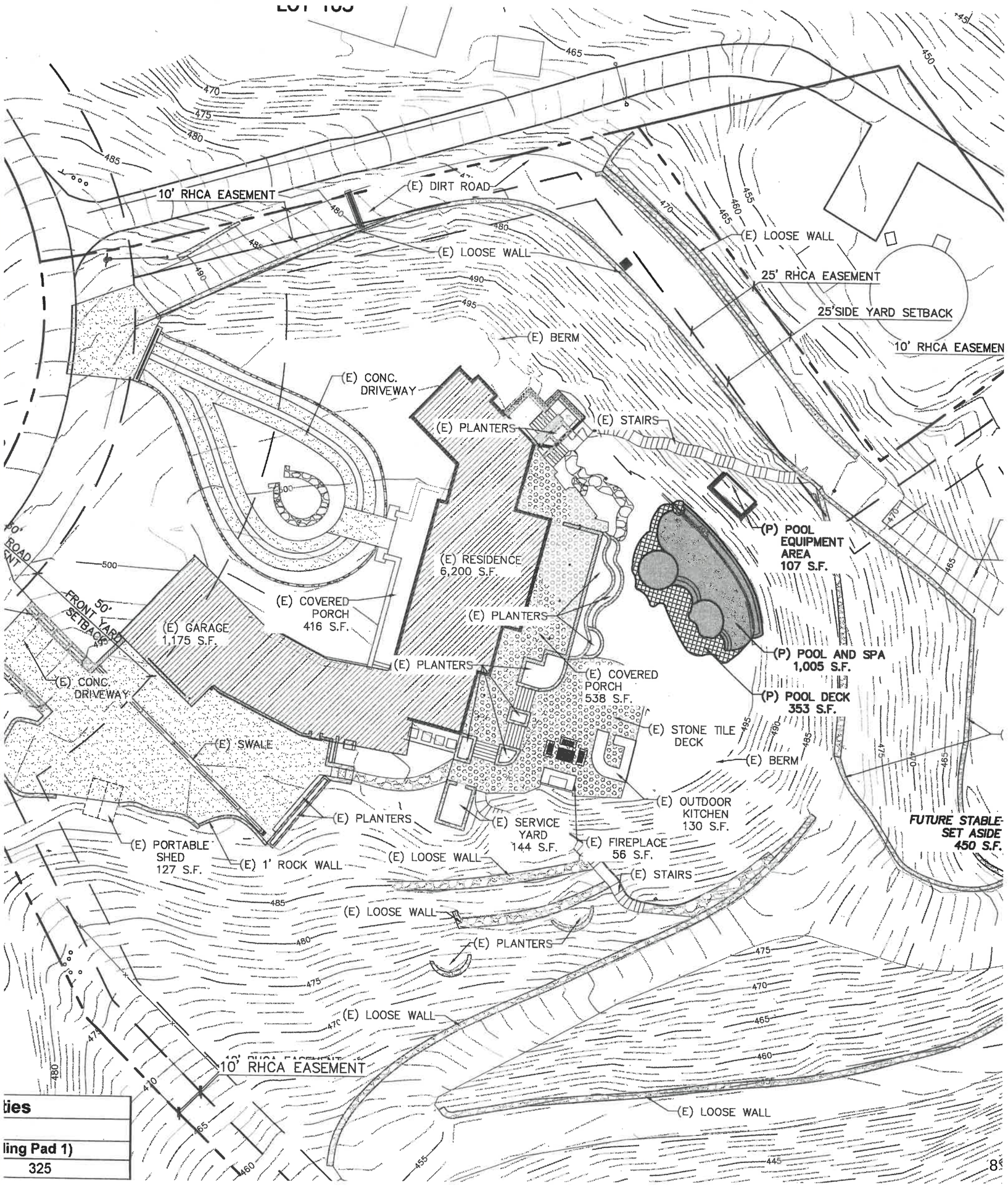
RECOMMENDATION:

It is recommended that the Planning Commission consider and approve the Site Plan Review request for the proposed construction of a new 1,005 square-foot swimming pool and spa with an infinity edge, 353 square-foot pool deck, and 107 square-foot pool equipment area.

