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, May 16, 2023

CITY OF ROLLING HILLS
6:30 PM

This meeting is held pursuant AB 361
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 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. Members of the public may also provide comments in real time by speaking during the public comment and/or public hearing portions of the meeting.

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. Written requests, if any, will be considered first under this section.

7. CONSENT CALENDAR

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

7.A. APPROVE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION REGULAR MEETING OF MAY 16, 2023

RECOMMENDATION: Approve as presented.

CL_AGN_230516_PC_AffidavitofPosting.pdf

7.B. CONTINUATION OF REMOTE PLANNING COMMISSION MEETINGS DURING THE MONTH OF MAY 2023, PURSUANT TO THE REQUIREMENTS OF AB 361

RECOMMENDATION: Adopt Resolution No. 2023-05.

2023-07_PC_Resolution_Updated_AB361_Findings_May_F.pdf

7.C. APPROVE THE MINUTES FOR THE APRIL 18, 2023, PLANNING COMMISSION MEETINGS

RECOMMENDATION: Approve as presented.

CL_MIN_230418_PC_FT_F.pdf
CL_MIN_230418_PC_F.pdf

8. EXCLUDED CONSENT CALENDAR ITEMS

9. PUBLIC HEARINGS ON ITEMS CONTINUED FROM PREVIOUS MEETING

10. NEW PUBLIC HEARINGS

10.A. ZONING CASE NO. 22-95: A REQUEST FOR A SITE PLAN REVIEW FOR THE DEMOLITION AND CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE WITH A BASEMENT, ATTACHED GARAGE, NON-EXEMPT GRADING, MAXIMUM FIVE-FOOT-HIGH RETAINING WALLS, AND OTHER SITE IMPROVEMENTS LOCATED AT 42 PORTUGUESE BEND ROAD, ROLLING HILLS, CA 90274 (LOT 120-RH) (HSU) AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

RECOMMENDATION:

Staff recommends the Planning Commission open the public hearing, receive public testimony, discuss the proposed project, and provide direction to staff and the applicant.

A1- 230510_42PortugueseBendRoad_Development Table (ZC22-95).pdf
Attachment 2. Grading Quantities Table
Attachment 3. Renderings
Attachment 4. Conceptual Landscape Plans
Attachment 5. Development Plans

11. OLD BUSINESS

12. NEW BUSINESS

12.A. REQUEST FOR A TIME EXTENSION FOR A PREVIOUSLY APPROVED PROJECT FOR MAJOR MODIFICATION TO A SITE PLAN REVIEW, CONDITIONAL USE PERMIT AND VARIANCE ENTITLEMENTS BY THE PLANNING COMMISSION IN ZONING CASE NO. 20-08 LOCATED AT 20 UPPER BLACKWATER CANYON ROAD, ROLLING HILLS, CA 90274 (LOT 101-RH) (IANNITTI).

RECOMMENDATION: Discuss and consider the request for time extension.

Attachment 2. Resolution No. 2021-01_Major Modification (ZC 20-08) 20 Upper Blackwater Canyon Road

Attachment 3. Resolution No. 2020-02_Extension (ZC 918) 20 Upper Blackwater Canyon Road

Attachment 4. Resolution No 2018-01 (ZC 918) 20 Upper Blackwater Canyon Road

Attachment 1. Resolution No. 2023-06_20_Extension (ZC 20-08) Upper Blackwater Canyon Road (Iannitti)_DRAFT

13. SCHEDULE FIELD TRIPS

14. ITEMS FROM STAFF

15. ITEMS FROM THE PLANNING COMMISSION

16. ADJOURNMENT

Next meeting: Tuesday, June 20, 2023 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: 05/16/2023

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

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

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

SUBJECT: **APPROVE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION REGULAR MEETING OF MAY 16, 2023**

DATE: **May 16, 2023**

BACKGROUND:
None.

DISCUSSION:
None.

FISCAL IMPACT:
None.

RECOMMENDATION:
Approve as presented.

ATTACHMENTS:
CL_AGN_230516_PC_AffidavitofPosting.pdf

Administrative Report

7.A., **File #** 1797 **Meeting Date**: 5/16/2023

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

AFFIDAVIT OF POSTING

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

Legislative Body	Planning Commission
Posting Type	Regular Meeting Agenda
Posting Location	2 Portuguese Bend Road, Rolling Hills, CA 90274 City Hall Window City Website: https://www.rolling-hills.org/government/agenda/index.php https://www.rolling-hills.org/government/city_council/city_council_archive_agendas/index.php
Meeting Date & Time	MAY 16, 2023 6:30pm

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

Christian Horvath, City Clerk

Date: May 11, 2023

Agenda Item No.: 7.B
Mtg. Date: 05/16/2023

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

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

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

SUBJECT: **CONTINUATION OF REMOTE PLANNING COMMISSION MEETINGS DURING THE MONTH OF MAY 2023, PURSUANT TO THE REQUIREMENTS OF AB 361**

DATE: **May 16, 2023**

BACKGROUND:

On March 4, 2020, Governor Newsom declared a state of emergency due to COVID-19. Shortly thereafter, the Governor issued Executive Order N-25-20, which waived certain remote meeting requirements of the Ralph M. Brown Act ("Brown Act") in response to COVID-19. In September 2021, the Governor signed Assembly Bill 361 ("AB 361"), which amended the Brown Act to allow continued flexibility in holding virtual public meetings. In accordance with Executive Order N-25-20, and later AB 361, the Planning Commission has met virtually since the start of the pandemic in 2020.

DISCUSSION:

The state's COVID-19 state of emergency ended on February 28, 2023. Although the state of emergency has ended, the provisions of AB 361 will remain in effect until January 1, 2024. While AB 361 remains in effect, it authorizes public meetings to be held virtually if specified conditions are met. These conditions include when state or local officials have imposed or recommended measures to promote social distancing.

Research by staff indicates that officials continue to recommend social distancing. Specifically, California Division of Occupational Safety and Health ("Cal/OSHA") regulations—at Title 8 Section 3205—recommend physical distancing in the workplace as precautions against the spread of COVID-19 and impose certain restrictions and requirements due to a "close contact" which occurs when individuals are within six feet of another in certain circumstances. Relatedly, the Centers for Disease Control and Prevention continue to recommend avoiding contact and keeping a safe distance from a person who has a suspected or confirmed case of

COVID-19.

Staff recommends that the Planning Commission adopt the attached resolution, which makes the requisite AB 361 findings for the Planning Commission to meet virtually this month. For the duration of the time that the Commission meets virtually, staff will continue agendizing this item to enable the Commission to continue making the requisite AB 361 findings.

FISCAL IMPACT:
None.

RECOMMENDATION:
Adopt Resolution No. 2023-07.

ATTACHMENTS:
2023-07_PC_Resolution_Updated_AB361_Findings_May_F.pdf

RESOLUTION NO. 2023-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS, CALIFORNIA, APPROVING REMOTE PLANNING COMMISSION MEETINGS PURSUANT TO THE REQUIREMENTS OF ASSEMBLY BILL 361

WHEREAS, in response to the COVID-19 pandemic, Governor Newsom declared a statewide state of emergency on March 4, 2020; and

WHEREAS, Governor Newsom signed Assembly Bill 361 ("AB 361") on September 17, 2021, which went into effect immediately as urgency legislation; and

WHEREAS, AB 361 added section 54953(e) to the Brown Act, authorizing legislative bodies to conduct remote meetings provided the legislative body makes specified findings on a regular basis; and

WHEREAS, the Governor's COVID-19 state of emergency ended on February 28, 2023; and

WHEREAS, notwithstanding the foregoing, AB 361 remains in effect until January 1, 2024; and

WHEREAS, AB 361 authorizes legislative bodies to continue meeting virtually if specified conditions are met. These conditions include when state or local officials have imposed or recommended measures to promote social distancing; and

WHEREAS, among other measures to promote physical distancing, the California Division of Occupational Safety and Health ("Cal/OSHA") regulations—at Title 8 Section 3205—recommend physical distancing in the workplace as precautions against the spread of COVID-19 and impose certain restrictions and requirements due to a "close contact" which occurs when individuals are within six feet of another in certain circumstances; and

WHEREAS, the Centers for Disease Control and Prevention continue to recommend avoiding contact and keeping a safe distance from a person who has a suspected or confirmed case of COVID-19; and

WHEREAS, to allow for physical distancing and remote meeting attendance in accordance with these recommended measures, the Planning Commission does hereby find that the Planning Commission shall conduct its meetings without compliance with paragraph (3) of subdivision (b) of Government Code section 54953, as authorized by subdivision (e) of section 54953, and that the Planning Commission shall comply with the requirements to provide the public with access to the meetings electronically as prescribed in paragraph (2) of subdivision (e) of section 54953.

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

Section 1. All of the above recitals are true and correct and incorporated herein by reference.

Section 2. The Planning Commission has considered the above circumstances and hereby recognizes that state and local officials continue to recommend social distancing measures, which can impact the ability of the City and the public to meet safely in person.

Section 3. The Planning Commission shall conduct public meetings in accordance with Government Code section 54953(e) and other applicable provisions of the Brown Act for remote only meetings.

PASSED, APPROVED AND ADOPTED THIS 16th DAY OF MAY, 2023.

_____
BRAD CHELF, CHAIRMAN

ATTEST:

_____
CHRISTIAN HORVATH, CITY CLERK

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

I certify that the foregoing Resolution No. 2023-07 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS, CALIFORNIA, APPROVING REMOTE PLANNING COMMISSION MEETINGS PURSUANT TO THE REQUIREMENTS OF ASSEMBLY BILL 361

was approved and adopted at a regular meeting of the Planning Commission on May 16, 2023, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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

Administrative Offices.

_____
CHRISTIAN HORVATH
CITY CLERK

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 7.C
Mtg. Date: 05/16/2023

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

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

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

SUBJECT: **APPROVE THE MINUTES FOR THE APRIL 18, 2023, PLANNING COMMISSION MEETINGS**

DATE: **May 16, 2023**

BACKGROUND:
None.

DISCUSSION:
None.

FISCAL IMPACT:
None.

RECOMMENDATION:
Approve as presented.

ATTACHMENTS:
CL_MIN_230418_PC_FT_F.pdf
CL_MIN_230418_PC_F.pdf

Minutes
Rolling Hills Planning Commission
Tuesday, April 18, 2023
Field Trip Meeting 7:30 a.m.
17 Crest Road East

1. CALL MEETING TO ORDER

The Planning Commission of the City of Rolling Hills met at 17 Crest Road East on the above date and the meeting was called to order at 7:30 a.m. Chair Brad Chelf presiding.

2. ROLL CALL

Commissioners Present:	Cooley, Douglass, Vice Chair Kirkpatrick, Chair Chelf
Commissioners Absent:	Cardenas
Staff Present:	John Signo, Planning & Community Services Director Stephanie Grant, Assistant Planner
Public Present:	Zhe Song, Janie Zou, Andy Chou, Charlie Raine, Francesca Wachs

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

4. FIELD TRIP

4.A. APPROVE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION FIELD TRIP MEETING OF APRIL 18, 2023

Item 4.A was approved via voice vote with no objections.

4.B. ZONING CASE NO. 23-004: REQUEST FOR A SITE PLAN REVIEW TO CONVERT ATTACHED COVERED PORCHES TO ENCLOSED LIVING AREAS, PAVE 1,250 SQUARE FEET OF LAWN AREA, CONVERT AN EXISTING GARAGE INTO A KITCHEN, AND FOR INTERIOR AND EXTERIOR REMODEL IMPROVEMENTS ON A PROPERTY LOCATED AT 17 CREST ROAD EAST (LOT 9-FT), ROLLING HILLS, CA (WANG), AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Presentation by Assistant Planner Stephanie Grant.

Public Comment: Charlie Raine

Vice Chair Kirkpatrick asked about drainage and garage parking.

5. ADJOURNMENT: 7:43 A.M.

The meeting was adjourned at 7:43 a.m. to the regular meeting of the Planning Commission scheduled to be held on Tuesday, April 18, 2023, beginning at 6:30 p.m. via tele-conference.

Respectfully submitted,

_____
Christian Horvath, City Clerk

Approved,

_____
Brad Chelf, Chair

DRAFT

Minutes
Rolling Hills Planning Commission
Tuesday, April 18, 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 with Chair Chelf presiding. Chair Chelf called the meeting to order at 6:30 p.m.

2. ROLL CALL

Commissioners Present:	Cardenas, Cooley, Douglass, Vice Chair Kirkpatrick, Chair Chelf
Commissioners Absent:	None
Staff Present:	John Signo, Planning & Community Services Director
	Stephanie Grant, Assistant Planner
	Ryan Stager, Assistant City Attorney

3. PLEDGE OF ALLEGIANCE

Director Signo led the Pledge of Allegiance.

4. APPROVE ORDER OF THE AGENDA

Chair Chelf approved the order of the agenda and there were no objections.

5. BLUE FOLDER ITEMS (SUPPLEMENTAL) - NONE

6. PUBLIC COMMENTS ON NON-AGENDA ITEMS – NONE

7. CONSENT CALENDAR

7.A. APPROVE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION REGULAR MEETING OF APRIL 18, 2023

7.B. CONTINUATION OF REMOTE PLANNING COMMISSION MEETINGS DURING THE MONTH OF APRIL 2023, PURSUANT TO THE REQUIREMENTS OF AB 361

7.C. APPROVE THE MINUTES FOR THE MARCH 21, 2023, PLANNING COMMISSION MEETINGS

Motion by Commissioner Cardenas, seconded by Vice Chair Kirkpatrick, to approve Items 7A, 7B, and 7C. Motion carried unanimously with the following roll call vote:

AYES:	Cardenas, Cooley, Douglass, Vice Chair 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 NO. 23-004: REQUEST FOR A SITE PLAN REVIEW TO CONVERT ATTACHED COVERED PORCHES TO ENCLOSED LIVING AREAS, PAVE 1,250 SQUARE FEET OF LAWN AREA, CONVERT AN EXISTING GARAGE INTO A KITCHEN, AND FOR INTERIOR AND EXTERIOR REMODEL IMPROVEMENTS ON A PROPERTY LOCATED AT 17 CREST ROAD EAST (LOT 9-FT), ROLLING HILLS, CA (WANG), AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Presentation by Assistant Planner Grant.

Chair Chelf opened the public hearing for comments.

