City of Rolling Hills INCORPORATED JANUARY 24, 1957

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

AGENDA
Regular Planning Commission Meeting

PLANNING COMMISSION
Tuesday, April 19, 2022

CITY OF ROLLING HILLS
6:30 PM

Executive Order N-29-20

This meeting is held pursuant to Executive Order N-29-20 issued by Governor Newsom on March 17, 2020. All Planning Commissioners will participate by teleconference. Public Participation: City Hall will be closed to the public until further notice.

A live audio of the Planning Commission meeting will be available on the City's website (https://www.rolling-hills.org/PC%20Meeting%20Zoom%20Link.pdf).

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

Join Zoom Meeting via https://us02web.zoom.us/j/99343882035?pwd=MWZXaG9ISWdud3NpajYwY3dF bllFZz09
Meeting ID: 993 4388 2035 Passcode: 647943

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

1. CALL 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. CONTINUATION OF REMOTE CITY COUNCIL AND COMMISSION MEETINGS DURING THE MONTH OF APRIL, 2022 PURSUANT TO THE REQUIREMENTS OF AB 361.
RECOMMENDATION: Approve as presented.

7.B. APPROVE THE FOLLOWING MINUTES: MARCH 15, 2021, PLANNING COMMISSION SPECIAL FIELD TRIP MEETING; MARCH 15, 2021, PLANNING COMMISSION REGULAR MEETING; MARCH 15, 2021, TREES AND VIEWS COMMITTEE SPECIAL MEETING
RECOMMENDATION: Approve as presented.
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8. EXCLUDED CONSENT CALENDAR ITEMS

9. PUBLIC HEARINGS ON ITEMS CONTINUED FROM PREVIOUS MEETING

9.A. ZONING CASE NO. 21-11: REQUEST FOR APPROVAL OF A SITE PLAN REVIEW TO CONSTRUCT A NEW 8,460-SQUARE-FOOT RESIDENCE, 8,460-SQUARE-FOOT BASEMENT, 1,510-SQUARE-FOOT ATTACHED GARAGES, 4,120 SQUARE FEET OF COVERED PORCHES, 1,130-SQUARE-FOOT SWIMMING POOL AND SPA, 8,050-SQUARE-FOOT DRIVEWAY, AND 64,220 CUBIC YARDS OF GRADING, WHICH INCLUDES OVER-EXCAVATION AND RE-COMPACTION, A CONDITIONAL USE PERMIT TO CONSTRUCT AN 800-SQUARE-FOOT GUEST HOUSE AND 2,456-SQUARE-FOOT STABLE; AND A VARIANCE TO CONSTRUCT A STABLE AND CORRAL IN THE FRONT YARD AND ALLOW A PORTION OF THE CORRAL TO ENCROACH INTO THE FRONT YARD SETBACK LOCATED AT 23 CREST ROAD EAST (LOT 132A-MS), ROLLING HILLS, CA 90274 (WILLIAMS)
RECOMMENDATION: Open the public hearing, receive public testimony, discuss the project, and provide direction to staff and the applicant.
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10. NEW PUBLIC HEARINGS

10.A. ZONING CASE NO. 21-10: REQUEST FOR APPROVAL FOR A MAJOR MODIFICATION TO A SITE PLAN REVIEW FOR THE CONSTRUCTION OF A NEW 6,094-SQUARE-FOOT RESIDENCE, 4,491-SQUARE-FOOT BASEMENT, 987-SQUARE-FOOT ATTACHED GARAGE,Â COVERED PORCHES, SWIMMING POOL AND SPA, 1,000-SQUARE-FOOT ACCESSORY DWELLING UNIT,Â AND OTHER IMPROVEMENTS FOR A PROPERTY Â LOCATED AT 8

MIDDLERIDGE LANE SOUTH (LOT 254-UR), ROLLING HILLS, CA 90274 (CIMMARUSTI)

RECOMMENDATION: Open the public hearing, receive public testimony, discuss the project, and adopt Resolution No. 2022-04 approving the project as presented.

01_Development Table 8 Middleridge Lane South (ZC 21-10).pdf
EARTH-INFO.pdf
CC Reso 2019-13 (ZC 956) 8 Middleridge Ln S 7-16-19.pdf
06-18-19AgendaPacket.pdf
10019992-2021-11.PC RESOLUTION_8 Middleridge Lane.pdf
2022-04_PC_Resolution_8MiddleridgeLn_S_ZC 21-10-c1.pdf
1.1 Site Plan 4-14-22.pdf
1.2 section ADU rev 3-31-22.pdf
1.4 Site overlay.pdf
2.1 First_Floor_3.0 -08 APR 22-3.0 OVERALL FP.pdf
3.1 ADU Floor Plan.pdf
22053-EXHIBIT-1-CUTFILL-r.pdf
22053-EXHIBIT-2-SLOPE-r.pdf
1.3 planning ext elevations1.pdf

11. OLD BUSINESS

12. NEW BUSINESS

13. SCHEDULE FIELD TRIPS

14. ITEMS FROM STAFF

15. ITEMS FROM THE PLANNING COMMISSION

16. ADJOURNMENT

Next meeting: Tuesday, May 17, 2022 at 6:30 p.m.via teleconference.

Notice:

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

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

All of the above resolutions and zoning case items have been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines unless otherwise stated.

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 7.A
Mtg. Date: 04/19/2022

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

FROM: **CHRISTIAN HORVATH,**

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

SUBJECT: **CONTINUATION OF REMOTE CITY COUNCIL AND COMMISSION MEETINGS DURING THE MONTH OF APRIL, 2022 PURSUANT TO THE REQUIREMENTS OF AB 361.**

DATE: **April 19, 2022**

BACKGROUND:

With the Governor's approval of AB 361, public agencies have been granted the continuing ability to conduct virtual meetings during declared public health emergencies under specified circumstances until January 1, 2024. Based on the requirements of AB 361, in order for the City to hold virtual meetings, the Planning Commission needs to determine monthly that the following conditions exist:

1) There continues to be a health and safety risk due to COVID-19 as a proclaimed state of emergency with recommended measures to promote social distancing; and

2) Meeting in person during the proclaimed state of emergency would present imminent risks to the health and safety of attendees.

The other requirements associated with continued virtual meetings are outlined in the text of AB 361. The recommended action is for the Planning Commission to find that the following conditions exist and that they necessitate remote Committee meetings for the coming month:

1) There continues to be a health and safety risk due to COVID-19 as a proclaimed state of emergency with recommended measures to promote social distancing; and

2) Meeting in person during the proclaimed state of emergency would present imminent risks to the health and safety of attendees. These findings will need to be made by the City Council each month that the City opts to continue with remote meetings.

DISCUSSION:
None.

FISCAL IMPACT:
None.

RECOMMENDATION:
None.

ATTACHMENTS:

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 7.B
Mtg. Date: 04/19/2022

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

FROM: **CHRISTIAN HORVATH,**

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

SUBJECT: **APPROVE THE FOLLOWING MINUTES:**
MARCH 15, 2021, PLANNING COMMISSION SPECIAL FIELD TRIP MEETING;
MARCH 15, 2021, PLANNING COMMISSION REGULAR MEETING;
MARCH 15, 2021, TREES AND VIEWS COMMITTEE SPECIAL MEETING

DATE: **April 19, 2022**

BACKGROUND:
None.

DISCUSSION:
None.

FISCAL IMPACT:
None.

RECOMMENDATION:
Approve as presented.

ATTACHMENTS:
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Minutes
Rolling Hills Planning Commission
Tuesday, March 15, 2022
Field Trip Meeting 7:30 a.m.
29 Crest Road West

1. CALL MEETING TO ORDER

The Planning Commission of the City of Rolling Hills met at 29 Crest Road West on the above date at 7:30 a.m. Chair Brad Chelf presiding.

2. ROLL CALL

Commissioners Present:	Cardenas, Cooley, Douglass, Vice Chair Kirkpatrick, Chair Chelf
Commissioners Absent:	None
Staff Present:	John Signo, Planning & Community Services Director
	Kim Zuppinger, Contract Planner
Public Present:	Mr. & Mrs. Perrin, Russ Barto, Jack Muncherian

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

4. FIELD TRIPS

4.A. ZONING CASE 21-29: REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT AND A VARIANCE TO ALLOW A NEW 934-SQUARE-FOOT STABLE AND EXISTING 3,500-SQUARE-FOOT CORRAL TO BE LOCATED WITHIN THE REAR AND SIDE YARD SETBACKS AND EXCEED THE LOT COVERAGE FOR A PROPERTY LOCATED AT 29 CREST ROAD WEST (LOT 174-C-2-MS), ROLLING HILLS, CA (PERRIN)

Presentation by Kim Zuppinger, Contract Planner

Public Comment: Russ Barto, Mr. Perrin, Jack Muncherian

The Commission moved their field trip location to 23 Crest Road East.

4.B. ZONING CASE NO. 21-11: REQUEST FOR APPROVAL OF A SITE PLAN REVIEW TO CONSTRUCT A NEW 8,460-SQUARE-FOOT RESIDENCE, 8,460-SQUARE-FOOT BASEMENT, 1,510-SQUARE-FOOT ATTACHED GARAGES, 4,120 SQUARE FEET OF COVERED PORCHES, 1,130-SQUARE-FOOT SWIMMING POOL AND SPA, 8,050-SQUARE-FOOT DRIVEWAY, AND 64,220 CUBIC YARDS OF GRADING, WHICH INCLUDES OVER-EXCAVATION AND RE-COMPACTION, AND A CONDITIONAL USE PERMIT TO CONSTRUCT AN 800-SQUARE-FOOT GUEST HOUSE AND 2,456-SQUARE-FOOT STABLE LOCATED AT 23 CREST ROAD EAST (LOT 132A-MS), ROLLING HILLS, CA 90274 (WILLIAMS)

Commissioners Present:	Cardenas, Cooley, Douglass, Vice Chair Kirkpatrick, Chair Chelf
Commissioners Absent:	None
Staff Present:	John Signo, Planning & Community Services Director
	Kim Zuppinger, Contract Planner
Public Present:	John Schoenfeld, Charlie Raine, Councilmember Mirsch

Presentation by Kim Zuppinger, Contract Planner

Public Comment: John Schoenfeld, Charlie Raine

Chair Chelf continued the items to the evening regular meeting. Without objection, so ordered.

5. ADJOURNMENT: 8:10 A.M.

The meeting was adjourned at 8:10 a.m. to a Regular meeting of the Planning Commission scheduled to be held on Tuesday, March 15, 2022 beginning at 6:30 p.m. via tele-conference.
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Respectfully submitted,

_____
Christian Horvath, City Clerk

Approved,

_____
Brad Chelf, Chair

Minutes
Rolling Hills Planning Commission
Tuesday, March 15, 2022
Regular Meeting 6:30 p.m.
Via tele-conference

1. CALL MEETING TO ORDER

The Planning Commission of the City of Rolling Hills met via teleconference on the above date at 6:30 p.m. Chair Brad Chelf presiding.

2. ROLL CALL

Commissioners Present:	Cardenas, Cooley, Douglass, Vice Chair Kirkpatrick, Chair Chelf
Commissioners Absent:	None
Staff Present:	John Signo, Planning & Community Services Director
	Kim Zuppinger, Contract Planner
	Connie Viramontes, Administrative Assistant

3. PLEDGE OF ALLEGIANCE

Planning & Community Services Director John Signo led the Pledge.

4. APPROVE ORDER OF THE AGENDA

Motion by Commissioner Cardenas seconded by Commissioner Cooley to approve. Motion carried unanimously with the following roll call vote:

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

5. BLUE FOLDER ITEMS (SUPPLEMENTAL) – NONE

6. PUBLIC COMMENTS ON NON-AGENDA ITEMS – NONE

7. CONSENT CALENDAR

7.A. CONTINUATION OF REMOTE CITY COUNCIL AND COMMISSION MEETINGS DURING THE MONTH OF FEBRUARY 2022 PURSUANT TO THE REQUIREMENTS OF AB 361

7.B. MINUTES OF THE FEBRUARY 15, 2022, PLANNING COMMISSION MEETINGS

Motion by Commissioner Cooley seconded by Commissioner Kirkpatrick to approve. Motion carried unanimously with the following roll call vote:

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

8. EXCLUDED CONSENT CALENDAR ITEMS – NONE

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

10. NEW PUBLIC HEARINGS

10.A. ZONING CASE 21-29: REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT AND A VARIANCE TO ALLOW A NEW 934-SQUARE-FOOT STABLE AND EXISTING 3,500-SQUARE-FOOT CORRAL TO BE LOCATED WITHIN THE REAR AND SIDE YARD SETBACKS AND EXCEED THE LOT COVERAGE FOR A PROPERTY LOCATED AT 29 CREST ROAD WEST (LOT 174-C-2-MS), ROLLING HILLS, CA (PERRIN)

Presentation by Kim Zuppinger, Contract Planner

Motion by Commissioner Cardenas seconded by Commissioner Douglass to adopt Resolution No. 2022-03 approving a Conditional Use Permit for development of a new 934-square-foot stable and approving a Variance to allow the new stable and existing corral to encroach into the side and rear yard setbacks, and exceed the maximum 20% structural coverage and maximum 35% total lot coverage. Motion carried unanimously with the following roll call vote:

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

10.B. ZONING CASE NO. 21-11: REQUEST FOR APPROVAL OF A SITE PLAN REVIEW TO CONSTRUCT A NEW 8,460-SQUARE-FOOT RESIDENCE, 8,460-SQUARE-FOOT BASEMENT, 1,510-SQUARE-FOOT ATTACHED GARAGES, 4,120 SQUARE FEET OF COVERED PORCHES, 1,130-SQUARE-FOOT SWIMMING POOL AND SPA, 8,050-SQUARE-FOOT DRIVEWAY, AND 64,220 CUBIC YARDS OF GRADING, WHICH INCLUDES OVER-EXCAVATION AND RE-COMPACTION, AND A CONDITIONAL USE PERMIT TO CONSTRUCT AN 800-SQUARE-FOOT GUEST HOUSE AND 2,456-SQUARE-FOOT STABLE LOCATED AT 23 CREST ROAD EAST (LOT 132A-MS), ROLLING HILLS, CA 90274 (WILLIAMS).

Presentation by Kim Zuppinger, Contract Planner

Public Comment: Tavisha Ales, Charlie Raine

Chair Chelf noted that the Commission would like to continue this item to the next meeting. Without objection, so ordered.

Planning & Community Services Director Signo noted that this would require another Public Noticing.

11. OLD BUSINESS – NONE

11.A. CONSIDER A POLICY FOR IMPLEMENTING EXPANDED LOW IMPACT DEVELOPMENT STANDARDS

Presentation by John Signo, Planning & Community Services Director
Kathleen McGowan, McGowan Consulting

No Action taken.

12. NEW BUSINESS – NONE

13. SCHEDULED FIELD TRIPS – NONE

14. ITEMS FROM STAFF

15. ITEMS FROM THE PLANNING COMMISSION – NONE

16. ADJOURNMENT: 7:35 P.M.

The meeting was adjourned at 7:35 p.m. to a regular meeting of the Planning Commission scheduled to be held on Tuesday, April 19, 2022 beginning at 6:30 p.m. via tele-conference.
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Respectfully submitted,

_____
Christian Horvath, City Clerk

Approved,

_____
Brad Chelf, Chair

Minutes
Trees and Views Committee
Tuesday, March 15, 2022
Special Meeting 7:30 p.m.
Via tele-conference

1. CALL MEETING TO ORDER

The Trees and Views Committee of the City of Rolling Hills met via teleconference on the above date at 7:36 p.m. Chair Sean Cardenas presiding.

2. ROLL CALL

Commissioners Present:	Cooley, Kirkpatrick, Chair Cardenas
Commissioners Absent:	None
Staff Present:	John Signo, Planning & Community Services Director
	Kim Zuppinger, Contract Planner
	Brian Byun, Assistant City Attorney
	Connie Viramontes, Administrative Assistant

3. PUBLIC COMMENTS ON NON-AGENDA ITEMS – NONE

4. APPROVAL OF MINUTES – NONE

5. OLD BUSINESS – NONE

6. NEW BUSINESS

6.A. VIEW PRESERVATION COMPLAINT - 16 GEORGEFF ROAD (BEILKE - COMPLAINANT) AND 2 EL CONCHO (GREENBERG - VEGETATION OWNER)

Presentation by John Signo, Planning & Community Services Director

Public Comment: Jared Beilke, Jennifer Duffy

Motion by Chair Cardenas seconded by Member Kirkpatrick for the Committee to continue this item to May 17, 2022 at 7:30 p.m. to give the parties an opportunity for mediation.

AYES:	Cooley, Kirkpatrick, Chair Cardenas
NOES:	None
ABSENT:	None

7. ITEMS FROM STAFF – NONE

8. ITEMS FROM THE TREES & VIEWS COMMITTEE– NONE

9. ADJOURNMENT: 8:13 P.M.

The meeting was adjourned at 8:13 p.m. to a special meeting of the Trees and Views Committee scheduled to be held on Tuesday, May 17, 2022 beginning at 7:30 p.m. via tele-conference.

Respectfully submitted,

_____

Christian Horvath, City Clerk

Approved,

_____

Brad Chelf, Chair

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 9.A
Mtg. Date: 04/19/2022

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

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

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

SUBJECT: **ZONING CASE NO. 21-11: REQUEST FOR APPROVAL OF A SITE PLAN REVIEW TO CONSTRUCT A NEW 8,460-SQUARE-FOOT RESIDENCE, 8,460-SQUARE-FOOT BASEMENT, 1,510-SQUARE-FOOT ATTACHED GARAGES, 4,120 SQUARE FEET OF COVERED PORCHES, 1,130-SQUARE-FOOT SWIMMING POOL AND SPA, 8,050-SQUARE-FOOT DRIVEWAY, AND 64,220 CUBIC YARDS OF GRADING, WHICH INCLUDES OVER-EXCAVATION AND RE-COMPACTION, A CONDITIONAL USE PERMIT TO CONSTRUCT AN 800-SQUARE-FOOT GUEST HOUSE AND 2,456-SQUARE-FOOT STABLE; AND A VARIANCE TO CONSTRUCT A STABLE AND CORRAL IN THE FRONT YARD AND ALLOW A PORTION OF THE CORRAL TO ENCROACH INTO THE FRONT YARD SETBACK LOCATED AT 23 CREST ROAD EAST (LOT 132A-MS), ROLLING HILLS, CA 90274 (WILLIAMS)**

DATE: **April 19, 2022**

BACKGROUND:
This item is continued from the March 15, 2022 Planning Commission meeting.

Since the March 15th meeting, the property has been sold. The applicant is requesting this item be taken off the agenda. No further action is required by the Planning Commission.

DISCUSSION:
None.

FISCAL IMPACT:
None.

RECOMMENDATION:
Receive and file.

ATTACHMENTS:
Email_from_Schoenfeld_041322.pdf

John Signo

From: John Schoenfeld <john@jalexanderco.com>
Sent: Wednesday, April 13, 2022 1:12 PM
To: John Signo
Cc: 'Tavisha Ales; Richard L Williams; Dan Bolton
Subject: 23 CREST ROAS EAST (ZONING CASE NO. 21-11)

John,

Confirming our conversations, please take above referenced case off calendar for the upcoming Planning Commission hearing.

Do not hesitate to contact me with any questions or concerns, or if anything further is required.