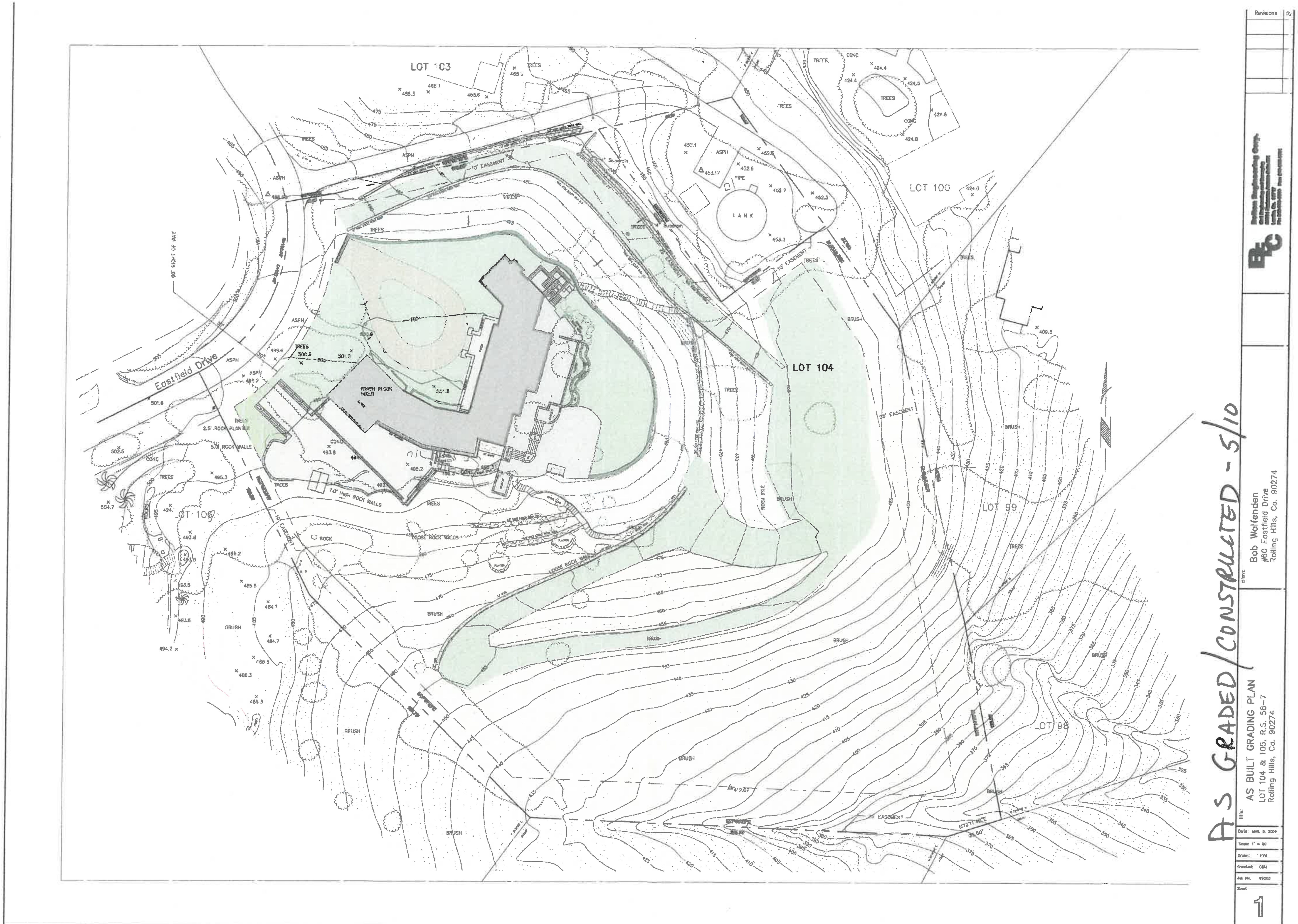
ATTACHMENTS:
60 Eastfield Plans.pdf
Resolution_2020-05__60_Eastfield.docx