Public Comments: Zhe Song, Janie Zou, Leah Mirsch, Charlie Raine

Discussion made by Commissioners to approve the project with conditions to limit the height of the landscaping along the front fence and install permeable pavers for the outdoor patio south of the proposed rear addition.

The applicants, Zhe Song and Janie Zou, were amenable to the proposed conditions.

Director Signo indicated conditions J and Q of the proposed resolution could be amended to address the Commission's action.

Assistant City Attorney Stager clarified the Commission's intended action.

Chair Chelf indicated he wanted to approve the project and not return to the next meeting with a resolution.

Motion by Chair Chelf, seconded by Commissioner Cooley, to adopt Resolution No. 2023-04 approving the project as recommended by staff with additional conditions to limit the landscaping to a height of eight feet along the front fence next to Crest Road East and install permeable pavers for the outdoor patio south of the proposed rear addition. Motion carried with the following roll call vote:

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

11. OLD BUSINESS – NONE

12. NEW BUSINESS – NONE

13. SCHEDULED FIELD TRIPS – NONE

14. ITEMS FROM STAFF

Director Signo announced the next South Bay Housing Education Forum hosted by the South Bay Cities Council of Governments will be on May 4, 2023. He is available if there are any questions.

15. ITEMS FROM THE PLANNING COMMISSION – NONE

16. ADJOURNMENT: 7:12 P.M.

The meeting was adjourned at 7:12 p.m. to the Planning Commission meeting on Tuesday, May 16, 2023, beginning at 6:30 p.m.

Respectfully submitted,

_____

Christian Horvath, City Clerk

Approved,

_____

Brad Chelf, Chair

DRAFT

Agenda Item No.: 10.A
Mtg. Date: 05/16/2023

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

FROM: **STEPHANIE GRANT, ASSISTANT PLANNER**

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

SUBJECT: **ZONING CASE NO. 22-95: A REQUEST FOR A SITE PLAN REVIEW FOR THE DEMOLITION AND CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE WITH A BASEMENT, ATTACHED GARAGE, NON-EXEMPT GRADING, MAXIMUM FIVE-FOOT-HIGH RETAINING WALLS, AND OTHER SITE IMPROVEMENTS LOCATED AT 42 PORTUGUESE BEND ROAD, ROLLING HILLS, CA 90274 (LOT 120-RH) (HSU) AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

DATE: **May 16, 2023**

BACKGROUND:

An application was filed by the applicant, Dan Bolton of Bolton Engineering, on behalf of the property owner, Kevin Tsu, to request approval to demolish an existing 4,370-square-foot (SF) residence built in 1940, 720 SF attached garage, and 530 SF swimming pool. The applicant is proposing to construct a new 7,077 SF single-family residence with a 2,250 SF basement, 912 SF attached garage, 1,041 square feet of attached covered porches, 906 SF accessory dwelling unit (ADU), 615 SF swimming pool/spa, pool equipment, lightwells, maximum five-foot-high retaining walls, expand existing driveway, walkways, landscaping, remodel existing barn, and other improvements. The project includes a total of 12,954 cubic yards (CY) of grading to be balanced on site. This includes 6,477 CY cut and 6,477 CY fill with no import or export.

The new 906 SF ADU, 615 SF swimming pool/spa, pool equipment, driveway widening, hardscape, demolition of existing structures, landscape, outdoor kitchen, BBQ, remodel barn (no change to existing footprint), and other minor improvements are not subject to discretionary review. However, the existing 530 SF swimming pool/spa/deck and stairs will be demolished, and the new swimming pool/spa/deck will be relocated approximately 30 feet southwest of the existing location and behind the proposed new kitchen.

Zoning, Location, and Lot Description

The property located at 42 Portuguese Bend Road is zoned RAS-2 and has a net lot area of 3.93 acres (171,560 square feet). There are three building pads that exist on the property. The first building pad is 33,800 SF with a 27.48% building pad coverage and developed with an existing 4,370 SF single family residence that will be demolished and reconstructed with a new 7,077 SF single family residence with a basement and attached garage. The second building pad is 0.08 acres (3,680 square feet) with a proposed 27.91% building pad coverage and will be developed with the proposed 906 SF ADU. The third building pad is 0.02 acres (900 square feet) with 50% building pad coverage, and is developed with an existing 530 square foot stable that will be remodeled with no change to the existing footprint.

The property is a rectangular shaped parcel. There is an 80-fo ot-wide roadway easement that traverses through the west portion of the parcel. The portion of the lot located on the east side Portuguese Bend Road is developed with the main residence, pool, and stable. The portion of the lot located on the west side of Portuguese Bend Road slopes downward 335 feet into the canyon and is unbuildable. The Upper Si's Trail is located on the west portion of the parcel, Fuld's Furlong Trail abuts the north property line, and George's Trial abuts the east property line.

Previous Approvals

On November 21, 1992, the Planning Commission adopted Resolution No. 92-29 denying a Conditional Use Permit for the construction of a tennis court in Zoning Case No. 483.

On February 1, 1992, the Planning Commission adopted Resolution No 92-7 granting a reapproval of a variance for a retaining wall to encroach into the side setback, and the reapproval a conditional use permit for the reconstruction of a previously constructed clay sports court, and re-appeal of Resolution No. 91-27 in Zoning Case No. 461.

DISCUSSION:

The applicant is requesting a Site Plan Review for demolition of an existing residence and for the construction of a new single-family residence, basement, attached garage, non-exempt grading, maximum 5-foot-high retaining walls, and other site improvements. The project complies with all of the Development Standards in the Rolling Hills.

The total structures will be 11,201 SF or 6.53% of the net lot area. This complies with the RHMC 20% maximum allowable structural lot coverage.

The flatwork area, which includes the driveway, paved walkways, patios, and courtyards is 14,095 square feet. This covers 8.22% of the net lot area. This complies with the RHMC 15% maximum allowable flatwork lot coverage.

The total disturbance covers 66,330 SF and accounts for 38.66% of the net lot area. This complies with the 40% maximum allowable disturbance coverage.

The total structural and flatwork coverage is 25,296 SF and covers 14.74 of the net lot area.

This complies with the 35% maximum allowable flatwork and structural lot coverage.

The main residential building pad will be 33,800 SF with 27.48% building pad coverage. This is well below the 30% maximum building pad coverage guideline.

The ADU pad will be 3,680 SF with 27.91% building pad coverage. This is well below the 30% maximum building pad coverage guideline.

The existing stable pad is 900 SF with 50% building pad coverage. This is above the 30% maximum building pad coverage guideline, but the structures are existing.

Site Plan Review

The applicant is proposing to demolish the existing 4,370 SF residence, 720 SF attached garage, 530 SF swimming pool, 550 SF attached covered porches, retaining walls, and hardscape. The applicant is requesting a Site Plan Review for the new construction of a new 7,077 SF and appurtenant structures including retaining walls maximum 5 feet height, grading, and other improvements. Rolling Hills Municipal Code (RHMC) Section 17.46.020 requires SPR approval for construction of any new building or structures, and non-exempt grading. All dirt will be balanced onsite.

Grading

The applicant is proposing a total of 12,954 CY of grading, including 6,477 CY cut, 6,477 CY fill. Excavation for the basement 967 CY cut and swimming pool 113 CY cut are exempt and the total of 1,080 CY cut that could be exported from the site without relief from the Code. The total proposed non-exempt grading for the project 11,872 CY total. The applicants are proposing to use the exempt 1,080 CY of cut as fill. Grading will be done on the building pads for the new residence, ADU, driveway, and yard areas. Grading includes 2,990 CY of over-excavation and 3,565 CY of recompaction to stabilize the site. The grading calculations have been included in Attachment 2. Table. 1 Grading Calculations.

Building Pads/Driveway Access

The proposed project will regrade and level the two building pads: a 33,800 SF pad for the main residence and appurtenances located the top of the property; and a 3,680 SF pad for the ADU located west of the main pad at an elevation approximately 7 feet lower. The third building pad is 12 feet lower than the main building pad. The stable pad is 900 square feet and developed with an existing 530 square foot stable and 2,000 SF corral. The existing stairs on the stable pad will be demolished and replaced with 2 retaining walls.

The main residential building pad is accessible from Portuguese Bend Road by an existing 280-foot-long driveway. The existing 15-foot-wide driveway, which connects to Portuguese Bend Road, will be widened to 20-feet to comply with the LA County Fire Code. The project proposes a new turnaround for Fire Department access at the terminus of the driveway located on the main building pad parking area.

Retaining Walls

The project proposes new retaining walls at three different locations: Wall A is a retaining wall located along the southside of the residence and south of the turnaround, Wall B is a retaining

wall located at the southwest corner of the proposed ADU, and Wall C is a retaining wall located at the southside and westside of the existing stable.

Wall A - The existing retaining will be demolished and replaced with a new retaining wall that will be shifted over approximately 5 feet. The proposed new retaining wall be located along the southside of the new residence and south of the proposed turnaround. The new wall will extend 270 linear feet with an average wall height of 2.4 feet and a maximum height of 4 feet. The Rolling Hills Municipal Code (RHMC) Section 17.16.190.F states, "A wall above three feet shall be subject to site plan review."

Wall B - The proposed ADU building pad will be graded and leveled. The project proposes a retaining wall be located at the southeast corner of the ADU. The proposed new retaining wall will extend 26 linear feet behind the southwest corner of the ADU, and extend 7 linear feet around the south corner. The total length of the wall is 33 linear feet with an average wall height of 2 feet and a maximum wall height of 4 feet. The Rolling Hills Municipal Code (RHMC) Section 17.16.190.F states, "A wall above three feet shall be subject to site plan review."

Wall C - There is an existing one story 530 SF stable and 2,000 SF corral located at the northeast corner of the parcel. The applicants are proposing to preserve and remodel the existing barn located on the third building pad. The existing stairs will be demolished and replaced with two retaining walls with an average height of 2.5 feet.

Environmental Review

The proposed project has been determined to not have a significant effect on the environment and is categorically exempt from the provisions of CEQA pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, which exempts a single-family residence, swimming pool, and accessory structures.

Public Participation

None received.

FISCAL IMPACT:
None.

RECOMMENDATION:

Staff recommends the Planning Commission open the public hearing, receive public testimony, discuss the proposed project, and provide direction to staff and the applicant.

ATTACHMENTS:
A1- 230510_42PortugueseBendRoad_Development Table (ZC22-95).pdf
Attachment 2. Grading Quantities Table
Attachment 3. Renderings
Attachment 4. Conceptual Landscape Plans
Attachment 5. Development Plans

Development Table Zoning Case No. 22-95 42 Portuguese Bend Road			
Site Plan Review	**EXISTING**	**PROPOSED**	**TOTAL**
RA-S- 2 Zone	SINGLE FAMILY RESIDENCE, DETACHED GARAGE GUEST HOUSE, STABLE, POOL/SPA, WATER FEATURE, COVERED PORCHES, TRELLISES, & SERVICE YARD	DEMOLISH EXISTING RESIDENCE AND SWIMMING POOL/SPA, RECREATE PADS FOR NEW RESIDENCE AND ADU, NEW ATTACHED GARAGE, NEW SWIMMING/POOL SPA, NEW BASEMENT, NEW RETAINING WALLS, WIDENING EXISTING DRIVEWAY, HARDSCAPE, LANDSCAPE, AND REMODEL EXISTNG STABLE	
Net Lot Area	171,560 SF	0 SF	171,560 SF
Residence	4,370 SF	2,707 SF	7,077 SF
Garage	720 SF	192 SF	912 SF
Swimming Pools/Spa	530 SF	85 SF	615 SF
Pool Equipment	50 SF	0 SF	50 SF
Guest House	0 SF	0 SF	0 SF
ADU	0 SF	906 SF	906 SF
Stable minimum: 450 SF Corral minimum: 550 SF	530 SF 2,000 SF	0 SF	530 SF 2,000 SF
New Planter Box	0 SF	0 SF	0 SF
Recreation Court	0 SF	0 SF	0 SF
Attached Covered Porches	550 SF	491 SF	1,041 SF
Sheds, trellises, BBQ, outdoor kitchen	0 SF	60 SF	60 SF
Attached Trellis @ Guest House	0 SF	0 SF	0 SF
Water features	0 SF	0 SF	0 SF
Service Yard	90 SF	0 SF	90 SF
Basement	0 SF	2,250 SF	2,250 SF
Equestrian Riding Ring	0 SF	0 SF	0 SF
Primary Driveway	11,400 SF	20 SF	11,420 SF
Paved walkways	1,455 SF	0 SF	1,455 SF
Pool Deck	1,200 SF	20 SF	1,220 SF
Grading (balanced onsite)	--	6,477 CY cut 6,477 CY fill	12,954 CY
Structural Lot Coverage (20% maximum & with deductions)	6,760 SF (3.94%)	4,441 SF (2.59%)	11,201 SF (6.53%)
Flatwork Lot Coverage (15% maximums & with deductions)	14,055 SF (8.19%)	40 SF (0.02%)	14,095 SF (8.22%)
Total Lot Coverage (Structures and Flatwork) (35% maximum & with deductions)	20,815 SF (12.13%)	4,481 SF (2.61%)	25,296 SF (14.74%)

Total Disturbed Area (40% maximum)	**64,800 SF (37.77%)**	**1,530 SF (0.89%)**	**66,330 SF (38.66%))**
Building Pad 1 (Main Residence) (30% Maximum Guideline)	**5,873 SF (17.38%)**	**3,414 SF (10.1%)**	**9,287 SF (27.48%)**
Building Pad 2 (ADU) (30% Maximum Guideline)		**1,027 SF (27.91%)**	**1,027 SF (27.91%)**
Building Pad 3 (Stable) (30% Maximum Guideline)	**450 SF (50%)**	**0 SF (0%)**	**450 SF (50%**

Table 1. GRADING

Cut/Excavation

AREA OF GRADING	MAX DEPTH CUT	LOCATION	CUBIC YARDS (CY)
House/Addition	4.00 FT	At house	1,437 CY
ADU	3.60 FT	2nd Building Pad	88 CY
Driveways	4.00 FT	In Front yard	436 CY
Yard Areas	5.10 FT		
Basement Excavation (EXEMPT)	12.00 FT	Basement	967 CY
Pool/Excavation (EXEMPT)	7.00 FT	Pool/Spa	113 CY
Overexcavation	3.00 FT		2,990 CY
TOTAL CUT			**6,477 CY**

