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, June 17, 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 JUNE 17, 2025

RECOMMENDATION: Approve as presented.

CL_AGN_250617_PC_AffidavitofPosting.pdf

7.B. APPROVE THE MINUTES FOR THE MAY 20, 2025 PLANNING COMMISSION MEETINGS

RECOMMENDATION: Approve as presented.

CL_MIN_250520_PC_FT_F.pdf
CL_MIN_250520_PC_F.pdf

8. EXCLUDED CONSENT CALENDAR ITEMS

9. PUBLIC HEARINGS ON ITEMS CONTINUED FROM PREVIOUS MEETING

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

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

Attachment 1: PL_ADR_6 Chuckwagon Rd_ZC24-053_PC Resolution_D.pdf
Attachment 2: PL_ADR_6 Chuckwagon Rd_ZC24-053_DevelopmentTable.pdf
Attachment 3_250617_6 ChuckwagonRd_ZC 24-043 Homes Near 6 Chuckwagon.pdf
Attachment 4_250617_6ChuckwagonRd_ZC24-043-Summary of Discretionary Approvals_.pdf
Attachment 5_250617_6 Chuckwagon Rd_ZC24-053_Rigg Letter for 6 Chuckwagon Project June 2025.pdf
Attachment 6_CL_AGN_250415_PC_Item10B_MinusPlans.pdf
Attachment 7_CL_AGN_250520_PC_Item10B_MinusPlans.pdf
Attachment 8: PL_ADR_6ChuckwagonRd_ZC24-043_Arch SitePlan.pdf
Attachment 8: PL_ADR_6ChuckwagonRd_ZC24-043_LandscapePlan_F.pdf

10. NEW PUBLIC HEARINGS

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, July 15, 2025 at 6:30p.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: 06/17/2025

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 JUNE 17, 2025**

DATE: **June 17, 2025**

BACKGROUND:
None.

DISCUSSION:
None.

FISCAL IMPACT:
None.

RECOMMENDATION:
Approve as presented.

ATTACHMENTS:
CL_AGN_250617_PC_AffidavitofPosting.pdf

Administrative Report

7.A., **File #** 2833 **Meeting Date**: 6/17/2025

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	JUNE 17, 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: June 13, 2025

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 7.B
Mtg. Date: 06/17/2025

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 MAY 20, 2025 PLANNING COMMISSION MEETINGS**

DATE: **June 17, 2025**

BACKGROUND:
None.

DISCUSSION:
None.

FISCAL IMPACT:
None.

RECOMMENDATION:
Approve as presented.

ATTACHMENTS:
CL_MIN_250520_PC_FT_F.pdf
CL_MIN_250520_PC_F.pdf

Minutes
Rolling Hills Planning Commission
Tuesday, May 20, 2025
Field Trip Meeting 7:30 a.m.
16 Caballeros Road

1. CALL MEETING TO ORDER

The Planning Commission of the City of Rolling Hills met at 16 Caballeros Road on the above date, and the meeting was called to order at 7:30 a.m. with Vice Chair Kirkpatrick presiding.

2. ROLL CALL

Commissioners Present:	Douglass, Soo, Cardenas, Vice Chair Kirkpatrick
Commissioners Absent:	Chair Chelf
Staff Present:	Reina Schaetzl, Willdan Contract Senior Planner
	Stephanie Grant, Assistant Planner
	Karina Bañales, City Manager
	Averie Anderson, Contract Administrative Clerk

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

4. FIELD TRIPS

4.A. APPROVE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION FIELD TRIP MEETING OF MAY 20, 2025

Vie Chair Kirkpatrick approved the affidavit of posting as presented. Without objection, so approved.

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

Public Present:	Juli Avedissian (14 Caballeros Road)
	Domingo Ottolia (Architect – 5533 Bayroof)

Presentation by Assistant Planner Grant.

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

At 7:40 a.m. the Commission moved to 6 Chuckwagon Road and reconvened at 7:54 a.m.

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

Public Present:

Sarah Noel (8 Hackamore Road)
Judith Haenel (31 Eastfield Drive)
Jeff Browning (Architect - 1570 West 9th Street, San Pedro)
Stephanie & Paul Reisz (4 Chuckwagon Road)
Allan Rigg (6415 Via Canada, Rancho Palos Verdes)
Dan Bolton (Engineer - 25834 Narbonne #210, Lomita)

Presentation by Willdan Contract Senior Planner Schaetzl.

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

5. ADJOURNMENT: 8:29 A.M.

The meeting was adjourned at 8:29 a.m. to the regular meeting of the Planning Commission scheduled to be held on Tuesday, May 20, 2025, beginning at 6:30 p.m. at City Hall.

Respectfully submitted,

_____
Christian Horvath, City Clerk

Approved,

_____
Brad Chelf, Chair

Minutes
Rolling Hills Planning Commission
Tuesday, April 15, 2025
Regular Meeting 6:30 p.m.

1. CALL MEETING TO ORDER

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

2. ROLL CALL

Commissioners Present:	Cardenas, Soo, Douglass, Vice Chair Kirkpatrick
Commissioners Absent:	Chair Chelf
Staff Present:	Karina Bañales, City Manager
	Reina Schaetzl, Willdan Contract Senior Planner
	Stephanie Grant, Assistant Planner
	Christian Horvath, Assistant to the City Manager / City Clerk
	Ryan Stager, City Attorney

3. PLEDGE OF ALLEGIANCE – City Manager Bañales

4. APPROVE ORDER OF THE AGENDA

Motion by Commissioner Cardenas, seconded by Commissioner Soo to approve the order of the agenda. Motion carried unanimously with the following vote:

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

5. BLUE FOLDER ITEMS (SUPPLEMENTAL)

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

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

6. PUBLIC COMMENTS ON NON-AGENDA ITEMS – NONE

7. CONSENT CALENDAR

7.A. APPROVE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION REGULAR MEETING OF MAY 20, 2025

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

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

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

8. EXCLUDED CONSENT CALENDAR ITEMS – NONE

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

10. NEW PUBLIC HEARINGS

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

Introduction by City Manager Bañales
Presentation by Assistant Planner Grant

Public Comment: Domingo Ottolia

Motion by Commissioner Cardenas, seconded by Commissioner Douglass approving Zoning Case No. 24-154's Resolution 2025-05 as presented. Motion carried unanimously with the following vote:

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

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

Introduction by City Manager Bañales
Presentation by Willdan Contract Senior Planner Schaetzl

Public Comment: Paul Reisz, Allan Rigg, Stephanie Reisz, Judith Haenel, Jeff Browning, Dan Bolton, Sarah Noel

Motion by Commissioner Cardenas, seconded by Commissioner Douglass to continue the public hearing to the next meeting. Motion carried unanimously with the following vote:

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

11. OLD BUSINESS – NONE

12. NEW BUSINESS – NONE

13. SCHEDULED FIELD TRIPS

Staff noted that there may be a Field Trip per the continuance of Item 10B

14. ITEMS FROM STAFF – NONE

15. ITEMS FROM THE PLANNING COMMISSION – NONE

16. ADJOURNMENT: 8:06 P.M.

The meeting was adjourned at 8:06 p.m. to the Planning Commission meeting on Tuesday, June 17, 2025, beginning at 6:30 p.m. at 2 Portuguese Bend Road, Rolling Hills, CA 90274.

Respectfully submitted,

_____
Christian Horvath, City Clerk

Approved,

_____
Brad Chelf, Chair

Agenda Item No.: 9.A
Mtg. Date: 06/17/2025

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

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

THRU: **KARINA BAÑALES, CITY MANAGER**

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

DATE: **June 17, 2025**

BACKGROUND:

This item was continued from the April 15, 2025 and May 20, 2025 Planning Commission (Commission) meetings. To avoid redundancy, the staff reports for those meetings are included as Attachments 6 and 7, respectively.

At the April 15 evening meeting, the project was continued due to a public noticing discrepancy identified during the morning field trip. At the May 20 morning field trip and evening meeting, the applicant's team was present to answer questions, and the public was given the opportunity to provide testimony during the evening session.

This staff report outlines items pending further discussion that were raised at both the April 15 and May 20 meetings. These items include:

Size of Home/Neighborhood Compatibility

The proposed home is 6,939 square-feet with a 2,877 square-foot basement, a 790 square-foot pool, a 1,322 square-foot attached garage, and a 650 square-foot detached solid-covered patio. For more details on the size and components of the home, please refer to the Development Table provided in Attachment 2.

At the April 15 morning meeting, the Commission requested a neighborhood comparison chart that reflects the size of homes and garages nearby, as well as the size of any basements, if applicable. Staff presented a Blue Folder item with the chart on May 20, but noted that it was not complete due to time constraints and staffing turnover. Since the meeting, the Staff have completed the chart (see Attachment 3).

Twelve of the surveyed properties are near the subject property or directly abut it. Ten of the surveyed properties are recent projects within the City that demonstrate the size of custom homes approved. Part of the neighborhood comparison analysis includes the size of the approved garages. One garage is as large as 1,512 square feet, while many are the typical 2-car garage size of approximately 400 square feet. As discussed further below, the applicant is requesting a six-car garage at 1,322 square feet. Due to the shape of the subject lot, the entire frontage facing Chuckwagon Road is visible from the street, including the proposed six-car garage.

Basement:

With the addition of a basement, the appearance of the home from the street appears larger. The Commission, a neighboring resident at 4 Chuckwagon, and their representative have expressed concern with the massing of the house (see Attachment 5), including the basement.

Privacy:

Although the project meets the setback requirements, the proposed home is situated on the highest portion of the lot and potentially affects the privacy of the neighbors to the south at 4 Chuckwagon. The applicant has designed the project with no windows in this area; however, the neighbors and their representative have expressed concerns about potential privacy issues (see Attachment 5).

Staff shared the above concerns with the applicant. The Applicant was receptive to the feedback but desired to proceed with the original design.

Variances:

This Project should be analyzed and weighed against the aforementioned required findings for the various entitlements. To support this review, Staff has prepared a Proposed Discretionary Review Summary Table outlining these key considerations (see Attachment 4). In evaluating the Project, the Commission is guided by the record and evidence presented, and any decision should align with the applicable findings outlined in the Rolling Hills Municipal Code (RHMC), supported by substantial evidence. As such, the discussion below will focus on the three variances requested and the findings necessary to review the Project.

This evening, Staff seeks the Commission to open the public hearing, receive public testimony, discuss the project, close the public hearing, and provide directions to staff.

DISCUSSION:

Project Site Description

The subject property is an irregular parcel zoned RAS-1, and the net lot area is 72,510 square feet (1.66 acres). Currently developed with a 3,086-square-foot single-family residence and a 400-square-foot attached garage, the site is proposed for redevelopment, and both existing structures will be demolished. The property contains one primary building pad measuring approximately 19,200 square feet, with an existing 50-foot-wide driveway providing access from Chuckwagon Road, which is proposed to remain (see Attachment 7).

Request for Site Plan Review, Conditional Use Permit and Variances:

The application was filed on May 16, 2024 by applicant Jeff Browning, SAA Interiors & Architects, on behalf of the property owner, Ken Lee, requesting Site Plan Review, Conditional Use Permit and Variances under Zoning Case No. 24-043. The applicant is requesting the following:

- 6,939 square-foot residence
- 1,322 square-foot attached 6-car garage
- 2,877 square-foot basement
- 650 square-foot detached solid-cover patio (requires Conditional Use Permit as it exceeds more than 200 square feet)
- 790 square-foot pool with 40 square-foot pool equipment enclosure
- Site Plan Review for retaining walls exceeding a height of 3 feet and 2.5 average (maximum height of 5-feet), grading, and associated improvements
- Conditional Use Permit for a future stable greater than 200 square feet (450 SF is proposed)
- Variances for fill slopes steeper than 2:1, site disturbance of more than 40 percent, and construction in the front yard setback.

Variances

2:1 Slope (RHMC Section 15.04.120)

A variance is requested because the applicant is requesting fill slopes steeper than 1 unit vertical to 2 horizontal units in order to construct the driveway (see Attachment 7 - Plans).

Site Disturbance (RHMC Section 17.16.070)

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 lot is already over 70% disturbed (see Attachment 2), and the additional disturbance will require a variance. The applicant is requesting a variance from the Code (RHMC Section 17.16.070) to deviate by 37.9% for grading the 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, the Commission must consider this impact on the

natural terrain in granting the variance.

Encroachment into Setback Areas (RHMC Sections 17.18.040 and 17.18.060)

Additionally, the encroachments into the front yard setbacks with the stable and corral have been placed in a manner intended to maximize usable space while minimizing intrusion. As a result, encroachment into the front yard setback is necessary, which requires a variance. At the May 20 meeting, this variance seemed acceptable since it would place the stable and corral away from neighboring properties.

Criteria for Variance

RHMC Section 17.38.050 – Required Findings states that in granting a variance, the Commission (and Council on appeal) must make the following findings:

1. That there are exceptional or extraordinary circumstances or conditions applicable to the property that do not apply generally to other properties in the same vicinity and zone;
2. That such variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same vicinity and zone but which is denied the property in question;
3. That the granting of such variance will not be materially detrimental to the public welfare or injurious to properties or improvements in the vicinity;
4. That in granting the variance, the spirit and intent of this title will be observed;
5. That the variance does not grant special privilege to the applicant;
6. That the variance is consistent with the portions of the County of Los Angeles Hazardous Waste Management Plan relating to siting and siting criteria for hazardous waste facilities; and
7. That the variance request is consistent with the general plan of the City of Rolling Hills.

A fuller discussion of how the Project meets these findings can be found in the draft resolutions (see Attachment 1) prepared for the May 20 and April 15 Planning Commission reports. However, given the issues discussed above and during the field trips and evening meetings, Staff is requesting guidance from the Planning Commission in order to proceed.

ROLLING HILLS MUNICIPAL CODE COMPLIANCE

Setbacks

The project complies with the remainder of the required setbacks in the RAS-1 Zone per RHMC Section 17.20.080, with the exception of the set-aside areas for the stable and corral. The applicant has requested a variance, as discussed above, for the location of the corral area.

Lot Coverage and Building Pad Coverage

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

an increase of 7,605 square feet or 37.5%, the total proposed Building Pad Coverage with deductions is 11,091 square feet or 55.6%, this exceeds the maximum 30% guideline (RHMC Section 17.16.097) by 25.6%.

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, discuss the proposed project, and provide direction to staff and applicants. Continue the public hearing, as necessary.

ATTACHMENTS:
Attachment 1: PL_ADR_6 Chuckwagon Rd_ZC24-053_PC Resolution_D.pdf
Attachment 2: PL_ADR_6 Chuckwagon Rd_ZC24-053_DevelopmentTable.pdf
Attachment 3_250617_6 ChuckwagonRd_ZC 24-043 Homes Near 6 Chuckwagon.pdf
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Attachment 8: PL_ADR_6ChuckwagonRd_ZC24-043_Arch SitePlan.pdf
Attachment 8: PL_ADR_6ChuckwagonRd_ZC24-043_LandscapePlan_F.pdf

RESOLUTION NO. 2025-XX

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

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

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

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

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

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

Section 5. The Project is exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures), which exempts the construction and location of a limited number of new, small facilities or structures, including accessory structures, including but not limited to garages, carports, patios, swimming pools and fences. Here, the proposed Project includes a new residence, retaining walls, driveway, stable/corral set aside areas, and related improvements. Accordingly, the Project qualifies for the exemption pursuant to Section 15303. Further, no exceptions to the exemption apply; there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Much of the site has already been graded and developed.

Section 6. Site Plan Review. Site Plan Review is required for construction of any new building or structure pursuant to Rolling Hills Municipal Code (RHMC) Section 17.46.020(A). The Project is for construction, non-exempt grading, stable access, walls exceeding a height of 3 feet and 2.5 average (up to maximum height of 5 feet) and other improvements. With respect to the Site Plan Review for the development, the Planning Commission hereby makes the following findings:

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

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

The Project conforms to Zoning Code lot coverage requirements. The net lot area of the lot is 72,510 square feet (1.66 acres) per RHMC Section 17.16.060(A). The structural net lot coverage is proposed at 12,092 square feet or 16.6% (20% max. permitted) excluding exempt structures; and the total lot coverage proposed, including flatwork, would be 23,952 square feet or 33% (35% max. permitted). The disturbed area is 36,890 square feet or 50.9% (40% max permitted provided that no more than fifty percent of the slopes resulting from the grading are greater (steeper) than 3:1, or three units horizontal (run) to one unit vertical (rise).

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

The topography and the configuration of the lot have been considered, and the project will not adversely affect or be materially detrimental to adjacent uses, buildings, or structures; the project will be on an existing building pad which enables project elements to be the least intrusive to surrounding properties. Further, the project will be a sufficient distance from nearby residences so views and privacy of surrounding neighbors will not be impacted. The lot has an existing building pad which is disturbed with the remaining area either landscaped or left in a natural state. The new residence will be sited generally within the building footprint of the

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

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

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

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

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

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

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

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

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

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

Surrounding native vegetation and mature trees will not be affected or will be replaced. New vegetation will be installed in accordance with the approved landscape plan. The development will be considerate of the environment and will enhance the rural character of the community. As such, the rural character of the community is maintained and privacy is maintained with neighbors.

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

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

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

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

Section 7. Conditional Use Permit Findings. RHMC Section 17.16.040(A)(3,5-7) require a Conditional Use Permit for a detached accessory structure greater than 200 square feet and stable greater than 200 square feet. A stable over 200 square feet is subject to the requirements in Section 17.18.060; and an accessory structure (detached solid covered patio) over 550 square feet is subject to the requirements in Section 17.18.090. The Applicant is proposing a new 650 square foot solid covered free-standing patio and a set aside area for a 450 square-foot stable. Given the foregoing, in accordance with RHMC Section 17.42.050, the Planning Commission makes the following findings:

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

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

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

The nature, condition, and development of adjacent structures have been considered, and the Project will not adversely affect or be materially detrimental to these adjacent uses, buildings, or structures because the proposed uses are located on a developed property with sufficient proximity to neighboring buildings and structures.

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

The proposed conditional uses comply with all applicable development standards in the RAS-1 Zone. The net lot area is 72,510 square feet and is adequate to support the proposed uses. The property is developed and adequate in size and shape to accommodate the proposed uses and buildings.That the proposed conditional use complies with all applicable development standards of the zone district.

The proposed conditional uses comply with all applicable development standards of the RAS-1 Zone, with exception to the variances requested herein.

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

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

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

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

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

Section 8. Variance Findings. Section 17.38.050 sets forth the required findings for granting Variances for a portion of the proposed project to be constructed in the front and rear yard setbacks for the stable and corral set aside areas. Section 17.16.040(A)(3, 5-7) permits conditional uses subject to certain requirements. The applicant is seeking relief from the Section 17.16.070(B) with regard to the amount of grading disturbance area. With respect to this request for Variances, the Planning Commission finds as follows:

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

There are extraordinary circumstances applicable to this property. Unlike most properties in the RAS-1 Zone, the subject property is constrained by mostly unbuildable steep terrain and a limited building pad area. The proposed project would encroach into the required front and rear yard setbacks; however, these areas are already developed and disturbed. The future stable and corral would encroach into the front and rear yard setbacks due to the narrowness

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

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

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

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

Granting a variance for encroachment into the front and rear yard setbacks will not be detrimental to the public welfare and will not be injurious to properties in the vicinity because the encroachments into the front yard setbacks have been strategically placed to maximize usable space while minimizing intrusion. Further, the project will improve the appearance of the property by placing buildings of larger mass away from the residence. Landscaping will be provided to screen structures from Chuckwagon Road.