Best regards,

John Schoenfeld
310-528-8872

John A. Schoenfeld | President

john@jalexanderco.com | O: 310-375-9731 | C: 310-528-8872 | F: 310-791-8270

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NOTE OUR NEW MAILING ADDRESS

Agenda Item No.: 10.A
Mtg. Date: 04/19/2022

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

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

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

SUBJECT: **ZONING CASE NO. 21-10: REQUEST FOR APPROVAL FOR A MAJOR MODIFICATION TO A SITE PLAN REVIEW FOR THE CONSTRUCTION OF A NEW 6,094-SQUARE-FOOT RESIDENCE, 4,491-SQUARE-FOOT BASEMENT, 987-SQUARE-FOOT ATTACHED GARAGE, COVERED PORCHES, SWIMMING POOL AND SPA, 1,000-SQUARE-FOOT ACCESSORY DWELLING UNIT, AND OTHER IMPROVEMENTS FOR A PROPERTY LOCATED AT 8 MIDDLERIDGE LANE SOUTH (LOT 254-UR), ROLLING HILLS, CA 90274 (CIMMARUSTI)**

DATE: **April 19, 2022**

BACKGROUND:

Previous Approvals

On July 16, 2019, the Planning Commission adopted Resolution No. 2019-13 approving Zoning Case No. 956 for a Site Plan Review for grading of 6,790 cubic yards of cut and 5,955 cubic yards of fill with 835 cubic yards of dirt to be exported from the excavation of the basement and pool; to construct a 6,201-square-foot residence with a 3,000-square-foot basement and 880-square-foot attached garage; to construct a 1,172 square foot swimming pool; and to construct a not to exceed 5-foot-high retaining wall along the driveway; a Condition Use Permit to construct an 800-square-foot guest house; and Variances to exceed the maximum permitted disturbance of the lot by 9.9% to up to 49.9%, where maximum permitted is 40%; and to cover 33.3% of the front yard setback with a driveway, where the maximum permitted is 20%. A new driveway apron was approved by the Traffic Commission. The project also included accompanying administrative approvals to construct the following: 1) 1,222 square feet of covered porches for the residence; 2) 238-square-foot entryway for the residence; 3) 40 square foot pool equipment area; 4) 100-square-foot water feature; 5) 400-square-foot outdoor kitchen; 6) 100-square-foot service yard area; and 7) 337-square-foot attached porch for the guest house.

On August 17, 2021, the Planning Commission adopted Resolution No. 2021-11 granting a two-year time extension for Zoning Case No. 956 to July 16, 2023. The time extension applies to the Site Plan Review, Conditional Use Permit, and Variances.

Zoning, Location, and Lot Description

The property is zoned RAS-2 and excluding roadway easement the net lot area is 137,810 square feet (3.16 acres) in size. The lot is vacant. The existing topography of the project site slopes down approximately 40 feet from the upper area of the Middleridge Lane South to the lowest portion of the lot.

DISCUSSION:

Applicant Request

On September 20, 2021, the new owner, Ralph Cimmarusti (Colorado St. Brand Blvd LLC), submitted a major modification request for the Site Plan Review to relocate the residence 30 feet to the east and raise the finished floor two feet higher in elevation. The motor court and driveway have shifted to align with the orientation of residence and attached garage, however, the driveway apron, which was approved by the Traffic Commission, is in the same location. The maximum roof ridge will be 19.5 feet above finished grade, which is 1.3 feet higher than the approved residence. The changes also include:

- reducing the size of the house to 6,094 square feet and increasing the attached garage to 987 square feet to accommodate a fourth garage space with no change to the overall footprint;
- enlarging the basement from 3,000 square feet to 4,491 square feet; and
- balanced grading of 6,100 cubic yards of cut and 6,100 cubic yards of fill with no import or export of dirt.

The modification eliminates the need for a Condition Use Permit since the guest house will be converted and enlarged to a 1,000-square-foot, two-bedroom accessory dwelling unit (ADU), which is not subject to discretionary review. The Variances to exceed the maximum permitted disturbance of the lot by 9.9% to up to 49.9%, where maximum permitted is 40%; and to cover 33.3% of the front yard setback with a driveway, where the maximum permitted is 20% are still approved. The modification includes the accompanying administrative approvals included in the original approval. The location of the driveway apron and stable set-aside area have been previously approved and will not change.

Site Plan Review

Site Plan Review is required for the construction of the 6,094-square-foot residence, including 4,491-square-foot basement and 987-square-foot attached garage pursuant to Rolling Hills Municipal Code (RHMC) Section 17.46.020; the 1,172-square-foot swimming pool pursuant to RHMC Section 17.46.020; the grading of 6,100 cubic yards of cut and 6,100 cubic yards of fill balanced onsite pursuant to pursuant to RHMC Section 17.46.020; and a not to exceed 5-foot-high retaining wall along a portion of the driveway pursuant to RHMC Sections 17.16.190 and 17.16.210.

Grading

The total grading for the project is proposed to be 12,200 cubic yards (CY): 6,100 CY of cut and 6,100 CY of fill; the grading which will be balanced on site. The western portion of the lot includes 961 CY of cut and 752 CY of fill for the driveway; the depth of the cut will be eight feet and the fill will be six feet. The project includes 1,740 CY of overexcavation and 1,740 CY of recompaction.

The applicant is proposing to use the excavated dirt to flatten surrounding areas. No dirt will be exported. Maximizing the amount of fill on the subject property complies with the goals of the General Plan to balance grading on site. A breakdown of the cubic yards of cut and fill is shown in Table 1.

Table 1. Grading

Area of Grading	CY of Cut	Depth of Cut	CY of Fill	Depth of Fill	Total CY of Grading
Walls	142	7.7’	224	3.8’	366
Driveway	961	8’	752	6’	1,713
Yard	230	2.7’	121	3.2’	351
Main Residence	128	2’	0	0	128
Basement	2,392	14.3’	0	0	2,229
ADU	191	7.1’	12	2.2’	203
Pool and Spa	306	8.1’	0	0	306
Total (Grading Balanced on-site)	**6,100**	**n/a**	**6,100**	**n/a**	**12,200**

Source: Grading calculations provided by applicant

Variance

Zoning Case No. 956 approved under Resolution No. 2019-13 include variance requests from Section 17.16.070 for lot disturbance and driveway location in a setback area. The major modification has no change to the approved variance requests which remain in effect.

Conditional Use Permit

Zoning Case No. 956 approved under Resolution No. 2019-13 included a conditional use permit (CUP) for a guest house. However, the applicant has since modified the guest house to be an accessory dwelling unit (ADU), which can be approved administratively and is not subject to discretionary review. Thus, the CUP is no longer needed.

Driveway Location

No change is made to the driveway apron location as approved under Resolution No. 2019-13. The motor court and driveway have shifted to align with the orientation of residence and

attached garage, however, the driveway apron, which was approved by the Traffic Commission, is in the same location.

MUNICIPAL CODE COMPLIANCE

Lot and Building Pad Coverage

- The net lot area is 137,810 square feet (3.16 acres) in size.
- The structural coverage is as follows: new residence, garage, ADU, and other structures includes 12,047 square feet or 8.7%, including excluded structures (20% max. permitted).
- The proposed flatwork for the entire lot will be 16,860 square feet or 12.2%.
- The total lot coverage (structures and flatwork) will be 28,907 square feet or 21%, including excluded structures.
- The total disturbed area for the lot will be 68,868 square feet or 49.9% of the lot (40% maximum permitted)

Stable/Corral

A future stable and corral will be located in the northern portion of the lot near the roadway.

Site Access

The apron for driveway will be located on the lower northwest area of lot and will provide access to the motor court and main entry of the residence.

Table 2. Finished Grade and Ridgeline for Structures

	Finished Surface / Pad Elevation	Ridgeline Elevation	Height of Structure
Main Residence/Garage	1012.8	1,032.3	19.5’
ADU	1015.0	1028.5	13’-6”
Pool and Spa	1,012.9	N/A	N/A
Driveway	Varies from 983 to 1,014	N/A	N/A

Source: Calculations and development plans

Utility Lines / Septic Tank

All utility lines for the development will be required to be placed underground. The Los Angeles County Public Health department will review the septic system (location TBD).

Environmental Review

The project has been determined to be categorically exempt pursuant to the California

Environmental Quality Act (CEQA) under Class 3, Section 15303. New construction of a single-family residence and accessory structures.

Rolling Hills Community Association Review

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

PUBLIC PARTICIPATION

On April 13, 2022, a neighbor visited City Hall to discuss the project and look at the development plans.

SITE PLAN REVIEW CRITERIA

17.46.010 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; incorporates environmentally and aesthetically sensitive grading practices; preserves existing mature vegetation; is compatible and consistent with the scale, massing and development pattern in the immediate project vicinity; and otherwise preserves and protects the health, safety and welfare of the citizens of Rolling Hills.

17.46.50 Required Findings.

1. The Commission shall be required to make findings in acting to approve, conditionally approve, or deny a site plan review
2. No project which requires site plan review approval shall be approved by the Commission, or by the City Council on appeal, unless the following findings can be made:
3. The project complies with and is consistent with the goals and policies of the general plan and all requirements of the zoning ordinance; 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;
4. The project is harmonious in scale and mass with the site, the natural terrain and surrounding residences;
5. 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);
6. Grading has been designed to follow natural contours of the site and to minimize the amount of grading required to create the building area;
7. Grading will not modify existing drainage channels nor redirect drainage flow, unless such flow is redirected into an existing drainage course;
8. 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;
9. The project is sensitive and not detrimental to the convenient and safe movement of pedestrians and vehicles; and
10. The project conforms to the requirements of the California Environmental Quality.

FISCAL IMPACT:
None.

RECOMMENDATION:
Open the public hearing, receive public testimony, discuss the project, and adopt Resolution No. 2022-04 approving the project as presented.

ATTACHMENTS:
01_Development Table 8 Middleridge Lane South (ZC 21-10).pdf
EARTH-INFO.pdf
CC Reso 2019-13 (ZC 956) 8 Middleridge Ln S 7-16-19.pdf
06-18-19AgendaPacket.pdf
10019992-2021-11.PC RESOLUTION_8 Middleridge Lane.pdf
2022-04_PC_Resolution_8MiddleridgeLn_S_ZC 21-10-c1.pdf
1.1 Site Plan 4-14-22.pdf
1.2 section ADU rev 3-31-22.pdf
1.4 Site overlay.pdf
2.1 First_Floor_3.0 -08 APR 22-3.0 OVERALL FP.pdf
3.1 ADU Floor Plan.pdf
22053-EXHIBIT-1-CUTFILL-r.pdf
22053-EXHIBIT-2-SLOPE-r.pdf
1.3 planning ext elevations1.pdf

COMPARISON CHART

8 MIDDLERIDGE LANE SOUTH	2019 PRIOR APPROVAL	2022 PROPOSED PROJECT
RA-S- 2 Zone Net Lot Area: 137,810 SF (3.16 AC)	SINGLE FAMILY RESIDENCE, GARAGE, GUEST HOUSE, POOL AND SPA, FUTURE (SET ASIDE) STABLE AND CORRAL	SINGLE FAMILY RESIDENCE, GARAGE, ADU, POOL AND SPA, FUTURE (SET ASIDE) STABLE AND CORRAL
Building Pad 1	30,600 SF	30,600 SF
Residence	6,201 SF 18.2' height	6,094 SF 19.5' height
Garage	880 SF	987 SF
Pool and Spa	1,172 SF	1,172 SF
Pool Equipment	40 SF	40 SF
Guest House	800 SF	--
ADU	--	1,000 SF
Future Stable minimum: 450 SF Corral minimum: 550 SF	1,000 SF (Future Stable/corral)	1,000 SF (Future Stable/corral)
Attached Covered Porches, Entryway, Porte Cochere, Breezeways	1,222 SF	1,222 SF
Detached Structures: Sheds, Trellises, Gazebos	0 SF	0 SF
Water features	100 SF	100 SF
Service Yard	100 SF	100 SF
Basement Area	3,000 SF	4,491 SF
Grading	12,745 cubic yards (CY) (6,790 CY cut/ 5,955 CY fill)	12,200 cubic yards (6,100 CY cut/ 6,100 CY fill)
Total Structure Area	11,603 SF	12,047 SF
% Structural Coverage	8.4%	8.7%
Total Structures Excluding: up to 5 legal and up to 800 SF detached structures that are not higher than 12 ft (no more than 120 SF per structure per deduction, except for trellis)	11,103 SF (8.1%)	11,547 SF (8.4%)
Flatwork Lot Coverage (20% max & with deductions)	17,140 SF (12.4 %)	16,860 SF (12.2 %)
Total Lot Coverage (Structures and Flatwork) (35% max & with deductions)	28,243 SF (20.5%)	28,407 SF (20.6%)
Total Disturbed Area (40% maximum)	68,886 SF (49.9%)	68,868 SF (49.9%)

Date	4/14/2022	**Address**	8 Middle Ridge South
GRADING AND EXCAVATION INFORMATION			
Grading Quantities	Cubic Yds.	Max. Depth	Max. Depth Location
CUT/EXCAVATION			
For House(without basement)	128	2	SW of Bldg.
For other structures:			
Walls	142	7.7	SE of DWY.
ADU	191	7.1	SW of ADU
For Driveway	961	8	SW of SWY.
For yard areas	230	2.7	SW of Pool
For basement excavation	2392	14.3	SW of Basement
Slope grading	1750	-10	S of DWY.
For pool/spa excavation	306	8.1	SW of Pool
Overexcavation	1740	3	Bldg.+ADU+DWY.+Hardscape
TOTAL CUT	6100(overexcavation is not included)		
TOTAL EXPORT	0		
FILL			
For House	0	0	
For other structures:			
Walls	224	3.8	NW of DWY.
ADU	12	2.2	NE of ADU
For Driveway	752	6	NE of DWY.
For yard areas	121	3.2	NE of Pool
For basement excavation	0	0	
For pool/spa excavation	0	0	
Slope grading	4991	11	W of Bldg.
Recompaction	1740	3	Bldg.+ADU+DWY.+Hardscape
TOTAL FILL	6100(Recompaction is not included)		
TOTAL GRADING (Sum of total cut and total fill)		12,200	
PAD/FLOOR ELEVATIONS			
	Residential pad	Other pad	
Existing pad elevations			
Finished Floor	no ex. Bldg		
Finished grade			
Proposed pad elevations			
Finished floor	1013/1014.25	ADU:1015.5	
Finished grade	1011.5 to 1016.25	ADU:1014.85	
Basement-finished floor	1002/1003.33		
Basement-finished well wall	1001.75/1003.08		

RESOLUTION NO. 2019-13.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL FOR A SITE PLAN REVIEW FOR THE CONSTRUCTION OF A NEW RESIDENCE, INCLUDING ATTACHED GARAGE AND BASEMENT, RETAINING WALL, SWIMMING POOL, AND GRADING; CONDITIONAL USE PERMIT TO CONSTRUCT A GUEST HOUSE; AND VARIANCES TO EXCEED THE MAXIMUM PERMITTED DISTURBANCE OF THE LOT AND TO EXCEED THE MAXIMUM PERMITTED COVERAGE OF THE FRONT YARD SETBACK FOR CONSTRUCTION OF A DRIVEWAY IN ZONING CASE NO. 956 **AT 8 MIDDLERIDGE LANE SOUTH** (ZHANG).

THE PLANNING COMMISSION DOES HEREBY FIND, RESOLVE, AND ORDER AS FOLLOWS:

Section 1. An application was duly filed by Mr. Kevin Zhang (Applicant) for Site Plan Review for grading of 6,790 cubic yards of cut and 5,955 cubic yards of fill with 835 cubic yard of dirt to be exported from the excavation of the basement and pool; to construct a 6,201 square foot residence with 3,000 square foot basement and 880 square foot attached garage; to construct a1,172 square foot swimming pool; and to construct a not to exceed 5' high retaining wall along the driveway; a Condition Use Permit to construct an 800 square foot guest house; and Variances to exceed the maximum permitted disturbance of the lot by 9.9% to up to 49.9%, where maximum permitted is 40%; and to cover 33.3% of the front yard setback with a driveway, where the maximum permitted is 20%. A new driveway apron was approved by the Traffic Commission. Applicant also seeks accompanying administrative approvals to construct the following: 1) 1,222 square feet of covered porches for the residence; 2) 238 square foot entryway for the residence; 3) 40 square foot pool equipment area; 4) 100 square foot water feature; 5) 400 square foot outdoor kitchen; 6) 100 square foot service yard area; and 7) 337 square foot attached porch for the guest house.

Section 2. During the Traffic Commission and Planning Commission proceedings, several residents along Middleridge Lane South expressed concerns about the project relating to the location of the driveway apron, massing and size of the house, grading amount, potential loss of privacy, loss of views, visibility of the long driveway from the street, and screening of the project. The applicant revised the project three times; by reducing the size of the house, attached garage, covered porches, eliminating two retaining walls, lowering the building pad by over 6' from the original proposed development, lowering the ridge line of the house, and moving the house away from the side setback line to provide for a greater distance between the project and adjacent house.

Section 3. The Planning Commission conducted duly noticed public hearings to consider the application at their regular meetings on February 19, 2019April 16, 2019, May 21, 2019, and June 18, 2019 including site visits on April 16, 2019 and on June 18, 2019. The Planning Commission at the June 18, 2019 regular meeting directed staff to prepare a Resolution approving the project. Neighbors within a 1,000-foot radius were notified of the public hearings and notices were published in the Peninsula News on January 3, 2019 and April 4, 2019. The Applicant and his agent were notified of the public hearings in writing by first class mail and the Applicant's agent was in attendance at the hearings. Evidence was heard and presented from all persons interested in affecting said proposal and from members of the City staff. The Planning Commission reviewed, analyzed, and studied said proposal.

Section 4. The property is zoned RAS-2, and the lot is 3.45 acres in size excluding roadway easement. For development purposes the net lot area is 3.1 acres, (137,810 sq.ft.). The lot is vacant. The lot is long and narrow, having a very long frontage along Middleridge Lane South. The rear of the lot slopes to a bridle trail that crosses the lot.

Section 5. The Planning Commission finds that the development project is exempt from the California Environmental Quality Act, (CEQA) pursuant to Section 15303 (new construction of single family residence and accessory structures) of the CEQA guidelines.

Section 6. Site Plan Review is required for the construction of the 6,201 square foot residence, including 3,000 square foot basement and 880 square foot attached garage pursuant to Rolling Hills Municipal Code (RHMC) Section 17.46.020; the 1,172 square foot swimming pool pursuant to RHMC Section 17.46.020; the grading of 6,790 cubic yards of cut and 5,955 cubic yards of fill pursunt to pursuant to RHMC Section 17.46.020; and a not to exceed 5 foot retaining wall along a portion of the driveway pursuant to RHMC Sections 17.16.190 and 17.16.210. With respect to the Site Plan Review, the Planning Commission makes the following findings of fact:

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 6,201 square foot residence, including 3,000 square foot basement and 880 square foot attached garage, and the 1,172 square foot swimming pool comply with the General Plan requirement of low profile, low-density residential development with sufficient open space between surrounding structures and maintain sufficient setbacks to provide buffers between residential uses. The construction of these features also does not require variances from any zoning requirement.

The property is unimproved, and therefore a new driveway and a building pad must be created. The 6,790 cubic yards of cut and 5,955 cubic yards of fill of grading complies with the general plan and all requirements of the zoning ordinance subject to the two variances to increase the disturbance above the maximum allowable and to increase the coverage of the front yard set back above the maximum allowable to construct the driveway. The grading is necessary to create the building pad for the residence and a driveway of 20′ in width with a turn around area is required by the Fire Department. The net lot area of the lot is over 3 acres but is constrained by the shape of the lot which is long and narrow, having a very long frontage along Middleridge Lane South. Thelot is adjacent to other large lots along Middleridge Lane South.

The not to exceed 5 foot retaining wall along the driveway complies with the general plan and all requirements of the zoning ordinance. The topography of the lot and the requirement for a 20′ wide driveway dictates the location of a wall. The wall will not be visible from the street or by any neighbors; it will only be visible to the Applicant. The retaining wall supports the General Plan as it will provide safety to the property owners, reduce the need for additional grading and meet the building code and Fire Department requirements.

B. The project substantially preserves the natural and undeveloped state of the lot by minimizing building coverage. The topography and the configuration of the lot have been considered, and the proposed project will be constructed on the least steep area of the lot, so that the lot experiences the least disruption. The lot coverage is 28,243 square feet or 20.5%, which is below the maximum lot coverage limitation of 35%. The grading for the building pad leaves the steeper and more densely vegetated areas in their existing state. The project in general will retain the existing slopes and vegetation. The not to exceed 5′ retaining wall supports the slope along the driveway to reduce the need for additional grading.

C. The project is harmonious in scale and mass with the site, the natural terrain and surrounding residences. The proposed development, as conditioned, is consistent with the scale of the neighborhood when compared to new residences in the City. The proposed project is screened from the road so as to reduce the visual impact of the development. The development plan takes into consideration the views from Middleridge Lane South. The development will be set back from the road so that views from the road will not be blocked. Significant portions of the lot will be left

undeveloped. The development location will be the least intrusive to surrounding properties, is of sufficient distance from nearby residences so that it will not impact the view or privacy of surrounding neighbors, and will allow the owners to enjoy their property without significantly impacting surrounding property owners. The grading for the building pad leaves the steeper and more densely vegetated areas in their existing state. The proposed 5' retaining wall is necessary to support the slope along the driveway. The wall is harmonious in scale as it will be only visible from the yard of the subject residents and not by any other neighbors.