FILL

AREA OF GRADING	MAX DEPTH FILL	LOCATION	CUBIC YARDS (CY)
House/addition	5.40 FT	At house addition	30 CY
ADU	7.80 FT	Outer edge of pad	522 CY
Driveways	7.90 FT	NW Corner	185 CY
Yard Areas	10.2 FT	Outer edge of pad	2,175 CY
Recompaction			3,565 CY
TOTAL FILL			**6,477 CY**

(6,477 CY cut + 6477 CY fill) = **TOTAL GRADING 12,954 CY**

*Grading Quantities (Source: Grading calculations provided by applicant)







TREES



LIQUIDAMBAR STYRACIFLUA
'SWEET GUM'
(WUCOLS - MEDIUM)



OLEA EUROPAEA - SPECIMEN / FIELD GROWN
'FRUITLESS OLIVE'
(WUCOLS - LOW)



OLEA EUROPAEA 'MAJESTIC BEAUTY'
'FRUITLESS OLIVE'
(WUCOLS - LOW)



PLATANUS RACEMOSA
'WESTERN SYCAMORE'
(WUCOLS - MEDIUM)



PYRUS KAWAKAMII
'EVERGREEN PEAR'
(WUCOLS - MEDIUM)



CITRUS MEYER LEMON - SEMI-DWARF
'LEMON'
(WUCOLS - MEDIUM)

HEDGES / SHURBS



PODOCARPUS GRACILIOR
'FERN PINE'
(WUCOLS - MEDIUM)



OLEA EUROPAEA 'LITTLE OLLIE'
'DWARF FRUITLESS OLIVE'
(WUCOLS - LOW)



PITTOSPORUM CRASSIFOLIUM
'COMMON KARO'
(WUCOLS - LOW)



PITTOSPORUM TENUIFOLIUM 'GOLF BALL'
'KOHUHU'
(WUCOLS - LOW)



PITTOSPORUM TOBIRA 'WHEELER'S DWARF'
'DWARF MOCK ORANGE'
(WUCOLS - MEDIUM)



WESTRINGIA FRUTICOSA
'COAST ROSEMARY'
(WUCOLS - MEDIUM)



WESTRINGIA FRUTICOSA 'MORNING LIGHT'
'COAST ROSEMARY'
(WUCOLS - MEDIUM)



WESTRINGIA FRUTICOSA 'SMOKEY'
'COAST ROSEMARY'
(WUCOLS - MEDIUM)



FEIJOA SELLOWIANA
'PINEAPPLE GUAVA'
(WUCOLS - LOW)



VITEX AGNUS-CASTUS
'CHASTE TREE'
(WUCOLS - MEDIUM)



CEANOTHUS 'WHEELER CANYON'
'WILD LILAC'
(WUCOLS - LOW)



CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'
'CEANOTHUS'
(WUCOLS - LOW)



ROSMARINUS OFFICINALIS 'PROSTRATUS'
'CREEPING ROSEMARY'
(WUCOLS - LOW)



AGAVE ATTENUATA 'NOVA BLUE'
'BLUE FOX TAIL AGAVE'
(WUCOLS - LOW)



CAMELLIA JAPONICA 'SILVER WAVES'
'CAMELLIA'
(WUCOLS - MEDIUM)

GRASSES



BOUTELOUA GRACILIS 'BLONDE AMBITION'
'BLUE GRAMA'
(WUCOLS - MEDIUM)



CAREX TUMULICOLA
'FOOTHILL SEDGE'
(WUCOLS - MEDIUM)



DURANTA ERECTA 'LIME'
'LIME DURANTA'
(WUCOLS - MEDIUM)



PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'
'DWARF FOUNTAIN GRASS'
(WUCOLS - LOW)



PENNISETUM SPATHIOLATUM
'SLENDER VELDT GRASS'
(WUCOLS - LOW)



SESLERIA AUTUMNALIS
'AUTUMN MOOR GRASS'
(WUCOLS - MEDIUM)



SESLERIA CAERULEA
'BLUE MOOR GRASS'
(WUCOLS - MEDIUM)

CONCEPTUAL
PLANT IMAGES

CITY SUBMIT

NOTE:
ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS REPRESENTED BY THIS DRAWING ARE THE PROPERTY OF RAINVILLE DESIGN STUDIO AND ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM WHATSOEVER WITHOUT FIRST OBTAINING WRITTEN PERMISSION AND CONSENT IN WRITING FROM MIRIAM RAINVILLE

HSU RESIDENCE

42 PROTUGEUSE BEND
ROLLING HILLS
CALIFORNIA 90274

rainville • design • studio
landscape design + planning

1632 aviation blvd
redondo beach
california 90278

ph 310.378.2650
miriam@rainvilledesign.com

REVISION	
01.03.2022	
03.28.2023	
05.03.2023	
05.09.2023	

DATE : 05.09.2023
SCALE : AS SHOWN
DRAWN BY : AQ

L-0

CONCEPT IMAGES

VINES



CLEMTIS 'ARABELLA'
'CLEMATIS'
(WUCOLS - MEDIUM)



TRACHELOSPERMUM JASMINOIDES
'STAR JASMINE'
(WUCOLS - MEDIUM)



PARTHENOCISSUS TRICUSPIDATA 'VEITCHII'
'BOSTON IVY'
(WUCOLS - MEDIUM)

GROUND COVER



TIFWAY 419 BERMUDA
'TURF'
(WUCOLS - MEDIUM)



DYMONDIA MARGARETAE
'SILVER CARPET'
(WUCOLS - LOW)



THYMUS SERPYLLUM 'ELFIN'
'ELFIN THYME'
(WUCOLS - MEDIUM



ERODIUM X VARIABILE 'ALBUM'
'WHITE CRANESBILL'
(WUCOLS - MEDIUM)

PERENNIALS



EUPHORBIA CHARACIAS 'BRUCE'S DWARF'
'DWARF EUPHORBIA'
(WUCOLS - LOW)



SALVIA GREGGII 'ALBA'
'WHITE TEXAS SAGE'
(WUCOLS - LOW)



SALVIA ALLEN CHICKERING
'SAGE'
(WUCOLS - LOW)



SALVIA 'BEE'S BLISS'
'SAGE'
(WUCOLS - LOW)



LAVANDULA 'GOODWIN CREEK GREY'
'LAVENDER'
(WUCOLS - LOW)

POLLINATORS



ACHILLEA MILLEFOLIUM
'COMMON YARROW'
(WUCOLS - LOW)



ASCLEPIAS FASCICULARIS
'NARROW MILKWEED'
(WUCOLS - LOW)



CALYLOPHUS BERLANDIERI
'BERLANDIER'S SUNDROPS'
(WUCOLS - LOW)



ERIOGONUM COMPOSITUM
'ARROWLEAF BUCKWHEAT'
(WUCOLS - LOW)



SALVIA CHAMAEDRYOIDES
'GERMANDER SAGE'
(WUCOLS - LOW)



TEUCRIUM MAJORICUM
'MAJORCAN TEUCRIUM'
(WUCOLS - LOW)

EDIBLE GARDEN



HERBS & VEGETABLE - ASSORTED
'TBD'
(WUCOLS - MEDIUM)

CONCEPTUAL
PLANT IMAGES

CITY SUBMIT

NOTE:
ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS REPRESENTED BY THIS DRAWING ARE THE PROPERTY OF RAINVILLE DESIGN STUDIO AND ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM WHATSOEVER WITHOUT FIRST OBTAINING WRITTEN PERMISSION AND CONSENT IN WRITING FROM MIRIAM RAINVILLE

HSU RESIDENCE

42 PROTUGEUSE BEND
ROLLING HILLS
CALIFORNIA 90274

rainville • design • studio
landscape design + planning

1632 aviation blvd
redondo beach
california 90278

ph 310.378.2650
miriam@rainvilledesign.com

REVISION	
01.03.2022	
03.28.2023	
05.03.2023	
05.09.2023	

DATE : 05.09.2023
SCALE : AS SHOWN
DRAWN BY : AQ

L-0.1

CONCEPT IMAGES

EXISTING (4)
EUCALYPTUS CITRIODORA
'LEMON-SCENTED GUM'
TO REMAIN
AT SIDE OF DRIVEWAY

EXISTING (4)
PITTOSPORUM UNDULATUM
'VICTORIAN BOX'
TO REMAIN
AT SIDE OF DRIVEWAY

6 L-1.3 BUILT-IN BBQ W/ BAR COUNTER

STONE STEPS SET ON CONCRETE 6 L-1.3

12 L-1.3 BUILT-IN BENCH 1'-4" HIGH

STONE STEPS SET ON CONCRETE 7 L-1.3

BUILT-IN FIREPIT 7'-0" X 3'-6"X 1'-8"H 8 L-1.3

STONE SET ON CONCRETE PAVING TYP 4 L-1.3

EXISTING RESIDENCE

EXISTING GARAGE

80'-0" FRONT YARD SETBACK

PL 573.94

25'-0" SIDE YARD SETBACK

ASPHALT DRIVEWAY

GREAT LAWN

EXISTING STABLE

13 L-1.3 CONCRETE POST W/ STONE CAP TYP

14 L-1.3 VEHICULAR SLIDING GATE MOTORIZED

4 L-1.3 STONE SET ON CONCRETE PAVING TYP

PORTUGUESE BEND ROAD

DRIVEWAY

SOD

POOL

SPA

BBQ

COVERED PATIO

KITCHEN

COVERED PATIO

MASTER BEDROOM

GREAT RM

BEDRM

BEDRM

MASTER CLO

BATH

ENTRY

COURTYARD

OFFICE

BEDRM

BEDRM

GARAGE

BEDRM

ADU
FF546.00

Porch

MOTORCOURT
63'-0"

TRASH AREA

ALL EXISTING PLANTING AT HILLSIDE TO REMAIN

FOUNTAIN WALL 11 L-1.3

STONE SET ON CONCRETE PAVING TYP 4 L-1.3

SOD

PL 274.71

25'-0" SIDE YARD SETBACK

25'-0" REAR YARD SETBACK

PL 531.03

EXISTING (3)
EUCALYPTUS CITRIODORA
'LEMON-SCENTED GUM'
TO REMAIN
AT HILLSIDE

5 L-1.3 STONE PADS SET ON SAND TYP

6 L-1.3 STONE STEPS W/ LANDINGS SET ON CONCRETE PAVING

2 L-1.3 VEHICULAR CONCRETE PAVING SAND FINISH TYP

VEHICULAR STONE SET ON CONCRETE PAVING TYP 3 L-1.3

9 L-1.3 WOOD GATE 3'-0"W X 5'-0"H

WOOD GATE 4'-6"W X 5'-0"H 10 L-1.3

NORTH

HARDSCAPE PLAN

1/16" : 1'-0"

0' 10' 20' 40'

CITY SUBMIT

NOTE:
ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS REPRESENTED BY THIS DRAWING ARE THE PROPERTY OF RAINVILLE DESIGN STUDIO AND ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM WHATSOEVER NOR ASSIGNED TO ANY THIRD PARTY WHATSOEVER WITHOUT EXPRESS WRITTEN PERMISSION AND CONSENT IN WRITING FROM MIRIAM RAINVILLE

HSU RESIDENCE

42 PROTUGEUSE BEND
ROLLING HILLS
CALIFORNIA 90274

rainville • design • studio
landscape design + planning

1632 aviation blvd
redondo beach
california 90278

ph 310.378.2650
miriam@rainvilledesign.com

REVISION	
01.03.2022	
03.28.2023	
05.03.2023	
05.09.2023	

DATE : 05.09.2023
SCALE : AS SHOWN
DRAWN BY : AQ

L-1

HARDSCAPE PLAN



LYNX PROFESSIONAL
42" BUILT IN GRILL WITH
1 TRIDENT INFRARED BURNER,
2 CERAMIC BURNERS AND ROTISSERIE
MODEL L42TR-NG
QTY 1