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

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

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

The variance does not provide any special privileges to the applicant; the proposed project is similar development that largely maintains the siting of the previous building footprint. The project, together with the variance, will be compatible with the objectives, policies, general land uses, and programs specified in the General Plan.

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

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

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

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

Section 9. Based upon the foregoing findings, and the evidence in the record, the Planning Commission hereby approves Zoning Case No. 24-043 subject to the following conditions:

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

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

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

The lot shall be developed and maintained in substantial conformance with the site plan on file at City Hall and approved by the Planning Commission on May 20, 2025, except as otherwise provided in these conditions. The working drawings submitted to the Department of Building and Safety for plan check review shall conform to the approved development plan. All conditions of the Site Plan Review, Conditional Use Permits, and Variance approvals shall be incorporated into the building permit working drawings, and where applicable complied with prior to issuance of a grading or building permit from the building department.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

T. Perimeter easements, including roadway easements and trails, if any, shall remain free and clear of any improvements to advance equestrian use and emergency preparedness for evacuation within the City. Where Rolling Hills Community Association (RHCA) has demonstrated authority over the easement, the City's Planning Director may grant relief from this condition upon satisfactory proof of permission from RHCA and a legitimate showing that there is no need for the condition to advance equestrian uses and emergency preparedness.

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

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

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

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

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

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

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

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

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

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

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

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

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

AH. The applicants shall execute an Affidavit of Acceptance of all conditions of the Conditional Use Permit and Variance approvals, or the approvals shall not be effective.

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

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

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

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

AL. The future stable and corral shall comply with all requirements in R H M C Sections 17.18.060 and 17.18.090, unless otherwise approved herein.

AM. New landscaping in the RHCA easement is prohibited unless previously approved by RHCA. Landscaping not approved by RHCA in the easement shall be removed from the final landscape plan.

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

_____
BRAD CHELF, CHAIRPERSON

ATTEST:

_____
CHRISTIAN HORVATH, CITY CLERK

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

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

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

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

was approved and adopted at a regular meeting of the Planning Commission on May 20, 2025, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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

Administrative Offices.

_____
CHRISTIAN HORVATH, CITY CLERK

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

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

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

CITY OF ROLLING HILLS
NEIGHBORHOOD COMPATIBILTY TABLE – ZONING CASE NO. 24-043
JUNE 17, 2025

Homes Near 6 Chuckwagon Road	House SF	Basement SF	Garage SF	Net Lot SF	Zoning	Year Approved
6 CHUCKWAGON	**6,939 SF**	**2,877 SF**	**1,322 SF**	**72,508 SF**	**RAS-1**	**N/A**
10 Bowie Road	5,270 SF	6,000 SF	844 SF	70,567 SF	RAS-1	2016 (SFR)
1 Chuckwagon Road	3,932 SF	N/A	525 SF	44,000 SF	RAS-1	2016 (remodel)
3 Chuckwagon Road	5,291	N/A	659 SF	85,412 SF	RAS-1	2016 (AA for deck)
4 Chuckwagon Road	2935	N/A	400 SF	57,060 SF	RAS-1	2014 (remodel)
23 Chuckwagon Road	2,770 SF	N/A	439 SF	29,120 SF	RAS-1/OZD	2021 (ADU)
18 Eastfield Drive	5,265 SF	801 SF	1,192 SF	82,328 SF	RAS-1	2022 (new residence)
35 Eastfield Drive	4,286 SF	N/A	433 SF	44,000 SF	RAS-1	2023 (remodel)
40 Eastfield Drive	2,979 SF	N/A	750 SF	41,873 SF	RAS-1	2023
49 Eastfield Drive	3,261 SF	1,196 SF	948 SF	67,950 SF	RAS-1	2019 (Addition)
60 Eastfield Drive	6,200 SF	3,821 SF	1,175 SF	149,846 SF	RAS-1	2020 (Pool)
8 Hackamore Road	4,971 SF	480 SF	440 SF	127,200 SF	RAS-1	2022 (Addition)
11 Saddleback Road	4,805 SF	1,056 SF	468 SF	94,525 SF	RAS-1	2017

Recent Approvals	House SF	Basement SF	Garage SF	Net Lot SF	Zoning	Year Approved
2 Possum Ridge Road	6,230 SF	1,950 SF	890 SF	151,990 SF	RAS-2	2024
23 Crest Road East	14,680 SF	7,849 SF	1,000 SF	262,368 SF	RAS-2	2024
4 Spur Lane	5,535 SF	N/A	497 SF	47,063 SF	RAS-1	2024
11 Flying Mane Road	4,795 SF	2,050 SF	420 SF	43,560 SF	RAS-1	2023
19 Portuguese Bend Road	6,811 SF	N/A	1,512 SF	155,320 SF	RAS-2	2023
4 Poppy Trail	7,290 SF	7,290 SF	1,100 SF	277,335 SF	RAS-2	2023
8 Middleridge Lane South	6,201 SF	3,000 SF	987 SF	137,810 SF	RAS-2	2022
0 Poppy Trail	6,374 SF	934 SF	1,232 SF	117,800 SF	RAS-1	2019
20 Upper Blackwater Canyon	9,165 SF	2,250 SF	900 SF	135,735 SF	RAS-2	2018
11 Upper Blackwater Canyon	11,052 SF	6,620 SF	1,446	400,752 SF	RAS-2	2017

Attachment #4

Prepared for the Planning Commission Meeting June 17, 2025 (continued from May 20, 2025 Public Hearing)

6 Chuckwagon Road (Zoning Case No. 24-043)

PROPOSED DISCRETIONARY REVIEW SUMMARY TABLE

ITEM #	PROPOSED	DESCRIPTION	ROLLING HILLS MUNICIPAL CODE (RHMC)	REQUIRES DISCRETIONARY APPROVAL
1.	**Variance #1**: Exceed Disturbed Area	The existing disturbed area is 53,500 SF (73.8%) and the project proposes an additional 3,000 SF (4.1%). This will bring the total disturbance to 56,500 SF (77.9%). This exceeds the maximum allowable 40% disturbance by 37.9%.	Section 17.16.070 B. The Maximum Disturbed Area. Disturbance shall be limited to forty percent of the net lot area. A Variance is required to exceed the maximum 40% disturbed area.	Discretionary
2.	**Variance #2**: Stable and Corral to encroach in front setback and front yard	The proposed stable and corral are located in the front yard and front yard setback on the lower level of the lot on the west portion.	Section 17.18.040.3.(5)- The corral shall not be permitted in the front yard. 17.18.060.A(2) – The stable structure shall not be permitted in the front yard.	Discretionary
3.	**Variance #3**: Fill steep slope	The project includes steep fill slope at the driveway, motor court, and main residence. The deepest fill is at 15' according to the grading plan. The existing fill slope is 1 unit vertical to 1.5 units horizontal.	Section 15.04.120 - Amending Section J107.6 Maximum Slope. The slope of fill surfaces shall be no steeper than is safe for the intended use.	Discretionary
4.	**Site Plan Review #1**: New construction of a single-family residence with attached garage and basement	The project includes the demolition of an existing 3,086 SF single family residence and the construction of a new 6,939 SF single family residence with a 2,877 SF basement (exempt) attached 1,322 SF 6 car garage, and relocated driveway	Section 17.46.010.A(2) Site Plan Review (SPR) is required for the construction of a new building or structure.	Discretionary
5.	**Site Plan Review #2**: Non-exempt grading	The project includes non-exempt grading for total of 6,829 CY. There is 3,445 CY fill for the driveway and retaining walls. There is 3,384 CY cut for the residential building pad.	Section 17.46.020.A(1) Site Plan Review (SPR) is required for any grading exempt when exempt pursuant to Rolling Hills Municipal Code (RHMC)	Discretionary
6.	**Site Plan Review #3**: Walls to exceed 3 feet maximum height	The proposed retaining walls will exceed the maximum allowable 3 feet maximum	Section 17.16.190(F), requires a SPR for any walls that exceed the maximum 3 feet height and not	Discretionary

ITEM #	PROPOSED	DESCRIPTION	ROLLING HILLS MUNICIPAL CODE (RHMC)	REQUIRES DISCRETIONARY APPROVAL
		height and do not average 2.5'. (Wall A is max 5' and 3' average height, Wall B is max 5' and 2.4' average, and Wall C is max height 5' and 2.4' average height)	average 2.5 feet.	
7.	**Conditional Use Permit #1**: Lanai greater than 200 SF	650 SF detached lanai, 10'6" height. The proposed lanai will be located at the top of the west corner of the parcel	Section 17.16.030(Q) A Conditional Use Permit is required for cabana, pool house, and similar accessory structures not to exceed two hundred square feet (maximum 800 SF)	Discretionary
8.	**Conditional Use Permit #2:** Stable greater than 200 SF	The proposed stable is 400 SF.	Section 17.18.050.A.(1) Conditional Use Permit is required for a stable greater than 200 square feet.	Discretionary

Legend:

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

Rigg Consulting, Inc.

May 29, 2025

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

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

Re: Proposed Home at 6 Chuckwagon

Dear Chair and Members of the Planning Commission,

Last month I wrote you about the extreme size of the proposed home and resulting privacy and massing impacts to the home at 4 Chuckwagon. Those comments still hold true unless the applicant provides a significantly modified design.

During the May meeting, there was virtually no discussion about the size/location of the home and the resulting massing and privacy impacts to the neighbors at 4 Chuckwagon. In fact, there was a comment by a Commissioner that so long as the home was within the setbacks, the home could be built and there was nothing the Commission could do. This was very surprising as the findings for Site Plan Review are very specific and are meant to provide harmony between properties and property owners. The Planning Commission is tasked with requiring these findings when reviewing a project.

After the meeting I took another look at the staff report and what it contained about the required findings for Site Plan Review, and the discussion of each finding. In recent past staff reports for large new homes, such as that for 23 Crest Road East, there had been a listing of the findings and an analysis from staff if each finding could be made. However, in the staff report for 6 Chuckwagon, there is only a paragraph indicating that a Site Plan Review is needed without a listing of the required findings or any discussion. I believe this led the Commissioners to believe they were not required to make the required findings.

Below I have listed the required findings that cannot be made to approve the home. For each finding I have provided the staff's recommendations in the report for 23 Crest Road East, and how it differs from the proposed home at 6 Chuckwagon:

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

Findings for 23 Crest Road East – "The proposed structures comply with the General Plan requirement of low profile, low-density residential development with sufficient open space between surrounding structures. The Project maintains the maximum possible distances from adjacent neighbors."

Suggested findings for 6 Chuckwagon - There is not sufficient open space between surrounding structures as the home is very near the home at 4 Chuckwagon. The project imposes virtually the minimal allowable distance to neighboring structures. The design does not reduce the visual impact/mass from this neighboring property.

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.

Findings for 23 Crest Road East - 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 built on new building pads 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.

Suggested findings for 6 Chuckwagon – The project will adversely affect the property at 4 Chuckwagon. As the proposed home is on the highest portion of the lot and as close as possible to 4 Chuckwagon, it is the most possible intrusive design. The privacy of surrounding neighbors is extremely impacted by the design.

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

Findings for 23 Crest Road East - The proposed development, as conditioned, is harmonious in scale and mass with the site, and is consistent with the scale of the neighborhood when compared to new residences in the vicinity of said lot. The proposed site plan is harmonious with the site conditions of the existing lot and neighboring lots. The integration into the slope following the topography enables the residence to be largely hidden from view from the street and neighboring residences.

Suggested findings for 6 Chuckwagon - The proposal is not consistent with the scale of the neighborhood when compared to new residences in the vicinity of the project. The size contributes to the privacy and mass impacts. The home is sited on the highest point of the lot and as close as possible to the home at 4 Chuckwagon, making the home not hidden at all, and visually obtrusive.

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.

Findings for 23 Crest Road East - The rural character of the community is maintained and privacy is maintained with neighbors.

Suggested findings for 6 Chuckwagon - The proposal and landscaping do not maintain privacy for the neighbors at 4 Chuckwagon as there is no buffer or transition. Even the RHCA protested the design as the hardscape is into the setback and against their easement, and they recognized there was no room for any landscaping along the 4 Chuckwagon side of the development. I am not sure how this finding can be made as a landscaping plan was not provided.

Also at your meeting in May, several Commissioners commented on the lack of any dialogue between the applicant or their representative and the residents next door at 4 Chuckwagon. We had asked staff to contact the applicant so we could work with them. Staff confirmed the applicant would be contacted. Still, even after your concerns with the absence of dialogue with the neighbors, we still have not heard from them.

We would again ask for the edge of the driveway, which is 10 feet into the setback, and the home to be moved 60 feet to the west. The setback on the other side of the home would still be larger at 70 feet. We would also ask that the area within the 60-foot area be landscaped with trees to create a visual buffer between our homes.

Sincerely,

Allan Rigg

Allan Rigg, PE AICP

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.

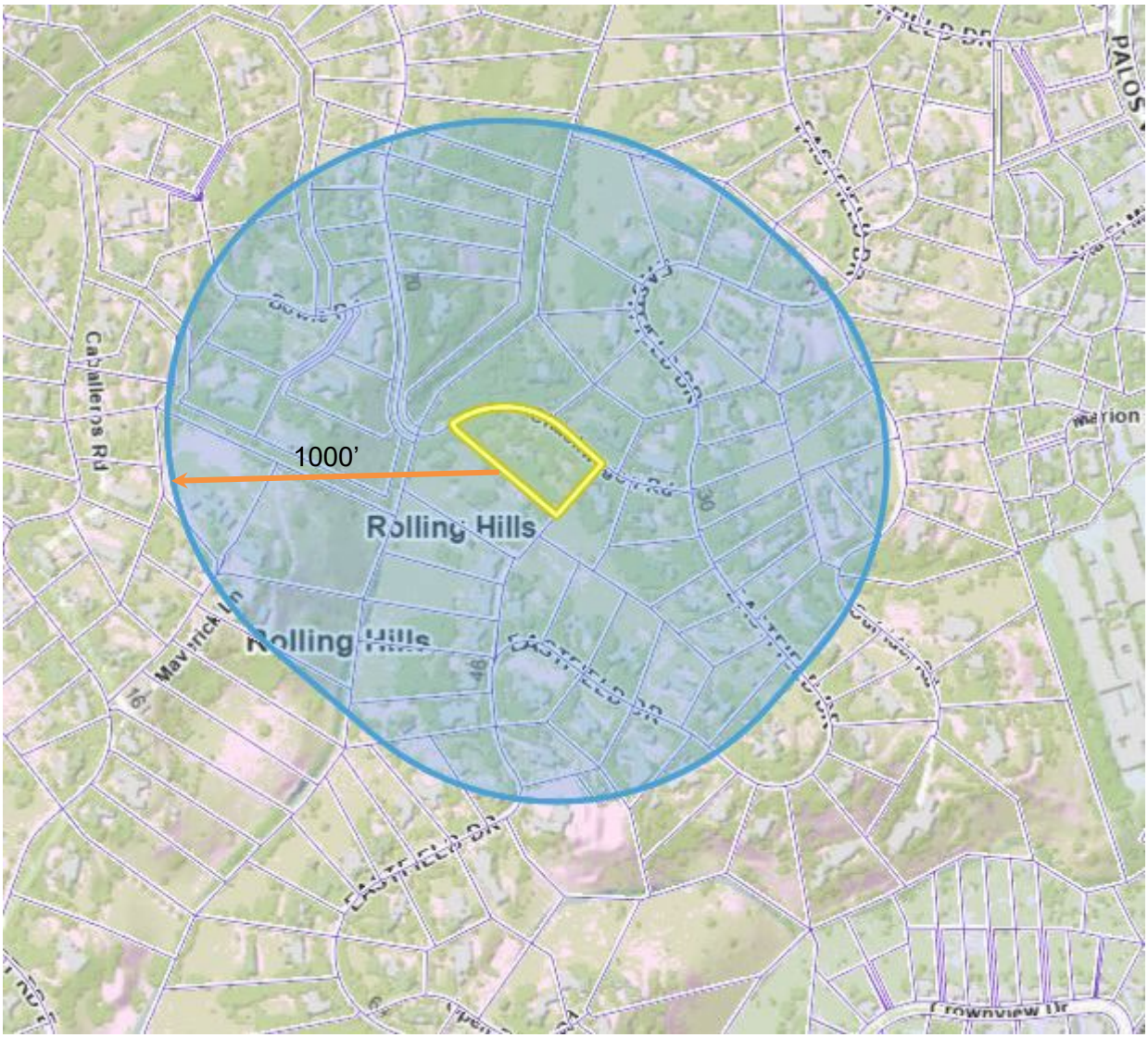
Driveway
Pursuant to RHMC Section 17.16.160.A(3), "No driveway shall exceed a maximum grade of twelve percent, unless otherwise approved by the Planning Commission, and the first twenty feet of a driveway shall have a maximum grade of seven percent." The proposed driveway leading to the main residence 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
CL_AGN_250415_PC_Item10B_PublicComment01.pdf
CL_AGN_250415_PC_Item10B_PublicComment02.pdf
CL_AGN_250415_PC_Item10B_PublicComment03.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

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.