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 area of the proposed construction does not contain any native vegetation; part of the area is flat and through the years has been cleared for fire prevention. There are several mature trees and shrubs that will be preserved and other native vegetation will be planted. A good potion of the lot will remain in its natural condition as it slopes into the canyon and a bridle trail. This area of the lot will not be affected by the construction of the project. The building pad is created with a cut of earth that parallels the existing topography and the road. The dirt will be placed in a natural appealing curved shape to fill an existing depression. The resulting slopes will range from 3:1 gradient in the front area to 2.5:1 and 2:1 gradient in the rear of the house.

The not to exceed 5 foot high and 50 foot long retaining wall along the driveway limits preserves and integrates existing topographic features of the site because it follows the countours of the lot and is required to support the width of the driveway. The wall will not affect native vegetation or mature trees. It will aid in the design of the drainage on the property as the run off will travel along the driveway curb and the wall into a dissipator located near the driveway apron and into the street. This will protect the building pad and the structure from flooding during heavy rains. The rear of the building pad will continue draining in sheet flow fashion to the natural drainage course below the property.

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 building pad is created with grading that parallels the existing topography and the road. The dirt will be placed in natural appealing curved shape to fill an existing depression. The resulting slopes will range from 3:1 gradient in the front area to 2.5:1 and 2:1 gradient in the rear of the house. With the pad pitched as the existing site slopes, the fill slopes follow Middleridge in a natural form. There is no grading in the canyon and all drainage courses remain the same. Run off will be collected in a managed fashion, so as not to flood the property and to discharge water through the dissipator into the street.

F. Grading will not modify existing drainage channels nor redirect drainage flow, unless such flow is redirected into an existing drainage course. The topography and hydrology of the lot dictate the location of the development so that an acceptable drainage design for the property may be accomplished. The project will not affect any drainage course as the drainage will mimic the existing drainage course; however due to the introduction of impervious surfaces to the lot the lot run off will be collected in a managed fashion, so as not to flood the property and to discharge water through a dissipater into the street. The design incorporates a drainage swale behind the wall to further direct the water along the wall and into a dissipater. This will protect the building pad and the structures from flooding during heavy rains.

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. The project will retain many of the existing vegetation, and add new vegetation comatible with the rural character of the City. A large portion of the lot will remain undisturbed and the existing vegetation will remain. A large poriton of the area proposed for construction does not contain any

native or mature vegetation as it was cleared for fire prevention through the years. The development will be screened and landscaped with additional trees and shrubs. The landscaping will provide a buffer or transition area between the property and surroudning properties. The retaining wall will not disturb surrounding native vegetation or mature trees. The retaining wall is only visible to the Applicant and not from adjacent properties.

H. The project is sensitive and not detrimental to the convenient and safe movement of pedestrians and vehicles. This is an unimproved lot and a new driveway must be constructed. Following several reiterations for a proposed driveway reviewed by the Traffic Commission including at a field visit, the Traffic Commission recommended approval of the driveway in its currently proposed location. The Traffic Engineer agreed on the location of the driveway apron. The neighbors at the field visit also supported the location of the driveway apron. A path for pedestrians is preserved at the street and there is ample off-street parking due to Fire Prevention access requirement.

The new 20' wide driveway, as required by the Fire Department, will be safe for two cars to drive past each other. There is ample parking in the garages and in the turnaround area at the front of the house so visitor parking will be contained on site outside of the setbacks.

I. The project conforms to the requirements of the California Environmental Quality Act. The development project is exempt from CEQA pursuant to Section 15303 (new construction of single family residence and accessory structures) of the CEQA guidelines.

Section 7. Conditionally permitted uses are not outright permitted by the RHMC. The Planning Commission must consider applications for a Conditional Use Permit and may, with such conditions as are deemed necessary, approve a conditional use which will not jeopardize, adversely affect, endanger or to otherwise constitute a menace to the public health, safety, or general welfare or be materially detrimental to the property of other persons located in the vicinity of such use. A Conditional Use Permit is required for construction of a 800 square foot guest house pursuant to RHMC Section 17.16.040. Section 17.16.210 (A)(5) of the RHMC contains conditions for a guest house subject to approval of a conditional use permit. With respect to this request for a Conditional Use Permit, the Planning Commission finds as follows:

A. The proposed conditional use is consistent with the General Plan. The guest house is consistent with the General Plan because it is consistent with similar uses in the community, meets all the applicable code development standards for such use, and is located in an area on the property that is adequately sized to accommodate such use. The guest house is appropriately located in that it will be sufficiently separated from nearby structures. The guest house is a common amenity in the City. The guest house complies with the General Plan requirement of low profile, low-density residential development with sufficient open space between surrounding structures and maintains sufficient setbacks to provide buffers between residential uses.

B. The nature, condition, and development of adjacent uses, buildings, and structures have been considered, and the use will not adversely affect or be materially detrimental to these adjacent uses, buildings, or structures. The guest house is located of sufficient distance from nearby residences so as to not impact the view or privacy of surrounding neighbors. The height of the guest house will not be obtrusive or block views and is located sufficient distance from the road so as to not be visible from adjacent residences. As part of the approval, a condition is imposed that the guest house will not be rented and will not be located within 50-feet of a driveway or a parking pad.

C. The site for the proposed conditional use is of adequate size and shape to accommodate the use and building proposed. The lot is over 3 acres net in size and is sufficiently large to accommodate the proposed use. The guest house blends in with the

house and will not give the property an over-built look. Sufficient areas of the lot will remain open and unobstructed and sufficient distance has been put between the house and the guest house to leave open spaces in between. Sufficient distance has also been put between the street and the guest house to leave open space between.

D. The proposed conditional use complies with all applicable development standards of the zone district (RAS-2). The guest house complies with all conditions for guest houses pursuant to Section 17.16.210(A)(5) of RHMC. No walls or any variances are requested for the guest house use. The height of the guest house will not be obtrusive or block views. It is located a sufficient distance from the road so as to not be visible from adjacent residences.

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

F. The proposed conditional use observes the spirit and intent of this title. A guest house is a common amenity in the City. The construction meets all the development standards including the allowable size of 800 square feet. The proposed guest house is located a sufficient distance from nearby residences so as to not impact the view or privacy of surrounding neighbors. A stable and corral set aside area is preserved on the lot and the location of the guest house would not prevent the construction of a stable and corral should the owners wish to develop one in the future.

Section 8. Sections 17.38.010 through 17.38.050 of the RHMC permit approval of a Variance from the standards and requirements of the Zoning Ordinance when exceptional or extraordinary circumstances applicable to the property and not applicable to other similar properties in the same zone prevent the owner from making use of a parcel of property to the same extent enjoyed by similar properties in the same vicinity. A variance from Section 17.16.070 is required because it states that the lot disturbance shall be limited to 40% of the net lot area and a variance from Section 17.16.150 is required because it states that driveways may not cover more than 20% of the setback in which they're located. The Applicant is requesting a variance for 49.9% disturbance of the net lot area and to cover 33.3% of the front setback with a driveway. With respect to this request for Variances, the Planning Commission finds as follows:

A. There are exceptional and extraordinary circumstances or conditions applicable to the property that do not apply generally to the other property in the same vicinity and zone. Unlike most other properties in this zone, this lot is long and follows the curve of the road. The lot is also narrower than most typical lots and therefore it is suitable for development of a rambling, long house. This type of design requires more grading than if a "U" or an "L" shape house was feasible on the lot. In addition, the property is unimproved, and therefore a new driveway and a building pad must be created. The Traffic Commission determined that the best location for the driveway apron was to be located towards the north-east corner of the property, which required the driveway to be long; thus more disturbance of the lot was required. The Fire Department requires a 20' wide driveway with a turn around area and a path of at least 5' all around the structures to access all points of the structures, which also adds to the disturbance of the lot.

The Fire Department requires access to the east and north-east wings of the home and access all around the home through provision of a path. These requirements force the driveway to be long. Due to the narrow site, there is no room for the entire driveway to be moved out of the front setback. Therefore the front yard coverage of 33.3% with the driveway becomes necessary.

B. The 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 to the property in question.

Unlike most other properties in this zone, this lot is long and follows the curve of the road. The lot is also narrower than other typical lots and therefore it is suitable for development of a rambling, long house. This type of design requires more disturbance than if a "U" or an "L" shape house was developed on the lot. Middleridge Lane South has exceptionally poor sight lines due to tight curves and steepness. After several proposals for location of the driveway apron, the Traffic Commission, Traffic Engineer, and the residents at the site visit supported the location of the apron as a safe location along the meandering street. The selected driveway apron location leads to a long driveway in the front setback and requires additional disturbance. The shape of the lot, the Fire Department requirements, and the recommended location of the apron control design parameters. Therefore the Variances are necessary. Other properties in the vicinity have on average wider lots, which is denied to 8 Middleridge Lane South property.

C. The granting of the Variance would not be materially detrimental to the public welfare or injurious to the property or improvements in such vicinity. The driveway extending across the front yard setback will be screened from the adjacent properties by new vegetation. Additionally, the existing vegetation already provides a buffer between the street, other properties, and the subject site. The development has been carefully designed and the driveway apron studied for sight distance, making it safe and therefore the improvement and the new driveway will not be injurious to the neighboring properties or subject site. The grading, which will result in greater than the maximum allowable disturbance of the lot, will also not be materially detrimental to the public welfare or injurious to the property as it has been carefully designed to minimize grading and does not greatly exceed the 40% maximum disturbance allowable at 49.9%. This grading is required for construction of the safe driveway in addition to construction of the remaining portion of the building pad.

D. In granting the variance, the spirit and intent of the Zoning Code will be observed. The Zoning Ordinance in the RHMC allows for the construction of single family residences on a lot. The property is unimproved, and therefore a new driveway must be constructed. The lot is unique in size and topography. The Traffic Commission determined that the best location of the apron was to be located towards the north-east corner of the property. This triggered more disturbance of the lot and the location of the driveway in the setback. The narrow nature of the lot makes it difficult to move the driveway out of the front setback. No other variances are requested for this project and the project meets all other development standards of the Zoning Ordinance, and therefore the spirit and intent of the Zoning Code is observed.

E. The variance does not grant special privilege to the Applicant. The lot is unique in size and topography. The driveway apron which requires the driveway to traverse through the front yard setback would allow the owners and visitors to enjoy a safe ingress and ingress from the property and provide for on-site parking. The exceedance in the disturbance of the lot is triggered by the requirements of the Fire Department for the wide driveway and access around the property. The Traffic Commission and Traffic Engineer determined that the driveway apron was in the best location for the lot. The residents at the site visit supported the location of the driveway apron. Without the variances, the Applicant would be required to significantly decrease the size of the residence to provide the Fire Department with sufficient access around the property. Such reduction is size would also constrain orderly development of the interior of the residence, attached garage, and guest house.

F. The variances are consistent with the portions of the County of Los Angeles Hazardous Waste Management Plan relating to siting and siting criteria for hazardous waste facilities because there are no hazardous waste facilities at issue in this case.

G. The variance requests are consistent with the General Plan. The proposed variances for the project will provide for residential uses which are in line with the

General Plan, as it allows construction of a single family single story home on a lot. The location of the driveway apron largely causes the disturbance to exceed the maximum allowable and causes the driveway to traverse through the front yard setback in excess of the maximum allowable. The driveway apron will provide the Applicant with a safe access to and from the property, on site parking so that parking will not spill over on the roadway easement, and will protect the views that the adjacent properties currenly enjoy. These items are consistent with the General Plan, meeting the goal of maintaining the City's one story height limitations and preserving scenic vistas.

Section 9. Based upon the foregoing findings, the Planning Commission hereby approves Zoning Case No. 956 a request for Site Plan Review for grading of 6,790 cubic yards of cut and 5,955 cubic yards of fill with 835 cubic yard of dirt to be exported from the excavation of the basement and pool; to construct a 6,201 square foot residence with 3,000 square foot basement and 880 square foot attached garage; to construct a 1,172 square foot swimming pool; and to construct a not to exceed 5' high retaining wall along the driveway; a Condition Use Permit to construct an 800 square foot guest house; and Variances to exceed the maximum permitted disturbance of the lot by 9.9% to up to 49.9%, where maximum permitted is 40%; and to cover 33.3% of the front yard setback with a driveway, where the maximum permitted is 20% subject to the following conditions:

A. The Site Plan, Variances, and Conditional Use Permit approval shall expire within two years from the effective date of approval if construction pursuant to this approval has not commenced within that time period, as required by Sections 17.46.080, 17.42.070 and 17.38.070 of the RHMC, or the approval granted is otherwise extended pursuant to the requirements of those sections.

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

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

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

E. The lot shall be developed and maintained in substantial conformance with the site plan on file dated May 15, 2019 except as otherwise provided in these conditions. All conditions of the Site Plan Review, Variances and Conditional Use Permit approvals shall be incorporated into the building permit working drawings, and where applicable complied with prior to issuance of a grading or building permit from the building department.

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

Any modifications and/or changes to the approved project, including resulting from field conditions, shall be discussed and approved by staff prior to implementing the changes.

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 therein 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. The structural net lot coverage shall not exceed 11,603 sq.ft. or 8.4% (w/out deductions) and 8.2% w/deductions in conformance with the lot coverage limitations; the proposed total coverage, (structures and flatworks) shall not exceed 28,243 sq.ft. (w/deductions) or 20.5% and 20.6% w/out deduction in conformance with the lot coverage limitations.

The proposed residentil building pad will be 30,600 sq.ft. with 35.9% structural coverage-accounting for allowable deductions, and includes the guest house.

H. The disturbed area of the lot shall not exceed 49.9%. Grading for this project shall not exceed 6,790 cubic yards of cut and 5,955 cubic yards of fill, with 835 cubic yard of dirt to be exported.

I. A driveway and a turn-around shall be provided per the Fire Department requirements.

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

K. The highest ridgeline of the residence shall not exceed 18.2" feet from the finished grade to the finished surface of the roof along west elevation, and then stepp down to as low as 13'3". The guest house may not exceed the height of 14'10" along the north elevation and 13'10' elsewhere. Three chimneys are permitted, two shall run in a north south direction, which is parallel to views from behind, minimizing impact.

L. The dissipaters and pool equipment area shall be screened with landscaping. Sound attenuating equipment shall be installed to dampen the sound from the pool equipment area and the pool pump. The project shall utilize the most quiet and technologically advanced equipment to dampen the sound. Per LA County Building Code, pool barrier/fencing shall be required.

M. The applicant shall comply with all requirements of the Lighting Ordinance of the City of Rolling Hills (RHMC 17.16.190) pertaining to lighting on said property and roofing material requirements of properties and all other ordinances and laws of the City of Rolling Hills.

N. The guest house shall not exceed 800 square feet as measured from the outside wall. All provisions of Section 17.16.210(A)(5) of the zoning ordinance, shall be complied with; including, and not be limited to: only one sanitary facility consisting of a shower, sink, and a toilet and a kitchenette is permitted in the guest house; there shall be no parking area within 50-feet of the guest house and no renting of the guest house is permitted. A guest house floor plan shall be submitted to the Planning Department priort to obtaining a building permit.

O. The property on which the project is located shall contain a set aside area to provide an area meeting all standards for a stable and corral with adequate access. The stable and corral set aside area may not be graded, unless an application is filed with the City for construction of a stable.

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

Q. All graded slopes shall be landscaped. Prior to issuance of building permit, a detailed landscaping plan shall be submitted to the City in conformance with Fire Department Fuel Modification requirements and shall be subject to the requirements of the City's Water Efficient Landscape Ordinance, (Chapter 13.18 of the RHMC).

The landscaping plan shall include vegetation and trees, that when planted, to the maximum extent feasible, screen the development from the adjacent properties; minimum of 24 inch plant boxes and 15 gallon plants shall be utilized for screening. The detailed landscaping plan must provide that any trees and shrubs used in the landscaping scheme for this project shall be planted in a way that screens the development from adjacent street and neighbors, but as plants grow, they would not grow into a hedge or impede any neighbors views. 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. The project shall be continually maintained in substantial conformance with the landscaping plan.

R. All utility lines to all structures on the lot shall be placed underground, subject to all applicable standards and requirements.

S. 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.

T. A construction fence may be allowed or may be required by the City or the Building Department staff for the duration of the construction of the project. City staff shall approve the location and height of the fence. The construction fence shall not be placed more than 15 calendar days prior to commencement of the construction and shall be removed within 15 calendar days of substantial completion of the project as determined by City staff or at any given time at the discretion of City staff.

U. Placement of one construction and one office trailer may be permitted for the duration of on-site construction activities during an active building permit; each shall be no larger than 8' x 40' in size, and must be authorized by City staff with such authorization being revoked at any point deemed reasonable by City staff. Such trailers, to maximum extent practicable shall be located in a manner not visible from the street. Unless otherwise approved by staff, with proof of a good cause, such trailers shall not be located in any setback or front yard, may be placed on the site no more than 15 calendar days prior to commencement of construction and must be removed within 15

calendar days of expiration of a building permit, revocation, or finalization of the project.

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 upon completion of the project.

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

X. *During construction,* to the extent feasible, all parking shall take place on the project site, but 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. A flagmen shall be used to direct traffic when necessary, including during delivery of large construction equipment or materials.

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

Z. The contractor shall not use tools that could produce a spark, including for clearing and grubbing, during red flag warning conditions. Weather conditions can be found at: **http://www.wrh.noaa.gov/lox/main.php?suite=safety&page=hazard_definitions#FIRE.** It is the sole responsibility of the property owner and/or his/her contractor to monitor the red flag warning conditions. Should a red flag warning be declared and if work is to be conducted on the property, the contractor shall have readily available fire distinguisher.

AA. The property owners shall be required to conform with the Regional Water Quality Control Board and County Public Works Department Best Management Practices (BMP's) requirements related to solid waste, drainage, cisterns, and storm water drainage facilities management and to the City's Low Impact development Ordinance (LID). Further the property owners shall be required to conform to the County Health Department requirements for a septic system.

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

AC. The Applicant shall execute an Affidavit of Acceptance of all conditions of this permit pursuant to Zoning Ordinance, or the approval shall not be effective. The affidavit shall be recorded together with the resolution.

PASSED, APPROVED AND ADOPTED THIS 16th DAY OF JULY, 2019.

BRAD CHELF, CHAIRMAN

ATTEST:

CITY CLERK

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

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

I certify that the foregoing Resolution No. 2019-13 entitled:

> A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL FOR A SITE PLAN REVIEW FOR THE CONSTRUCTION OF A NEW RESIDENCE, INCLUDING ATTACHED GARAGE AND BASEMENT, RETAINING WALL, SWIMMING POOL, AND GRADING; CONDITIONAL USE PERMIT TO CONSTRUCT A GUEST HOUSE; AND VARIANCES TO EXCEED THE MAXIMUM PERMITTED DISTURBANCE OF THE LOT AND TO EXCEED THE MAXIMUM PERMITTED COVERAGE OF THE FRONT YARD SETBACK FOR CONSTRUCTION OF A DRIVEWAY IN ZONING CASE NO. 956 **AT 8 MIDDLERIDGE LANE SOUTH** (ZHANG).

was approved and adopted at a regular meeting of the Planning Commission on July 16th, 2019 by the following roll call vote:

AYES: CARDENAS, COOLEY, KIRKPATRICK, SEABURN, AND CHAIR CHELF.

NOES: NONE.

ABSENT: NONE.

ABSTAIN: NONE.

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

Administrative Offices

CITY CLERK

City of Rolling Hills INCORPORATED JANUARY 24, 1957

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

AGENDA

REGULAR MEETING
OF THE PLANNING COMMISSION
CITY OF ROLLING HILLS
6:30 PM
TUESDAY, JUNE 18, 2019
ROLLING HILLS CITY HALL
2 PORTUGUESE BEND ROAD, ROLLING HILLS, CA 90274

1. CALL MEETING TO ORDER

2. ROLL CALL

3. APPROVAL OF THE AGENDA

4. PUBLIC COMMENTS ON MINUTES AND ANY ITEM NOT ON THE AGENDA

5. APPROVAL OF MINUTES
NONE

6. RESOLUTIONS
A. ZONING CASE NO. 953. 13 PORTUGUESE BEND ROAD, (LOT 77-RH) (CARDENAS).

Due to lack of quorum this case is continued to the June 25, 2019 Adjourned Planning Commission meeting.