LYNX PROFESSIONAL
42" CARBON FBER VINYL COVER
BUILT IN
MODEL CC42
QTY 1



LYNX
42" VENTANA TRUE WIDTH ACCESS DOORS
MODEL LDR42T-4
QTY 1



LYNX PROFESSIONAL
GOOSENECK PULL DOWN FAUCET
MODEL LPFK
QTY 1



LYNX PROFESSIONAL
18" SINK WITH DRAIN
MODEL LSK18
QTY 1



LYNX
18" VENTANA ACCESS DOOR
RIGHT HIINGE
MODEL LDR18R-4
QTY 1



LYNX PROFESSIONAL
24" PROFESSIONAL OUTDOOR
BEVERAGE DISPENSER
RIGHT HINGE
MODEL LN24BFR-1
QTY 1



LYNX PROFESSIONAL
SINGLE TAP TOWER KIT
MODEL L24TWS
QTY 1



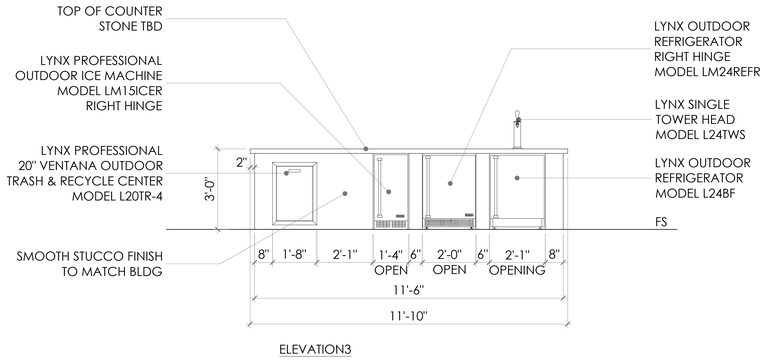
LYNX PROFESSIONAL
24" OUTDOOR REFRIGERATOR
RIGHT HINGE
MODEL LM24REFR
QTY 1



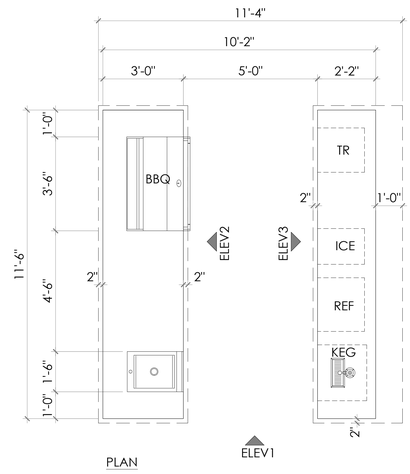
LYNX
15" PROFESSIONAL OUTDOOR
ICE MACHINE
MODEL LN15ICE
QTY 1



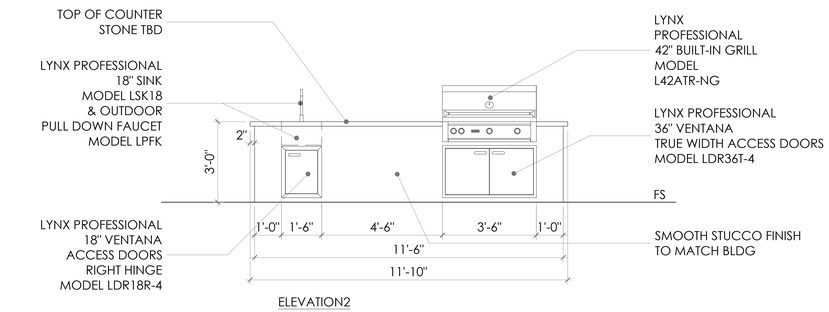
LYNX
VENTANA OUTDOOR
TRASH AND RECYCLE CENTER
MODEL L20TR-4
QTY 1



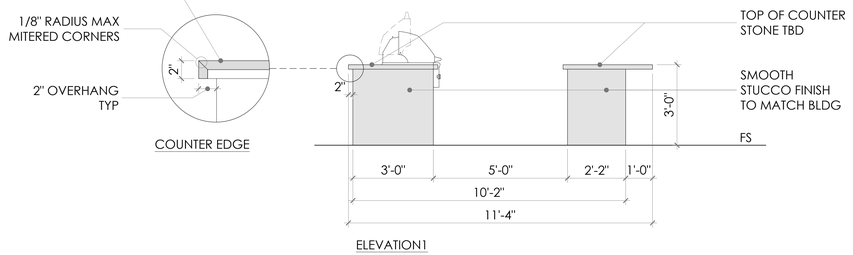
ELEVATION3



PLAN



ELEVATION2



ELEVATION1

1 BBQ W/ COUNTER
1/2" : 1'-0"

CITY SUBMIT

NOTE:
ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS REPRESENTED BY THIS DRAWING ARE THE PROPERTY OF RAINVILLE DESIGN STUDIO AND ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM WHATSOEVER WITHOUT FIRST OBTAINING WRITTEN PERMISSION AND CONSENT IN WRITING FROM MIRIAM RAINVILLE

HSU RESIDENCE

42 PROTUGEUSE BEND
ROLLING HILLS
CALIFORNIA 90274

rainville • design • studio
landscape design + planning

1632 aviation blvd
redondo beach
california 90278

ph 310.378.2650
miriam@rainvilledesign.com

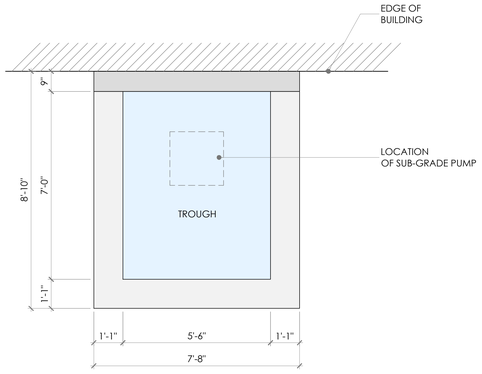
REVISION

01.03.2022	
03.28.2023	
05.03.2023	
05.09.2023	

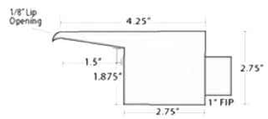
DATE : 05.09.2023
SCALE : AS SHOWN
DRAWN BY : AQ

L-1.2

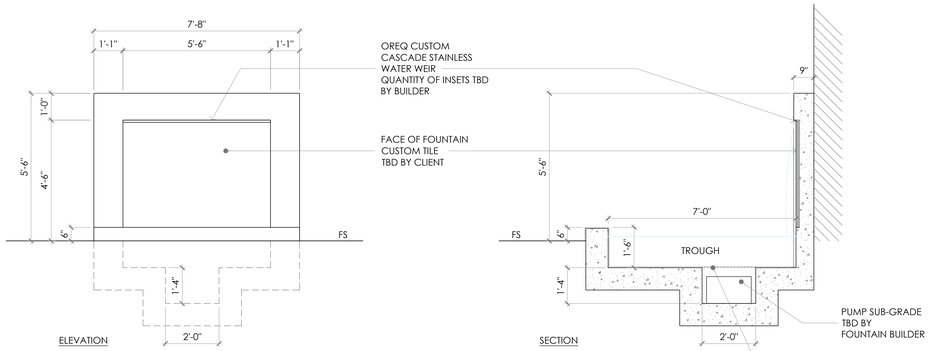
HARDSCAPE DETAILS



PLAN

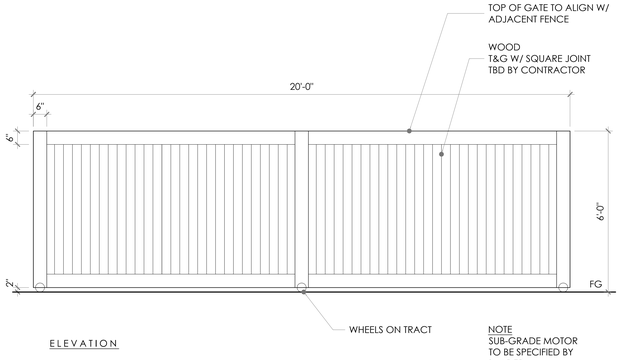


OREQ www.oreqcorp.com
STANDARD SHEETING WATERFALLS
1000 SERIES METAL



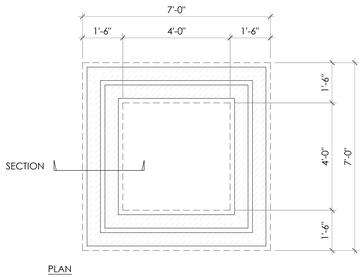
ELEVATION SECTION

11 FOUNTAIN WALL
1/2" : 1'-0"

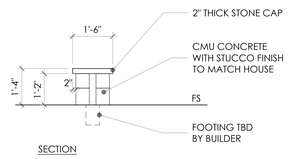


ELEVATION

14 MOTORIZED GATE
1/2" : 1'-0"

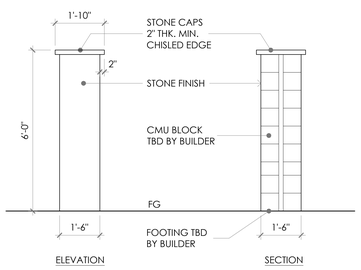


PLAN



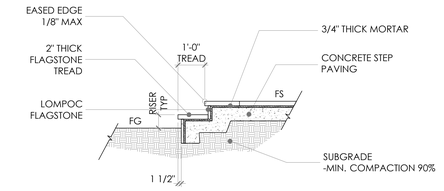
SECTION

12 BUILT IN BENCH
1/2" : 1'-0"

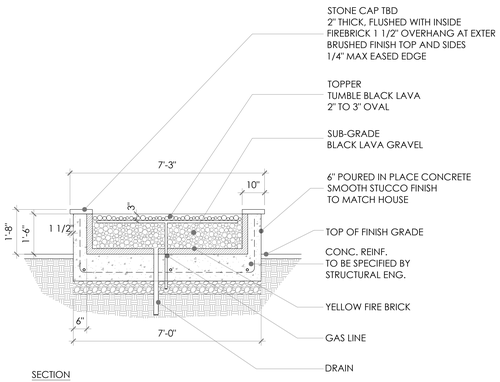


ELEVATION SECTION

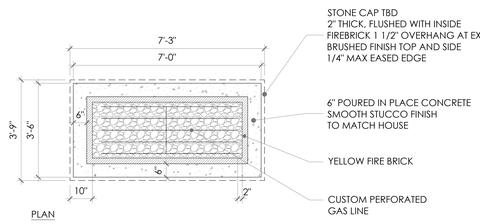
13 CONCRETE POST W/ STONE
1/2" : 1'-0"



7 STONE STEP W/ LANDING
1/2" : 1'-0"

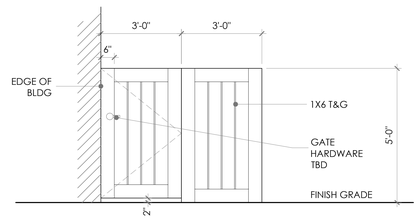


SECTION



PLAN

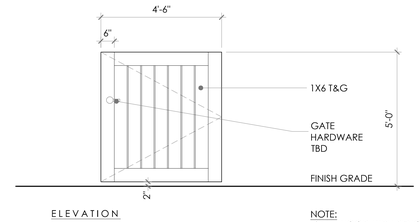
8 FIRE PIT
1/2" : 1'-0"



ELEVATION

NOTE:
-SEAL WOOD WITH PENOFIN
HARD WOOD FORMULA
WWW.PENOFIN.COM

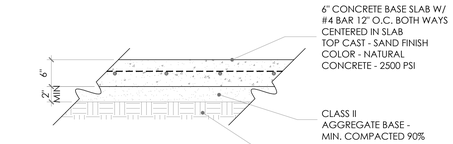
9 WOOD GATE W/ FENCE
1/2" : 1'-0"



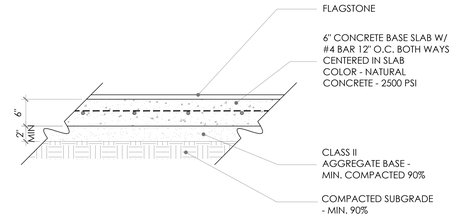
ELEVATION

NOTE:
-SEAL WOOD WITH PENOFIN
HARD WOOD FORMULA
WWW.PENOFIN.COM

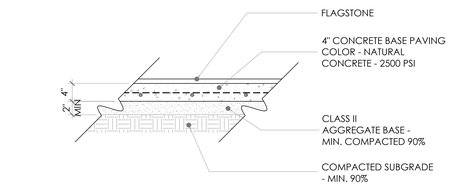
10 WOOD GATE
1/2" : 1'-0"



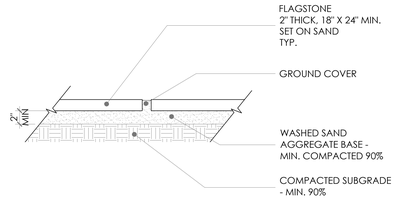
2 VEHICULAR PAVING
1" : 1'-0"



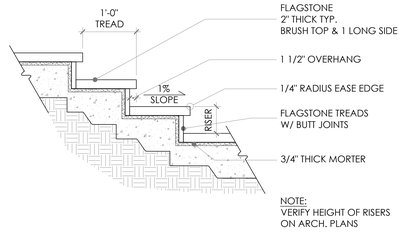
3 STONE VEHICULAR PAVING
1" : 1'-0"



4 STONE PAVER ON CONCRETE
1" : 1'-0"



5 STONE SET ON SAND
1" : 1'-0"



NOTE:
VERIFY HEIGHT OF RISERS
ON ARCH. PLANS

6 STONE STEPS
1" : 1'-0"

CITY SUBMIT

NOTE:
ALL IDEAS, DESIGNS, ARRANGEMENTS,
AND PLANS REPRESENTED BY THIS
DRAWING ARE THE PROPERTY OF
RAINVILLE DESIGN STUDIO
AND ARE NOT TO BE REPRODUCED,
CHANGED, OR COPIED IN ANY FORM OR
BY ANY THIRD PARTY WHATSOEVER
WITHOUT EXPRESS WRITTEN CONSENT
OR PERMISSION AND CONSENT IN
WRITING FROM MIRIAM RAINVILLE

HSU RESIDENCE

42 PROTUGEUSE BEND
ROLLING HILLS
CALIFORNIA 90274

rainville • design • studio
landscape design + planning

1632 aviation blvd
redondo beach
california 90278

ph 310.378.2650
miriam@rainvilledesign.com

REVISION	
01.03.2022	
03.28.2023	
05.03.2023	
05.09.2023	

DATE : 05.09.2023
SCALE : AS SHOWN
DRAWN BY : AQ

L-1.2

HARDSCAPE DETAILS

EXISTING (4)
EUCALYPTUS CITRIODORA
'LEMON-SCENTED GUM'
TO REMAIN
AT SIDE OF DRIVEWAY

EXISTING (4)
PITTOSFORUM UNDULATUM
'VICTORIAN BOX'
TO REMAIN
AT SIDE OF DRIVEWAY

PROPOSED (6)
CITRUS MEYER LEMON
'LEMON'

PROPOSED (1)
OLEA EUROPAEA
'MAJESTIC BEAUTY'

EXISTING
RESIDENCE

EXISTING
GARAGE

80'-0"
FRONT YARD SETBACK

PL 573.94

25'-0"
SIDE YARD
SETBACK

ASPHALT
DRIVEWAY

GREAT LAWN

EXISTING
STABLE

SOD

FG
541.25

FS
547.75

4DN

POOL

SPA

4DN

BBQ

FS
550.00

2 DN

2
DN

COVERED PATIO

KITCHEN

COVERED PATIO

MASTER
BEDROOM

DN

FF551.50
GREAT RM

BEDRM

BEDRM

MASTER
CLO

BATH

PORCH

ADU
FF546.00

FS
546.50

UP

FS
551.00

COURTYARD

FTN

ENTRY

OFFICE

SOD

FS
551.00

MOTORCOURT

BEDRM

BEDRM

GARAGE

BEDRM

FS
551.00

FS
550.40

ALL EXISTING
PLANTING
AT HILLSIDE
TO REMAIN

PORTUGUESE BEND
ROAD

C L

DRIVEWAY

TRASH
AREA

PL 274.71

25'-0"
SIDE YARD
SETBACK

25'-0"
REAR YARD
SETBACK

PL 531.03

PROPOSED (29)
PYRUS KAWAKAMII
'EVERGREEN PEAR'
AT SIDES OF DRIVEWAY

PROPOSED (10)
LIQUIDAMBAR STYRACIFLUA
'SWEET GUM'
ON HILSIDE

PROPOSED (1)
OLEA EUROPAEA
'MAJESTIC BEAUTY'
FIELD GROWN

EXISTING (3)
EUCALYPTUS CITRIODORA
'LEMON-SCENTED GUM'
TO REMAIN
AT HILLSIDE

PROPOSED (9)
PLATANUS RACEMOSA
'WESTERN SYCAMORE'
AT SIDE OF STREET

PROPOSED HEDGE
PODOCARPUS GRACILIOR
'FERN PINE'