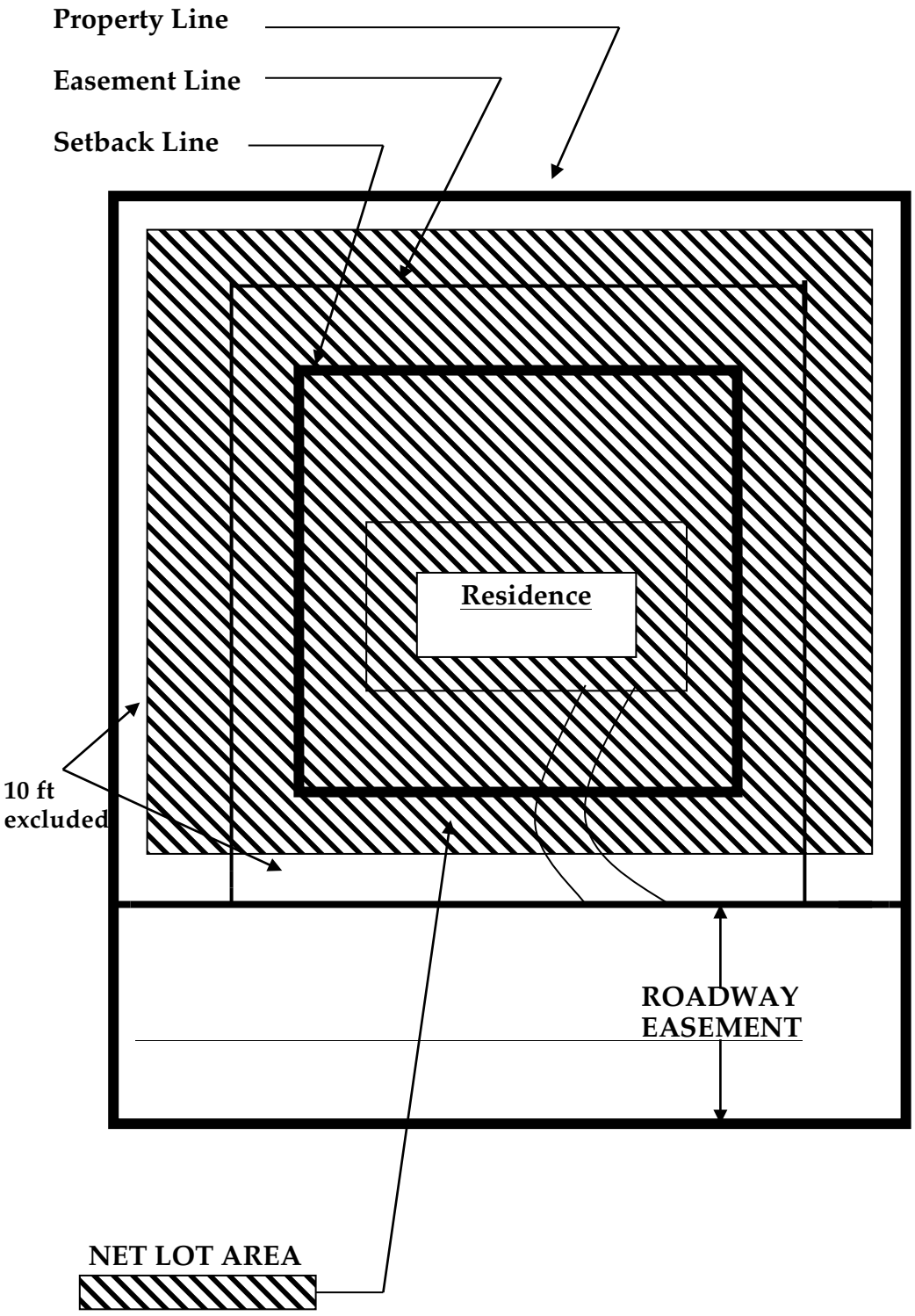
DRIVEWAY(S) AND MOTOR COURT(S)

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 & FLATWORK COVERAGE **structural** / **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;

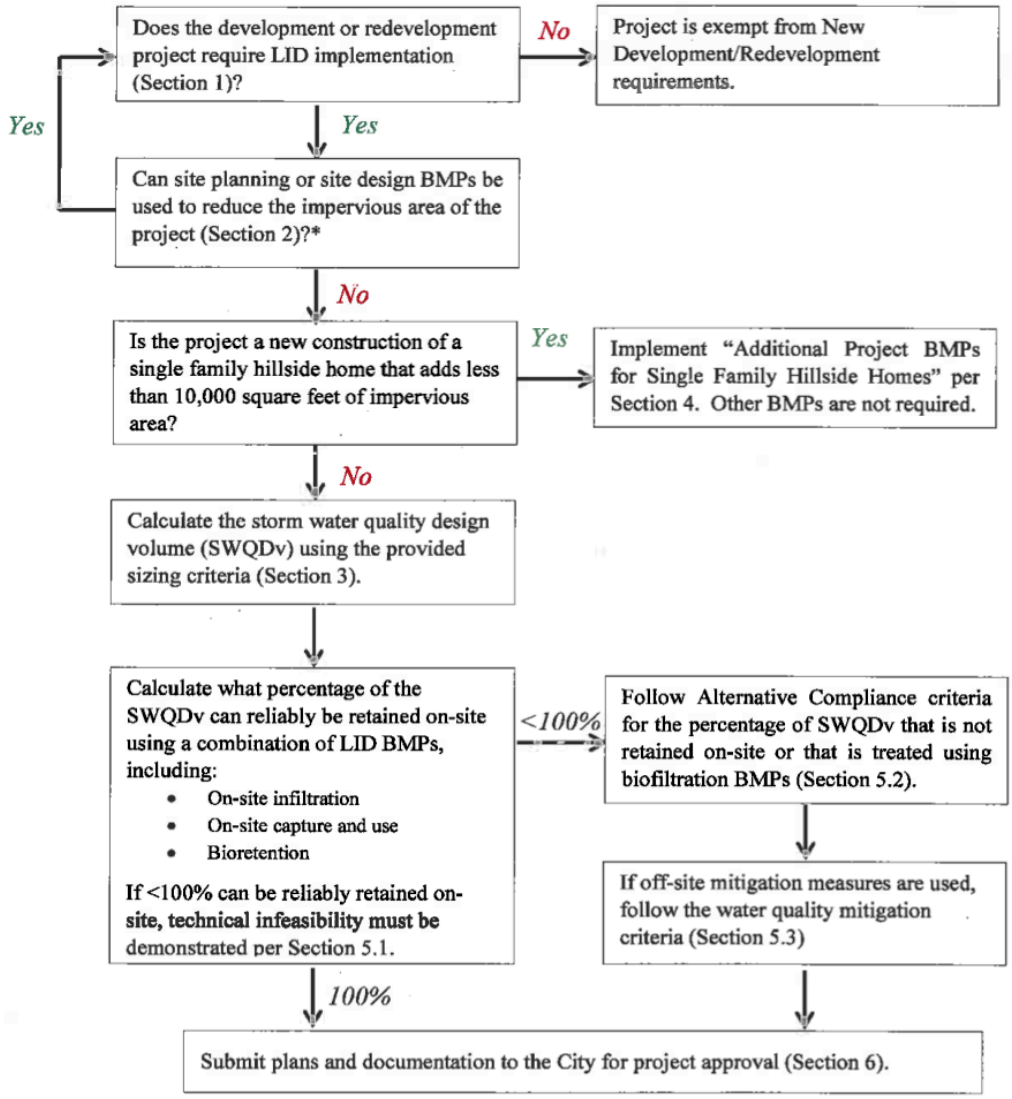
3. Redevelopment projects which include:
   (a) Land-disturbing activities which create, add, or replace ten thousand square feet or more of impervious surface area; and
   (b) Where Redevelopment results in an alteration to more than fifty percent of impervious surfaces of a previously existing development;
   (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

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

April 14, 2025

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

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

Dear Chair and Members of the Planning Commission,

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

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

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

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

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

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

Thank you very much for your time,

Paul and Stephanie

Paul and Stephanie Reisz

Exhibit #1

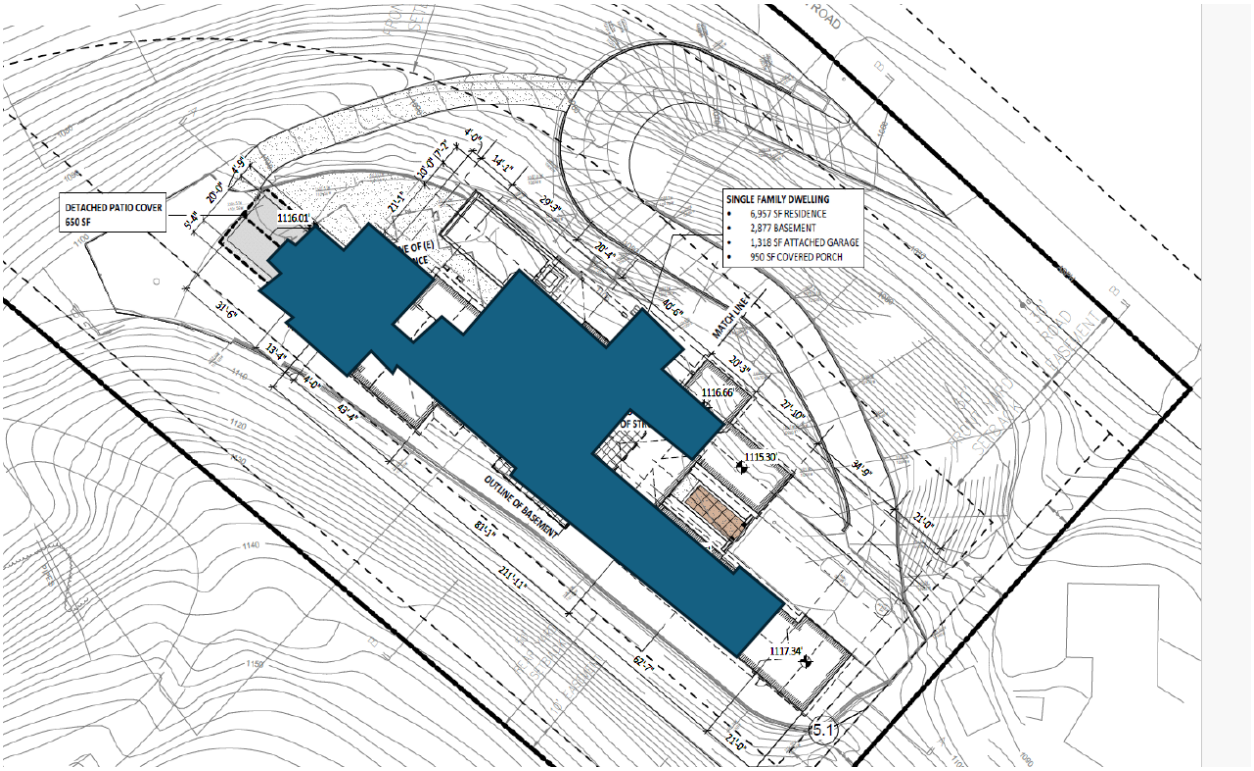
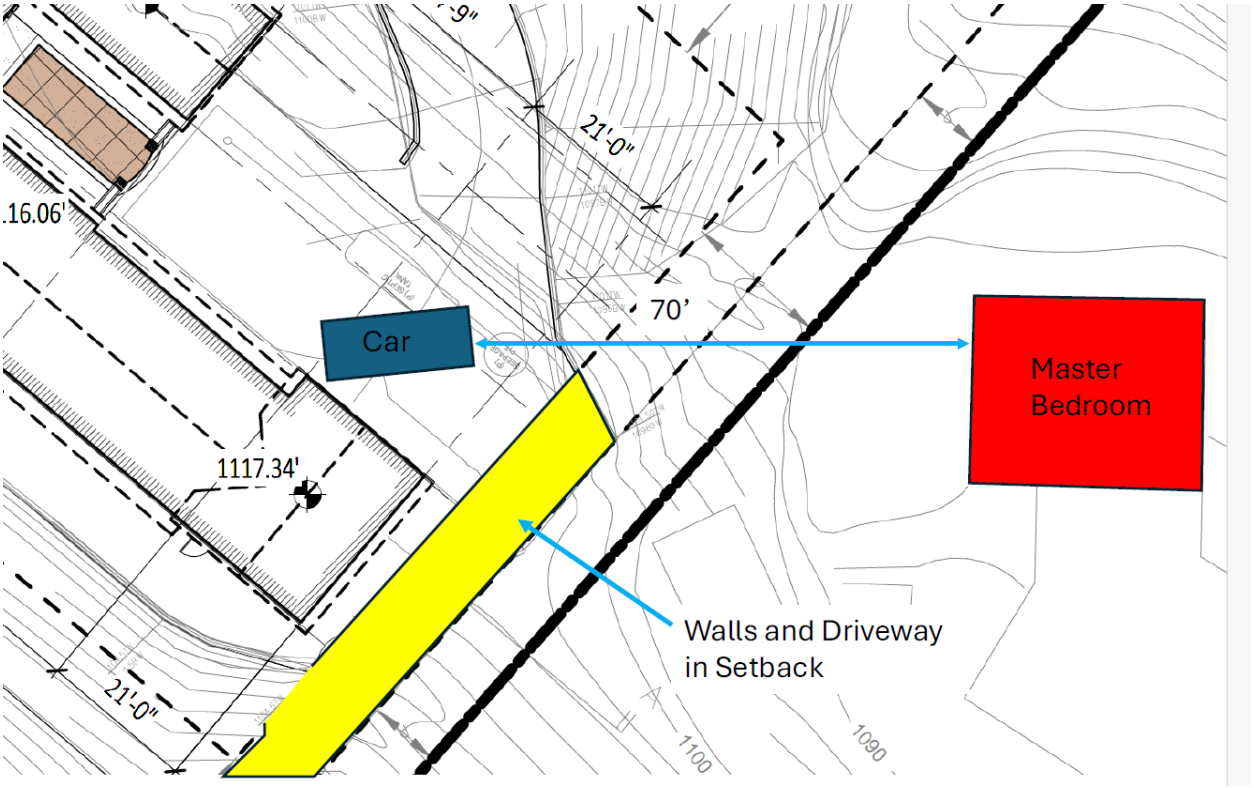

DETACHED PATIO COVER
650 SF
SINGLE FAMILY DWELLING
6,957 SF RESIDENCE
2,877 BASEMENT
1,318 SF ATTACHED GARAGE
950 SF COVERED PORCH
MATCH LINE
OUTLINE OF BASEMENT
1116.01
1116.66
1115.30
1117.34
(5.1)

Exhibit #2


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

Rolling Hills Community Association
of Rancho Palos Verdes
No. 1 Portuguese Bend Rd. • Rolling Hills, Calif. 90274

(310) 544-6222 ROLLING HILLS CALIFORNIA (310) 544-6766 Fax

April 15, 2025

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

Re: 6 Chuckwagon Road Variance – RHCA's Concerns

Dear Commissioners:

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

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

Impact on RHCA's Easements:

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

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

Sincerely,

Kathyrn Bishop
Architectural Inspector

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

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

Hello Planning Commissioners,

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

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

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

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

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

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

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

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

Amy Josefek
2 Chuckwagon Road

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

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

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

THRU: **KARINA BAÑALES, CITY MANAGER**

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

DATE: **May 20, 2025**

BACKGROUND:

Planning Commission Morning Field Trip

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

Attendees of the morning field trip included:

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

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

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

Planning Commission Evening Meeting

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

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

DISCUSSION:

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

Applicant Requests.

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

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

Site Plan Review

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

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

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

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

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

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

MUNICIPAL CODE COMPLIANCE

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

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

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

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

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

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

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

Environmental Review
The Project has been determined to be exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures), which exempts the construction and location of a limited number of new, small facilities or structures, including single family residence and accessory structures, including but not limited to garages, carports, patios, swimming pools and fences.

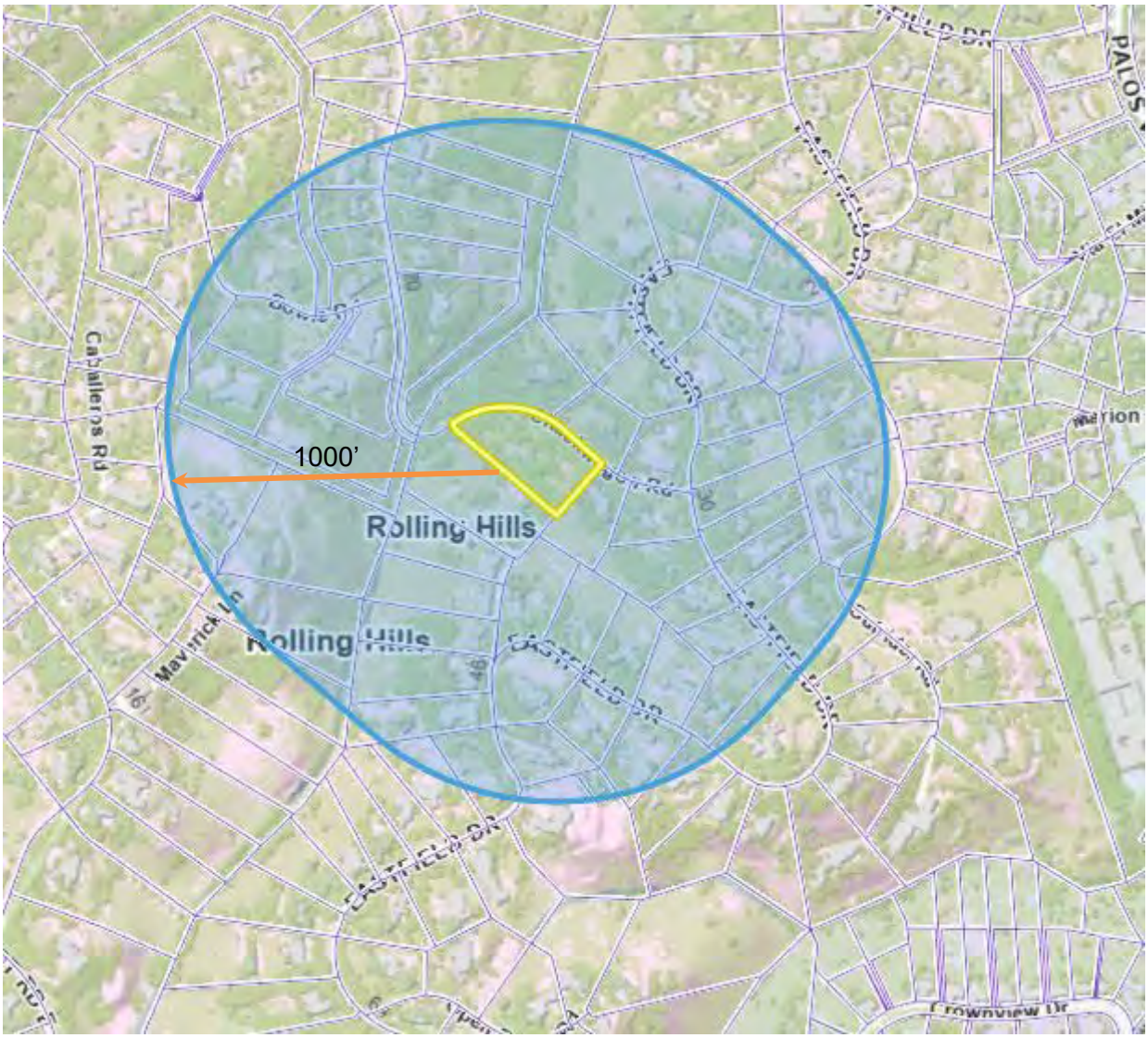
Attachment 6 is a draft resolution of approval. If the Planning Commission is inclined to approve the project, staff recommends adoption of Resolution 2024-05 or provide alternative direction to staff.

FISCAL IMPACT:
None.

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

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

Attachment 10: PL_ADR_6ChuckwagonRd_ZC24-043_RHCA Letter.pdf
Attachment 11: CL_PBN_250520_PH_PC_16Caballeros_6Chuckwagon_Affidavit.pdf
PL_ADR_6ChuckwagonRd_ZC04-043_House_BasementSF.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

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

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

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

RESOLUTION NO. 2025-XX

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

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

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

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

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

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

Section 5. The Project is exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures), which exempts the construction and location of a limited number of new, small facilities or structures, including accessory structures, including but not limited to garages, carports, patios, swimming pools and fences. Here, the proposed Project includes a new residence, retaining walls, driveway, stable/corral set aside areas, and related improvements. Accordingly, the Project qualifies for the exemption pursuant to Section 15303. Further, no exceptions to the exemption apply; there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Much of the site has already been graded and developed.