7. PUBLIC HEARINGS ON ITEMS CONTINUED FROM PREVIOUS MEETING

A. ZONING CASE NO. 956. Request for a Site Plan Review for grading of 6,790 cubic yards of cut and 5,955 cubic yards of fill with 835 cubic yards of export of dirt and construction of a new 6,201 square foot residence with 880 square foot garage and 1,222 square foot covered porches, 3,000 square foot basement and 1,172 square foot swimming pool with a spa and other miscellaneous outdoor amenities; a Conditional Use Permit to construct an 800 square foot guesthouse; and Variances for a driveway that covers more than 20% of the front yard setback area and to exceed the maximum 40% permitted

disturbance of the lot in Zoning Case No. 956 at **8 Middleridge Lane South** (Lot 254-UR), Rolling Hills, CA (Zhang).

RECOMMENDED ACTION:
1. Motion to direct staff to prepare a resolution of approval/denial for project as proposed.

8. NEW PUBLIC HEARINGS
NONE

9. NEW BUSINESS

10. OLD BUSINESS

11. SCHEDULE OF FIELD TRIPS (July 16, 2019)
3 Buckboard Road

12. ITEMS FROM STAFF

13. ITEMS FROM THE PLANNING COMMISSION

14. ADJOURNMENT

The meeting is adjourned to an Adjourned Regular Planning Commission meeting on June 25, 2019, at 6:30 PM.

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

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

Agenda Item No.: 7A
Mtg. Date: 06/18/19

TO: HONORABLE CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: YOLANTA SCHWARTZ, PLANNING DIRECTOR

APPLICATION NO.	**ZONING CASE NO. 956**
SITE LOCATION:	**VACANT LOT APN: 7569-020-004** **8 MIDDLERIDGE LANE SOUTH (LOT 254-UR)**
ZONING AND SIZE:	**RAS-2, 3.45 ACRES (EXCL. ROADWAY EASEMENT)**
APPLICANT:	**KEVIN ZHANG**
REPRESENTATIVE:	**CRISS GUNDERSON, ARCHITECT**
PUBLISHED:	**FEBRUARY 7, 2019**

The Planning Commission held several public hearings on this matter including a site visit on April 16, 2019. At the May 21, 2019 meeting the Planning Commission scheduled another site visit on June 18, 2019 to allow the applicant to further revise the project and allow the neighbors and the Planning Commission to view the revised project. Therefore, the Planning Commission and interested parties visited the site earlier in the morning on June 18, 2019.

LOCATION AND LOT DESCRIPTION

Zoning and Land Size

The property is zoned RAS-2 and excluding roadway easement the lot is 3.45 acres in size. For development purposes the net lot area is 3.1 acres, (137,810 sq.ft.). The lot is vacant. The lot is long and narrow, having a very long frontage along Middleridge Lane South. The rear of the lot slopes to a bridle trail that crosses the lot.

PROJECT DESCRIPTION

The Project

The project consists of the construction of a new residence, guest house, swimming pool and appurtenant structures, on a vacant lot. The request includes a Site Plan Review, Conditional Use Permit and a Variance.

Site Plan Review
The applicant is requesting a Site Plan Review (SPR), for grading of 6,790 cubic yards of cut and 5,955 cubic yards of fill, with 835 cy of dirt to be exported from the excavation of the basement and pool; and to construct a 6,201 square foot residence (previously 6,273 sf., 6,972 sf., and before that 7,364 sf.), with 3,000 square foot basement (previously 2,000 sf. basement); 880 square foot garage, (previously 1,120 sf., 1,053 sf. and before that 1,157 sf.); 1,222 square feet porches (previously 2,037 sf., 1,457 sf., plus 237 sf. trellis), 238 square foot entryway (previously 200 sf.), 1,172 square foot swimming pool with 40 square foot pool equipment, 100 square foot water feature, 400 square foot outdoor kitchen, and 100 square foot service yard area. The house design follows the shape and contours of the lot. A SPR is also requested for one not to exceed 5' high retaining wall along the driveway, (previously two walls).

Conditional Use Permit
A Condition Use Permit is requested to construct an 800 square foot guest house with 337 square foot attached porch.

Variances
The applicant is requesting Variances to exceed the maximum permitted disturbance of the lot by over 9% to up to 49.9%, where maximum permitted is 40%; and to exceed the 20% maximum permitted coverage of a setback with a driveway. The driveway is proposed to cover 33.3% of the front setback. The proposed driveway follows the length of the house and its configuration is dictated by the Fire Department, based on the design of the residence.

RECOMMENDATION
It is recommended that the Planning Commission review and consider the amended application, accept public comments and provide direction to staff.

AMENDED PROJECT

PREVIOUSLY AMENDED:
For the third submittal in May 2019, the applicant revised the project by reducing the size of the residence by 72 sq.ft. and the garage by 240 square feet by removing 20' from the middle of the residence; increased the garage by 67 sq.ft; increased the basement by about 1,000 sq.ft. and increased the size of the porches by 343 sq.ft. This change allows for elimination of a portion of the driveway near the south-east corner of the house, although a greater hammer head area had to be added near the garage. The architect was also able to lower the building pad by additional one foot and lowered the pitch of the roof by about 2 feet. Most of the building pad was lowered by over 6' from the originally proposed project. The guest house was moved further away from the street side, thus eliminating the retaining wall previously proposed. In addition, more natural

grades were created with 2.5:1 and 3:1 slopes throughout the graded areas. The shrubs along the northern property line will remain and is so noted on the site plan. The stormwater biofiltration unit was placed away from the street side. In order to create some of the gentler slopes and lower the building pad, the size of the building pad shrunk by about 4,000 square feet, resulting in greater building pad coverage. The proposed building pad will be 30,600 sq.ft. with 36% structural coverage-with allowable deductions, and includes the guest house, (guideline 30%).

ADDITIONAL REVISIONS

For the current submittal, (June 2019), the applicant has further revised the project:

- Reduced the garage by 240 sq.ft. and the house by 72 sq.ft.
- Shortened the length of the garage by 10'.
- Reduced the covered porches by 478 sq.ft.
- Total reduction in surface of the roof - 784 sq.ft.
- Added 38 sq.ft. to the entry
- Footprint moved east and south for additional separation to northerly neighbor.
- Water feature is moved
- Adjustment in driveway to comply with hammerhead turnaround requirements.
- Omit S-W light well

TRAFFIC COMMISSION REVIEW

Driveway

Prior to applying to the City for development and a driveway, the architect developed a conceptual plan of the house, fitting it on the flattest portion of the lot, where least amount of grading would be required, and submitted the plan to the Fire Department. For the proposed design, the Fire Department requires a 20' wide driveway, plus two turn-out areas for the fire trucks, so that they could access the rear of the house with fire hoses.

Subsequently, the architect submitted an application to the Traffic Commission for a driveway apron. Originally, he proposed the driveway apron along the bend of Middleridge Ln. S., approximately 240' south of the northerly property line of the lot. The City's Traffic Engineer questioned the sight distance for visibility of on-coming traffic for the proposed apron, and after providing a sight distance triangle study and a proposal to remove some vegetation on the property for clearer visibility, the Traffic Engineer concurred that this would be an acceptable location. The applicant staked the driveway apron and Traffic Commissioners went to the field to view it. Several adjacent property owners objected to the location of the proposed driveway apron on the basis that it would be too close to their driveways across the street, and if leaving at the same time, the lights from the car could blind the drivers from across the street. They also felt that it would be located in the most curved portion of the road and be dangerous. In the field, several other options were explored. Some of the residents suggested that the driveway apron be moved further up the road and up the hill, (near the south easterly property line). One property owner objected to that location, and the Traffic Engineer also recommended against it. A suggestion was made to locate the driveway apron

further north near the northwesterly property line, in an area where the road is has less of a curve. The Traffic Commissioners agreed to that location. The Traffic Engineer had no objection to this preferred driveway location. Following discussion regarding the amount of grading required for this proposed configuration and the length of the driveway, the Traffic Commission voted to recommend that the driveway apron be located near the northerly property line of the site, as suggested in the field. At the May 23, 2019 Traffic Commission meeting, members of the Traffic Commission memorialized the recommendation to approve the driveway provided in the field. This recommendation will be brought to the City Council when the project is presented to them, following Planning Commission's decision on the development. The City Council makes the final decision on Traffic Commission's recommendations.

MUNICIPAL CODE COMPLIANCE

Grading
The low point of the proposed development is the northwesterly corner of the site. Grading will consist of cut of 6,790 cubic yards and 5,955 cubic yards of fill with 835 cy of dirt will be exported from the basement and swimming pool; (export of dirt is allowed from the basement and the pool). The eastern portion of the proposed building pad will be cut to up to 10' in depth (southerly portion of driveway spur along the eastern side of the house); and the western portion of the building pad is proposed to be filled to maximum of 15' at the west end of the residence. The building pad is proposed to be lowered about 6 feet from the original proposal to preserve views over the new house from homes to the south. The resulting slopes will range from 3:1 to 2.5:1.

The applicant did soils investigation on the lot, and the soils engineer deemed the lot buildable.

Disturbance
The disturbance of the lot is proposed to be 68,868 square feet or 49.9%; a variance is requested.

Height
The applicant lowered the ridgeline several times since the original submittal and lowered the building pad by approximately 6' from the original submittal. The highest ridgeline of the house is proposed at 18'2" from the finished grade, along west elevation, and was reduced in length by almost 50%. The ridge is then stepped down to as low as 13'3". The guest house will have a height of 14'10" along the north elevation and 13'10' elsewhere. Of the homes 3 chimneys, 2 are below the main ridge of the house and out of sight, with the third 6 inches above the main ridge. The Chimneys will run in a north south direction, which is parallel to views from behind, minimizing impact.

Drainage
This project is subject to the Low Impact Development (LID) requirements pertaining to stormwater management, including provisions for retention of run-off on the property.

The drainage design will collect and convey storm runoff from the project area to the northwest corner and discharge into the street, (near the proposed drwy entry). Energy dissipation will be provided to slow the discharge. Biofiltration unit and other LID BMPs will be utilized, as required by the Building Department to treat and retain the runoff. The rear portion of the lot will continue sheet flow to the rear.

Lot and Building Pad Coverage

The net lot area is 137,810 square feet. The proposed structural coverage on the lot will be 11,603 sq.ft. or 8.4% (w/out deductions) and 8.2% w/deductions in conformance with the lot coverage limitations, (20% max. permitted); the proposed total coverage, (structures and flatworks) will be 28,243 sq.ft. (w/deductions) or 20.5% and 20.6% w/out deduction in conformance with the lot coverage limitations, (35% max. permitted).

The proposed building pad will be 30,600 sq.ft. with 35.9% structural coverage-accounting for allowable deductions, and includes the guest house on the same pad, (guideline 30%). There exists approximately 4,000 square foot of level area, which will become a part of the larger pad; and will be lowered by about 5' from its current elevation. The future stable pad will be 1,290 sq.ft. and will have coverage of 36%, if the minimum size stable of 450 sq.ft. is developed.

Walls

One not to exceed 5' high retaining wall, approximately 50' long is proposed along the driveway and will average out to 2.5' in height. The wall near the guest house was eliminated

Guest house

Section 17.16.210 (5) of the RH Zoning Ordinance allows guest homes with a Conditional Use Permit with the following restrictions.

- Shall not exceed 800 sq.ft.
- Shall not be located in the front yard or any setback
- A kitchenette and sanitary facility of shower, sink, toilet shall be permitted
- No vehicular access or paved parking area shall be developed within fifty feet of the guest house
- Renting of a guest house is prohibited
- Occupancy of the guest house shall be limited to persons employed on the premises, the immediate family of the occupants of the main residence or by the temporary guests of the occupants of the main residence. No temporary guest may remain in occupancy for more than thirty days in any six-month period
- All requirements of this title must be complied with unless otherwise set forth in the permit or approved plan
- A landscaping plan shall be submitted to the City of Rolling Hills Planning Department staff or Planning Commission, if requested, for approval. The plan submitted must comply with the purpose and intent of site plan review as specified in Chapter 17.16. of this Title.

The proposed guest house meets these conditions; it will be required that a floor plan be submitted.

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

Stable/corral
A 1,000 square foot area for a future stable and corral has been designated in the north area of the lot, in proximity to the driveway entrance to the lot. Access will be taken from the driveway.

Planning Commission Responsibilities
When reviewing a development application, the Planning Commission must consider whether the proposed project meets the criteria for a Site Plan Review, Conditional Use Permit and Variances, as written below.

Environmental Review
The project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) under Class 3, Section 15303. New construction of a single family residence and accessory structures.

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

PUBLIC PARTICIPATION

During the Traffic Commission's review several residents objected to the location of the originally proposed driveway apron. During the Planning Commission meeting and proceedings several residents along Middleridge Lane South expressed concerns with the massing and size of the house, grading amount, loss of privacy, loss of views, visibility of the long driveway, which parallels Middleridge Lane and inquired about screening of the driveway. The owners adjacent to the property to the north expressed concerns with the proximity of the driveway to their driveway, screening of the structures, loss of privacy and noise. Few other neighbors reviewed the plans and did not express objections, but stated that the house is big. (The applicant responded in several ways; by reducing the size of the house, garage and covered porches, reducing the length of the house/garage, eliminating retaining walls and lowering the building pad by over 6' from the original proposed development and the ridge line of the house).

NEIGHBORING PROPERTIES

Address	Lot Size In Acres-Excl. Roadway Easement	Size In Sq.Ft. House; Garage if known
1 Middleridge S.	5.75	4,541/2,263
3 Middleridge S.	3.4	5,190/1,038

5 Middleridge S	3.27	2,650
7 Middleridge S.	3.48	4,095/947
9 Middleridge S.	5.69	5,600/800
11 Middleridge S.	3.20	3,626
2 Middleridge S.	1.88	5,239/980
4 Middleridge S.	1.84	2,790
6 Middleridge S.	3.40	3,869/806
10 Middleridge S.	2.22	3,657/773 (proposed hs 4,531)
Proposed: 8 Middleridge S.	**3.48**	**6,201/880**

Project Summary

REVIEW	PROPOSED MAY 2019		CURRENTLY PROPOSED	
RA-S- 2 ZONE SETBACKS Front: 50 ft. from front easement line Side: 35 ft. from property line Rear: 50 ft. from rear easement line	NEW SINGLE FAMILY RESIDENCE WITH GARAGE, BASEMENT; GUEST HOUSE, NEW DRIVEWAY; MISCL. ACCESSORY STRUCTURES		NEW SINGLE FAMILY RESIDENCE WITH GARAGE, BASEMENT; GUEST HOUSE, NEW DRIVEWAY; MISCL. ACCESSORY STRUCTURES	
Construction of a new residence/garage requires a SPR; Guest house requires a CUP; Exceedance of disturbance of the lot and coverage with a drwy requires a Variance	Residence Garage Pool/spa Pool eqpm. Guest house Stable-future Attch. porches Entry Attcht. Trellis Outdoor kitchen Water feature Service yard Basement (not counted towards coverages)	6273 sq.ft. 1120 sq.ft. 1172 sq.ft. 40 sq.ft 800 sq.ft. 450 sq.ft. 2037 sq.ft. 200 sq.ft. 0 sq.ft. 400 sq.ft. 100 sq.ft. 100 sq.ft. 3,000 sq.ft.	Residence Garage Pool/spa Pool eqpm. Guest house Stable-future Attch. porches Entry Attcht. Trellis Outdoor kitchen Water feature Service yard Basement (not counted towards coverages)	6201 sq.ft. 880 sq.ft. 1172 sq.ft. 40 sq.ft 800 sq.ft. 450 sq.ft. 1222 sq.ft. 238 sq.ft. 0 sq.ft. 400 sq.ft. 100 sq.ft. 100 sq.ft. 3,000 sq.ft.
	TOTAL	12,692 sq.ft.	TOTAL	11,603 sq.ft.
STRUCTURAL LOT COVERAGE (20% maximum)	12,472 sq.ft. or 9.0% (w/deductions) of 137,810 sq.ft. net lot area. 9.2% w/out deductions		11,603 sq.ft. or 8.4% (w/out deductions) & 8.2% w/deductions of 137,810 sq.ft. net lot area.	
TOTAL LOT COVERAGE (35% maximum)	29,052 sq.ft. (w/deductions) or 21.1% of 137,810 sq.ft. net lot area 21.4% w/out deduction		28,243 sq.ft. (w/deductions) or 20.5% of 137,810 sq.ft. net lot area 20.6% w/out deduction	
BUILDING PADS (30% guideline) Residence, pool, guest hs, & miscl. Stable	11,029 sq.ft. or 36% of 30,600 sq.ft. pad (w/deductions) 36% of 1,290 sq.ft. pad -future		10,990 sq.ft. or 35.9% of 30,600 sq.ft. pad (w/deductions) 36% of 1,290 sq.ft. pad -future	

GRADING Site Plan Review required if excavation and/or fill or combination thereof that is more than 3' and covers more than 2,000 sq.ft.) must be balanced on site.	6,790 cy cut and 5,955 cy fill - 835cy from basement & pool excavation to be exported	6,790 cy cut and 5,955 cy fill - 835cy from basement & pool excavation to be exported
DISTURBED AREA (40% maximum; any graded building pad area, any remedial grading (temporary disturbance), any graded slopes and building pad areas, and any nongraded area where impervious surfaces exist.)	68,886 sq.ft. or 49.9% of the net lot area **(Variance requested)**	68,886 sq.ft. or 49.9% of the net lot area **(Variance requested)**
STABLE (min. 450 SQ.FT. & 550 SQ.FT. CORRAL)	Set aside 1,000 sf	Set aside 1,000 sf
STABLE ACCESS	Future	Future
ROADWAY ACCESS-	Proposed new driveway approach. **Variance** requested for covering 33.3% of the front setback (max. permitted 20%)	Proposed new driveway approach. **Variance** requested for covering 33.3% of the front setback (max. permitted 20%)
VIEWS	Planning Commission review	Planning Commission review
PLANTS AND ANIMALS	Planning Commission review	Planning Commission review

SITE PLAN REVIEW CRITERIA

17.46.010 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; incorporates environmentally and aesthetically sensitive grading practices; preserves existing mature vegetation; is compatible and consistent with the scale, massing and development pattern in the immediate project vicinity; and otherwise preserves and protects the health, safety and welfare of the citizens of Rolling Hills.

17.46.050 Required findings.

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

B. No project which requires site plan review approval shall be approved by the Commission, or by the City Council on appeal, unless the following findings can be made:

1. The project complies with and is consistent with the goals and policies of the general plan and all requirements of the zoning ordinance;

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

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

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

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

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

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

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

9. The project conforms to the requirements of the California Environmental Quality Act.

CRITERIA FOR VARIANCES

17.38.050 Required findings. In granting a variance, the Commission (and Council on appeal) must make the following findings:

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;

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;

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;

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

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

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; and

G. That the variance request is consistent with the general plan of the City of Rolling Hills.

CRITERIA FOR APPROVAL OF CONDITIONAL USE PERMIT

17.42.050 Basis for approval or denial of conditional use permit.

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

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

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;

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

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

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;

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

SOURCE: City of Rolling Hills Zoning Ordinance.