TREE SYMBOL

- **LIQUIDAMBAR STYRACIFLUA** 'SWEET GUM'
- **PLATANUS RACEMOSA** 'WESTERN SYCAMORE'
- **PYRUS KAWAKAMII** 'EVERGREEN PEAR'
- **OLEA EUROPAEA** 'MAJESTIC BEAUTY' FIELD GROWN
- **OLEA EUROPAEA** 'MAJESTIC BEAUTY'
- **CITRUS MEYER LEMON** 'LEMON'
- **EXISTING TREES TO REMAIN**

NORTH

PLANTING PLAN

1/16" : 1'-0"

0 1' 10' 20' 40'

CITY SUBMIT

NOTE:
ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS REPRESENTED BY THIS DRAWING ARE THE PROPERTY OF RAINVILLE DESIGN STUDIO AND ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM WHATSOEVER WITHOUT FIRST OBTAINING WRITTEN PERMISSION AND CONSENT IN WRITING FROM MIRIAM RAINVILLE

HSU RESIDENCE

42 PROTUGEUSE BEND
ROLLING HILLS
CALIFORNIA 90274

rainville • design • studio
landscape design + planning

1632 aviation blvd
redondo beach
california 90278

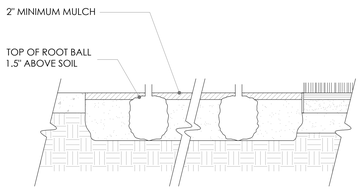
ph 310.378.2650
miriam@rainvilledesign.com

REVISION	
01.03.2022	
03.28.2023	
05.03.2023	
05.09.2023	

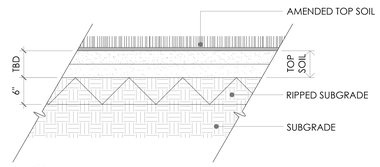
DATE : 05.09.2023
SCALE : AS SHOWN
DRAWN BY : AQ

L-2

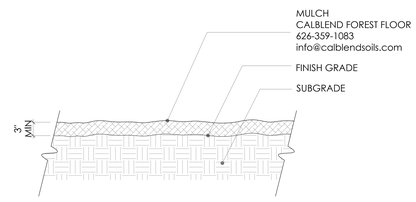
PLANTING PLAN



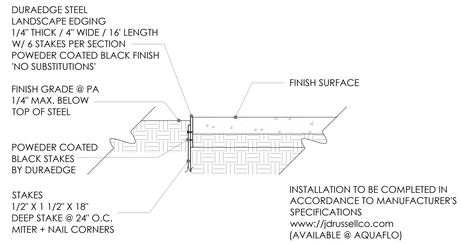
6 SHRUB/VINE PLANTING
3/4" : 1'-0"



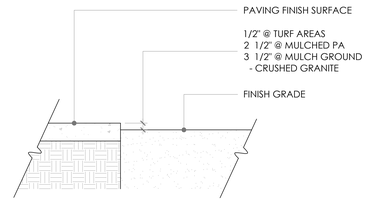
1 AMENDED TOP SOIL @ TURF
1" : 1'-0"



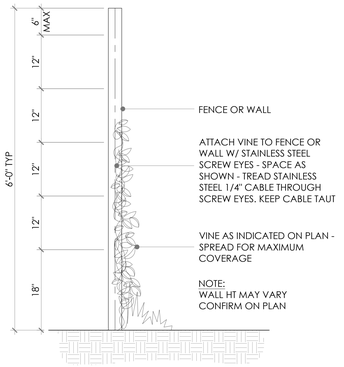
7 MULCH BLEND
1 1/2" : 1'-0"



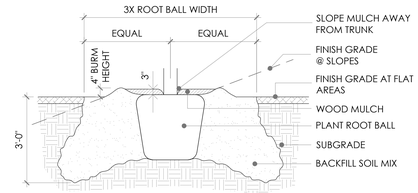
2 DURAEDGE HEADER
1" : 1'-0"



3 SOLID FINISH @ PAVING EDGE
1/2" : 1'-0"



8 VINE PLANTING
1" : 1'-0"



4 TREE PLANTING
1/2" : 1'-0"

1. DRAINAGE
PREPARE THE HOLE A COUPLE OF DAYS PRIOR TO PLANTING. FILL THE HOLE WITH 12" OF WATER. THE WATER SHOULD DRAIN OVERNIGHT. IF IT DOESNT, YOU HAVE A DRAINAGE PROBLEM WHICH NEEDS TO BE CORRECTED WITH A FRENCH DRAIN OR SOME OTHER METHOD THAT TAKES EXCESS WATER DOWN AND AWAY FROM THE BOTTOM OF THE ROOT BALL.

2. PLANTING
THE HOLE SHOULD BE 3X WIDER THAN THE ROOT BALL SIZE AND THE SAME DEPTH AS THE ROOT BALL. LEAVE THE BOTTOM FOR 48" BOX SIZES AND LARGER FOR STABILITY AND SAFETY. BE SURE THE TOP OF THE ROOT BALL IS EVEN OR SLIGHTLY HIGHER THAN THE SURROUNDING SOIL.

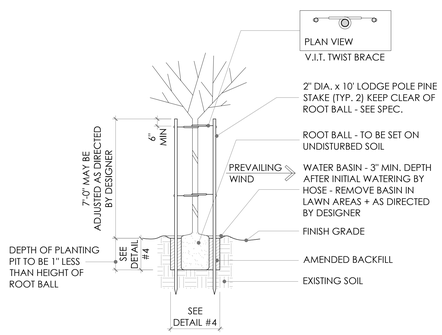
3. SOIL PIPES
48" BOX AND LARGER TREES SHOULD HAVE FOR 4" PERFORATED PVC PIPES INSTALLED ON ALL FOUR SIDES TO THE BOTTOM OF THE ROOT BALL. FILL 3 PIPES WITH GRAVEL FOR DEEP FEEDING AND WATERING. USE THE FOURTH PIPE FOR CHECKING THE CONDITION OF THE ROOT BALL (TOO MUCH WATER OR TOO DRY). CAP ALL PIPES APPROXIMATELY 4" ABOVE SOIL LEVEL.

4. WATERING BERM OR BASIN
USE LEFT OVER SOIL MIX TO BUILD A SEVERAL-INCH-HIGH CIRCULAR WATERING BERM AROUND THE ROOT BALL. MAKE SURE THE BERM OR BASIN IS NO LARGER THAN THE ROOT BALL, OTHERWISE WATERING MAY WET THE SOIL AROUND THE TREE, BUT NOT THE ROOTBALL.

5. WATERING
IT IS VERY IMPORTANT TO KEEP A NEWLY PLANTED TREE WATERED DURING THE FIRST 12 TO 18 MONTHS. WATER AS OFTEN AS NECESSARY TO KEEP THE ROOT BALL MOIST, BUT NOT SATURATED. THIS MAY MEAN WATERING EVERY 2 TO 3 DAYS AT FIRST, OR ONLY ONCE A WEEK. HOW YOU WATER WILL DEPEND ON THE WEATHER, HOW HOT OR DRY YOUR AREA IS AND YOUR SOIL TYPE. BE ESPECIALLY CAREFUL TO KEEP THE TREES WATERED DURING SANTA ANA WINDS.

6. FERTILIZING
THE TREE SHOULD BE FED IN MARCH, JUNE AND SEPTEMBER WITH A SLOW-RELEASE 20-5-5 FERTILIZER MIXED HALF-AND-HALF WITH BLOODMEAL.

IMPORTANT TREE PLANTING & CARE INSTRUCTIONS



5 PLANTING & TREE STAKING
1/4" : 1'-0"

CITY SUBMIT

NOTE:
ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS REPRESENTED BY THIS DRAWING ARE THE PROPERTY OF RAINVILLE DESIGN STUDIO AND ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM WHATSOEVER WITHOUT FIRST OBTAINING WRITTEN PERMISSION AND CONSENT IN WRITING FROM MIRIAM RAINVILLE

HSU RESIDENCE

42 PROTUGEUSE BEND
ROLLING HILLS
CALIFORNIA 90274

rainville • design • studio
landscape design + planning

1632 aviation blvd
redondo beach
california 90278

ph 310.378.2650
miriam@rainvilledesign.com

REVISION	
01.03.2022	
03.28.2023	
05.03.2023	
05.09.2023	

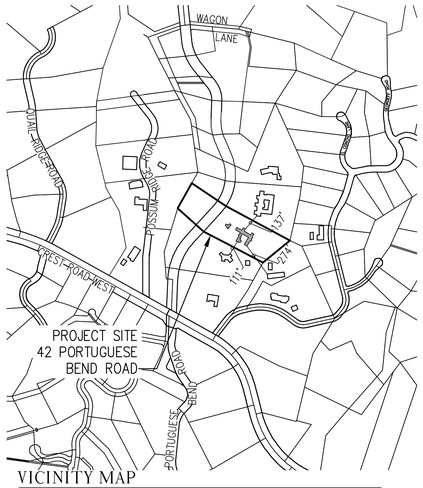
DATE : 05.09.2023
SCALE : AS SHOWN
DRAWN BY : AQ

L-2.2

PLANTING DETAILS

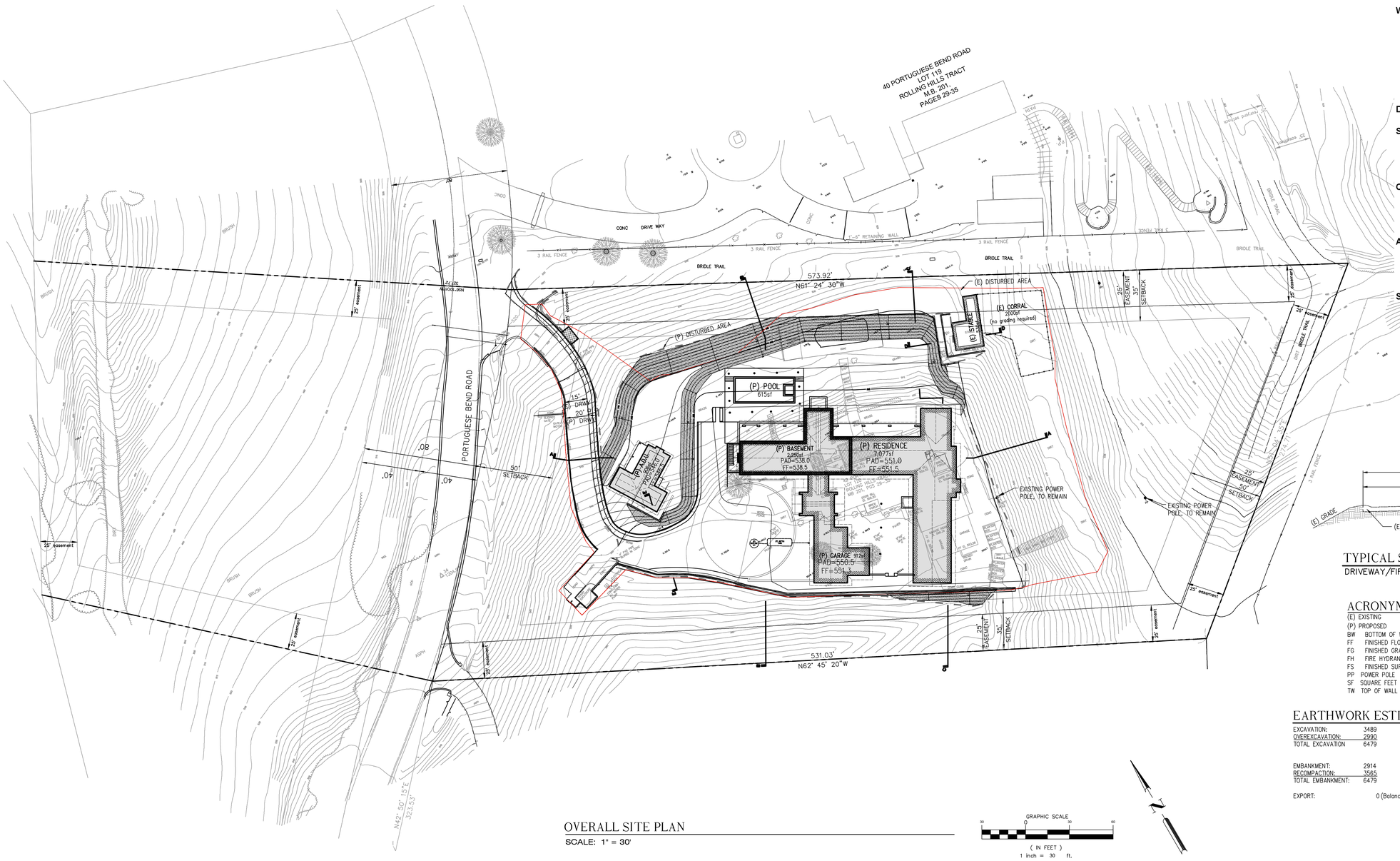
HSU RESIDENCE

42 PORTUGUESE BEND ROAD
ROLLING HILLS, CA 90274



VICINITY MAP

SCALE: 1" = 500'



OVERALL SITE PLAN

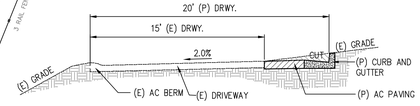
SCALE: 1" = 30'

GRAPHIC SCALE

30 0 30 60

(IN FEET)

1 inch = 30 ft.