Section 6. Site Plan Review. Site Plan Review is required for construction of any new building or structure pursuant to Rolling Hills Municipal Code (RHMC) Section 17.46.020(A). The Project is for construction, non-exempt grading, stable access, walls exceeding a height of 3 feet and 2.5 average (up to maximum height of 5 feet) and other improvements. With respect to the Site Plan Review for the development, the Planning Commission hereby makes the following findings:

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

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

The Project conforms to Zoning Code lot coverage requirements. The net lot area of the lot is 72,510 square feet (1.66 acres) per RHMC Section 17.16.060(A). The structural net lot coverage is proposed at 12,092 square feet or 16.6% (20% max. permitted) excluding exempt structures; and the total lot coverage proposed, including flatwork, would be 23,952 square feet or 33% (35% max. permitted). The disturbed area is 36,890 square feet or 50.9% (40% max permitted provided that no more than fifty percent of the slopes resulting from the grading are greater (steeper) than 3:1, or three units horizontal (run) to one unit vertical (rise).

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

The topography and the configuration of the lot have been considered, and the project will not adversely affect or be materially detrimental to adjacent uses, buildings, or structures; the project will be on an existing building pad which enables project elements to be the least intrusive to surrounding properties. Further, the project will be a sufficient distance from nearby residences so views and privacy of surrounding neighbors will not be impacted. The lot has an existing building pad which is disturbed with the remaining area either landscaped or left in a natural state. The new residence will be sited generally within the building footprint of the

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

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

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

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

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

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

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

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

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

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

Surrounding native vegetation and mature trees will not be affected or will be replaced. New vegetation will be installed in accordance with the approved landscape plan. The development will be considerate of the environment and will enhance the rural character of the community. As such, the rural character of the community is maintained and privacy is maintained with neighbors.

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

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

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

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

Section 7. Conditional Use Permit Findings. RHMC Section 17.16.040(A)(3,5-7) require a Conditional Use Permit for a detached accessory structure greater than 200 square feet and stable greater than 200 square feet. A stable over 200 square feet is subject to the requirements in Section 17.18.060; and an accessory structure (detached solid covered patio) over 550 square feet is subject to the requirements in Section 17.18.090. The Applicant is proposing a new 650 square foot solid covered free-standing patio and a set aside area for a 450 square-foot stable. Given the foregoing, in accordance with RHMC Section 17.42.050, the Planning Commission makes the following findings:

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

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

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

The nature, condition, and development of adjacent structures have been considered, and the Project will not adversely affect or be materially detrimental to these adjacent uses, buildings, or structures because the proposed uses are located on a developed property with sufficient proximity to neighboring buildings and structures.

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

The proposed conditional uses comply with all applicable development standards in the RAS-1 Zone. The net lot area is 72,510 square feet and is adequate to support the proposed uses. The property is developed and adequate in size and shape to accommodate the proposed uses and buildings.That the proposed conditional use complies with all applicable development standards of the zone district.

The proposed conditional uses comply with all applicable development standards of the RAS-1 Zone, with exception to the variances requested herein.

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

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

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

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

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

Section 8. Variance Findings. Section 17.38.050 sets forth the required findings for granting Variances for a portion of the proposed project to be constructed in the front and rear yard setbacks for the stable and corral set aside areas. Section 17.16.040(A)(3, 5-7) permits conditional uses subject to certain requirements. The applicant is seeking relief from the Section 17.16.070(B) with regard to the amount of grading disturbance area. With respect to this request for Variances, the Planning Commission finds as follows:

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

There are extraordinary circumstances applicable to this property. Unlike most properties in the RAS-1 Zone, the subject property is constrained by mostly unbuildable steep terrain and a limited building pad area. The proposed project would encroach into the required front and rear yard setbacks; however, these areas are already developed and disturbed. The future stable and corral would encroach into the front and rear yard setbacks due to the narrowness

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

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

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

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

Granting a variance for encroachment into the front and rear yard setbacks will not be detrimental to the public welfare and will not be injurious to properties in the vicinity because the encroachments into the front yard setbacks have been strategically placed to maximize usable space while minimizing intrusion. Further, the project will improve the appearance of the property by placing buildings of larger mass away from the residence. Landscaping will be provided to screen structures from Chuckwagon Road.

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

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

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

The variance does not provide any special privileges to the applicant; the proposed project is similar development that largely maintains the siting of the previous building footprint. The project, together with the variance, will be compatible with the objectives, policies, general land uses, and programs specified in the General Plan.

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

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

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

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

Section 9. Based upon the foregoing findings, and the evidence in the record, the Planning Commission hereby approves Zoning Case No. 24-043 subject to the following conditions:

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

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

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

The lot shall be developed and maintained in substantial conformance with the site plan on file at City Hall and approved by the Planning Commission on May 20, 2025, except as otherwise provided in these conditions. The working drawings submitted to the Department of Building and Safety for plan check review shall conform to the approved development plan. All conditions of the Site Plan Review, Conditional Use Permits, and Variance approvals shall be incorporated into the building permit working drawings, and where applicable complied with prior to issuance of a grading or building permit from the building department.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

T. Perimeter easements, including roadway easements and trails, if any, shall remain free and clear of any improvements to advance equestrian use and emergency preparedness for evacuation within the City. Where Rolling Hills Community Association (RHCA) has demonstrated authority over the easement, the City's Planning Director may grant relief from this condition upon satisfactory proof of permission from RHCA and a legitimate showing that there is no need for the condition to advance equestrian uses and emergency preparedness.

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

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

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

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

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

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

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

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

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

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

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

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

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

AH. The applicants shall execute an Affidavit of Acceptance of all conditions of the Conditional Use Permit and Variance approvals, or the approvals shall not be effective.

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

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

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

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

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

AM. New landscaping in the RHCA easement is prohibited unless previously approved by RHCA. Landscaping not approved by RHCA in the easement shall be removed from the final landscape plan.

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

_____
BRAD CHELF, CHAIRPERSON

ATTEST:

_____
CHRISTIAN HORVATH, CITY CLERK

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

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

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

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

was approved and adopted at a regular meeting of the Planning Commission on May 20, 2025, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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

Administrative Offices.

_____
CHRISTIAN HORVATH, CITY CLERK

April 14, 2025

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

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

Dear Chair and Members of the Planning Commission,

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

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

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

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

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

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

Thank you very much for your time,

Paul and Stephanie

Paul and Stephanie Reisz

Exhibit #1

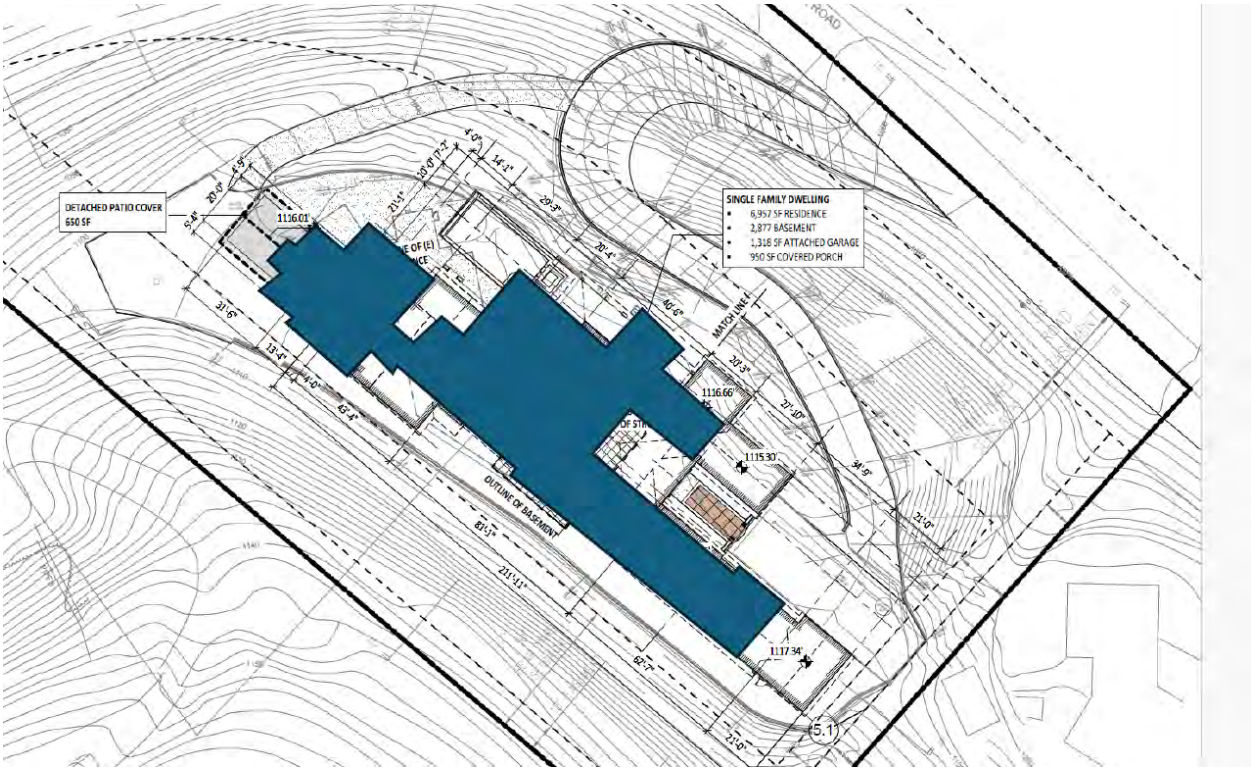
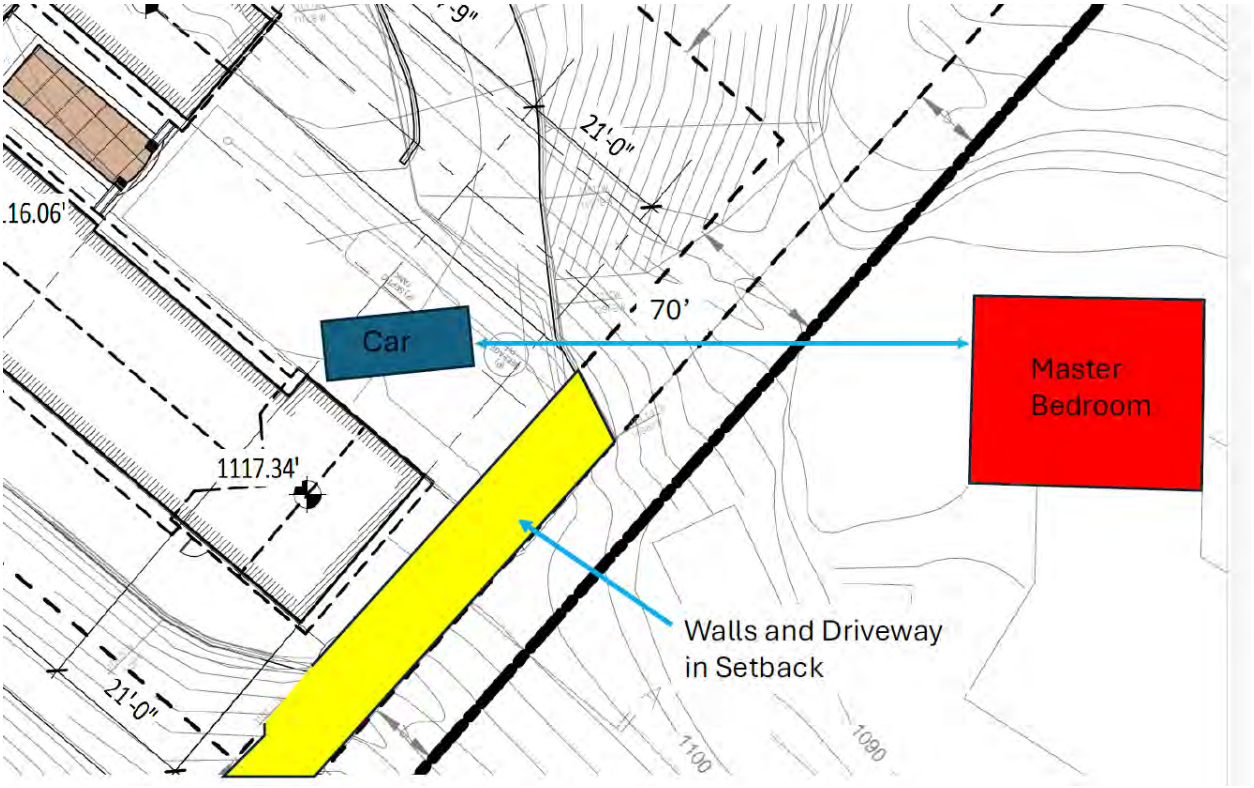

DETACHED PATIO COVER
650 SF
SINGLE FAMILY DWELLING
6,957 SF RESIDENCE
2,877 BASEMENT
1,318 SF ATTACHED GARAGE
950 SF COVERED PORCH
MATCH LINE
OUTLINE OF BASEMENT
1116.01
1116.66'
1115.30'
1117.34'
(5.1)

Exhibit #2


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

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

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

Hello Planning Commissioners,

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

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

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

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

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

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

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

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

Amy Josefek
2 Chuckwagon Road

Rigg Consulting, Inc.

April 22, 2025

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

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

Re: Proposed Home at 6 Chuckwagon

Dear Chair and Members of the Planning Commission,

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

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

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

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

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

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

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

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

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

Sincerely,

Allan Rigg

Allan Rigg, PE AICP

Exhibit #1

NEIGHBORHOOD COMPARISON FOR 6 CHUCKWAGON W/HOMES WITHIN 300 FEET

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

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

Rigg Consulting, Inc.

Exhibit #2

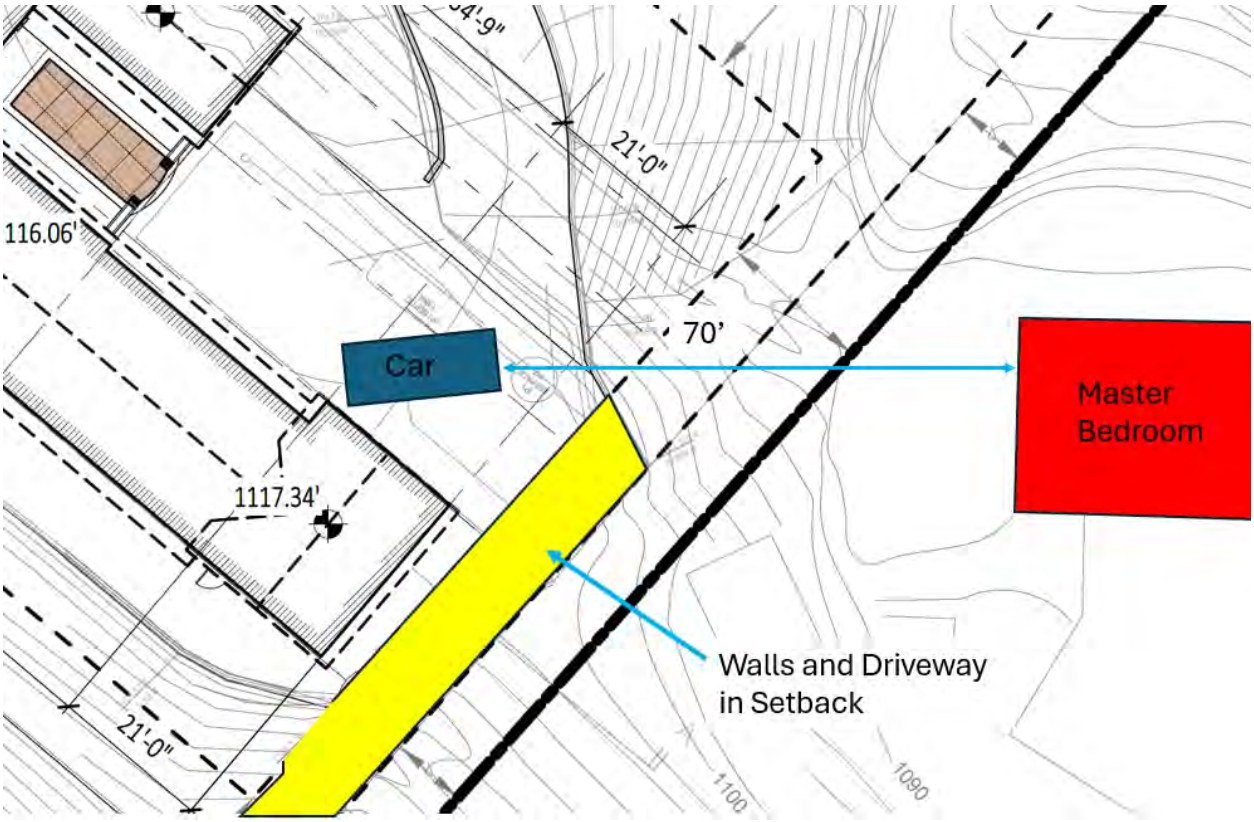


Exhibit #3



Rigg Consulting, Inc.