Justification from Applicant

The Applicant's representative states, in part as follows:

Site Plan Review -

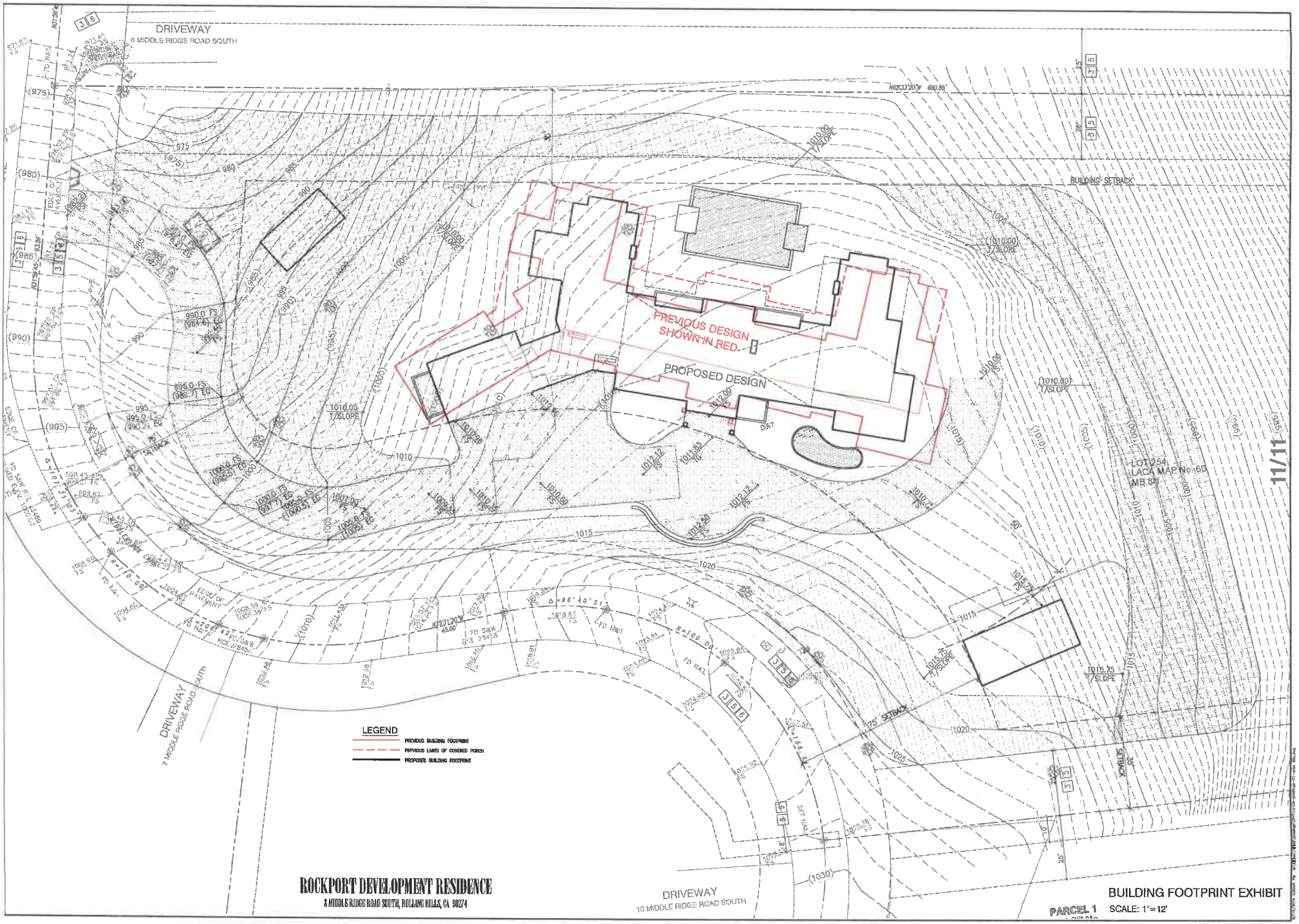
- The construction of a single family residence with accessory structures is a permitted use in the City. Grading is required, and the pad will be pushed down 5-6' in the middle of the lot to preserve views of homes to the south.
- The project is slightly larger in size than its neighbors. Its lot area is also larger. Setbacks are exceeded, substantially for most of the construction.
- The building pad is created with a cut or slice of earth that parallels the existing topography and the road. The earth generated is placed in natural appealing curved shape which fills and existing depression.
- With the pad pitched as the existing site slopes, fill slopes follow Middleridge in a natural form. There is no grading in the canyon and all drainage courses remain the same.
- Most of the grading quantities will be balanced on site, with very little amount of dirt exported from excavation
- Existing street trees will mostly remain and fire fuel plants and dead vegetation will be removed. The canyon area will remain untouched.
- The residence is sited on a spacious pad with large setback separation beyond the minimum. The large lot at over 3 acres net allows for this rambling house to follow the topography of the lot in a harmonious manner.
- The Traffic Commission, Traffic Engineer and the neighbors agreed on the location of the driveway apron. A path for pedestrians is preserved at the street and there is ample off-street parking due to Fire Prevention access requirement.
- All standard Best Management Practices for grading and construction shall be employed.

Variances –

- The property is unimproved, and therefore a new driveway is proposed. The Traffic Commission determine the best location of the apron be located towards the north-east corner of the property.
- Topography dictates the residence be sited to the east. Also Fire Prevention requires access to the east and north-east wings of the home. These requirements force driveway front yard coverage of 33% and area of disturbance of 47.0%.
- Middleridge Ln. S. has exceptionally poor sight lines due to tight curves and steepness. The selected driveway apron location leads to a long driveway in the front setback and additional grading. The recommended location of the apron controls design parameters.

Conditional Use Permit-

- Guest houses are permitted uses and are common in Rolling Hills



ROCKPORT DEVELOPMENT RESIDENCE
8 MIDDLE RIDGE ROAD SOUTH, ROLLING HILLS, CA 90274

BUILDING FOOTPRINT EXHIBIT
PARCEL 1 SCALE: 1"=12'

RESOLUTION NO. 2021-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING TIME EXTENSION FOR A PREVIOUSLY APPROVED PROJECT FOR SITE PLAN REVIEW, CONDITIONAL USE PERMIT AND VARIANCE PERMIT, AND DRIVEWAY APRON APPROVAL BY THE CITY COUNCIL IN ZONING CASE NO. 956 LOCATED AT 8 MIDDLERIDGE LANE SOUTH (ZHANG).

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

Section 1. An application was duly filed by Mr. Tim McHugh with respect to real property located at 8 Middleridge Lane South requesting a two-year time extension to comply with the requirements of Resolution No. 2019-13 to commence construction of the approved project.

Section 2. The Commission considered this item at a meeting on August 17, 2021 at which time information was presented by the applicant indicating that additional time is needed to commence the project.

Section 3. The Planning Commission finds that pursuant to RHMC Section 17.46.080 the expiration would constitute an undue hardship upon the property owner; and the continuation of the approval would not be materially detrimental to the health, safety and general welfare of the public.

Section 4. Based upon information and evidence submitted, the Planning Commission grants two-year time extension and does hereby amend Paragraph A of Section 9 of Planning Commission Resolution No. 2019-13, dated July 16, 2019 to read as follows:

Section 5. The Site Plan, Variances, and Conditional Use Permit approval shall expire within four years from effective date of approval of Resolution No. 2019-13. No further extension shall be granted as required by Sections 17.46.080, 17.42.070 and 17.38.070 of the RHMC.

Section 6. Except as herein amended, the provisions and conditions of Resolution No. 2019-13 shall continue to be in full force and effect.

PASSED, APPROVED AND ADOPTED THIS 17TH DAY OF AUGUST 2021.

BRAD CHELF, CHAIRMAN

ATTEST:

ELAINE JENG, P.E.
ACTING CITY CLERK

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

I certify that the foregoing Resolution No. 2021-11 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING TIME EXTENSION FOR A PREVIOUSLY APPROVED PROJECT FOR SITE PLAN REVIEW, CONDITIONAL USE PERMIT AND VARIANCE PERMIT, AND DRIVEWAY APRON APPROVAL BY THE CITY COUNCIL IN ZONING CASE NO. 956 LOCATED AT 8 MIDDLERIDGE LANE SOUTH (ZHANG).

was approved and adopted at a regular meeting of the Planning Commission on August 17, 2021 by the following roll call vote:

AYES: Cardenas, Cooley, Douglass, Kirkpatrick, and Chair Chelf

NOES: None.

ABSENT: None.

ABSTAIN: None.

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

Administrative Offices

ELAINE JENG, P.E.
ACTING CITY CLERK

RESOLUTION NO. 2022-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL FOR A MAJOR MODIFICATION FOR A SITE PLAN REVIEW FOR THE CONSTRUCTION OF A NEW RESIDENCE, INCLUDING ATTACHED GARAGE AND BASEMENT, RETAINING WALL, SWIMMING POOL, AND GRADING IN ZONING CASE NO. 21-10 AT **8 MIDDLERIDGE LANE SOUTH** (CIMMARUSTI)

THE PLANNING COMMISSION DOES HEREBY FIND, RESOLVE, AND ORDER AS FOLLOWS:

Section 1. On July 16, 2019, the Planning Commission adopted Resolution No. 2019-13 approving Zoning Case No. 956 for a Site Plan Review for grading of 6,790 cubic yards of cut and 5,955 cubic yards of fill with 835 cubic yards of dirt to be exported from the excavation of the basement and pool; to construct a 6,201-square-foot residence with a 3,000-square-foot basement and 880-square-foot attached garage; to construct a 1,172 square foot swimming pool; and to construct a not to exceed 5-foot-high retaining wall along the driveway; a Condition Use Permit to construct an 800-square-foot guest house; and Variances to exceed the maximum permitted disturbance of the lot by 9.9% to up to 49.9%, where maximum permitted is 40%; and to cover 33.3% of the front yard setback with a driveway, where the maximum permitted is 20%. A new driveway apron was approved by the Traffic Commission. The project also included accompanying administrative approvals to construct the following: 1) 1,222 square feet of covered porches for the residence; 2) 238-square-foot entryway for the residence; 3) 40 square foot pool equipment area; 4) 100-square-foot water feature; 5) 400-square-foot outdoor kitchen; 6) 100-square-foot service yard area; and 7) 337-square-foot attached porch for the guest house.

Section 2. On August 17, 2021, the Planning Commission adopted Resolution No. 2021-11 granting a two-year time extension for Zoning Case No. 956 to July 16, 2023. The time extension applies to the Site Plan Review, Conditional Use Permit, and Variances.

Section 3. On September 20, 2021, the new owner, Ralph Cimmarusti (Colorado St. Brand Blvd LLC), submitted a major modification request for the Site Plan Review granted by Resolution 2019-13 and extended by Resolution 2021-11 to relocate the residence 30 feet to the east and two feet higher in elevation. The changes also include: reducing the size of the house to 6,094 square feet and increasing the attached garage to 987 square feet with no change in footprint; enlarging the basement to 4,491 square feet; and balanced grading of 6,100 cubic yards of cut and 6,100 cubic yards of fill with no import or export of dirt. The modification eliminates the need for a Condition Use Permit; the new owner is abandoning the CUP for the guest house granted by Resolution 2019-13 and extended by Resolution 2021-11 and is pursuing a 1,000-square-foot accessory dwelling unit (ADU), which is not subject to discretionary review. The Variances granted by Resolution 2019-13 and extended by Resolution 2021-11 to exceed the maximum permitted disturbance of the lot by 9.9% to up to 49.9%, where maximum

permitted is 40%; and to cover 33.3% of the front yard setback with a driveway, where the maximum permitted is 20% are still in effect and are not proposed to be changed.

Section 4. The Planning Commission conducted a duly noticed public hearing field trip on April 19, 2022, followed by a virtual public hearing meeting that same evening. Neighbors within a 1,000-foot radius were notified of the public hearing and a notice was published in the Daily Breeze on April 8, 2022. The Applicant and his agent were notified of the public hearings in writing by first class mail and email and both were in attendance at the hearing. Evidence was heard and presented from all persons interested in affecting said proposal and from members of City staff. The Planning Commission reviewed, analyzed, and studied said proposal.

Section 5. The property is zoned RAS-2, and the lot is 3.45 acres in size excluding roadway easement. For development purposes the net lot area is 3.16 acres, (137,810 sq. ft.). The lot is vacant. The lot is long and narrow, having a very long frontage along Middleridge Lane South. The rear of the lot slopes to a bridle trail that crosses the lot.

Section 6. The Planning Commission finds that the development project is exempt from the California Environmental Quality Act, (CEQA) pursuant to Section 15303 (new construction of single family residence and accessory structures) of the CEQA guidelines. The Class 3 exemption consists of construction and location of limited numbers of new, small facilities or structures, including one single-family residence and accessory structures, including garages, carports, patios, swimming pools, and fences. Here, the development project includes construction of a single-family residence, including basement and attached garage, a swimming pool, and a retaining wall and associated grading for purposes of locating and constructing such facilities. Therefore, the project meets the Class 3 categorical exemption under Section 15303. Further, none of the exceptions to the exemption apply. More specifically, there is no reasonable probablity that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances associated with the property and no reasonable probability that the development will have a significant effect on the environment.

Section 7. The Planning Commission finds that the Major Modification to the Site Plan Review that was granted by Resolution No. 2019-13 and extended by Resolution No. 2021-11 which includes shifting the construction of the 6,094-square-foot residence, including 4,491-square-foot basement and 987-square-foot attached garage, pursuant to RHMC Section 17.46.020, shifting the 1,172-square-foot swimming pool pursuant to RHMC Section 17.46.020, and shifting the not to exceed 5-foot-high retaining wall along a portion of the driveway pursuant to RHMC Sections 17.16.190 and 17.16.210; and modifying the amount of grading to 6,100 cubic yards of cut and 6,100 cubic yards of fill balanced onsite pursunt to RHMC Section 17.46.020 does not affect the findings for Site Plan Review. With respect to the Major Modification to the Site Plan Review, the Planning Commission makes the following findings of fact which supersede the Site Plan Review findings in Resolution No. 2019-13:

A. The project still complies with and is consistent with the goals and policies of the General Plan and all requirements of the Zoning Ordinance. The residence, including the basement and attached garage, and the swimming pool comply with the General Plan requirement of low profile, low-density residential development with sufficient open space between surrounding structures and maintain sufficient setbacks to provide buffers between residential uses. The construction of these features also does not require variances from any zoning requirement.

The property is unimproved, and therefore a new driveway and a building pad must be created. The balanced grading complies with the General Plan and all requirements of the zoning ordinance subject to the two variances to increase the disturbance above the maximum allowable and to increase the coverage of the front yard setback above the maximum allowable to construct the driveway. The grading is necessary to create the building pad for the residence and a driveway of 20 feet in width with a turn around area is required by the Fire Department. The net lot area of the lot is over 3 acres but is constrained by the shape of the lot which is long and narrow, having a very long frontage along Middleridge Lane South. The lot is adjacent to other large lots along Middleridge Lane South.

The not-to-exceed 5-foot-high retaining wall along the driveway complies with the general plan and all requirements of the zoning ordinance. The topography of the lot and the requirement for a 20-foot-wide driveway dictates the location of a wall. The wall will not be visible from the street or by any neighbors; it will only be visible to the Applicant. The retaining wall supports the General Plan as it will provide safety to the property owners, reduce the need for additional grading and meet the building code and Fire Department requirements.

B. The project substantially preserves the natural and undeveloped state of the lot by minimizing building coverage. The topography and the configuration of the lot have been considered, and the proposed project will be constructed on the least steep area of the lot, so that the lot experiences the least disruption. The lot coverage is 28,407 square feet or 20.9%, which is below the maximum lot coverage limitation of 35%. The grading for the building pad leaves the steeper and more densely vegetated areas in their existing state. The project in general will retain the existing slopes and vegetation. The not to exceed 5-foot-high retaining wall supports the slope along the driveway to reduce the need for additional grading.

C. The project is harmonious in scale and mass with the site, the natural terrain and surrounding residences. The proposed development, as conditioned, is consistent with the scale of the neighborhood when compared to new residences in the City. The proposed project is screened from the road so as to reduce the visual impact of the development. The development plan takes into consideration the views from Middleridge Lane South. The development will be set back from the road so that views from the road will not be blocked. Significant portions of the lot will be left undeveloped. The development location will be the least intrusive to surrounding properties, is of sufficient distance from nearby residences so that it will not impact the view or privacy of surrounding neighbors, and will allow the owners to enjoy their property without significantly impacting surrounding property owners. The grading for the building pad

leaves the steeper and more densely vegetated areas in their existing state. The proposed 5-foot-high retaining wall is necessary to support the slope along the driveway. The wall is harmonious in scale as it will be only visible from the yard of the subject residents and not by any other neighbors.

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 area of the proposed construction does not contain any native vegetation; part of the area is flat and through the years has been cleared for fire prevention. There are several mature trees and shrubs that will be preserved and other native vegetation will be planted. A good potion of the lot will remain in its natural condition as it slopes into the canyon and a bridle trail. This area of the lot will not be affected by the construction of the project. The building pad is created with a cut of earth that parallels the existing topography and the road. The dirt will be placed in a natural appealing curved shape to fill an existing depression. The resulting slopes will range from 3:1 gradient in the front area to 2.5:1 and 2:1 gradient in the rear of the house.

The not-to-exceed 5-foot-high and 50-foot-long retaining wall along the driveway limits preserves and integrates existing topographic features of the site because it follows the countours of the lot and is required to support the width of the driveway. The wall will not affect native vegetation or mature trees. It will aid in the design of the drainage on the property as the run off will travel along the driveway curb and the wall into a dissipator located near the driveway apron and into the street. This will protect the building pad and the structure from flooding during heavy rains. The rear of the building pad will continue draining in sheet flow fashion to the natural drainage course below the property.

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 building pad is created with grading that parallels the existing topography and the road. The dirt will be placed in natural appealing curved shape to fill an existing depression. The resulting slopes will range from 3:1 gradient in the front area to 2.5:1 and 2:1 gradient in the rear of the house. With the pad pitched as the existing site slopes, the fill slopes follow Middleridge in a natural form. There is no grading in the canyon and all drainage courses remain the same. Run off will be collected in a managed fashion, so as not to flood the property and to discharge water through the dissipator into the street.

F. Grading will not modify existing drainage channels nor redirect drainage flow, unless such flow is redirected into an existing drainage course. The topography and hydrology of the lot dictate the location of the development so that an acceptable drainage design for the property may be accomplished. The project will not affect any drainage course as the drainage will mimic the existing drainage course; however due to the introduction of impervious surfaces to the lot the lot run off will be collected in a managed fashion, so as not to flood the property and to discharge water through a dissipater into the street. The design incorporates a drainage swale behind the wall to further direct the water along the wall and into a dissipater. This will protect the building pad and the structures from flooding during heavy rains.

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. The project will retain many of the existing vegetation, and add new vegetation comatible with the rural character of the City. A large portion of the lot will remain undisturbed and the existing vegetation will remain. A large poriton of the area proposed for construction does not contain any native or mature vegetation as it was cleared for fire prevention through the years. The development will be screened and landscaped with additional trees and shrubs. The landscaping will provide a buffer or transition area between the property and surroudning properties. The retaining wall will not disturb surrounding native vegetation or mature trees. The retaining wall is only visible to the Applicant and not from adjacent properties.

H. The project is sensitive and not detrimental to the convenient and safe movement of pedestrians and vehicles. This is an unimproved lot and a new driveway must be constructed. Following several reiterations for a proposed driveway reviewed by the Traffic Commission including at a field visit, the Traffic Commission recommended approval of the driveway in its currently proposed location. The Traffic Engineer agreed on the location of the driveway apron. The neighbors at the field visit also supported the location of the driveway apron. A path for pedestrians is preserved at the street and there is ample off-street parking due to Fire Prevention access requirement.

The new 20' wide driveway, as required by the Fire Department, will be safe for two cars to drive past each other. There is ample parking in the garages and in the turnaround area at the front of the house so visitor parking will be contained on site outside of the setbacks.

I. The project conforms to the requirements of the California Environmental Quality Act. The development project is exempt from CEQA pursuant to Section 15303 (new construction of single-family residence and accessory structures) of the CEQA guidelines.

Section 8. Based upon the foregoing findings, the Planning Commission hereby approves Zoning Case No. 2021-10, a request for a Major Modification to a Site Plan Review for construction of a 6,094-square-foot residence, including a 4,491-square-foot basement and 987-square-foot attached garage; construction of a 1,172-square-foot swimming pool; and construction of a not-to-exceed 5-foot-high high retaining wall along the driveway and grading to be balanced on site and hereby amends the conditions of approval in Section 9 of Planning Commission Resolution No. 2019-13, dated July 16, 2019, to read as follows:

E. The lot shall be developed and maintained in substantial conformance with the site plan on file with the City and approved by the Planning Commission on April 19, 2022, except as otherwise provided in these conditions. All conditions of the Site Plan Review and Variances 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 building plans submitted to the Building Department for review and shall be kept on site at all times.

Any modifications and/or changes to the approved project, including resulting from field conditions, shall be discussed and approved by staff prior to implementing the changes.

G. The structural net lot coverage shall not exceed 12,047 sq.ft. or 8.7% (w/out deductions) and 8.4% w/deductions in conformance with the lot coverage limitations; the proposed total coverage, (structures and flatworks) shall not exceed 28,407 sq.ft. (w/deductions) or 20.9% and 21.0% w/out deduction in conformance with the lot coverage limitations.

The proposed residentil building pad will be 30,600 sq.ft. with 36.6% structural coverage-accounting for allowable deductions, and includes the accessory dwelling unit.