ARVIDSON RESIDENCE

60 EASTFIELD DRIVE
ROLLING HILLS, CA 90274



ties
ling Pad 1)
325


LOT 103
LOT 100
LOT 104
LOT 99
LOT 98
LOT 106
Eastfield Drive
60' RIGHT OF WAY
TANK
10' EASEMENT
25' EASEMENT
2.5' ROCK PLANTER
5.5' ROCK WALLS
1.0' HIGH ROCK WALLS
LOOSE ROCK WALLS
FINISH FLOOR
TREES
BRUSH
ASPH
CONC
AS GRADED / CONSTRUCTED - 5/10
Revisions
By
Bob Wolfenden
#60 Eastfield Drive
Rolling Hills, Ca. 90274
AS BUILT GRADING PLAN
LOT 104 & 105, R.S. 58-7
Rolling Hills, Ca. 90274
Date: MAR. 5, 2009
Scale: 1" = 20'
Drawn: FYA
Checked: OKW
Job No. 69205
Sheet
1
Of Sheets

RESOLUTION NO. 2020-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING GRANTING APPROVAL FOR A SITE PLAN REVIEW FOR THE CONSTRUCTION OF A NEW 1,005 SQUARE FOOT SWIMMING POOL AND SPA, 353 SQUARE FOOT POOL DECK, AND 107 SQUARE FOOT POOL EQUIPMENT AREA PROPOSED IN THE SIDE YARD OF THE PROPERTY LOCATED AT 60 EASTFIELD DRIVE (104-A-EF & 105-EF), (ARVIDSON)

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 Mr. Andrew Arvidson with respect to real property located at 60 Eastfield Drive, (104-A-EF & 105-EF), Rolling Hills, CA requesting a Site Plan Review for the construction of a new 1,005 square foot swimming pool/spa with an infinity edge, 353 square foot pool deck with a beach entry, and 107 square foot pool equipment area with a maximum 3 foot high wall. The project will be located behind the residence.

Section 2. The Planning Commission conducted duly noticed public hearings to consider the application at an onsite meeting on September 15, 2020 at 7:30 AM and at their regular meeting on September 15, 2020 at 6:30 PM. Neighbors within 1,000-foot radius were notified of the public hearings and a notice was published in the Daily Breeze on September 4, 2020. The applicants and their agents were notified of the public hearings in writing by first class mail and the applicant and their agents were in attendance at the hearings.

Section 3. The property is zoned RAS-1 with a net lot area of 2.91 acres 126,886 square feet, exceeds the requirements of the RAS-1 that requires a minimum net lot area of 43,560 square feet. The existing property is currently developed with a 6,200 square foot residence with a 3,821 square foot basement, 1,175 square foot garage, 954 square foot attached covered porches, 130 square foot outdoor kitchen, 56 square foot fireplace, 127 square foot portable shed, 302 square foot water feature, 144 square foot service yard. The lot contains two graded building pads that have a steep descending slope, front to rear.

Section 4. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303, Class 3 exemption Guidelines.