Exhibit #4

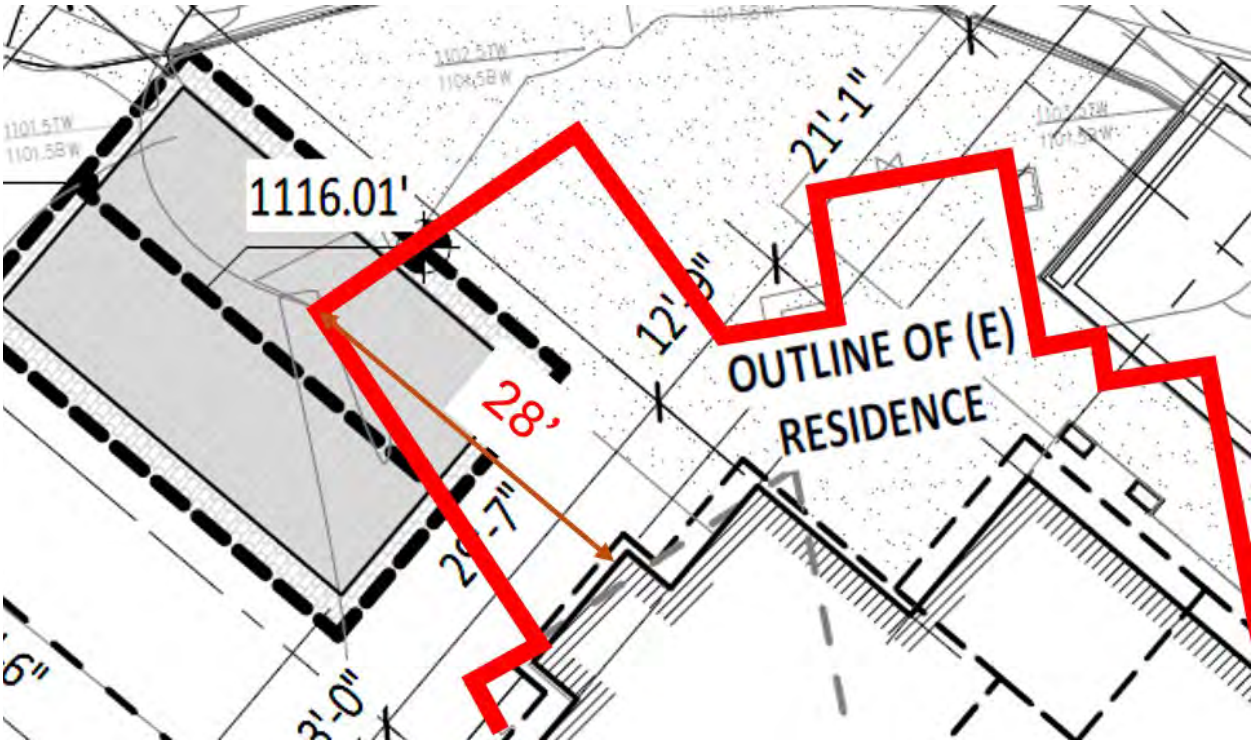
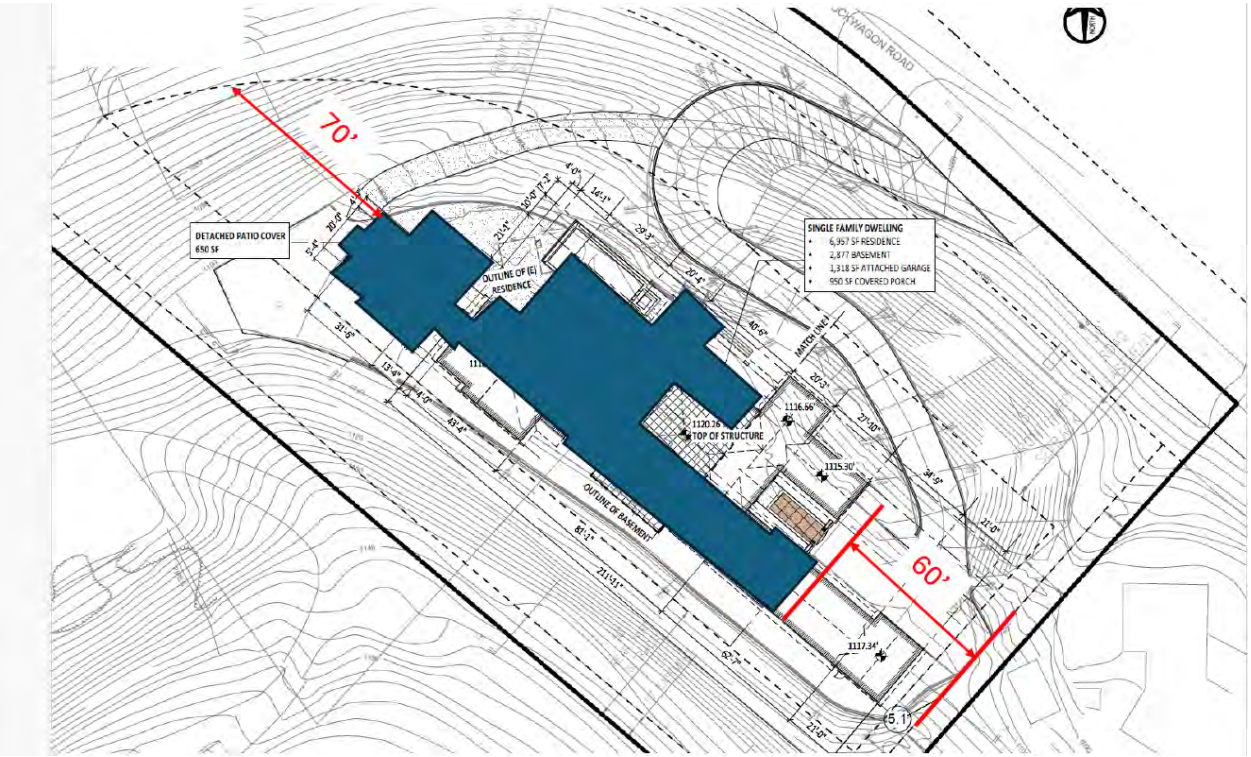


Exhibit #5


70'
DETACHED PATIO COVER
650 SF
OUTLINE OF (E) RESIDENCE
SINGLE FAMILY DWELLING
6,957 SF RESIDENCE
2,877 BASEMENT
1,318 SF ATTACHED GARAGE
950 SF COVERED PORCH
1120.36
TOP OF STRUCTURE
1116.66'
1115.30'
OUTLINE OF BASEMENT
60'
1117.34'
5.1

Rolling Hills Community Association
of Rancho Palos Verdes
No. 1 Portuguese Bend Rd. • Rolling Hills, Calif. 90274

(310) 544-6222 ROLLING HILLS CALIFORNIA (310) 544-6766 Fax

April 15, 2025

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

Re: 6 Chuckwagon Road Variance – RHCA's Concerns

Dear Commissioners:

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

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

Impact on RHCA's Easements:

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

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

Sincerely,

Kathyrn Bishop
Architectural Inspector

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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:	0011734959
Customer's Reference/PO Number:	
Publication:	Daily Breeze
Publication Dates:	05/10/2025
Total Amount:	$783.56
Payment Amount:	$0.00
Amount Due:	$783.56
Notice ID:	qP6Z07IBcCSBMNmYOQJq
Invoice Text:	NOTICE OF PUBLIC HEARING AND FIELD TRIP PLANNING COMMISSION OF THE CITY OF ROLLING HILLS, CALIFORNIA NOTICE IS HEREBY GIVEN, that the Planning Commission of the City of Rolling Hills will conduct public hearing field trip visits starting at 7:30 AM on Tuesday, May 20, 2025, at the following properties for the purpose of receiving public input on the projects described below: 1st field trip 7:30 AM 16 CABALLEROS ROAD, ROLLING HILLS, CA 90274 (LOT 6-SK) ZONING CASE NO. 24-154: SITE PLAN REVIEW REQUESTS FOR NON-EXEMPT GRADING AND WALLS TO EXCEED A HEIGHT OF 3 FEET AND 2.5 FEET AVERAGE (UP TO A MAXIMUM HEIGHT OF 5 FEET), AND CONDITIONAL USE PERMIT REQUEST TO EXCEED 200 SQUARE FEET FOR ACCESSORY STRUCTURE AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (WANG & YOU) 2nd FIELD TRIP AT 7:50 AM 6 CHUCKWAGON ROAD, ROLLING HILLS, CA 90274 (LOT 29-A-EF) ZONING CASE NO. 24-043: SITE PLAN REVIEW FOR CONSTRUCTION OF NEW RESIDENCE, NON-EXEMPT GRADING, STABLE ACCESS, WALLS EXCEEDING A HEIGHT OF 3 FEET AND 2.5 FEET AVERAGE (UP TO A MAXIMUM HEIGHT OF 5 FEET), AND OTHER IMPROVEMENTS; CONDITIONAL USE PERMITS FOR A DETACHED ACCESSORY STRUCTURE GREATER THAN 200 SQUARE FEET, STABLE GREATER THAN 200 SQUARE FEET; AND VARIANCES FOR CONSTRUCTION IN THE FRONT YARD, SITE DISTURBANCE OF MORE THAN 40 PERCENT, AND FILL SLOPES STEEPER THAN 2:1, AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LEE) Both projects have been

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

0011734959

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:

05/10/2025

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

Dated at Hermosa Beach, California

On this 10th day of May, 2025.

Signature

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

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

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

1st field trip 7:30 AM

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

2nd FIELD TRIP AT 7:50 AM

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

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

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

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

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

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

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

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

Homes Close to 6 Chuckwagon Road		
	House SF	**Basement SF**
10 Bowie Road	5,270 SF	6,000 SF
23 Chuckwagon Road	2,770 SF	
60 Eastfield Drive	6,200 SF	3,821 SF
49 Eastfield Drive	3,261 SF	1,196 SF
40 Eastfield Drive	2,979 SF	
18 Eastfield Drive	5,265 SF	N/A
11 Saddleback Rd	4,805 SF	1056 SF
8 Hackamore Rd	4,971 SF	480 SF

Recent Approvals	House SF	Basement SF	Year Approved
2 Possum Ridge Rd	6,230 SF	1,950 SF	2024
23 Crest Road East	14,680 SF	7,849 SF	2024
4 Spur Lane	5,535 SF		2024
11 Flying Mane Rd	5,292 SF	2,050 SF	2023
19 Portuguese Bend Rd	6,811 SF		2023
4 Poppy Trail	7,290 SF	7,290 SF	2023
8 Middleridge South	6,201 SF	3,000 SF	2022
0 Poppy Trail	6,374 SF	934 SF	2019
20 Upper Blackwater Cyn	9,975 SF	7,750 SF	2018
11 Upper Blackwater Cyn	11,052 SF	6,620 SF	2017

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

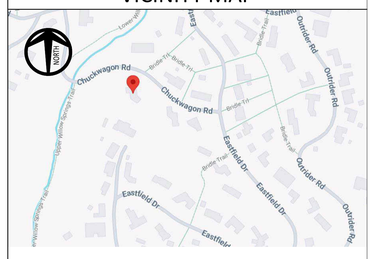
CONTACT LIST

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
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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.

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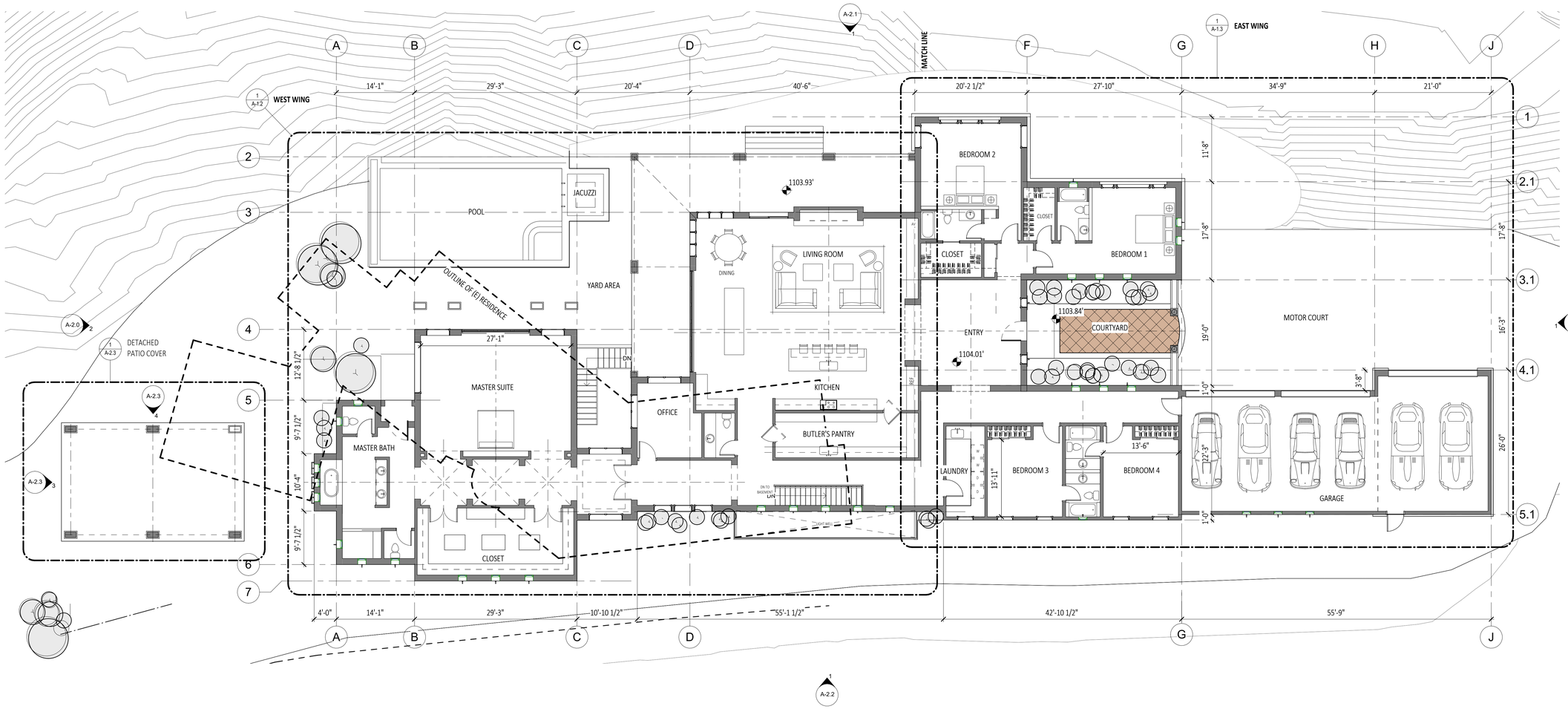
DATE:	11-29-2023
DRAWN:	VML
REVIEWED:	JB
PROJECT NO:	632690
SCALE:	1" = 20'-0"

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

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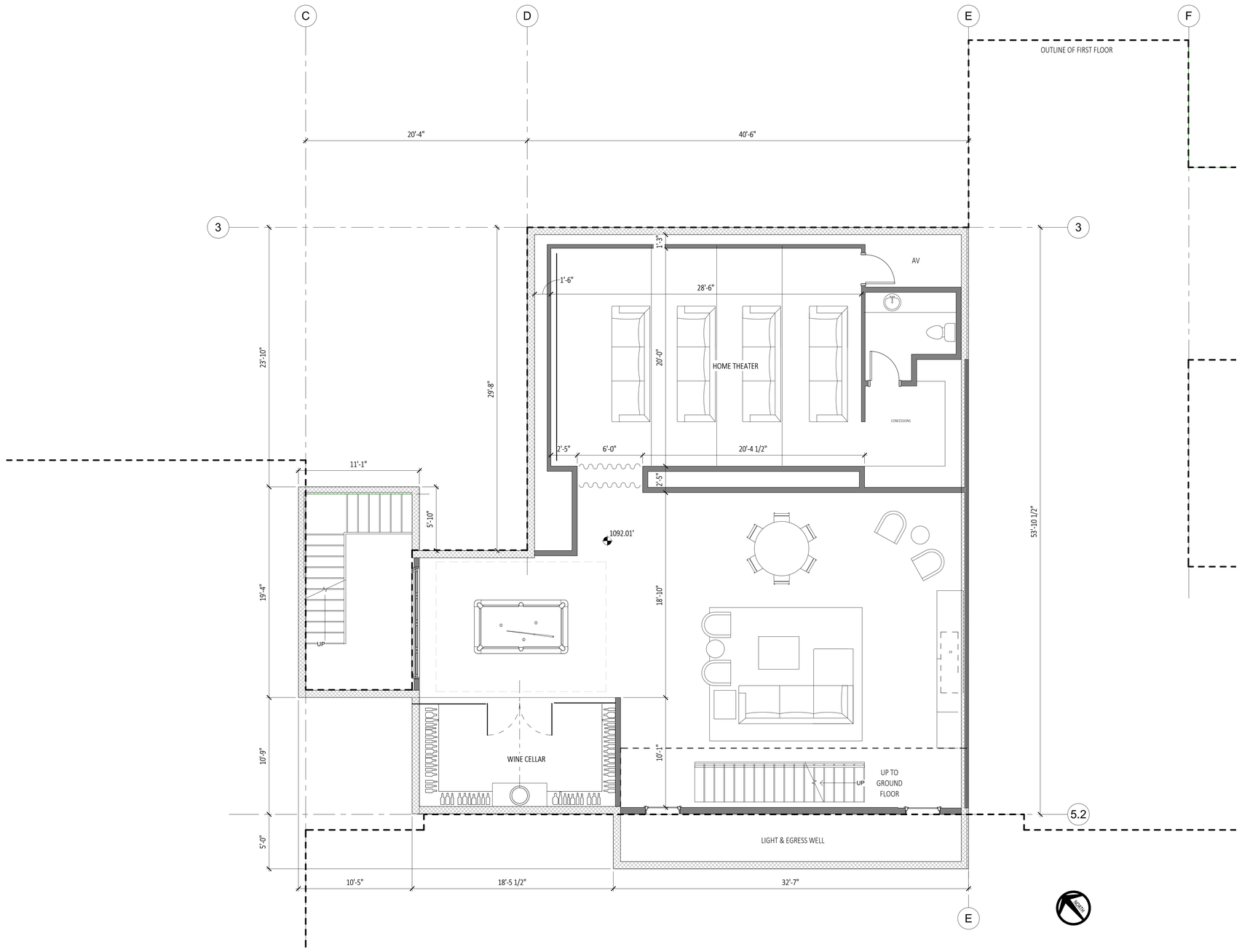
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DRAWN:	VML
REVIEWED:	JB
PROJECT NO:	632690
SCALE:	1/8" = 1'-0"

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

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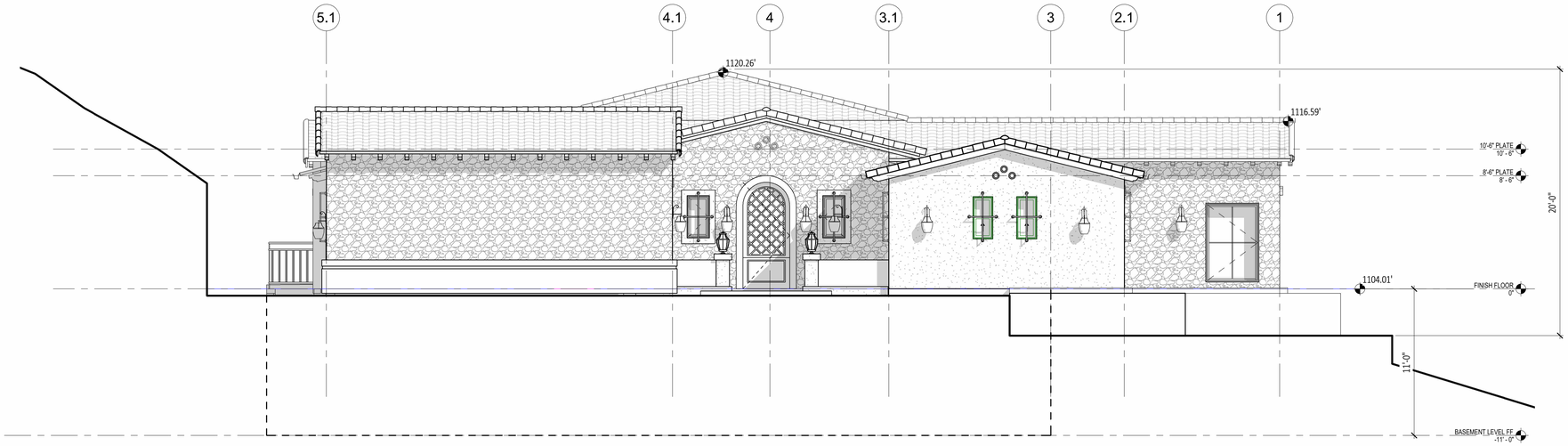
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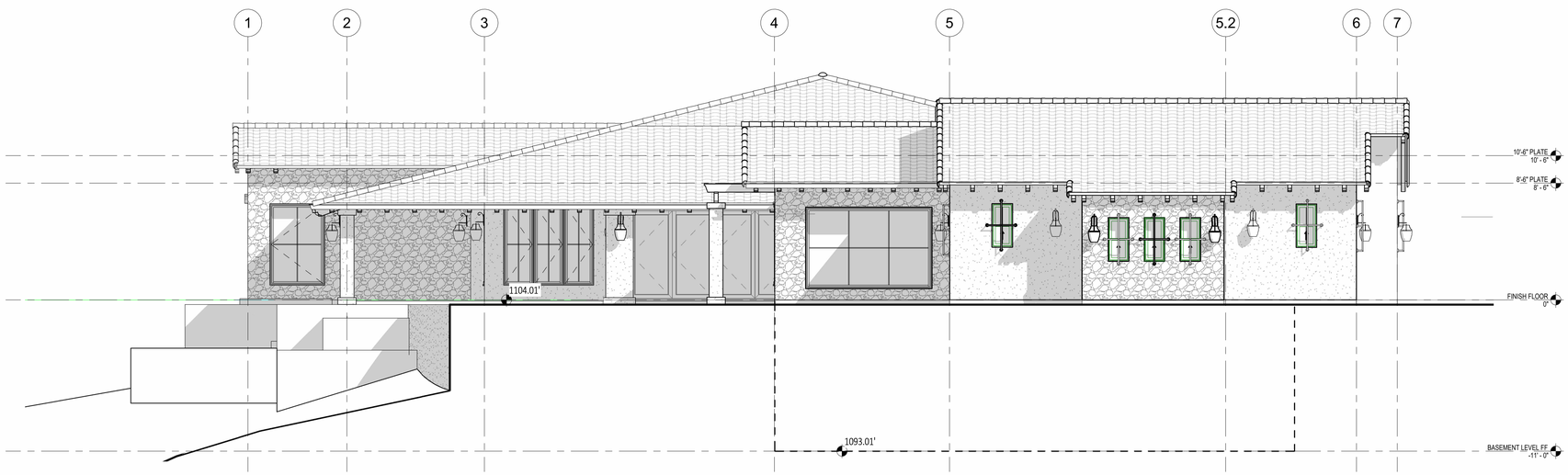
BASEMENT FLOOR PLAN