TYPICAL SECTION

DRIVEWAY/FIRE ACCESS

ACRONYMS

(E) EXISTING
(P) PROPOSED
BW BOTTOM OF WALL
FF FINISHED FLOOR
FG FINISHED GRADE
FH FIRE HYDRANT
FS FINISHED SURFACE
PP POWER POLE
SF SQUARE FEET
TW TOP OF WALL

LEGEND

PROPERTY LINE
EASEMENT
SETBACK
LIMIT OF GRADING
3 RAIL FENCE
PROPOSED DRIVEWAY EXT.
PROPOSED COVERED PORCH
PROPOSED STRUCTURE
PROPOSED BASEMENT
PROPOSED POOL
PROPOSED 2:1 SLOPE
PROPOSED RETAINING WALL
800 EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
800 FUTURE MAJOR CONTOUR
FILL CUT/FILL DAYLIGHT LINE
CUT

EARTHWORK ESTIMATE

EXCAVATION:	3489
OVEREXCAVATION:	2990
TOTAL EXCAVATION	6479
EMBANKMENT:	2914
RECOMPACTION:	3565
TOTAL EMBANKMENT:	6479
EXPORT:	0 (Balanced)

INDEX OF SHEETS

C0.0	OVERALL SITE PLAN
C0.1	EXISTING SITE CONDITIONS
C1.0	PROPOSED SITE PLAN
C1.1	SECTIONS
C1.2	SECTIONS (cont'd)
C2.1	DETAILS
C3.0	COLOR SITE MAP
C3.1	COLOR CUT/FILL SITE MAP

PROJECT INFORMATION

Owner

Owner: Kevin Hsu
806 North Irena Avenue Unit B Redondo Beach, CA

Legal Description

Address: 42 Portuguese Bend Road
Rolling Hills, CA 90274

APN: 7569-008-004

Tract: Rolling Hills Tract

Lot: 120

Zoning Summary

Zone: RAS-2

Setbacks:
Front: 50'
Rear: 50'
Side: 20'
Equestrian: 35' from Side Roadway Easement or Rear Property Line

Required Reviews:
Site Plan Review: New Structures, Grading, Walls
Variance:
Conditional Use Permit: None

Project Summary

Work Description: New single family residence, ADU, remodel of existing stable, associated grading, retaining walls and site improvements
Expansion of existing driveway to meet current standards.

Low Impact Development

Designated Project: Yes

Selected BMPs: Filterra 6x10

Consultants

Civil Engineer
Dan Bolton RCE63290
Bolton Engineering Corporation
25834 Narbonne Ave. Suite 210
Lomita, CA 90717

Architect
George Sweeney, AIA
3 Malaga Cove Plaza
Palos Verdes Estates CA 90274

Soils & Geology pending

Revisions	By

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

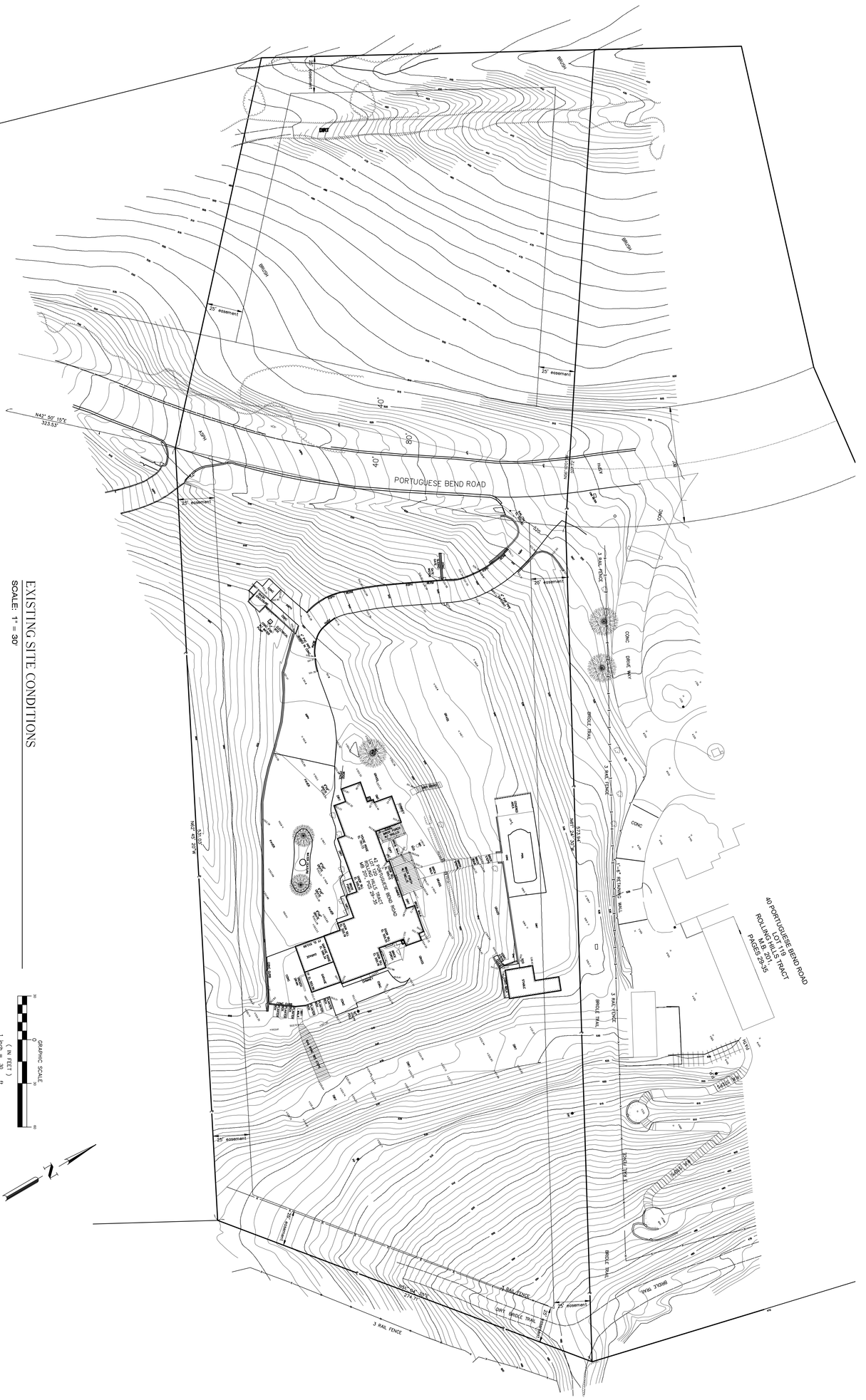
CLIENT: KEVIN HSU
42 PORTUGUESE BEND ROAD
ROLLING HILLS, CA 90274

TITLE: OVERALL SITE PLAN
NEW RESIDENCE
42 PORTUGUESE BEND ROAD
ROLLING HILLS, CA 90274

Date: May 1, 2023
Scale: AS SHOWN
Drawn: JJ
Checked: DJB
Job No. 20343
Sheet: C0.0
Of 8 Sheets

EXISTING SITE CONDITIONS

SCALE: 1" = 30'



Sheet	C0.1
Of	8 Sheets
Job No.	20343
Checked:	DJB
Drawn:	JU
Scale:	AS SHOWN
Date:	May 1, 2023

TITLE: EXISTING SITE CONDITIONS
NEW RESIDENCE
42 PORTUGUESE BEND ROAD
ROLLING HILLS, CA 90274

CLIENT: KEVIN HSU
42 PORTUGUESE BEND ROAD
ROLLING HILLS, CA 90274

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

Revisions	By

BRIDLE TRAIL

573.92'
N61° 24' 30"W

25' easement

6x10 FILTERRA, SEE DETAIL 1, SHEET C2.1

(E) DRIVEWAY

(P) DRIVEWAY

(P) CURB AND GUTTER

15' (E) DRWY
20' (P) DRWY

SLIDING GATE

GATE MOTOR

PAD 2
3,680sf

COVERED PATIO (721sf)

(P) ADU
PAD=546.0
FF=546.5

6" CURB

FILL
CUT

(150) (E) DRIVEWAY TO REMAIN

WALL B
(P) RETAINING WALL
AVG. HEIGHT 2.0'
MAX HEIGHT 4.0'

4" PVC PIPE BURIED IN CONC

(E) SERVICE YARD, TO REMAIN (105sf)

CONC PAD W/ WATER PUMP

TRASH ENCLOSURE

WALL A
(P) RETAINING WALL
AVG. HEIGHT 2.4'
MAX HEIGHT 4.0'

DEMO (E) RET. WALL

(P) POOL
615sf

PAD 1
33,800sf

LIGHTWELL

COVERED PATIO (460sf)

(P) BASEMENT
2,250sf
PAD=538.0
FF=538.5

(P) RESIDENCE
7,077sf
PAD=551.0
FF=551.5

DEMO EX. POOL, CONC AND RET. WALL

(E) CORRAL
2000sf
(no grading required)

(E) STABLE
530sf

WALL C
(P) RETAINING WALL
AVG. HEIGHT 2.5'
MAX HEIGHT 2.5'

TURF

BRICK STEPS

BRICK WALK

CONC WALK

FILL

CUT

F.D. TURNAROUND

WOOD FENCE

(P) SEEPAGE PIT

(P) SEPTIC TANK

(P) DRIVEWAY

WATER FEATURE

(P) GARAGE
912sf
PAD=550.5
FF=551.0

PATIO AREA 3,100sf

DEMO (E) HOUSE

FOUNTAIN
60sf

BRICK PORCH

LANDSCAPING

PLANTER BOX

GARAGE

GARAGE RIDGE EL 566.34

FF EL 553.56

TRENCH DRAIN

CONC CURB

EXISTING POWER POLE, TO REMAIN

UTILITY POLE

A

A'

B

B'

C

C'

D

D'

E

E'

531.03'
N62° 45' 20"W

- PROPERTY LINE
- EASEMENT
- SETBACK
- LIMIT OF GRADING
- 3 RAIL FENCE
- PROPOSED DRIVEWAY EXT.
- PROPOSED COVERED PORCH
- PROPOSED STRUCTURE
- PROPOSED BASEMENT
- PROPOSED POOL
- PROPOSED 2:1 SLOPE
- PROPOSED RETAINING WALL
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- FUTURE MAJOR CONTOUR
- CUT/FILL DAYLIGHT LINE

PROPOSED SITE PLAN
SCALE: 1" = 10'

GRAPHIC SCALE
10 0 10 20
(IN FEET)
1 inch = 10 ft.

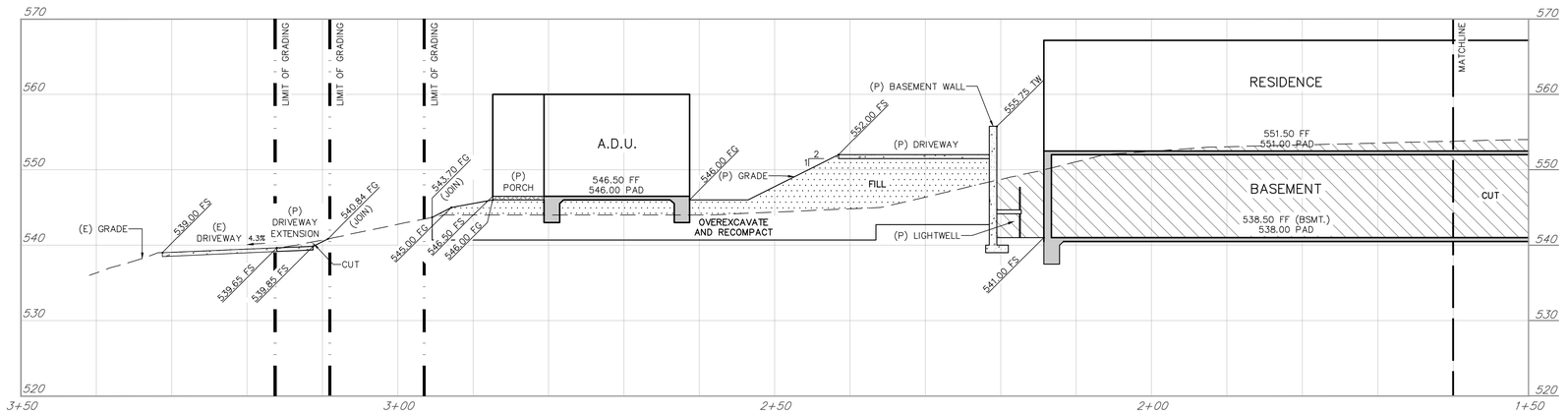
Revisions	By

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

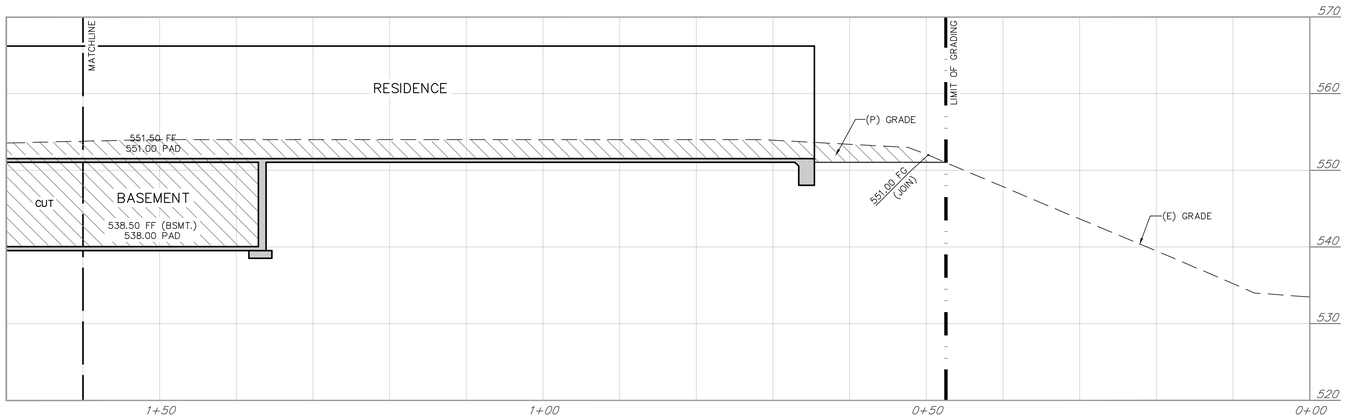
CLIENT: KEVIN HSU
42 PORTUGUESE BEND ROAD
ROLLING HILLS, CA 90274

TITLE: PROPOSED SITE PLAN
NEW RESIDENCE
42 PORTUGUESE BEND ROAD
ROLLING HILLS, CA 90274

Date:	May 1, 2023
Scale:	AS SHOWN
Drawn:	JJ
Checked:	DJB
Job No.	20343
Sheet	C1.0
Of	8 Sheets