Section 5. Section 17.16.200.G.3 of the Rolling Hills Municipal Code states, a swimming pool/spa that is eight hundred square feet or greater, requires a Site Plan Review approval. The application is for a Site Plan Review for the construction of a

new 1,005 square foot swimming pool/spa with an infinity edge, 353 square foot pool deck with a beach entry, and 107 square foot pool equipment area with a maximum 3 foot high wall. With respect to the aforementioned request for a Site Plan Review, the Planning Commission finds as follows:

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 complies with and is consistent with the goals and policies of the general plan and all requirements of the zoning ordinance. The proposed pool/spa and deck will be constructed on the existing main building pad in the side yard of the subject property. Although the disturbed area exceeds the maximum permitted amount of 40% at 61.8%, the proposed project will be developed in an area that has already been disturbed. No further encroachment into undisturbed area is proposed. The granting of a Site Plan Review for the new pool/spa is consistent with the purposes and objectives of the General Plan because the proposed project is consistent with similar amenities in the community, meets all the applicable code development standards, with the exception of maximum size, and is located in an area on the property that is adequately sized to accommodate the proposed project.

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 project substantially preserves the natural and undeveloped state of the lot by minimizing building coverage. The topography and the configuration of the irregular shaped lot have been considered, and it was determined that the proposed project will not adversely affect or be materially detrimental to adjacent uses, buildings, or structures. The proposed project will be constructed on the side yard of the property on an existing building pad currently used for backyard activities. The pool equipment will be located on a previously graded slope just below the pool elevation and it will be screened and landscaped. The project will not impact the view or privacy of surrounding neighbors. The project requires minimal grading totaling 545 cubic yards of excavation for the pool.

C. The project is harmonious in scale and mass with the site, the natural terrain and surrounding residences. The project is harmonious in scale and mass with the site and preserves the natural terrain. It poses no adverse impacts to the surrounding residences. The proposed project will be orderly, attractive, and will not affect the rural character of the community. The proposed project is located on the side yard of the property and will not impact views of the surrounding residences, but will enhance the use of the project site.

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 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 will remain undisturbed. The proposed pool will be built on an existing pad. The net lot is over 126,886 square feet and is sufficient to accommodate the proposed use. There will be no significant changes to the site design, as the residential uses will remain and the pool/spa and deck will be constructed in an already disturbed area. The existing topography or topographic features will not be affected and the trees, vegetation, plants, flowers, and natural landscaping will all remain on the lot as is. There will be no change to the drainage course.

E. Grading will not modify existing drainage channels nor redirect drainage flow, unless such flow is redirected into an existing drainage course. Grading has been designed to follow natural contours of the site and to minimize the amount of grading required to create the building area. Grading will not affect the natural topography of the site. The proposed project will be built on an existing pad and previously graded slope. The project proposes minimal grading totaling 545 cubic yards. Overall grading will include 325 cubic yards cut, 110 cubic yards over excavation, and 110 cubic yards re-compaction. There will be 325 cubic yards of dirt exported from the site coming solely from the pool excavation.

The proposed grading is already located in a disturbed area for the construction of the proposed pool/spa. The proposed pool equipment will require minimal grading into the lower slope previously graded for the house development just beneath the pool.

F. 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 on the subject property. The existing landscaping surrounding the pool and equipment area will remain. Removal of vegetation will be limited to the project area only; removal of proposed vegetation consist of grass and rosemary bushes.

G. The project is sensitive and not detrimental to the convenient and safe movement of pedestrians and vehicles. The proposed pool/spa, deck, and pool equipment are located in the rear side yard. The project is not located near any roads, driveways, garages, or any vehicular areas. There are safe walkways and stairs surrounding the proposed location of the pool/spa and deck. The proposed pool

equipment will be integrated into the slope and will be screened. The existing pervious vehicular road accesses are not near the proposed project.

I. The project conforms to the requirements of the California Environmental Quality Act. The project is categorically exempt pursuant to Section 15303, Class 3

Section 6. Based upon the foregoing findings, the Planning Commission hereby approves the Site Plan Review in Zoning Case No. 20-05 for the construction of a new 1,005 square foot swimming pool and spa subject to the following conditions:

A. The Site Plan Review Permit approval shall expire within two years from the effective date of approval if construction pursuant to this approval has not commenced within that time period, as required by Section 17.46.080 of the Rolling Hills Municipal Code, or the approval granted is otherwise extended pursuant to the requirements of those sections.