SHEET NO:

A-1.4



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



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

PROJECT:

NEW SINGLE FAMILY RESIDENCE

LEE RESIDENCE

6 CHUCKWAGON ROAD
ROLLING HILLS, CA 90275

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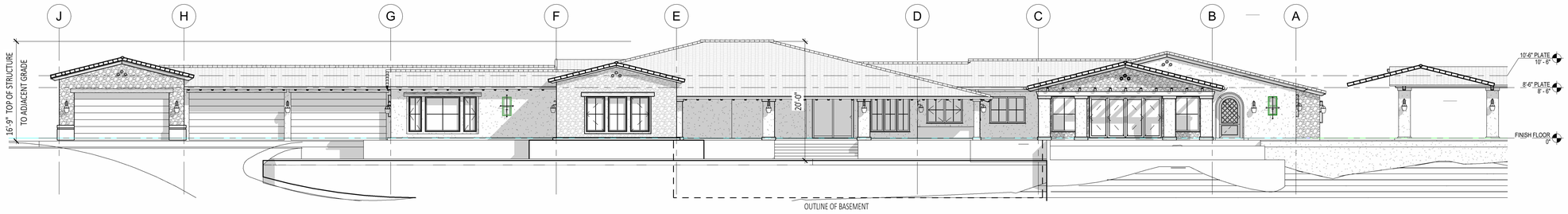
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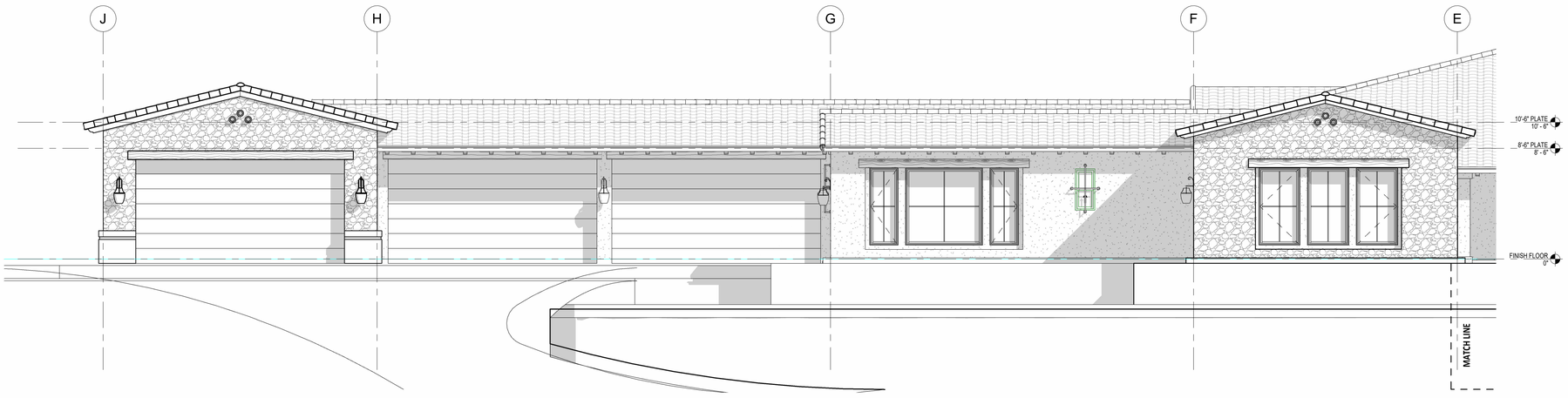
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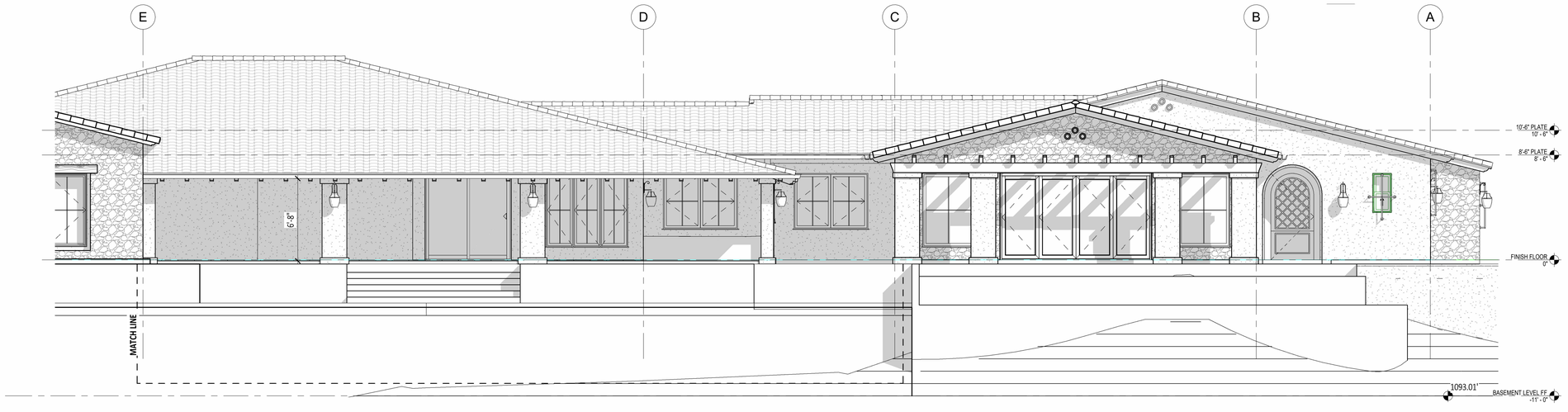
A-2.0



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



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



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

PROJECT:

NEW SINGLE FAMILY RESIDENCE

LEE RESIDENCE

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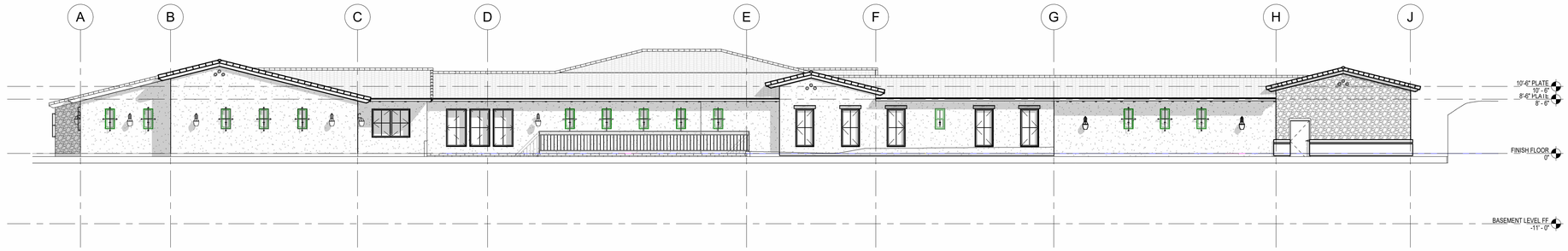
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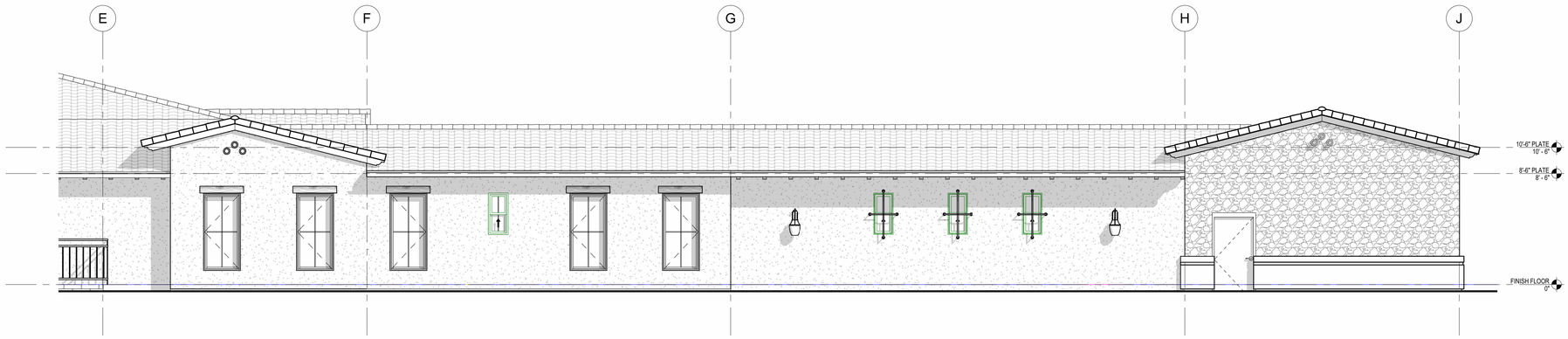
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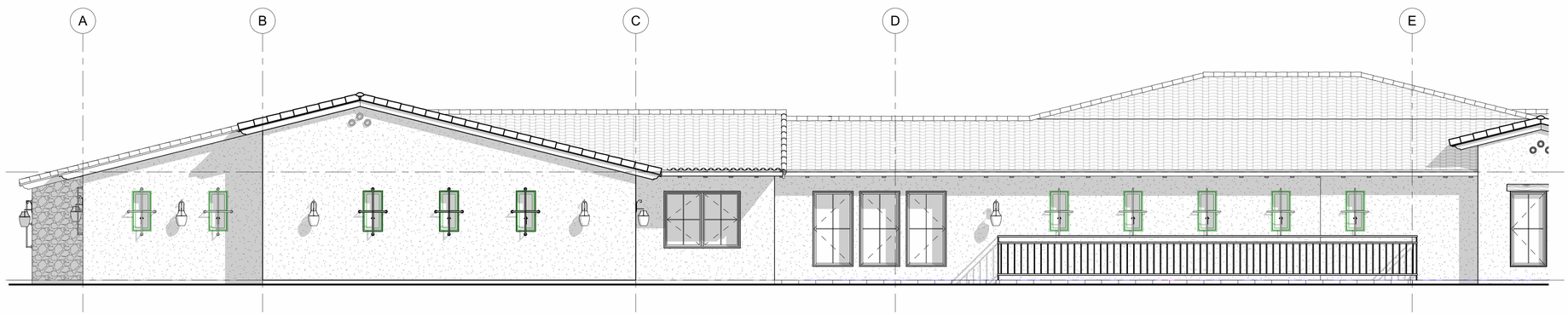
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SOUTH ELEVATION | SCALE: 1/8" = 1'-0" | 1



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



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

PROJECT:

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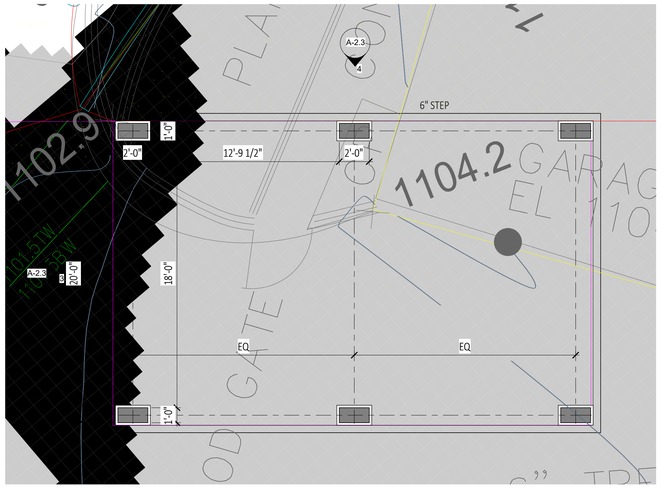
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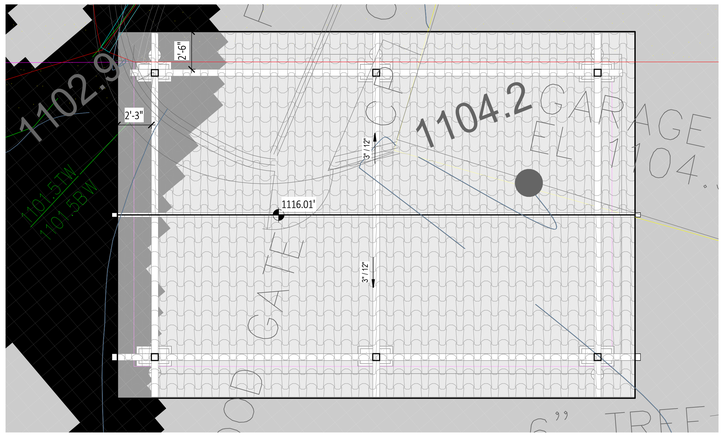
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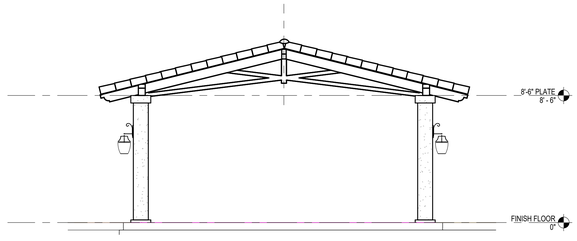
DETACHED PATIO PLAN

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



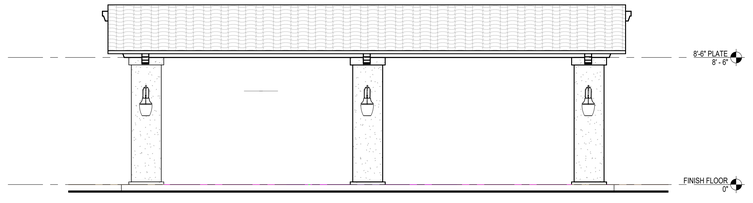
DETACHED PATIO ROOF PLAN

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

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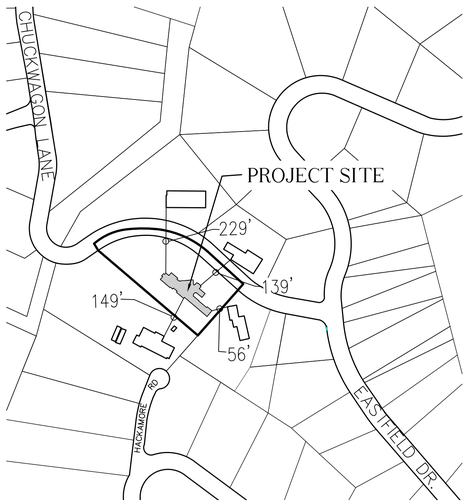
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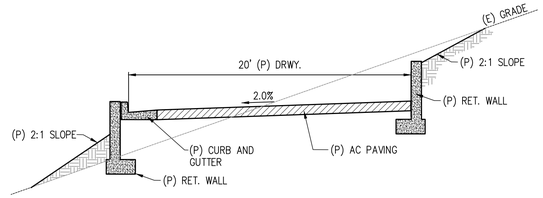
LEE RESIDENCE

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

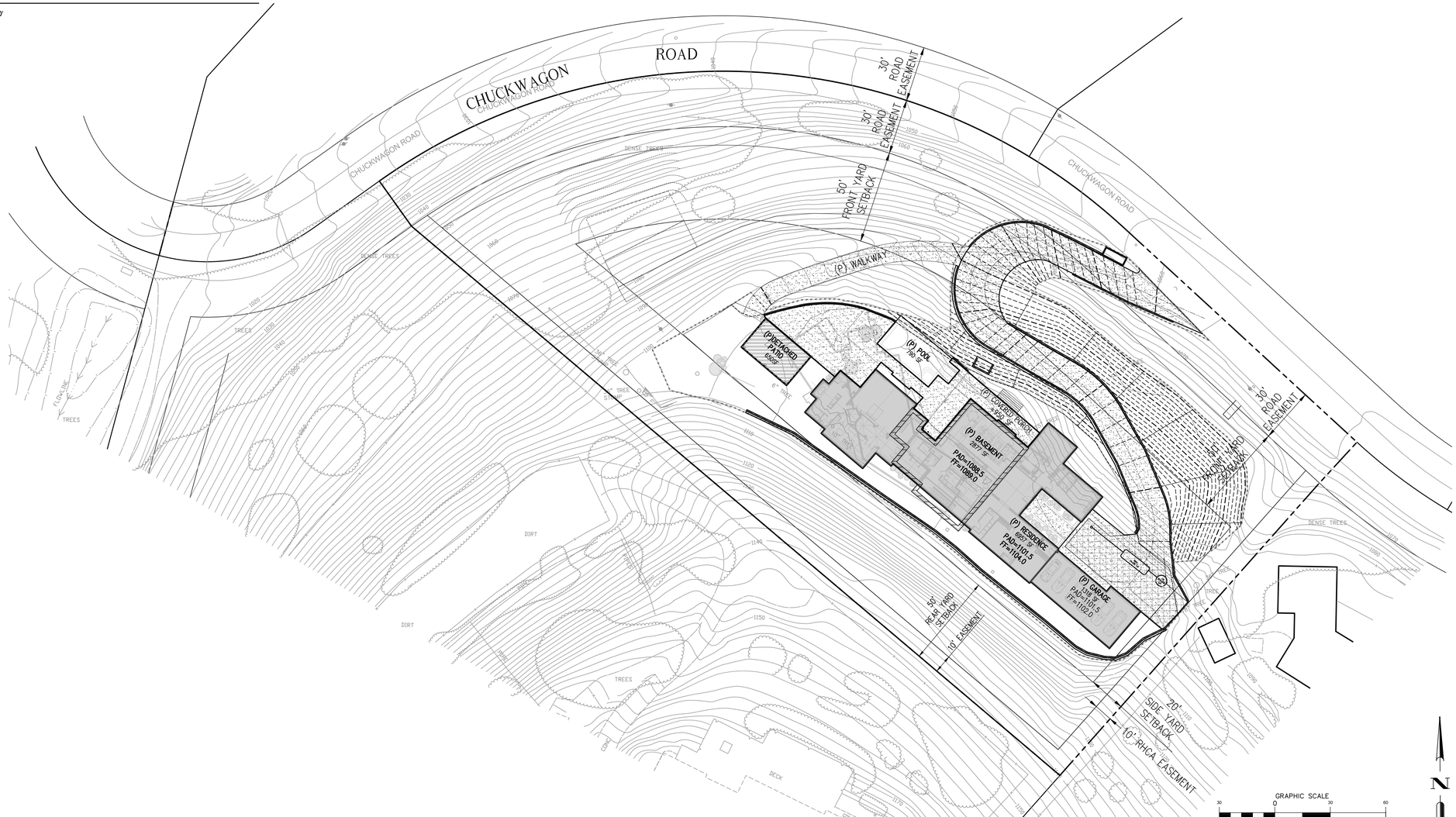
GROSS LOT AREA:	102,110sf (2.34 acres)
NET LOT AREA:	72,510sf (1.66 acres)
DISTURBED AREA:	36,890sf (50.9%)