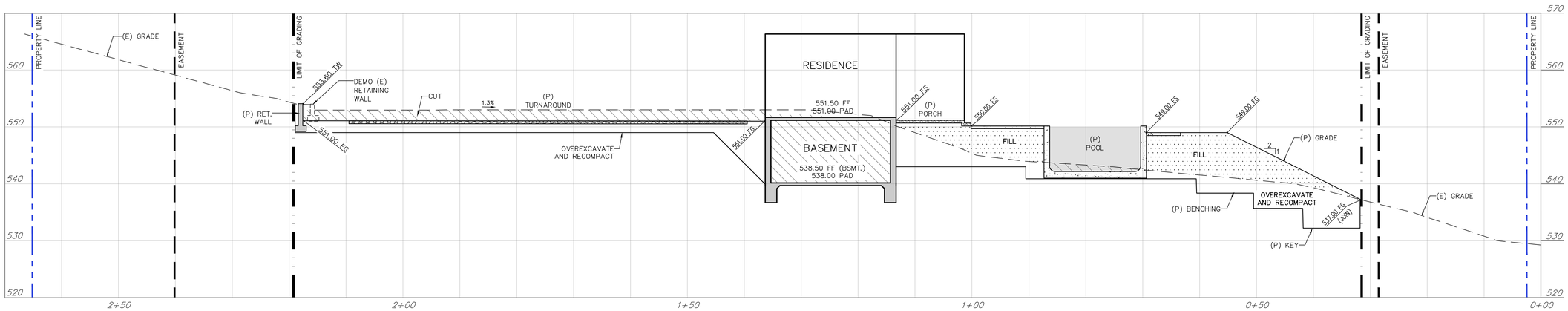
SECTION – A



SECTIONS LEGEND

PROPERTY LINE	
EASEMENT	
SETBACK	
LIMIT OF GRADING	
EXISTING GRADE	
PROPOSED GRADE	
MATCHLINE	
(P) CUT	
(P) FILL	
(P) CONCRETE	
(P) TURNAROUND	
(P) PORCH	

SECTION – A



SECTION – B

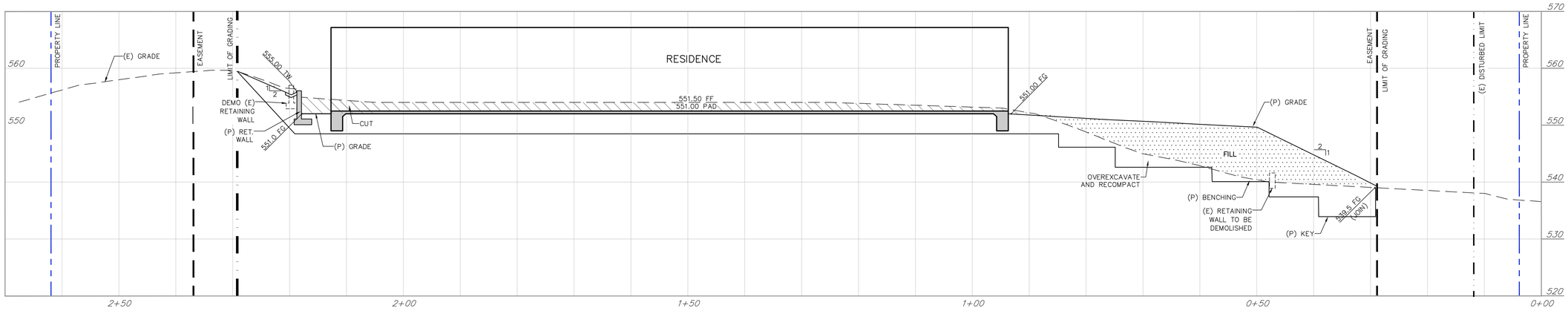
Bolton Engineering Corp.
Civil Engineering and Surveying
25834 Narbonne Avenue Suite 210
Lomita, Ca. 90717
Ph: 310-325-5580 Fax: 310-325-5581

Revisions	By

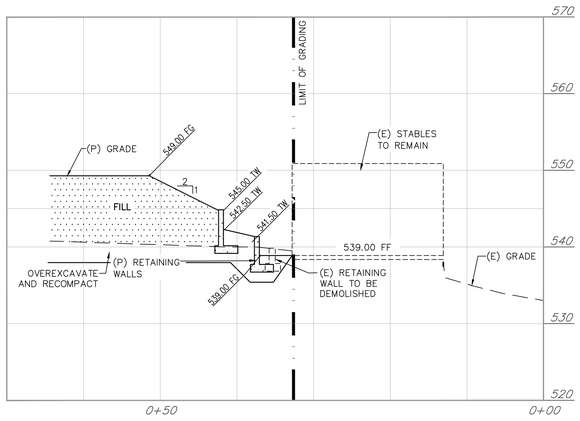
CLIENT: KEVIN HSU
42 PORTUGUESE BEND ROAD
ROLLING HILLS, CA 90274

TITLE: SITE SECTIONS
NEW RESIDENCE
42 PORTUGUESE BEND ROAD
ROLLING HILLS, CA 90274

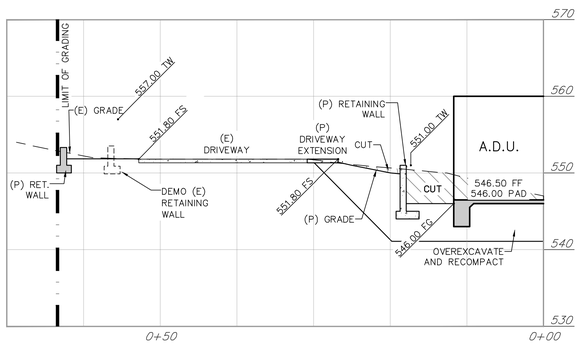
Date:	May 1, 2023
Scale:	AS SHOWN
Drawn:	JJ
Checked:	DJB
Job No.	20343
Sheet	C1.1
Of	8 Sheets



SECTION – C



SECTION – D



SECTION – E

SECTIONS LEGEND

PROPERTY LINE	
EASEMENT	
SETBACK	
LIMIT OF GRADING	
EXISTING GRADE	
PROPOSED GRADE	
MATCHLINE	
(P) CUT	
(P) FILL	
(P) CONCRETE	
(P) TURNAROUND	
(P) PORCH	

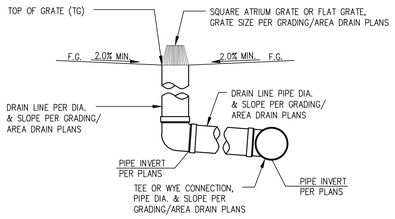
Revisions	By

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

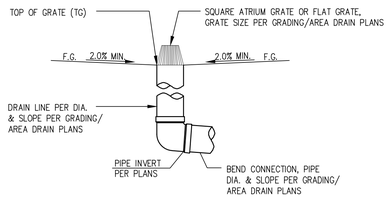
CLIENT: KEVIN HSU
42 PORTUGUESE BEND ROAD
ROLLING HILLS, CA 90274

TITLE: SITE SECTIONS CONTINUED
NEW RESIDENCE
42 PORTUGUESE BEND ROAD
ROLLING HILLS, CA 90274

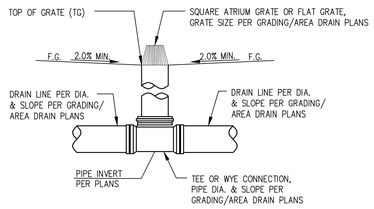
Date:	May 1, 2023
Scale:	AS SHOWN
Drawn:	JJ
Checked:	DJB
Job No.	20343
Sheet	C1.2
Of	8 Sheets



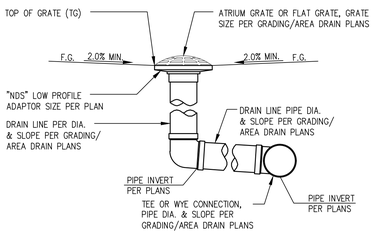
ROUND LANDSCAPE AREA DRAIN (OFF–LINE)



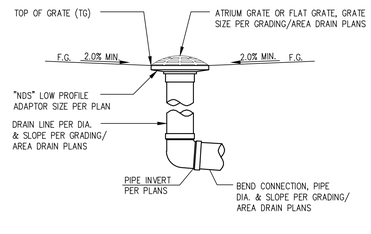
ROUND LANDSCAPE AREA DRAIN (TERMINAL)



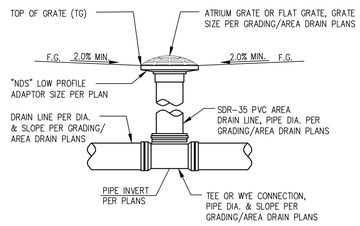
ROUND LANDSCAPE AREA DRAIN (IN–LINE)



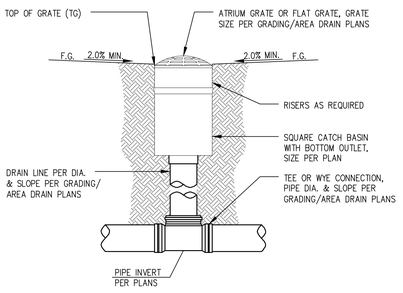
SQUARE LANDSCAPE AREA DRAIN (OFF–LINE)



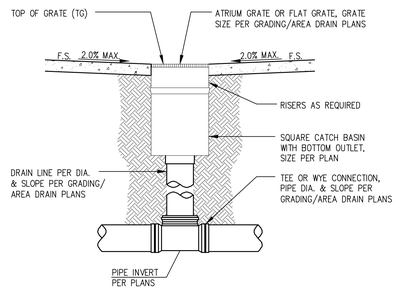
SQUARE LANDSCAPE AREA DRAIN (TERMINAL)



SQUARE LANDSCAPE AREA DRAIN (IN–LINE)



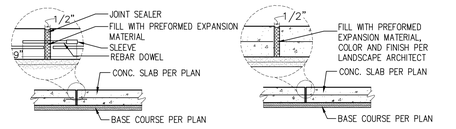
SUMP BOX LANDSCAPE AREA DRAIN



SUMP BOX PEDESTRIAN AREA DRAIN

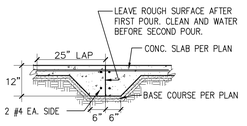
Area Drain Details (7 / C2.1)

N.T.S.



Typ. Dowelled Exp. Joint

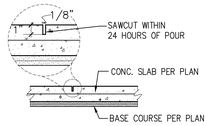
PLACE EXPANSION JOINTS WHERE INDICATED ON PLAN



Typ. Construction Joint

Typ. Expansion Joint

PLACE EXPANSION JOINTS WHERE INDICATED ON PLAN

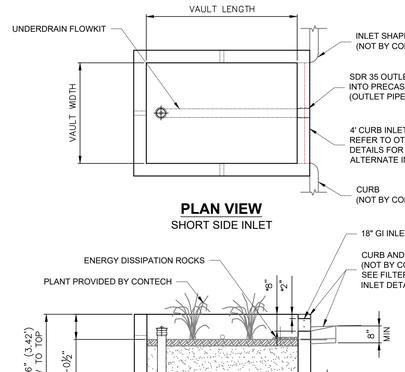


Typ. Control Joint

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

Typical PCC Joints (6 / C2.1)

N.T.S.



PLAN VIEW

SHORT SIDE INLET

SECTION A-A

GREEN INFRASTRUCTURE INLET - TOP FLUSH WITH TOP OF CURB, NOT INTENDED FOR SIDEWALK APPLICATIONS

FTBSV CONFIGURATION

(OPTIONS: BASIN "-B", GREEN INFR. INLET "-I", PIPE INLET "-P", SLOTTED THROAT INLET "-T")

MEDIA BAY SIZE	VAULT SIZE (L x W)	LONG SIDE INLET DESIGNATION	SHORT SIDE INLET DESIGNATION	AVAILABILITY	OUTLET PIPE DIA	MIN. NO. OF INLET PIPES (-P ONLY)
4 x 4	4 x 4	FTBSV0404	FTBSV0404	ALL	4" SDR 35	1
6 x 4	6 x 4	FTBSV0604	FTBSV0406	N/A CA	4" SDR 35	1
6.5 x 4	6.5 x 4	FTBSV06504	FTBSV04065	CA ONLY	4" SDR 35	1
7.83 x 4.5	7.83 x 4.5	FTBSV078045	FTBSV045078	DE,MD,NJ,PA,VA,WV ONLY	4" SDR 35	1
8 x 4	8 x 4	FTBSV0804	FTBSV0408	N/A DE,MD,NJ,PA,VA,WV	4" SDR 35	1
6 x 6	6 x 6	FTBSV0606	FTBSV0606	ALL	4" SDR 35	1
8 x 6	8 x 6	FTBSV0806	FTBSV0608	ALL	4" SDR 35	1
10 x 6	10 x 6	FTBSV1006	FTBSV0610	ALL	6" SDR 35	2
12 x 6	12 x 6	FTBSV1206	FTBSV0612	ALL	6" SDR 35	2
13 x 7	13 x 7	FTBSV1307	FTBSV0713	ALL	6" SDR 35	2
14 x 8	14 x 8	FTBSV1408[1]	N/A	ALL	6" SDR 35	3
16 x 8	16 x 8	FTBSV1608[1]	N/A	N/A OR,WA	6" SDR 35	3
15 x 9	15 x 9	FTBSV1509[1]	N/A	OR,WA ONLY	6" SDR 35	3
18 x 8	18 x 8	FTBSV1808[1]	N/A	CALL CONTECH	6" SDR 35	3
20 x 8	20 x 8	FTBSV2008[1]	N/A	CALL CONTECH	6" SDR 35	4
22 x 8	22 x 8	FTBSV2208[1]	N/A	CALL CONTECH	6" SDR 35	4

[1]UTILIZES (2) CURB OPENINGS WITH MIN 1' SPACING N/A = NOT AVAILABLE

Filterra Detail (1 / C2.1)

N.T.S.

Typical Top of Slope Berm (2 / C2.1)

N.T.S.

A subdrain system shall be installed behind the proposed fill slope. The subdrain system shall consist of a drain located at the rear of the keyway above the toe of the slope. The subdrain shall consist of 4–inch perforated pipes, with perforations facing downward. It shall be surrounded by a minimum of 3 cubic feet of gravel for each linear foot of pipe. The gravels shall be wrapped by filter fabric. The subdrain shall exit to the face of the fill slope through non–perforated pipes. Subdrain outlets shall be provided every 25 linear feet along the length of the slope.

Typical Key and Benching (3 / C2.1)

N.T.S.

NOTES:
1. PORTLAND CEMENT CONCRETE, f'(c)=2500psi
2. EXPANSION JOINTS @ 20' ON CENTER
3. CONTROL JOINTS 4" O.C. MINIMUM
4. FINISH: MEDIUM BROOM PER APWA 303–5.5 < 6% SLOPE
   HEAVY BROOM PER APWA 303–5.5>6% SLOPE
   SEE ARCHITECT FOR COLORING AND SCORE PATTERNS/STAMPING

Typical PCC Paving (4 / C2.1)

N.T.S.

NOTES:
1. FOR ALL OTHER CURBS, PLEASE SEE SPPWC STANDARD DETAILS.
2. LOCATE EXPANSION JOINTS AT 30'-0" (MAXIMUM) ON CENTER. SEE DETAIL 5.