H. The disturbed area of the lot shall not exceed 49.9%. Grading for this project shall not exceed 6,100 cubic yards of cut and 6,100 cubic yards of fill balanced onsite.

K. The highest ridgeline of the residence shall not exceed 19.5 feet from the finished grade to the finished surface of the roof along the north elevation. Three chimneys are permitted, two shall run in a north south direction, which is parallel to views from behind, minimizing impact.

N. (Reserved.)

AC. The Applicant shall execute an Affidavit of Acceptance of all conditions of this permit pursuant to the Zoning Ordinance, or the approval shall not be effective. The affidavit shall be recorded together with the resolution.

Section 9. Except as amended herein and as amended by Resolution 2021-11, the provisions and conditions of Resolution No. 2019-13 shall continue to be in full force and effect.

PASSED, APPROVED AND ADOPTED THIS 19th DAY OF APRIL, 2022.

_____
BRAD CHELF, CHAIRMAN

ATTEST:

_____
CITY CLERK

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

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

I certify that the foregoing Resolution No. 2022-04 entitled:

> A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL FOR A MAJOR MODIFICATION FOR A SITE PLAN REVIEW FOR THE CONSTRUCTION OF A NEW RESIDENCE, INCLUDING ATTACHED GARAGE AND BASEMENT, RETAINING WALL, SWIMMING POOL, AND GRADING IN ZONING CASE NO. 21-10 AT **8 MIDDLERIDGE LANE SOUTH** (CIMMARUSTI)

was approved and adopted at a regular meeting of the Planning Commission on April 19th, 2022 by the following roll call vote:

AYES:

NOES:

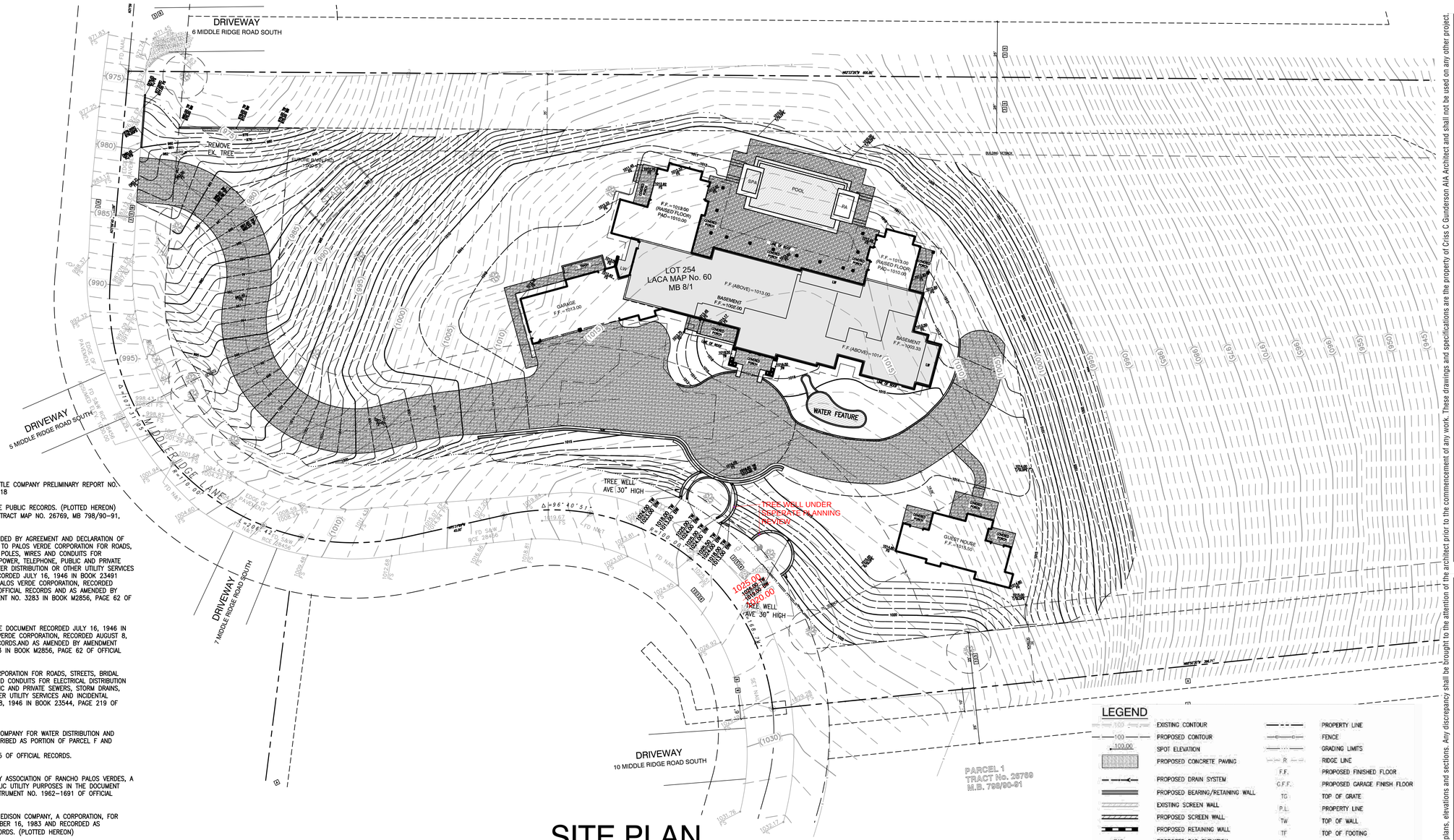
ABSENT:

ABSTAIN:

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

Administrative Offices

_____
CITY CLERK



SITE PLAN

SCALE : 1"=20'

EASEMENT NOTES:

NUMBERING SEQUENCE PER FIDELITY NATIONAL TITLE COMPANY PRELIMINARY REPORT NO. 00193980-997-OC1-JA1 , DATED APRIL 30, 2018

A — ANY EASEMENTS OR SERVITUDES APPEARING IN THE PUBLIC RECORDS. (PLOTTED HEREON) (EASEMENTS PER LACA MAP NO. 60 AM 8/1 AND TRACT MAP NO. 26769, MB 798/90-91, AND RS 58/22)

3 — EASEMENTS, RIGHTS AND RIGHTS OF WAY AS PROVIDED BY AGREEMENT AND DECLARATION OF ESTABLISHMENT OF CONDITIONS AND RESTRICTIONS TO PALOS VERDE CORPORATION FOR ROADS, STREETS, BRIDAL TRAILS, PARKWAYS, PARK AREAS, POLES, WIRES AND CONDUITS FOR ELECTRICAL DISTRIBUTION FOR LIGHTING, HEATING, POWER, TELEPHONE, PUBLIC AND PRIVATE SEWERS, STORM DRAINS, LAND DRAINS, PIPES, WATER DISTRIBUTION OR OTHER UTILITY SERVICES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JULY 16, 1946 IN BOOK 23491 PAGE 1 AND AS RESERVED BY SAID DEED FROM PALOS VERDE CORPORATION, RECORDED AUGUST 8, 1946 IN BOOK 23544, PAGE 219 OF OFFICIAL RECORDS AND AS AMENDED BY AMENDMENT RECORDED MAY 8, 1968 AS INSTRUMENT NO. 3283 IN BOOK M2856, PAGE 62 OF OFFICIAL RECORDS. (PLOTTED HEREON)

4 — COVENANTS, CONDITIONS, AND RESTRICTIONS IN THE DOCUMENT RECORDED JULY 16, 1946 IN BOOK 23491 PAGE AND SAID DEED FROM PALOS VERDE CORPORATION, RECORDED AUGUST 8, 1946 IN BOOK 23544, PAGE 219 OF OFFICIAL RECORDS.AND AS AMENDED BY AMENDMENT RECORDED MAY 8, 1968 AS INSTRUMENT NO. 3283 IN BOOK M2856, PAGE 62 OF OFFICIAL RECORDS. (BLANKET IN NATURE)

5 — AN EASEMENT RESERVED BY TO PALOS VERDE CORPORATION FOR ROADS, STREETS, BRIDAL TRAILS, PARKWAYS, PARK AREAS, POLES, WIRES AND CONDUITS FOR ELECTRICAL DISTRIBUTION FOR LIGHTING, HEATING, POWER, TELEPHONE, PUBLIC AND PRIVATE SEWERS, STORM DRAINS, LAND DRAINS, PIPES, WATER DISTRIBUTION OR OTHER UTILITY SERVICES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AUGUST 8, 1946 IN BOOK 23544, PAGE 219 OF OFFICIAL RECORDS. (PLOTTED HEREON)

6 — AN EASEMENT GRANTED TO PALOS VERDE WATER COMPANY FOR WATER DISTRIBUTION AND INCIDENTAL PURPOSES IN THE DOCUMENT AS DESCRIBED AS PORTION OF PARCEL F AND RECORDED OCTOBER 1, 1962 AS INSTRUMENT NO. 1962-4615 OF OFFICIAL RECORDS. (PLOTTED HEREON)

7 — EASEMENTS GRANTED TO ROLLING HILLS COMMUNITY ASSOCIATION OF RANCHO PALOS VERDES, A CORPORATION FOR ROAD, BRIDLE TRAILS AND PUBLIC UTILITY PURPOSES IN THE DOCUMENT DATED OCTOBER 18, 1962 AND RECORDED AS INSTRUMENT NO. 1962-1691 OF OFFICIAL RECORDS. (DOES NOT AFFECT FEE PARCEL)

8 — AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, FOR PUBLIC UTILITIES, IN THE DOCUMENT DATED DECEMBER 16, 1983 AND RECORDED AS INSTRUMENT NO. 1983-1493954 OF OFFICIAL RECORDS. (PLOTTED HEREON)

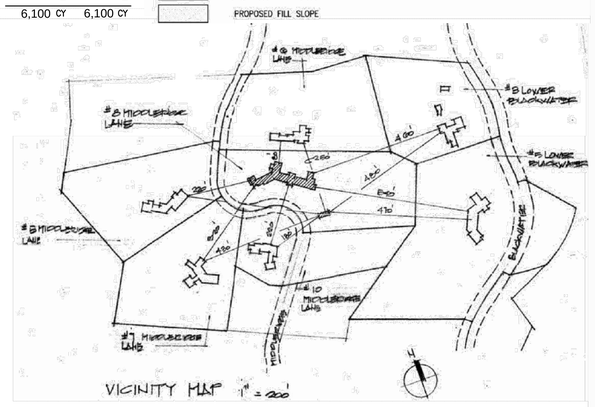
9 — AN EASEMENT GRANTED TO GENERAL TELEPHONE COMPANY OF CALIFORNIA, A CORPORATION, FOR COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, IN THE DOCUMENT DATED MARCH 22, 1984 AND RECORDED AS INSTRUMENT NO. 1984-353770 OF OFFICIAL RECORDS. (PLOTTED HEREON)

LEGEND

100	EXISTING CONTOUR		PROPERTY LINE
100	PROPOSED CONTOUR	c—c	FENCE
100.00	SPOT ELEVATION		GRADING LIMITS
	PROPOSED CONCRETE PAVING	R	RIDGE LINE
	PROPOSED DRAIN SYSTEM	F.F.	PROPOSED FINISHED FLOOR
	PROPOSED BEARING/RETAINING WALL	G.F.F.	PROPOSED GARAGE FINISH FLOOR
	EXISTING SCREEN WALL	TG	TOP OF GRATE
	PROPOSED SCREEN WALL	P.L.	PROPERTY LINE
	PROPOSED RETAINING WALL	TW	TOP OF WALL
PAD	PROPOSED PAD ELEVATION	TF	TOP OF FOOTING
T/SLAB	PROPOSED TOP OF SLAB	LW	LIGHT WELL
FS	PROPOSED FINISHED SURFACE	W.F.	WATER FEATURE
FG	PROPOSED FINISHED GRADE	T.P.	TOP OF PILASTER
EG	EXISTING GRADE	P.A.	PLANTER AREA
	PROPOSED CUT SLOPE	F.P.	FIRE PIT
	PROPOSED FILL SLOPE		

EARTHWORK ESTIMATE

EARTHWORK	CUT	FILL
EXCAVATION	6,100 CY	–
EMBANKMENT	–	6,100 CY
IMPORT	–	–
TOTAL	6,100 CY	6,100 CY



DATE 4.4.22 ZONING CASE NO. _____ ADDRESS 8 MIDDLERIDGE S

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	_____ sq.ft.	_____ sq.ft.	137,810 sq.ft.
RESIDENCE	_____ sq.ft.	_____ sq.ft.	9,094 sq.ft.
GARAGE	_____ sq.ft.	_____ sq.ft.	987 sq.ft.
SWIMMING POOL/SPA	_____ sq.ft.	_____ sq.ft.	1,172 sq.ft.
POOL EQUIPMENT	_____ sq.ft.	_____ 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.	_____ sq.ft.	450 sq.ft.
RECREATION COURT	_____ sq.ft.	_____ sq.ft.	– sq.ft.
ATTACHED COVERED PORCHES ENTRYWAY/ PORTE COCHERE, BREEZEWAYS	_____ sq.ft.	_____ sq.ft.	1,222 sq.ft.
ATTACHED TRELLISES	_____ sq.ft.	_____ sq.ft.	238 sq.ft.
*DETACHED STRUCTURES: (circle all that applies) SHEDS, TRELLISES, GAZEBO, BARBECUE, OUTDOOR KITCHEN, ROOFED PLAY EQUIP - over 13 ft. high and over 120 sq. ft. in area, WATER FEATURES, ETC.	_____ sq.ft.	_____ sq.ft.	500 sq.ft.
SERVICE YARD	_____ sq.ft.	_____ sq.ft.	100 sq.ft.
OTHER ADU	_____ sq.ft.	_____ sq.ft.	1,000 sq.ft.
BASEMENT AREA (volume to be included in grading quantities)	_____ sq.ft.	_____ sq.ft.	4,491 sq.ft.
DEPTH OF BASEMENT	_____	_____	10
TOTAL STRUCTURES	_____ sq.ft.	_____ sq.ft.	17,047 sq.ft.
% STRUCTURAL COVERAGE	_____ %	_____ %	8.7 %
TOTAL STRUCTURES EXCLUDING: *up to 5 (equal) & up to 800 sq. ft. detached structures that are not higher than 12 ft. (no more than 120 sq.ft. per structure per dedication, except for trellis)*	_____ sq.ft.	_____ sq.ft.	11,547 sq.ft.
% STRUCTURAL COVERAGE	_____ %	_____ %	8.4 %

-15-

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ALL FLATWORK MUST BE SHOWN ON THE PLAN

4.4.22

	EXISTING	PROPOSED	TOTAL
PRIMARY DRIVEWAY(S)	_____ sq.ft.	_____ sq.ft.	10,772 sq.ft.
PAVED WALKS, PATIO AREAS, COURTYARDS	_____ sq.ft.	_____ sq.ft.	1,250 sq.ft.
POOL DECKING	_____ sq.ft.	_____ sq.ft.	4,240 sq.ft.
OTHER PAVED DRIVEWAYS, ROAD EASEMENTS, PARKING PADS	_____ sq.ft.	_____ sq.ft.	– sq. ft.
TOTAL FLATWORK	_____ sq.ft.	_____ sq.ft.	16,262 sq.ft.
% TOTAL FLATWORK COVERAGE	_____ %	_____ %	12.2 %
TOTAL STRUCTURAL & FLATWORK COVERAGE	_____ sq.ft.	_____ sq.ft.	28,987 sq.ft.
% TOTAL COVERAGE	_____ %	_____ %	_____ %
TOTAL STRUCTURAL & **structural** FLATWORK COVERAGE **flat work** *Excl. the allowance of up to 5 – 800 sq. ft. structures from previous page.*	_____ sq.ft.	_____ sq.ft.	28,487 sq.ft. _____ sq.ft.
% TOTAL COVERAGE	_____ %	_____ %	20.9 %
TOTAL DISTURBED AREA	_____ sq.ft.	_____ sq.ft.	68,368 sq.ft.
% DISTURBED AREA	_____ %	_____ %	49.9 %
GRADING QUANTITY *(include future stable, corral and access way; basement and all other areas to be graded/excavated)*			_____ cubic yards

All structures (attached and detached) must be listed.

- *Free standing legal, conforming accessory structures such as sheds, trellises, covered patios, gazebos, 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 (except for trellis) or if there are more than 5 such structures on the property.*

-16-

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City of Rolling Hills

DATE 9-9-21 Z.C. NO. _____ ADDRESS _____

CALCULATION OF BUILDING PAD COVERAGE

LEGEND

BUILDABLE PAD AREA AND STRUCTURES	EXISTING	PROPOSED	TOTAL
BUILDING PAD	_____sq.ft.	_____sq.ft.	30,600 sq.ft.
RESIDENCE	_____sq.ft.	_____sq.ft.	9,094 sq.ft.
GARAGE	_____sq.ft.	_____sq.ft.	987 sq.ft.
POOL/SPA	_____sq.ft.	_____sq.ft.	1,172 sq.ft.
POOL EQUIPMENT	_____sq.ft.	_____sq.ft.	40 sq.ft.
CABANA/RECRM	_____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.	100 sq.ft.
ATTACHED COVERED PORCHES Primary residence	_____sq.ft.	_____sq.ft.	1,222 sq.ft.
Accessory structures	_____sq.ft.	_____sq.ft.	337 sq.ft.
AREA OF ATTACHED COVERED PORCHES THAT EXCEED 10% OF THE SIZE OF RESIDENCE/ACCS. STRUCTURE	_____sq.ft.	_____sq.ft.	289 sq.ft.
ENTRYWAY/PORTE COCHERE/ BREEZEWAY	_____sq.ft.	_____sq.ft.	238 sq.ft.
ATTACHED TRELLISES	_____sq.ft.	_____sq.ft.	– sq.ft.
ALL DETACHED STRUCTURES (from previous page)	_____sq.ft.	_____sq.ft.	500 sq.ft.
ALL DETACHED STRUCTURES *(from previous page after excluding allowed deductions)*	_____sq.ft.	_____sq.ft.	0 sq.ft.
OTHER ADU	_____sq.ft.	_____sq.ft.	1,000 sq.ft.
TOTAL STRUCTURES ON PAD NO. 1	_____sq.ft.	_____sq.ft.	11,698 sq.ft.
% BUILDING PAD COVERAGE	_____%	_____%	38.2 %
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.*	_____sq.ft.	_____sq.ft.	11,190 sq.ft.
% BUILDING PAD COVERAGE	_____%	_____%	36.6 %

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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.	1250 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/RECRM	_____sq.ft.	_____sq.ft.	_____sq.ft.
GUEST HOUSE	_____sq.ft.	_____sq.ft.	450 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 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 1st page)	_____sq.ft.	_____sq.ft.	_____sq.ft.
ALL DETACHED STRUCTURES (from 1st page 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/accs. structures.	_____sq.ft.	_____sq.ft.	450 sq.ft.
% BUILDING PAD COVERAGE	_____%	_____%	36.0 %

-18-

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RESIDENCE for COLORADO ST BRAND BLVD LLC

NO.8 MIDDLERIDGE LANE SOUTH, ROLLING HILLS, CALIFORNIA 90274

LICENSED ARCHITECT CRISS C. GUNDERSON No. C-018374 RENEWAL DATE — STATE OF CALIFORNIA

Written dimensions take preference over scaled dimensions and shall be verified on the job site. Details take preference over plans, elevations and sections.