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



EXISTING SITE CONDITIONS

SCALE: 1" = 20'

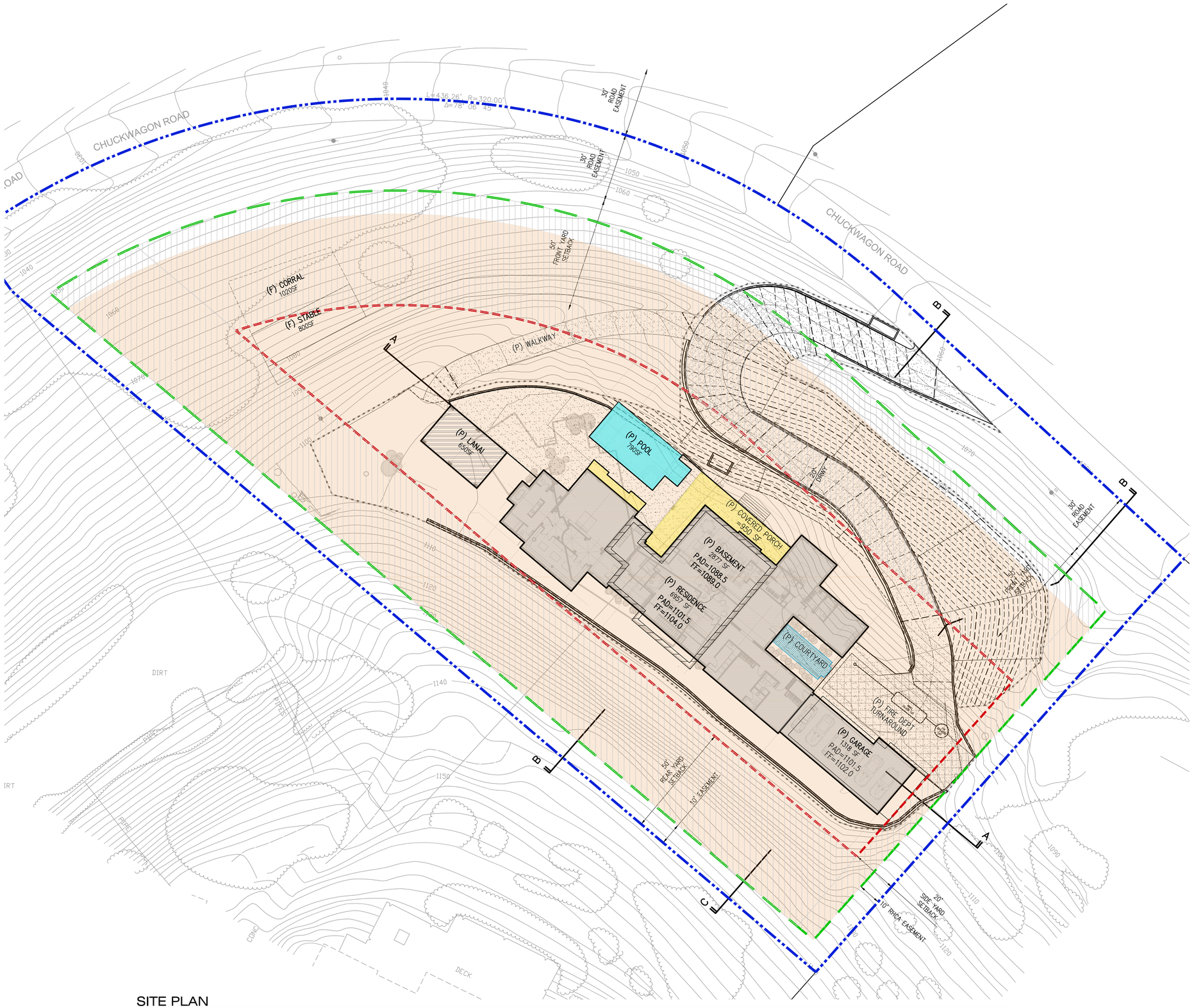
Revisions	By

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

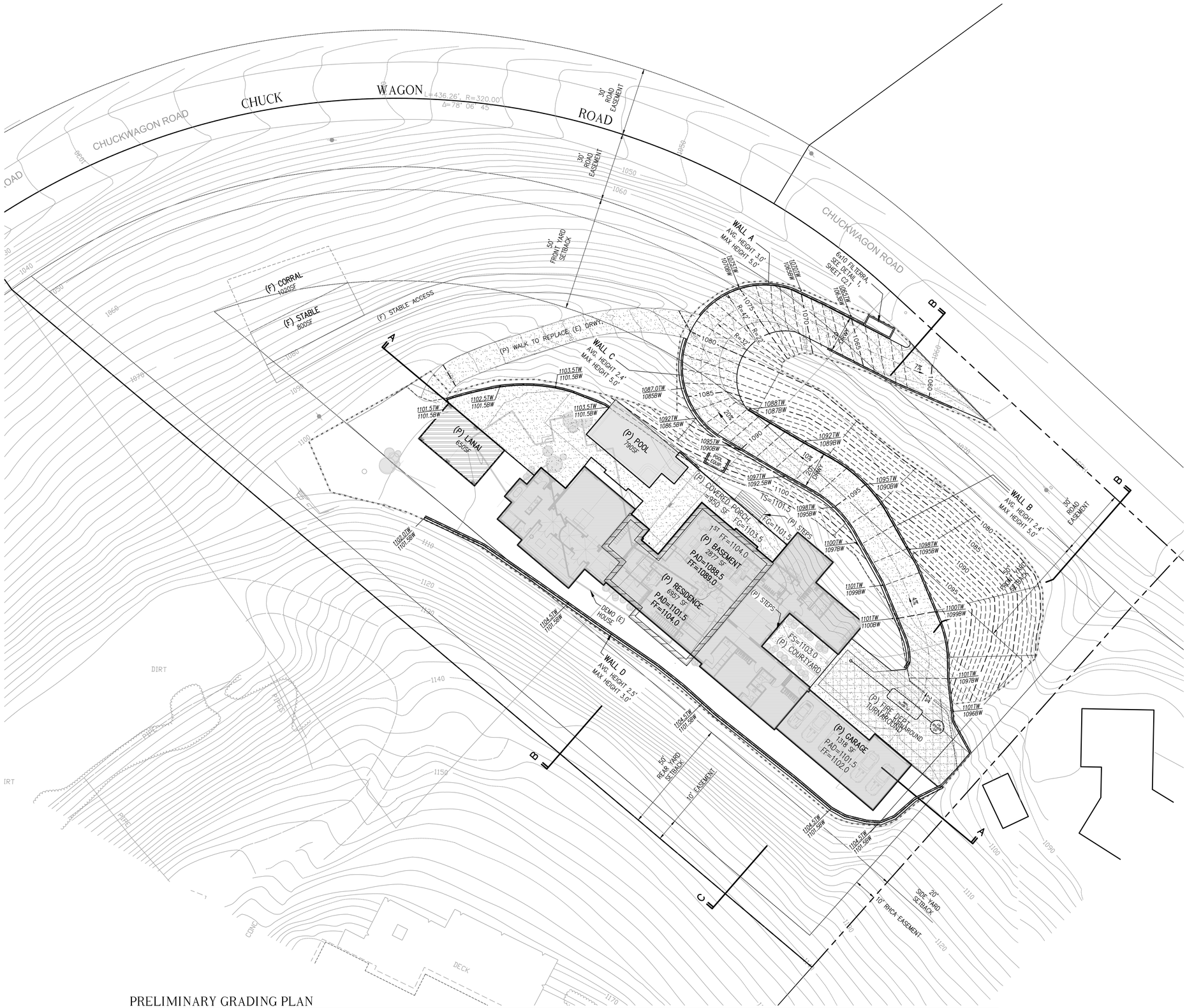
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CLIENT: LEE FAMILY
6 CHUCKWAGON ROAD
ROLLING HILLS, CA.

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

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



PRELIMINARY GRADING PLAN

SCALE: 1" = 20'

LEGEND-GRADING PLAN

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

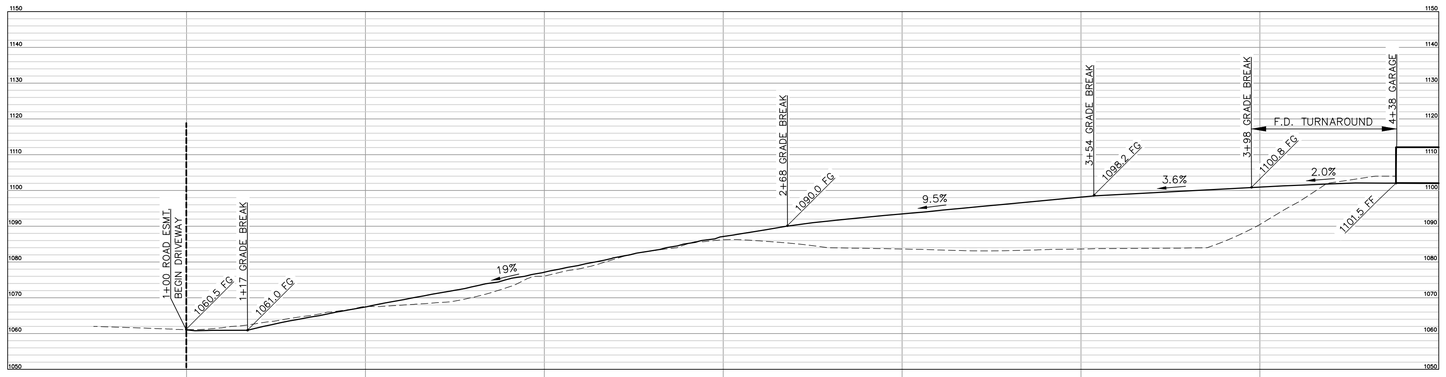
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CLIENT: LEE FAMILY
6 CHUCKWAGON ROAD
ROLLING HILLS, CA.

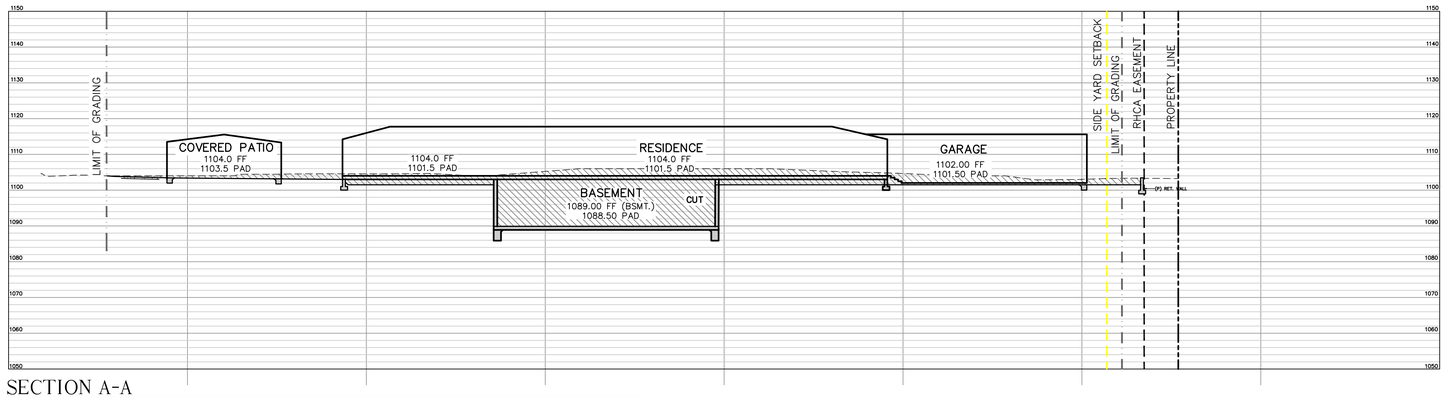
TITLE: SITE PLAN
6 CHUCKWAGON ROAD
ROLLING HILLS, CA.

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



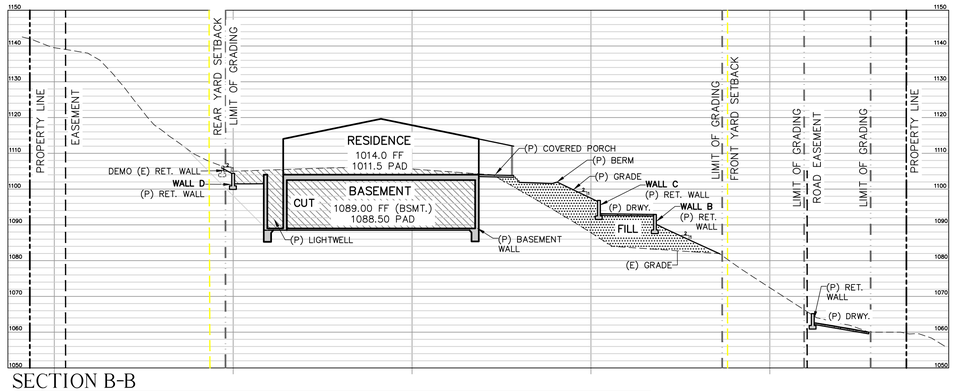
DRIVEWAY PROFILE

SCALE: 1" = 20'



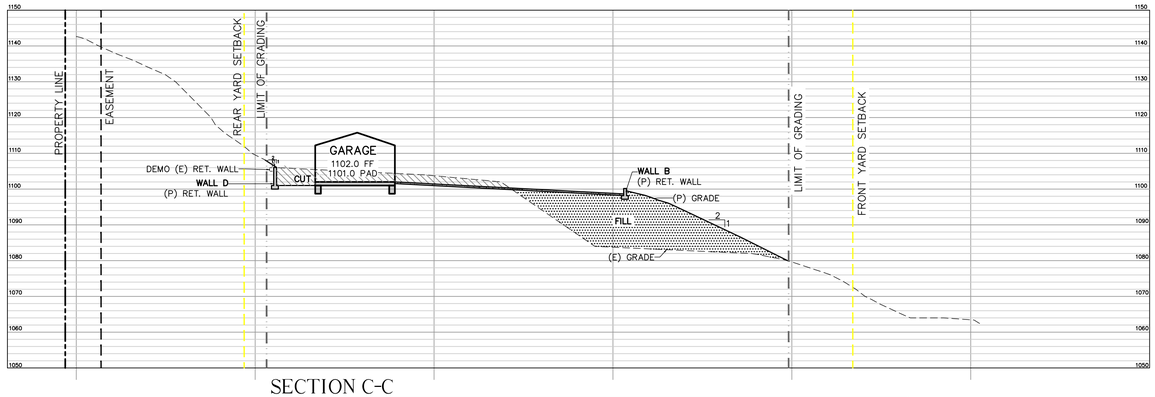
SECTION A-A

SCALE: 1" = 20'



SECTION B-B

SCALE: 1" = 20'



SECTION C-C

SCALE: 1" = 20'

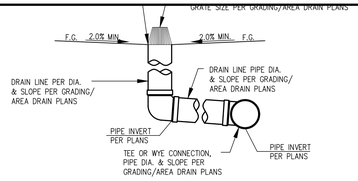
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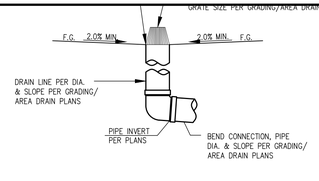
CLIENT: LEE FAMILY
6 CHUCKWAGON ROAD
ROLLING HILLS, CA.

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

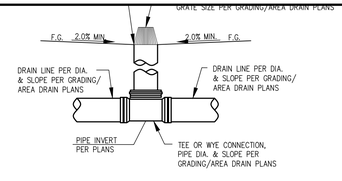
Date: Feb. 27, 2024
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Sheet 5 Of 7 Sheets



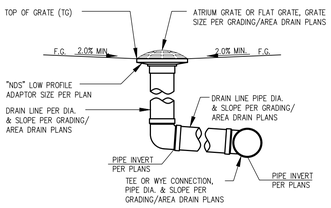
ROUND LANDSCAPE AREA DRAIN (OFF-LINE)



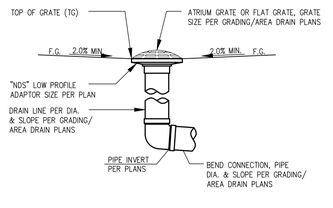
ROUND LANDSCAPE AREA DRAIN (TERMINAL)



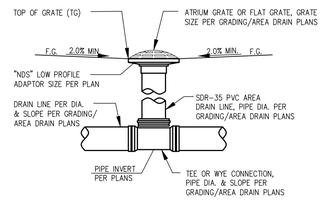
ROUND LANDSCAPE AREA DRAIN (IN-LINE)



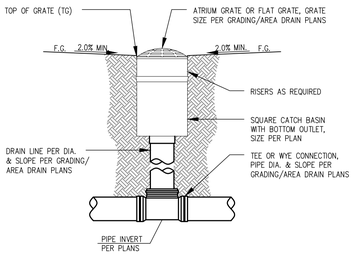
SQUARE LANDSCAPE AREA DRAIN (OFF-LINE)



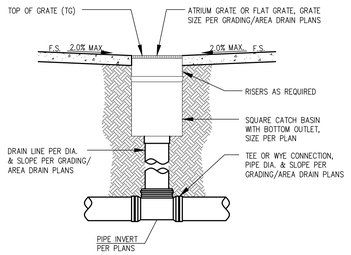
SQUARE LANDSCAPE AREA DRAIN (TERMINAL)



SQUARE LANDSCAPE AREA DRAIN (IN-LINE)



SUMP BOX LANDSCAPE AREA DRAIN

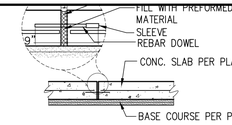


SUMP BOX PEDESTRIAN AREA DRAIN

Area Drain Details

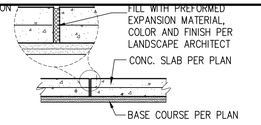
N.T.S.