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

C. 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 set forth in the Permit, or shown otherwise on an approved plan.

The lot shall be developed and maintained in substantial conformance with the site plan on file dated August 1, 2020, except as otherwise provided in these conditions. The working drawings submitted to the Department of Building and Safety for plan check review must conform to the development plan approved with this application. A copy of the conditions of this Resolution shall be printed on plans approved when a building permit is issued and a copy of such approved plans, including conditions of approval, shall be available on the building site at all times.

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

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

D. The total overall lot coverage of the net lot area shall not exceed 19,764 square feet or 15.58%.

E. The total structural coverage of the net lot shall not exceed 10,035 square feet or 7.91%.

F. The disturbed area of the lot shall not exceed 78,412 square feet or 61.80% (of net lot area).

G. At any time there are horses on the property, Best Management Practices (BMPs) shall be applied for manure control, including but not be limited to removal of the manure on a daily basis or provision of a receptacle with a tight closing lid that is constructed of brick, stone, concrete, metal or wood lined with metal or other sound material and that is safeguarded against access by flies. The contents of said receptacles shall be removed once a week. It is prohibited to dispose of manure or any animal waste into the Municipal Separate Storm Sewer System (MS4) or into natural drainage course.

H. 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 the pool and decking.

I. The property shall be maintained free of dead trees and vegetation

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

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 pool equipment shall utilize the most quiet and technologically advanced equipment to dampen the sound. The pool equipment area shall be screened by landscaping and walls must not exceed 3 feet in height from finished grade.

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

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

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

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

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

R. All graded areas shall be landscaped. In addition, the swimming pool, spa and pool equipment area shall be screened from the neighbors and a landscaping plan shall be submitted to the City for review and approval. If landscaping of 5,000 square foot area or greater is introduced or redeveloped, the landscaping shall be subject to the

requirements of the City's Water Efficient Landscape Ordinance. Any plants introduced for this project shall not grow into a hedge but be offset and shall not exceed the ridgeline of the recreation room. The landscaping plan shall utilize to the maximum extent feasible, plants that are native to the area and are consistent with the rural character of the community.

S. The project must be reviewed and approved by the Rolling Hills Community Association (RHCA) Architectural Review Committee. Perimeter easements and trails, if any, shall remain free and clear of any improvements including, but not be limited to fences-including construction fences, any hardscape, driveways, landscaping, irrigation and drainage devices, except as otherwise approved by the RHCA.

T. 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. Should a red flag warning be declared and if work is to be conducted on the property, the contractor shall have readily available fire distinguisher.

U. All requirements of the Building and Construction Code, the Zoning Code, and of the zone in which the subject property is located must be complied with, including the Outdoor Lighting Ordinance.

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

W. Until the applicants execute an Affidavit of Acceptance of all conditions of this approval, the approvals shall not be effective. Such affidavit shall be recorded together with the resolution.

PASSED, APPROVED AND ADOPTED THIS 15th DAY OF SEPTEMER 2020.

_____
BRAD CHELF, CHAIRMAN

ATTEST:

_____
CITY CLERK

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

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

I certify that the foregoing Resolution No. 2020-05 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING GRANTING APPROVAL FOR A SITE PLAN REVIEW FOR THE CONTSTRUCTION OF A NEW 1,005 SQUARE FOOT SWIMMING POOL AND SPA, 353 SQUARE FOOT POOL DECK, AND 107 SQUARE FOOT POOL EQUIPMENT AREA PROPOSED IN THE SIDE-YARD OF THE PROPERTY LOCATED AT 60 EASTFIELD DRIVE (104-A-EF & 105-EF), (ARVIDSON).

was approved and adopted at a regular meeting of the Planning Commission on September 15, 2020, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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

City Hall Administrative Office.

_____

CITY CLERK