1.1

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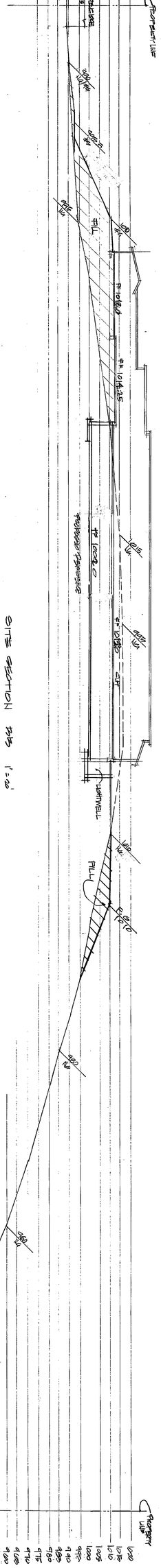
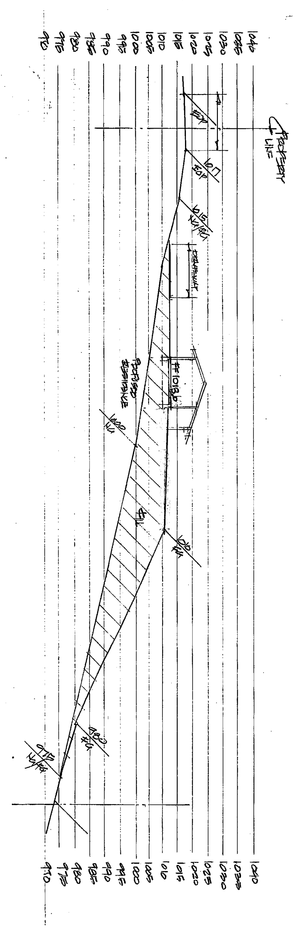
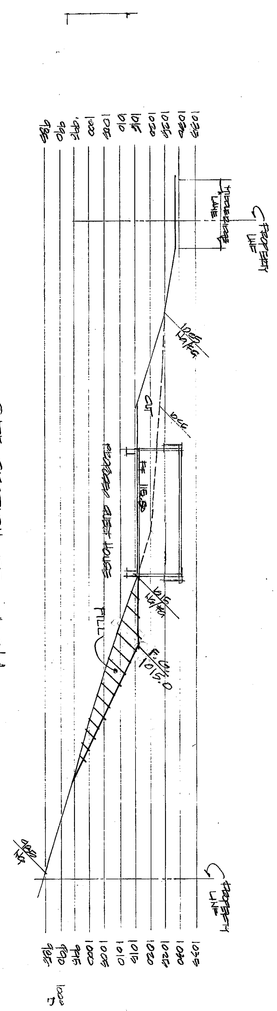


SITE SECTION AA 1"=10'

SITE SECTION BB 1"=10'



SITE SECTION CC 1"=10'



SITE SECTION DD 1"=10'

SITE SECTION EE 1"=10'

NORTH

WEST

SOUTH

EAST

ADU ELEVATIONS 1"=10'

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EASEMENT

BUILDING SETBACK

APPROVAL 2019
FOOTPRINT

GARAGE
F.F. 1013

TRASH

LW

KITCHEN
F.F. 1013

FAMILY
F.F. 1013

COVERED PORCH

DINING
F.F. 1013

GALLERY
F.F. 1013

LIVING
F.F. 1013

RESIDENCE

SPA

POOL

COVERED PORCH

OFF
F.F. 1014.25

LW

LW

COVERED PORCH

MASTER BEDROOM
F.F. 1013

COVERED PORCH

COVERED PORCH

ENTRY
F.F. 1014.25

COVERED ENTRY

BEDROOMS
F.F. 1014.25

LW

POND

1005

1000

1010

1015

1020

SITE PLAN-RESIDENCE RELOCATION
SCALE: 1/8" = 1'-0"

APPROVAL 2019
GUEST HOUSE

COVERED ENTRY

COVERED PORCH

ENTRY
F.F. 1016.5

COVERED PORCH

BEDROOM
F.F. 1016.5

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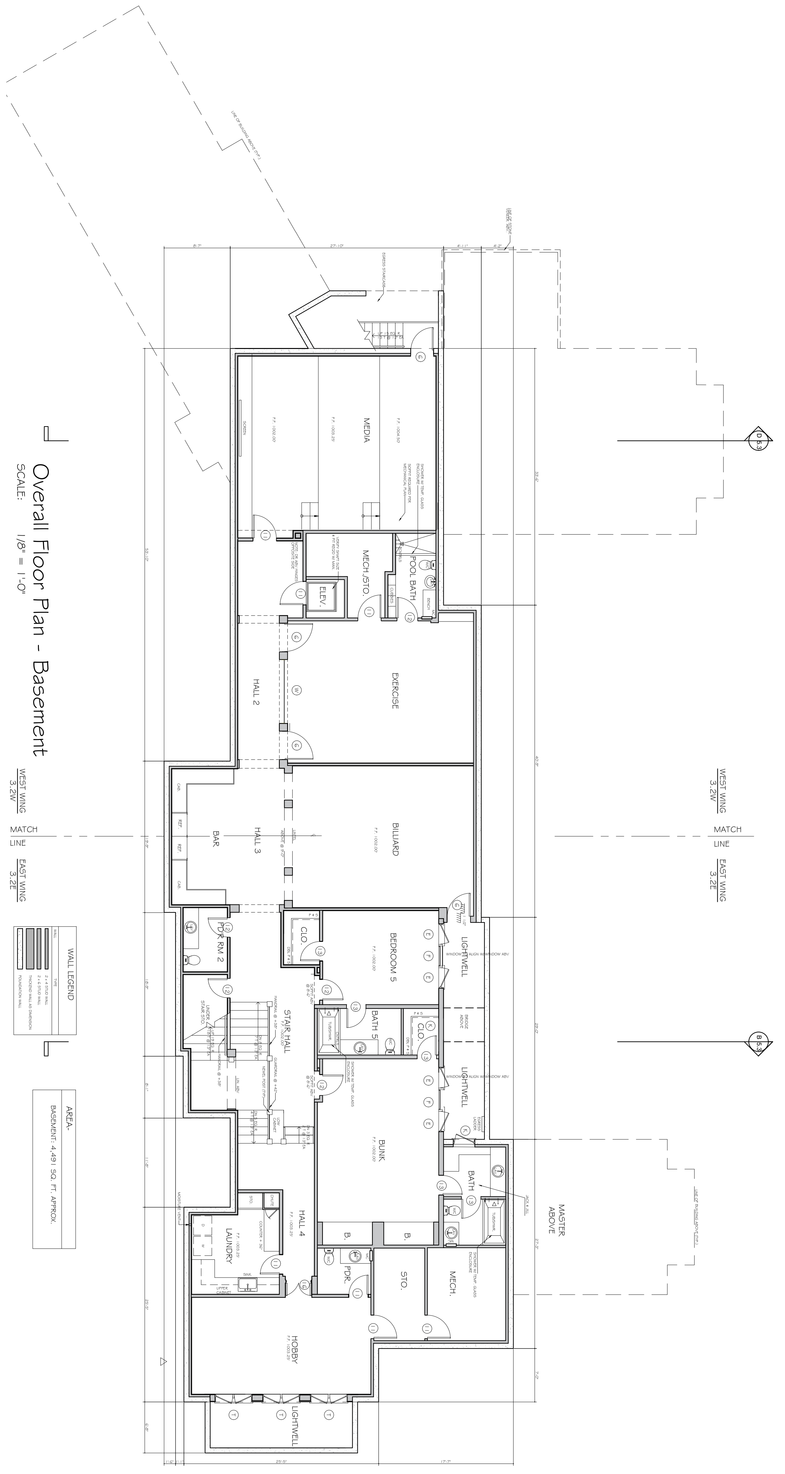
RESIDENCE for COLORADO ST BRAND BLVD LLC
NO.8 MIDDLERIDGE LANE SOUTH, ROLLING HILLS, CALIFORNIA 90274

LICENSED ARCHITECT
CRISS C GUNDERSON
No. C-018374
RENEWAL DATE
STATE OF CALIFORNIA

1.4

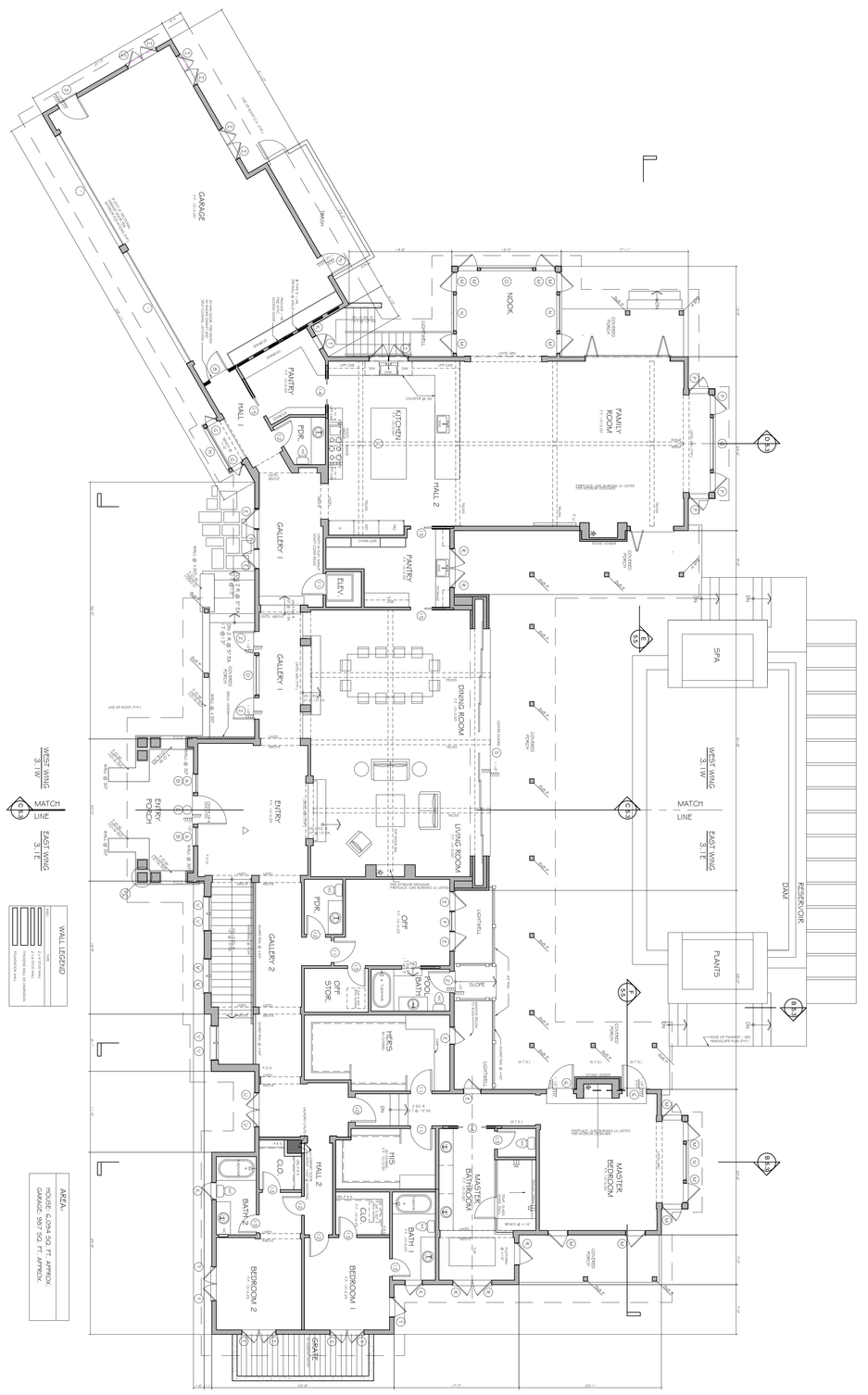
Overall Floor Plan - Basement

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



Overall Floor Plan - Main

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



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3.0

LICENSED ARCHITECT
CRISS C GUNDERSON
No. C-018374
RENEWAL DATE
STATE OF CALIFORNIA

RESIDENCE for COLORADO ST BRAND BLVD LLC

NO.8 MIDDLERIDGE LANE SOUTH, ROLLING HILLS, CALIFORNIA 90274

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DOOR SCHEDULE

No.	ITEM	SIZE	GLASS	MATERIAL	REMARKS
01	Entry Door	3'-0"x 6'-8"	Dbl Glz Temp	D.F.	3L, 2H,
02	Pr French Door	6'-0"x 6'-8"	Dbl Glz Temp	D.F.	3L, 2H, EACH LEAF
03	Raised Pnl Door	2'-8"x 6'-8"	Dbl Glz Temp	D.F.	
04	Raised Pnl Door	2'-6"x 6'-8"	Dbl Glz Temp	D.F.	
05	Sliding Doors	4'-6"x 9'-0"	Dbl Glz Temp	D.F.	

WINDOW SCHEDULE

NO.	ITEM	Size (WxH)	GLASS	MATERIAL	Remarks
A	Casement	2'-4"x 4'-6"	Dbl Glz Temp	D.F.	3 Lites, 2 High
B	Fixed	4'-5"x 4'-6"	Dbl Glz Temp	D.F.	6 Lites, 2 High
C	Casement	2'-0"x 3'-6"	Dbl Glz Temp	D.F.	3 Lites, 2 High
D	Casement	2'-0"x 4'-0"	Dbl Glz Temp	D.F.	3 Lites, 2 High

SECURITY NOTES:

1. ALL ENTRY DOORS TO DWELLING UNITS OR GUEST ROOM SHALL BE ARRANGED SO THAT THE OCCUPANT HAS A VIEW OF THE AREA IMMEDIATELY OUTSIDE THE DOOR WITHOUT OPENING THE DOOR. SUCH VIEW MAY BE PROVIDED BY A DOOR VIEWER, THROUGH WINDOWS LOCATED IN THE VICINITY OF THE DOOR OR THROUGH VIEW PORTS IN THE DOOR OR ADJOINING WALL.
2. SCREENS, BARRICADES, OR FENCES MADE OF A MATERIAL WHICH WOULD PRECLUDE HUMAN CLIMBING SHALL BE PROVIDED AT EVERY PORTION OF EVERY ROOF, BALCONY, OR SIMILAR SURFACE WHICH IS WITHIN 8 FT. OF THE UTILITY POLE OR SIMILAR STRUCTURES.
3. WOOD FLUSH-TYPE DOORS SHALL BE 1-3/8" THICK MINIMUM WITH SOLID-CORE CONSTRUCTION. 91.6709.1- DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY RABBET TO THE JAMB.
4. EVERY DOOR IN A SECURITY OPENING FOR AN APARTMENT HOUSE SHALL BE PROVIDED WITH A LIGHT BULB (60 WATT MIN.) AT A MAX. HEIGHT OF 8 FT. ON THE EXTERIOR.
5. ALL PIN-TYPE DOOR HINGES ACCESSIBLE FROM OUTSIDE SHALL HAVE NON-REMOVABLE HINGE PINS. HINGES SHALL HAVE A MIN. 1/4" DIA. STEEL JAMB STUD WITH 1/4" MIN. PROTECTION. THE STRIKE PLATE FOR LATCHES AND HOLDING DEVICE FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NO LESS THAN 2-1/2" LONG.
6. PROVIDE DEAD BOLTS WITH HARDENED INSERTS; DEADLOCKING LATCH WITH KEY-OPERATED LOCKS ON EXTERIOR. DOORS MUST BE OPERABLE FROM THE INSIDE WITHOUT A KEY, SPECIAL KNOWLEDGE, OR SPECIAL EFFORT.
7. STRAIGHT DEAD BOLTS SHALL HAVE A MIN. THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8", AND A HOOK-SHAPED OR AN EXPANDING-LUG DEADBOLT SHALL HAVE A MIN. THROW OF 3/4".
8. THE USE OF A LOCKING SYSTEM WHICH CONSISTS OF A DEADLOCKING LATCH OPERATED BY A DOORKNOB AND A DEADBOLT OPERATED BY A NON-REMOVABLE THUMB TURN WHICH IS INDEPENDENT OF THE DEADLOCKING LATCH AND WHICH MUST BE SEPARATELY OPERATED, SHALL NOT BE CONSIDERED AS A SYSTEM WHICH REQUIRES SPECIAL KNOWLEDGE OR EFFORT WHEN USED IN DWELLING UNITS. THE DOOR KNOB AND THE THUMB TURN WHICH OPERATES THE DEADBOLT SHALL NOT BE SEPARATED BY MORE THAN 8 INCHES.
9. WOOD PANEL TYPE DOORS MUST HAVE PANELS AT LEAST 9/16" THICK WITH SHAPED PORTIONS NOT LESS THAN 1/4" THICK AND INDIVIDUAL PANELS MUST BE NO MORE THAN 300 SQ. IN. IN AREA. MULLIONS SHALL BE CONSIDERED A PART OF ADJACENT PANELS EXCEPT MULLIONS NOT OVER 1.5" LONG MAY HAVE AN OVERALL WIDTH OF NOT LESS THAN 2". STILES AND RAILS SHALL BE OF SOLID LUMBER IN THICKNESS WITH OVERALL DIMENSIONS OF NOT LESS THAN 1-3/8" AND 3" IN WIDTH.
10. SLIDING DOORS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION.
11. SLIDING GLASS DOORS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN SEC. 6717.1
12. METAL OR WOODEN OVERHEAD OR SLIDING DOORS SHALL BE SECURED WITH A CYLINDER LOCK, PADLOCK WITH A MIN. 9/32" DIA. HARDENED STEEL SHACKLE AND BOLTED, HARDENED STEEL HASPS, METAL SLIDE BOARD, BOLT OR EQUIVALENT DEVICE SECURED ELECTRICALLY OPERATED.
13. PROVIDE METAL GUIDES AT TOP AND BOTTOM OF METAL ACCORDION GRATE OR GRILLE-TYPE DOORS AND CYLINDER LOCKS WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS.
14. GLAZED OPENINGS WITHIN 40" OF THE DOOR LOCK WHEN THE DOOR IS IN THE CLOSED POSITION, SHALL BE FULLY TEMPERED GLASS OR APPROVED BURGLARY RESISTANT MATERIAL, OR SHALL BE PROTECTED BY METAL BARS, SCREENS OR GRILLS HAVING A MAXIMUM OPENING OF 2". THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO VIEW PORTS OR WINDOWS WHICH DO NOT EXCEED 2" IN THEIR GREATEST DIMENSIONS.
15. LOUVERED WINDOWS SHALL BE PROTECTED BY METAL BARS OR GRILLS WITH OPENINGS THAT HAVE AT LEAST ONE DIMENSION OF 6" OR LESS, WHICH ARE CONSTRUCTED TO PRECLUDE HUMAN ENTRY.
16. OTHER OPENABLE WINDOWS SHALL BE PROVIDED WITH SUBSTANTIAL LOCKING DEVICES. IN B,F,M AND S OCCUPANCIES, SUCH DEVICES SHALL BE GLIDE BARS, BOLTS, CROSS-BARS, AND/OR PADLOCKS WITH A MIN. 9/32" HARDENED STEEL SHACKLES AND BOLTED, HARDENED STEEL HASPS.
17. SLIDING WINDOWS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION.
18. SLIDING WINDOWS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN SEC.6717.2.
19. ANY RELEASE FOR METAL BARS, GRILLS, GRATES OR SIMILAR DEVICES CONSTRUCTED TO PRECLUDE HUMAN ENTRY THAT ARE INSTALLED SHALL BE LOCATED ON THE INSIDE OF THE ADJACENT ROOM AND AT LEAST 24" FROM THE CLOSEST OPENING THROUGH SUCH METAL BARS, GRILLS, GRATES OR SIMILAR DEVICES THE EXCEEDS 2" IN ANY DIMENSION.
20. ALL OTHER OPENINGS MUST BE PROTECTED BY METAL BARS OR GRILLES WITH OPENINGS OF NOT LESS THAN 6" IN ONE DIMENSION.

LIGHTING
100% OF THE LUMINARIES IN A KITCHEN MUST BE HIGH EFFICIENCY.

IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINARIE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR.

BEDROOMS, LIVING ROOMS, FAMILY ROOMS, AND OTHER ROOMS USED FOR LIVING AND SLEEPING MUST HAVE HIGH EFFICACY LIGHTING, AND MAY REQUIRE AN OCCUPANT SENSOR WITH A MANUAL-ON/AUTO-OFF FEATURE, OR DIMMERS.

EXTERIOR LIGHTING MUST BE HIGH EFFICACY, A PHOTOCELL AND MOTION SENSOR MAY BE INSTALLED.