7/6



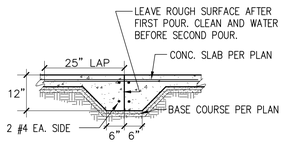
Typ. Dowelled Exp. Joint

PLACE EXPANSION JOINTS WHERE INDICATED ON PLAN

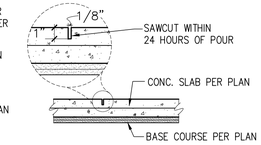


Typ. Expansion Joint

PLACE EXPANSION JOINTS WHERE INDICATED ON PLAN



Typ. Construction Joint



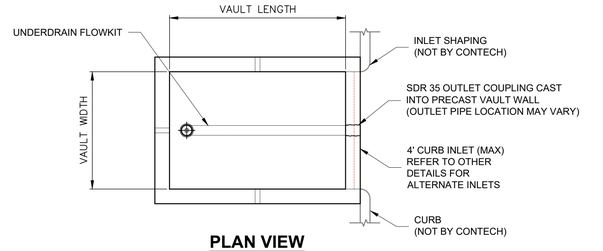
Typ. Control Joint

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

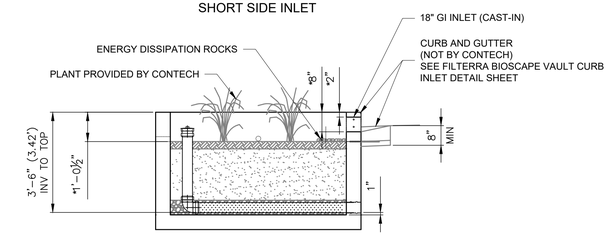
Typical PCC Joints

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")

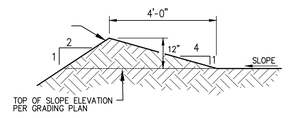
MEDIA BAY SIZE	VAULT SIZE (L x W)	LONG SIDE INLET DESIGNATION	SHORT SIDE INLET DESIGNATION	AVAILABILITY	OUTLET PIPE DIA	MIN. NO. OF INLET PIPES (-P ONLY)
4 x 4	4 x 4	FTBSV0404	FTBSV0404	ALL	4" SDR 35	1
6 x 4	6 x 4	FTBSV0604	FTBSV0406	N/A CA	4" SDR 35	1
6.5 x 4	6.5 x 4	FTBSV06504	FTBSV04065	CA ONLY	4"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

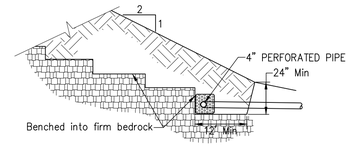
1/6



Typical Top of Slope Berm

N.T.S.

2/6

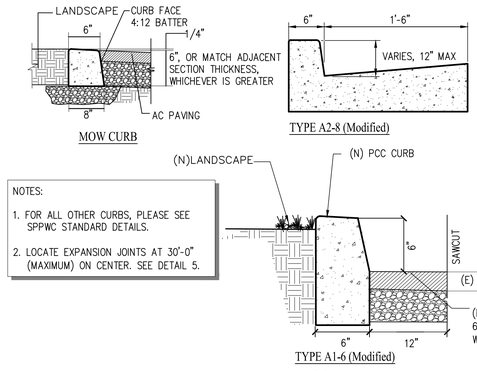


A subdrain system shall be installed behind the proposed fill slope. The subdrain system shall consist of a drain located at the rear of the keyway above the toe of the slope. The subdrain shall consist of 4-inch perforated pipes, with perforations facing downward. It shall be surrounded by a minimum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

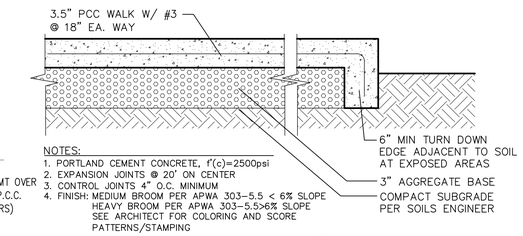
3/6



Typical PCC Curbs

N.T.S.

5/6



Typical PCC Paving

N.T.S.

4/6

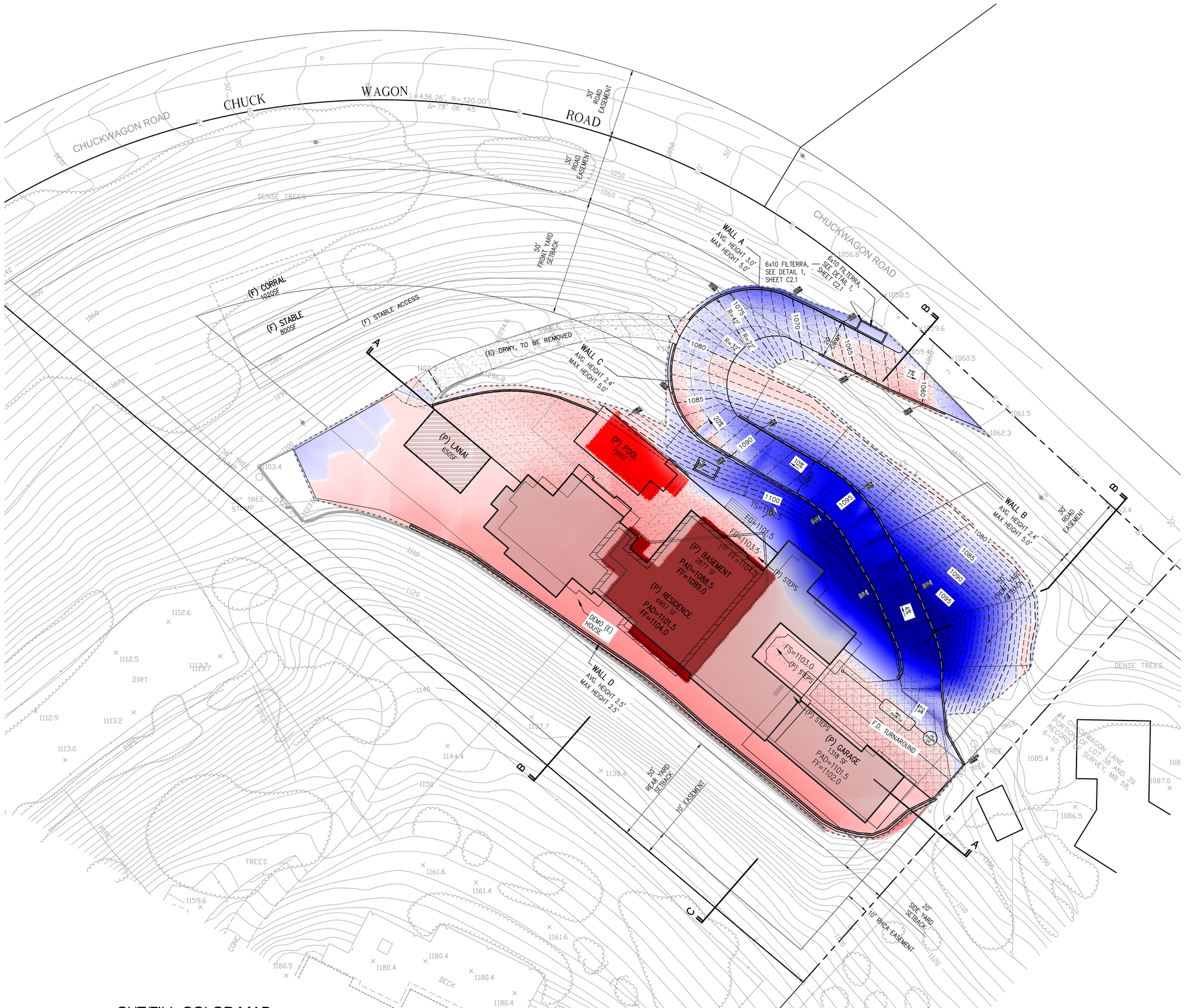
Revisions	By

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

TITLE: DETAILS
6 CHUCKWAGON ROAD
ROLLING HILLS, CA.

Date: Feb. 27, 2024
Scale: 1"=20'
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Job No. 22135
Sheet 6
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CUT/FILL COLOR MAP

SCALE: 1" = 20'

LEGEND-CUT FILL EXHIBIT

Color Depth

15.0
6.4
0.0
−7.5
−15.0

Area of Fill
Area of Cut

Revisions	By

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CLIENT: LEE FAMILY
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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



1
L-102.1

Illustrative Landscape Plan

SCALE: 1" = 20'

Lee Residence

6 Chuckwagon Road Rolling Hills, CA 90275

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

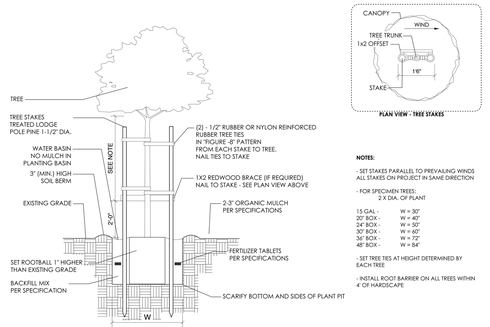
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PLANNING
StudioGWG@gmail.com
info@studioGWG.com

for mail:
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Redondo Beach, California 90277
310.686.5202
studioGWG@gmail.com
LA6230 C27-581236, B

Illustrative Landscape Plan
4/8/25

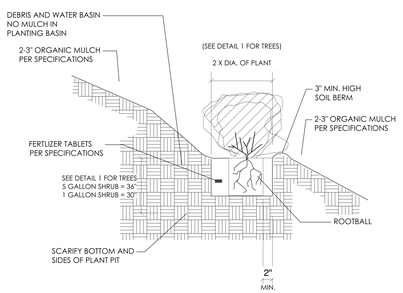
L-102.1

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

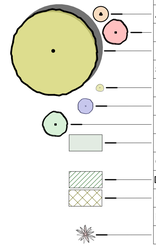
PLACE TABLETS AT HALF THE DEPTH OF THE ROOTBALL.

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

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

SIGNATURE:



DATE: APRIL 7TH, 2025

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

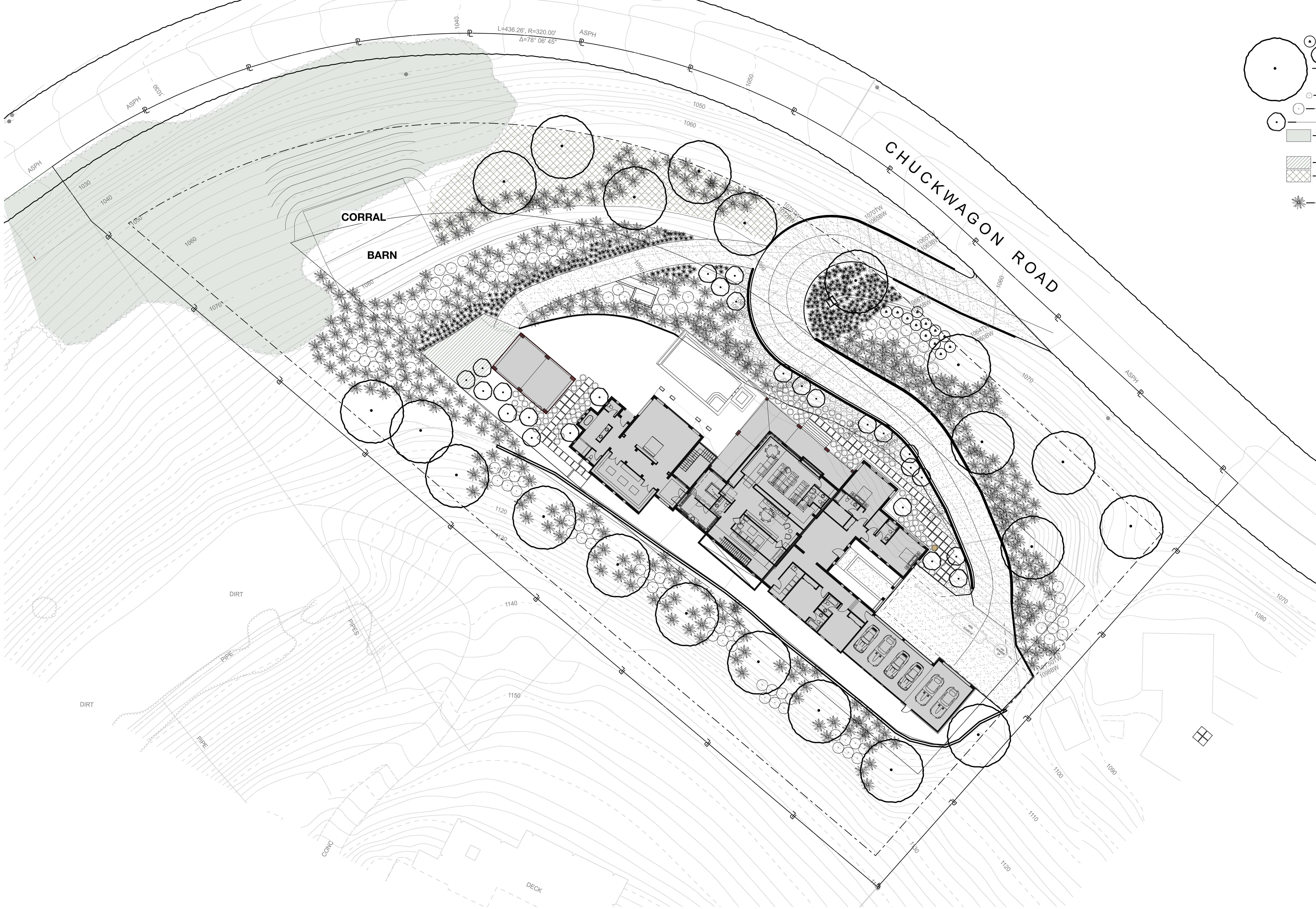
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Planting Notes and Details
4/8/25

L-102.2

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PLANTING LEGEND

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

LANDSCAPE LIGHTING LEGEND

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

1
L-102.3

Planting and Lighting Plan

SCALE: 1" = 20'

N

0 10' 20' 40'

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

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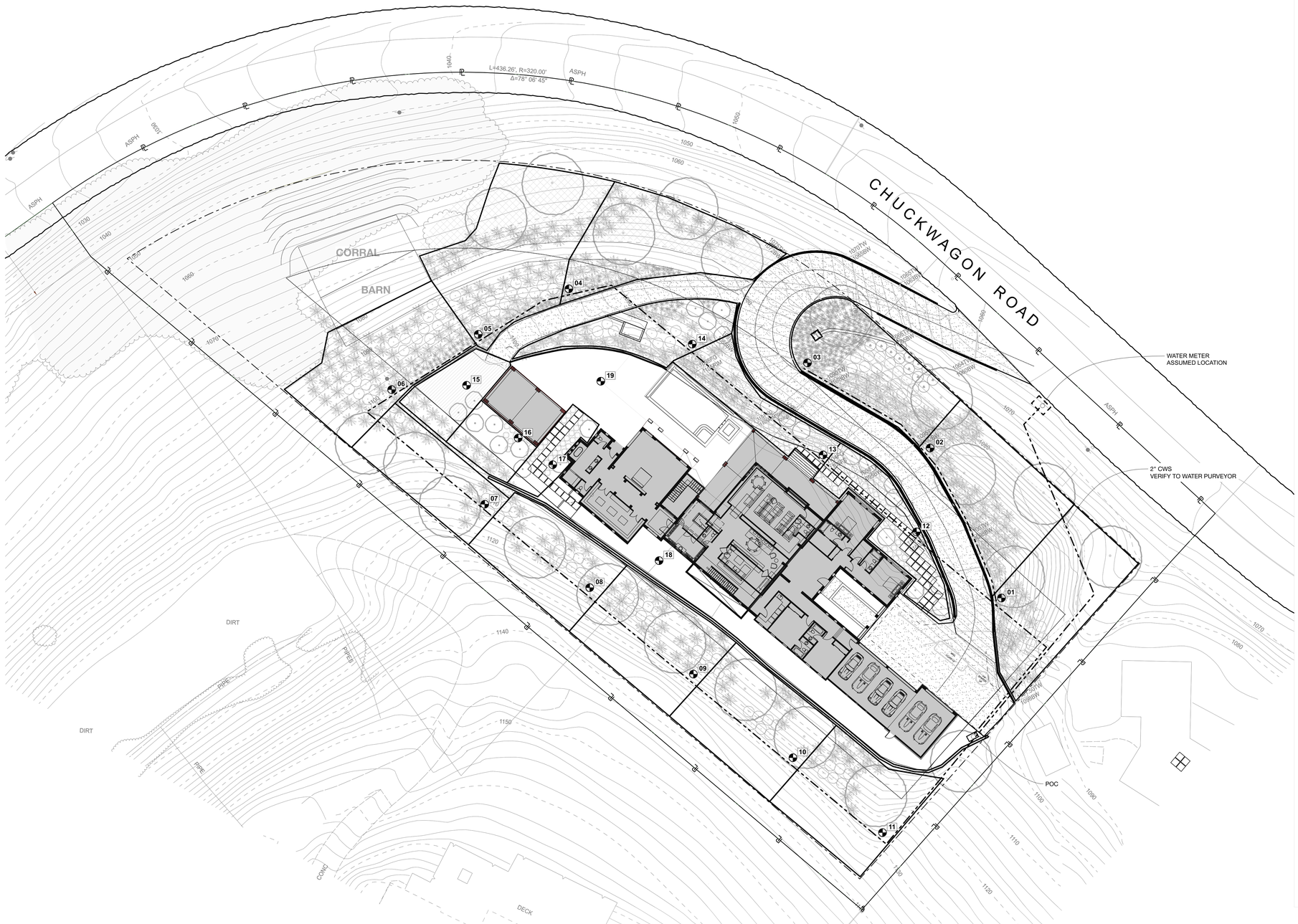
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Planting and Lighting Plan
4/8/25

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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

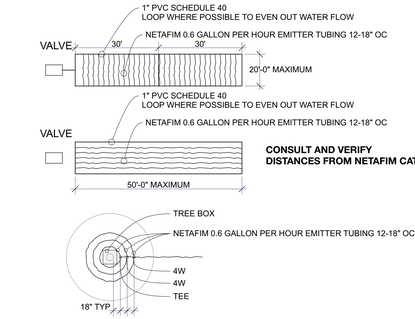
1-1/2" SCH 40 PVC **LOOPED** MAINLINE

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



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

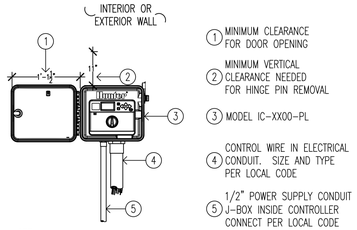
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Irrigation Plan
4/8/25

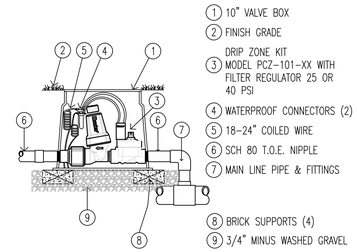
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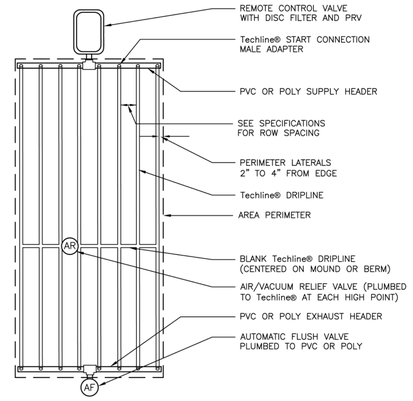
2 L-102.5 IRRIGATION CONTROLLER

SCALE: 1' = 1'-0"



1 L-102.5 IN-GROUND VALVE INSTALLATION

SCALE: 1' = 1'-0"



3 L-102.5 DRIP TUBING SCHEMATIC

SCALE: 1' = 1'-0"

GENERAL IRRIGATION NOTES

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

Lee Residence

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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
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