TITLE 24 RESIDENTIAL LIGHTING STANDARDS
PERMANENTLY INSTALLED LUMINARIES THAT HAVE PLUG-IN OR HARDWIRED CONNECTIONS FOR ELECTRIC POWER MUST COMPLY WITH THE MANDATORY ENERGY REQUIREMENTS SUMMARIZED BELOW:

ROOM	% HIGH EFFICACY	OPTIONS
KITCHEN	100%	
CABINET LIGHTING	100%	UNDER-CABINET LIGHTING SHALL BE SWITCHED SEPARATELY FROM OTHER LIGHTING.
BATHROOM	100%	VACANCY SENSOR
GARAGE	100%	VACANCY SENSOR
LAUNDRY ROOMS	100%	VACANCY SENSOR
UTILITY ROOMS	100%	VACANCY SENSOR
CLOSETS > 70 SF	100%	VACANCY SENSOR
ALL OTHER ROOMS	100%	VACANCY SENSOR OR DIMMER
EXTERIOR	100%	CONTROLLED BY MANUAL ON/OFF SWITCH AND ONE OF THE FOLLOWING: MOTION SENSOR, PHOTO CONTROL AND AUTOMATIC TIME SWITCH CONTROL, ASTRONOMICAL TIME CLOCK, OR EMCS

1. HIGH EFFICACY LIGHTING CONTAINS PIN-BASED SOCKETS AND INCLUDES FLUORESCENT WITH ELECTRONIC BALLASTS, METAL HALIDE, HIGH PRESSURE SODIUM, AND CERTIFIED LED LIGHTING.
2. LUMINAIRES RECESSED INTO INSULATED CEILINGS MUST BE APPROVED FOR ZERO CLEARANCE INSULATION CONTACT (IC) AND RATED AND LABELED AS AIR TIGHT (AT).
3. 100% OF THE TOTAL LIGHTING WATTAGE (BASED ON THE MAX. LAMP RATING) IN A KITCHEN IS REQUIRED TO BE HIGH EFFICACY.
4. ALL OCCUPANT SENSORS CONTROL TYPES SHALL BE PROGRAMMED TO TURN OFF ALL OR PART OF THE LIGHTING NO LONGER THAN 20 MINUTES AFTER THE SPACE IS VACATED OF OCCUPANTS, EXCEPT AS SPECIFIED BY SECTION 130.1 (c)8.
5. INCLUDES BEDROOMS, LIVING, DINING AND FAMILY ROOMS, CLUB HOUSES, HOME OFFICES, AND ENCLOSED PATIOS. CLOSETS THAT ARE LESS THAN 70 SF IN AREA AND HALLWAYS ARE EXEMPT FROM THIS REQUIREMENTS.
6. LIGHTS AROUND POOLS AND WATER FEATURES SUBJECT TO CALIFORNIA ELECTRICAL CODE ARTICLE 680 ARE EXEMPT.
7. ENERGY MANAGEMENT CONTROL SYSTEM.

ELECTRICAL NOTES PER 2019 CALIFORNIA ELECTRICAL CODE
A. PANEL LOCATIONS
PANELS SHALL NOT BE LOCATED IN THE VICINITY OF EASILY IGNITABLE MATERIAL, SUCH AS CLOTHES CLOSETS, OR IN BATHROOMS [CEC 240-24 (D)].

B. NON-METTALIC SHEATHED CABLE [CEC 334]
NON-METALLIC SHEATHED CABLE SHALL BE:
1. PROTECTED BY RIGID METAL CONDUIT, INTERMEDIATE METAL CONDUIT, ELECTRICAL METALLIC TUBING, SCHEDULE 80 PVC CONDUIT, PIPE, OR OTHER MEANS WHEN CABLE IS EXPOSED OR SUBJECT TO PHYSICAL DAMAGE. [CEC 334.15 (B)]
2. PROTECTED BY A 1/16-INCH STEEL PLATE OR SLEEVE OR BE NOT LESS THAN 1-1/4 INCH FROM THE NEAREST EDGE OF THE FRAMING MEMBER, WHEN INSTALLED THROUGH FRAMING MEMBERS. STEEL PLATES OR SLEEVES ARE REQUIRED ON ALL DOUBLE SHEAR WALLS WHEN CABLE IS INSTALLED EITHER THROUGH OR PARALLEL TO FRAMING MEMBERS [CEC 334.17].
3. PROTECTED BY GUARD STRIPS WITHIN 6 FEET OF AN ATTIC ACCESS WHEN NO PERMANENT STAIRS OR LADDERS ARE PROVIDED [CEC 334.23, 320.23].
4. PROTECTED BY GUARD STRIPS IN THE ENTIRE ATTIC WHEN PERMANENT STAIRS OR LADDERS ARE PROVIDED. ACCESS PANELS OR DOORS FROM THE SECOND FLOOR INTO THE ATTIC ARE CONSIDERED PERMANENT ACCESS AND GUARD STRIPS ARE REQUIRED IN THE ENTIRE ATTIC.
5. HAVE A BENDING RADIUS NOT LESS THAN 5 TIMES THE DIAMETER OF THE CABLE [CEC 334.24].
6. SUPPORTED AT INTERVALS NOT EXCEEDING 4-1/2" FEET AND WITHIN 12" OF EVERY OUTLET BOX, JUNCTION BOX, CABINET OR FITTING [CEC 406.12].

C. CIRCUITS AND RECEPTACLES
1. TAMPER-RESISTAN RECEPTACLES SHALL BE INSTALLED AS SPECIFIED IN WILLING UNITS IN ALL AREAS SPECIFIED IN 210.52 [CEC 406.12]
2. RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FT. FROM AN OUTLET, INCLUDING ANY WALL SPACE 2 FT. WIDE OR GREATER. NOTE: A FIXED PANEL OF A SLIDING GLASS DOOR IS CONSIDERED WALL SPACE. [CEC 210.52(A)].
3. IN KITCHENS, BREAKFAST ROOMS, PANTIES AND DINING ROOMS A MINIMUM OF 2-20A CIRCUITS SHALL BE PROVIDED [CEC 210.11(C)(1)]. COUNTER SPACE RECEPTACLES SHALL E GFCI[CEC 210.8(A)] AND INSTALLED:
   - AT EACH WALL COUNTER SPACE THAT IS 12 IN. OR GREATER [CEC 210.52(C)(1)];
   - NO MORE THAN 48 IN. OC. [CEC 210.52(C)(1)];
   - MAXIMUM 24 IN. FROM THE END OF THE COUNTER [CEC 210.52(C)(1)];
   - MAXIMUM 20 IN. ABOVE COUNTER SURFACE. [CEC 210.52(C)(5)].

   ON ISLAND COUNTER SPACES (ONE RECEPTACLE MIN.) NOT MORE THAN 12 IN. BELOW COUNTER SURFACE [CEC 210.52(C)(5) EXCEPTION]. AN ISLAND WITH LESS THAN 12" BEHIND A RAGE TOP OF SINK IS CONSIDERED AS DIVIDING THE COUNTERTOP INTO TWO SEPARATE SPACES [CEC 210.52(C)(2)].
   ON PENINSULAR COUNTER SPACES (ONE RECEPTACLE MIN.) NOT MORE THAN 12 I. BELOW COUNTER SURFACE [CEC 210.52(C)(5) EXCEPTION].
4. BATHROOMS SHALL HAVE A SEPARATE 20A CIRCUIT [CEC 210.11(C)(3)] WITH AT LEAST ONE GFCI WALL RECEPTACLE WITHIN 36 IN. OF EACH BASIN [CEC 210.8(A)(1)]; [CEC 210.52(D)].
5. LAUNDRY ROOMS SHALL HAVE A SEPARATE 20A CIRCUIT WITH AT LEAST ONE RECEPTACLE SHALL BE PROVIDED [CEC 210.11(C)(2)]. ALL RECEPTACLES WITHIN 6 FT OF THE SINK SHALL BE GFCI [CEC 210.8(A)(7)].
6. IN GARAGES, AT LEAS ONE GFCI RECEPTACLE SHALL BE PROVIDED [CEC 210.52(G)]. ALL OTHER GARAGE RECEPTACLES EXCEPT THOSE DEDICATED TO AN APPLIANCE OR THAT ARE NOT READILY ACCESSIBLE SHALL BE GFCI. [CEC 210.8(A)(2)].
7. IN HALLWAYS OF 10 FT. OR MORE IN LENGTH, AT LEAST ONE RECEPTACLE SHALL BE PROVIDED [(CEC 210.52 (H)]
8. OUTDOOR OUTLETS SHALL BE GFCI [CEC 210.8(A)(3)] ONE OUTLET SHALL BE INSTALLED AT THE FRONT OF THE DWELLING AND ONE AT THE REAR OF THE DWELLING. RECEPTACLES SHALL BE ACCESSIBLE AT GRADE LEVEL AND NOT MORE THAN 6-1/2 FT ABOVE GRADE [CEC 210.52(E)].
9. ALL CRAWL SPACE RECEPTACLES SHALL BE GFCI [CEC 210.8(A)(4)].
10. ALL UNFINISHED BASEMENT RECEPTACLES SHALL BE GFCI UNLESS THEY ARE NOT READILY ACCESSIBLE OR ARE SERVICE A DEDICATED APPLIANCE [CEC 210.8(A)(5)]
11. ALL RECEPTACLES WITHIN 6 FT OF A WET BAR SHALL BE GFCI [CEC 210.8(A)(7)].
12. ALL RECEPTACLES ON 15A OR 20A BRANCH CIRCUITS THAT SUPPLY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY COMBINATION-TYPE ARC-FAULT CIRCUIT INTERRUPTERS (AFCI), INCLUDING SWITCHED OUTLETS [CEC 210.12(A)].
13. ALL RECEPTACLES SERVING APPLIANCES OR MOTORS WITH A RATING OF 1 HP OR 6 AMPS SHALL BE ON A SEPARATE CIRCUIT.
14. FOR HVAC EQUIPMENTS, A SEPARATE 15A OR 20A CIRCUIT WITH AN ACCESSIBLE RECEPTACLE AT THE EQUIPMENT SHALL BE PROVIDED WITHIN 25 FT OF THE EQUIPMENT [CEC 210.63]. IF LOCATED IN AN UNDER-FLOOR AREA, THE RECEPTACLE SHALL BE GFCI [CEC 210.8(4)].
15. BASEMENTS, GARAGES AND ACCESSORY BUILDINGS. FOR A ONE-FAMILY DWELLING, AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN THE AREAS SPECIFIED IN 210.52(G)(1) THROUGH (3)/ THESE RECEPTACLES SHALL BE IN ADDITION TO RECEPTACLES REQUIRED FOR SPECIFIC EQUIPMENT. [CEC 210.52]
   (1) GARAGES. IN EACH ATTACHED GARAGE AND IN EACH DETACHED GARAGE WITH ELECTRICAL POWER, THE BRANCH CIRCUIT SUPPLYING THIS RECEPTACLE(S) SHALL NOT SUPPLY OUTLETS OUTSIDE OF THE GARAGE. AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED FOR EACH CAR SPACE.
   (2) ACCESSORY BUILDINGS. IN EACH ACCESSORY BUILDING WITH ELECTRIC POWER.
   (3) BASEMENT. IN EACH SEPARATE UNFINISHED PORTION OF A BASEMENT

A. LIGHTING [CEC 210.70]
1. SWITCHED LIGHTING SHALL BE INSTALLED IN:
   - ALL HABITABLE ROOMS, BATHROOMS, HALLWAYS, AND STAIRWAYS AT EACH LEVEL,
   - GARAGES
   - AT ALL OUTDOOR ENTRANCES AND EXITS.
   - IN ALL ATTICS, UNDER FLOOR AREAS, UTILITY ROOMS AND BASEMENTS USED FOR STORAGE
   - NEAR HVAC EQUIPMENT IN ATTIC, UNDER FLOOR AREAS, ROOMS OR BASEMENTS, WITH A SWITCH AT THE ACCESS POINT.

   (4). LIGHTING INSTALLED IN A CLOSET SHALL BE A SURFACE MOUNTED OR RECESSED FLUORESCENT FIXTURE OR A SURFACE MOUNTED INCANDESCENT FIXTURE WITH COMPLETELY ENCLOSED LAMPS OR RECESSED INCANDESCENT FIXTURE WITH COMPLETELY ENCLOSED LAMPS. SURFACE INCANDESCENT LIGHTING SHALL BE INSTALLED A MINIMUM OF 12 IN. FROM THE NEAREST POINT OF A STORAGE SPACE. SURFACE FLUORESCENT LIGHTING AND RECESSED LIGHTING SHALL BE INSTALLED A MINIMUM OF 6 IN. FRO THE NEAREST POINT OF A STORAGE SPACE. [CEC 410.16(C)].

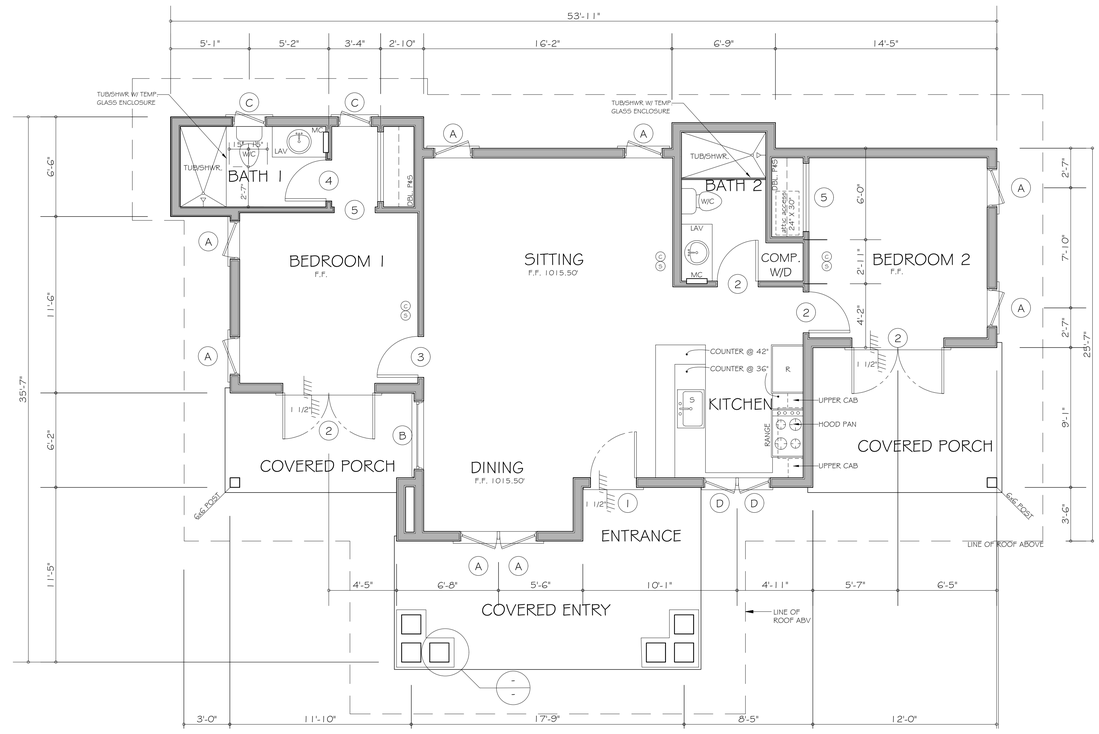
B. FANS
IN BATHROOMS CONTAINING TUBS OR SHOWERS, A FAN CAPABLE OF EXHAUSTING 50 CFM SHALL BE INSTALLED [ENERGY STANDARDS 150 (o)].

C. SMOKE ALARMS
IN NEW CONSTRUCTIONS, SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING. THE WIRING SHALL BE PERMANENT AND INSTALLED WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION. [CRC R314.4].

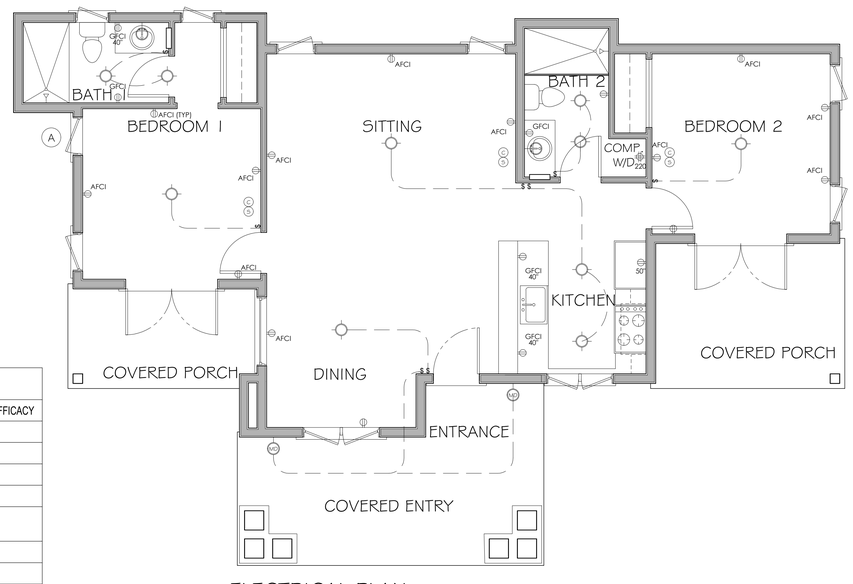
GENERAL NOTES:
1. EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH ARTIFICIAL LIGHTS SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE TOP LANDING OF THE STAIRWAY [CRC R303.8].

ELECTRICAL LEGEND

●		(N) CEILING MOUNTED LIGHTS HIGH EFFICACY
⌖		(N) SURFACE MTD. LIGHT
⊘		CEILING FAN: PANASONIC FV-08VQC5
○		(N) SCONCE
$		(N) SWITCH (TYP. 50" AFF)
⇥		(N) DUPLEX RECEPTACLE AFCI & TAMPER-RESISTAN. TYP. 18" AFF
GECI ⇥		(N) DUPLEX RECEPTACLE GFCI
⇥		(N) OVERHEAD RECEPT
220 ⇥		(N) 220 DUPLEX
⇥		(N) AFCI
MD		(N) MOTION DETECTOR



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



ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

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RESIDENCE for COLORADO ST BRAND BLVD LLC
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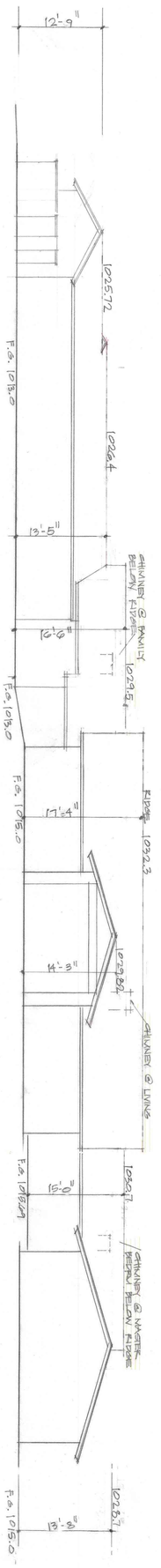
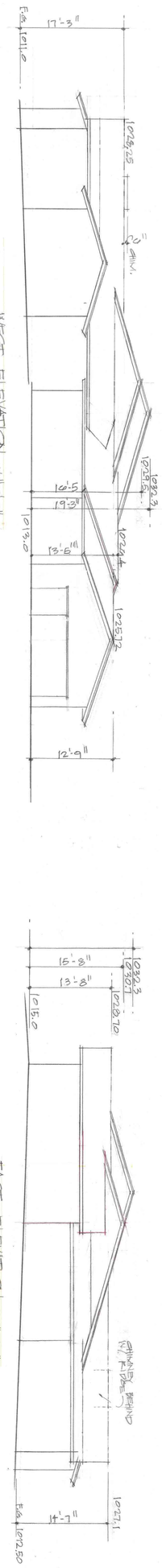
LICENSED ARCHITECT CRISS C GUNDERSON No. C-018374 RENEWAL DATE STATE OF CALIFORNIA

ADU1

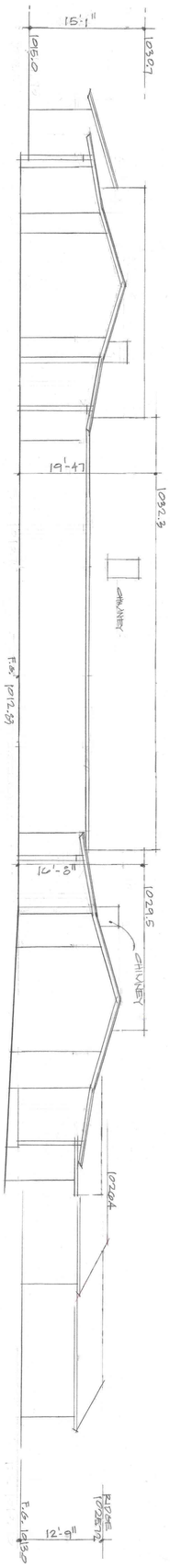


SOUTH ELEVATION 1/8"=1'-0"



WEST ELEVATION 1/8"=1'-0"

EAST ELEVATION 1/8"=1'-0"



NORTH ELEVATION 1/8"=1'-0"

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