Typical PCC Curbs (5 / C2.1)

N.T.S.

Revisions	By

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

CLIENT: KEVIN HSU
42 PORTUGUESE BEND ROAD
ROLLING HILLS, CA 90274

TITLE: SITE SECTIONS CONTINUED
NEW RESIDENCE
42 PORTUGUESE BEND ROAD
ROLLING HILLS, CA 90274

Date:	May 1, 2023
Scale:	AS SHOWN
Drawn:	JJ
Checked:	DJB
Job No.	20343
Sheet	C1.2
Of	8 Sheets

HSU RESIDENCE

42 PORTUGUESE BEND ROAD
ROLLING HILLS, CA 90274



COLOR SITE MAP
SCALE: 1" = 30'

GRAPHIC SCALE
30 0 30 60
(IN FEET)
1 inch = 30 ft.

ACRONYMS

(E)	EXISTING
(P)	PROPOSED
BW	BOTTOM OF WALL
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FS	FINISHED SURFACE
PP	POWER POLE
SF	SQUARE FEET
TW	TOP OF WALL

COLOR MAP LEGEND

- PROPERTY LINE
- EASEMENT
- SETBACK
- NET LOT AREA
- EXISTING DISTURBANCE
- PROPOSED BUILDING PAD 1
- PROPOSED BUILDING PAD 2
- PROPOSED RESIDENCE
- PROPOSED GARAGE
- PROPOSED POOL
- PROPOSED A.D.U.
- PROPOSED DRIVEWAY
- EXISTING DRIVEWAY TO REMAIN
- EXISTING DRIVEWAY TO BE REMO'
- PROPOSED CONCRETE
- PROPOSED COVERED PORCH
- PROPOSED LIGHTWELLS
- PROPOSED RETAINING WALL
- PROPOSED STABLE & CORRAL
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- FUTURE MAJOR CONTOUR
- FUTURE MINOR CONTOUR
- AREA OF 2:1 MAX SLOPE

Revisions	By

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

CLIENT: KEVIN HSU
42 PORTUGUESE BEND ROAD
ROLLING HILLS, CA 90274

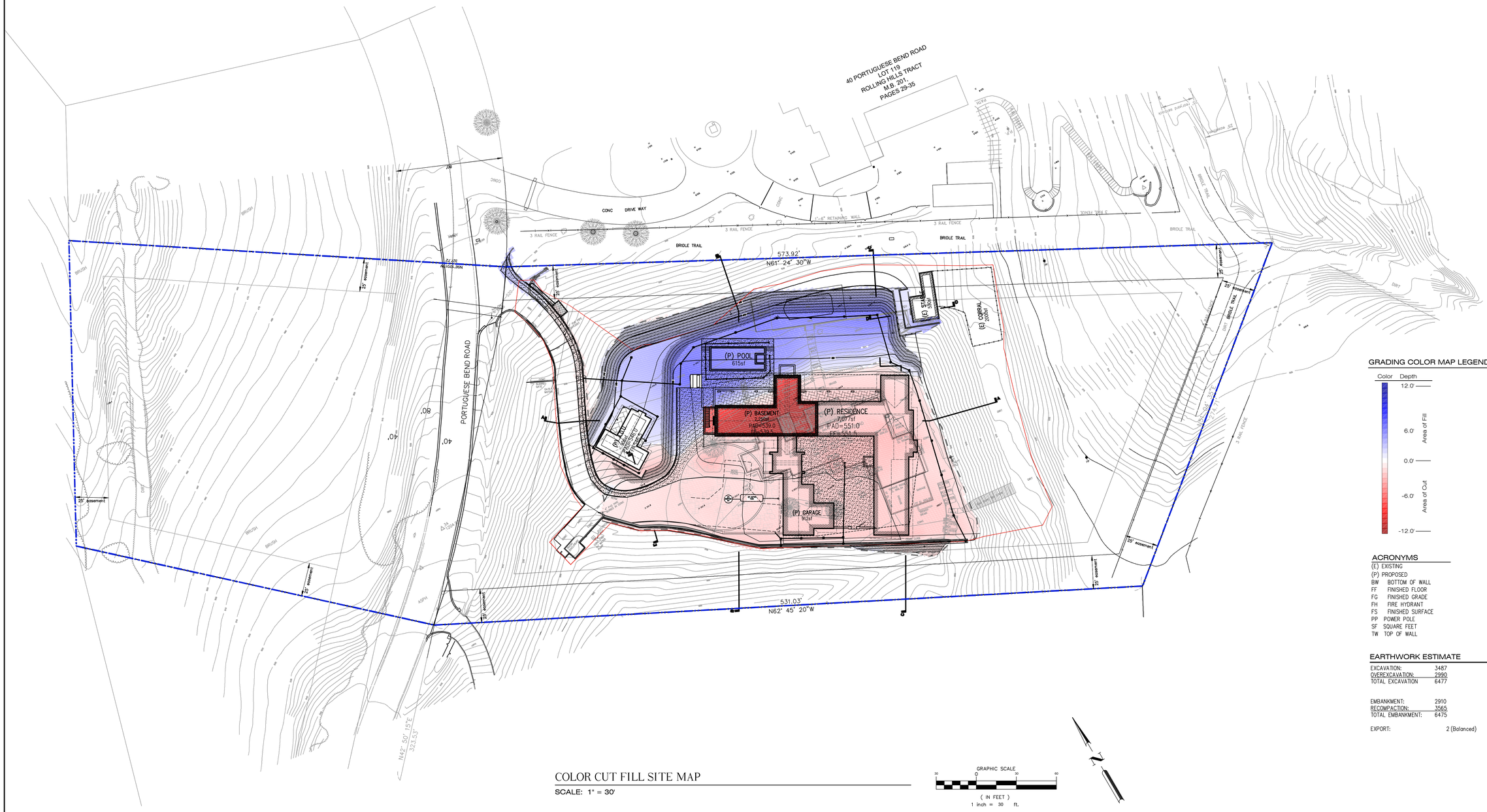
TITLE: COLOR SITE MAP
NEW RESIDENCE
42 PORTUGUESE BEND ROAD
ROLLING HILLS, CA 90274

Date:	May 1, 2023
Scale:	AS SHOWN
Drawn:	JJ
Checked:	DJB
Job No.	20343
Sheet	C2.0

Of 8 Sheets

HSU RESIDENCE

42 PORTUGUESE BEND ROAD
ROLLING HILLS, CA 90274



GRADING COLOR MAP LEGEND

Color	Depth	
	12.0'	
	6.0'	Area of Fill
	0.0'	
	-6.0'	Area of Cut
	-12.0'	

ACRONYMS

(E) EXISTING
(P) PROPOSED
BW BOTTOM OF WALL
FF FINISHED FLOOR
FG FINISHED GRADE
FH FIRE HYDRANT
FS FINISHED SURFACE
PP POWER POLE
SF SQUARE FEET
TW TOP OF WALL

EARTHWORK ESTIMATE

EXCAVATION:	3487
OVEREXCAVATION:	2990
TOTAL EXCAVATION	6477
EMBANKMENT:	2910
RECOMPACTION:	3565
TOTAL EMBANKMENT:	6475

EXPORT: 2 (Balanced)

COLOR CUT FILL SITE MAP
SCALE: 1" = 30'

GRAPHIC SCALE
30 0 30 60
(IN FEET)
1 inch = 30 ft.

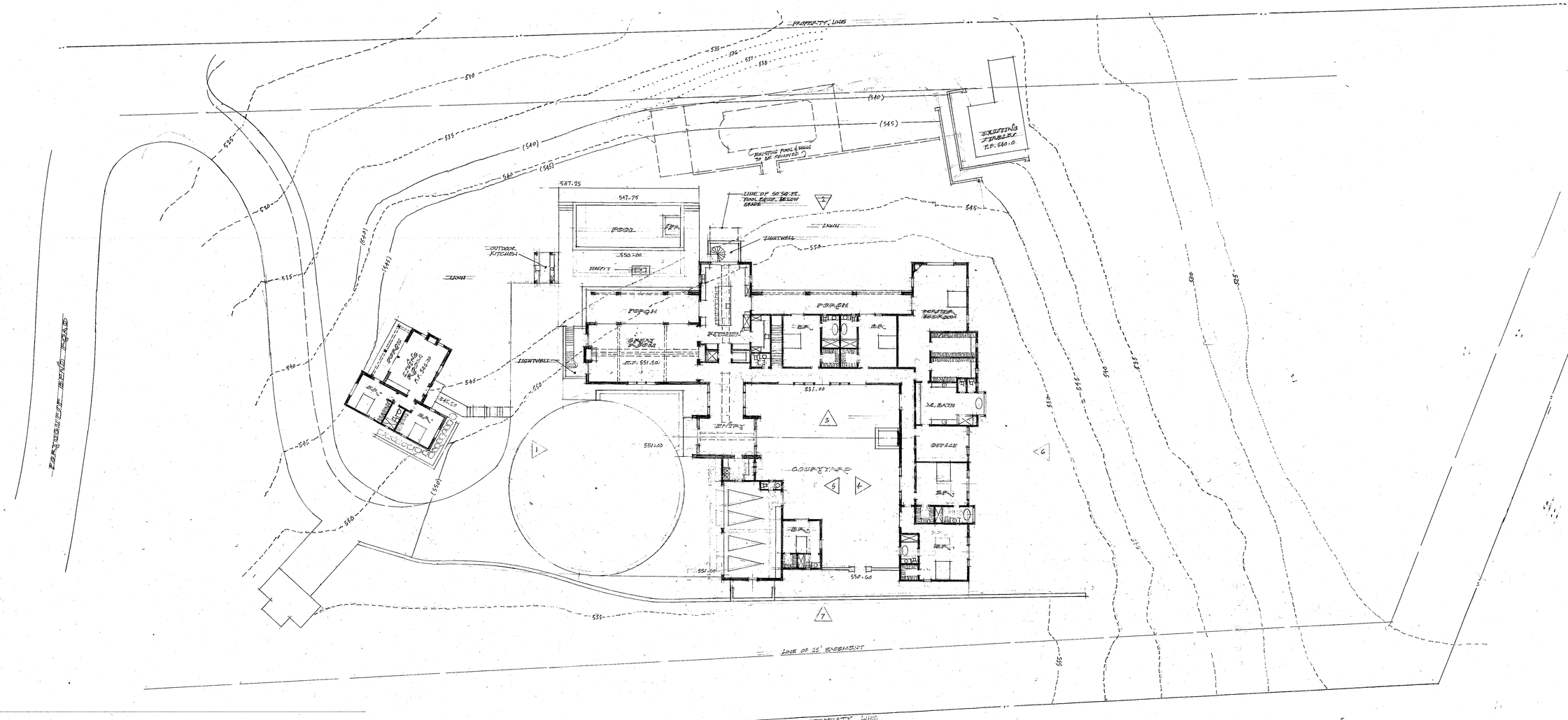
Revisions	By

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

CLIENT: KEVIN HSU
42 PORTUGUESE BEND ROAD
ROLLING HILLS, CA 90274

TITLE: COLOR SITE MAP
NEW RESIDENCE
42 PORTUGUESE BEND ROAD
ROLLING HILLS, CA 90274

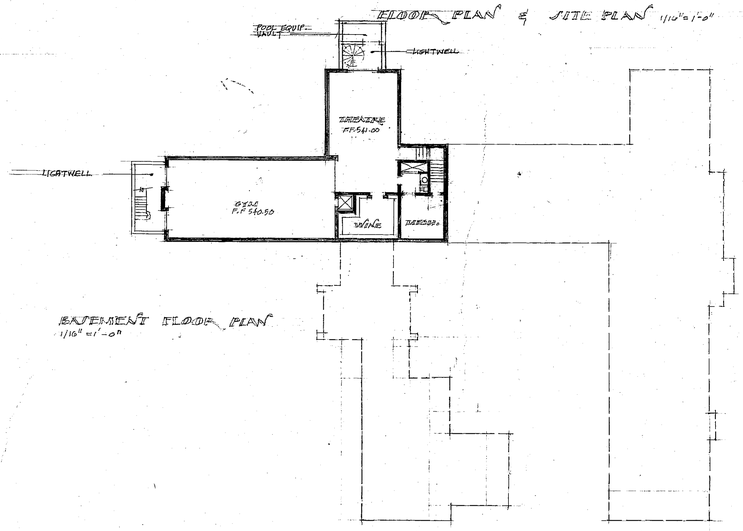
Date:	May 1, 2023
Scale:	AS SHOWN
Drawn:	JJ
Checked:	DJB
Job No.	20343
Sheet	C2.0
Of	8 Sheets



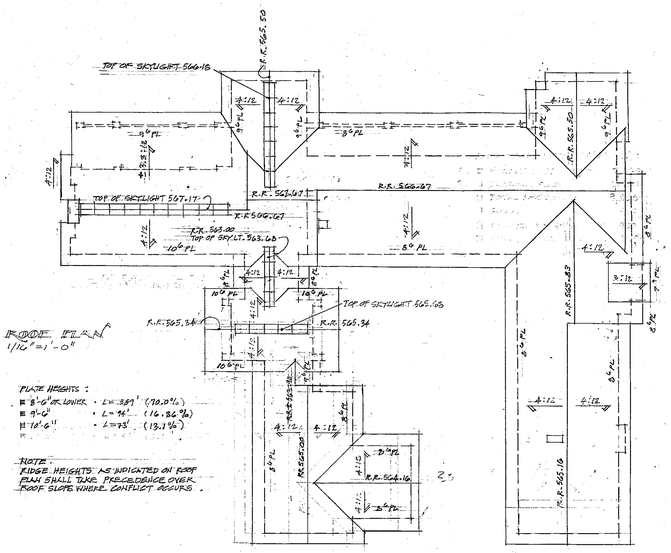
FLOOR PLAN & SITE PLAN 1/16"=1'-0"

LOT 120

AREA OF LOT (GROSS)	218,018
AREA OF BUILDING PAD	45,193
AREA OF STRUCTURES (SQ. FT.):	
RESIDENCE MAIN FLOOR	7,327
BASEMENT FLOOR	2,200
TOTAL RESIDENCE	9,527
GARAGE	912
COVERED PORCHES	960
GUEST HOUSE (ADU)	925



BASEMENT FLOOR PLAN
1/16"=1'-0"



ROOF PLAN
1/16"=1'-0"

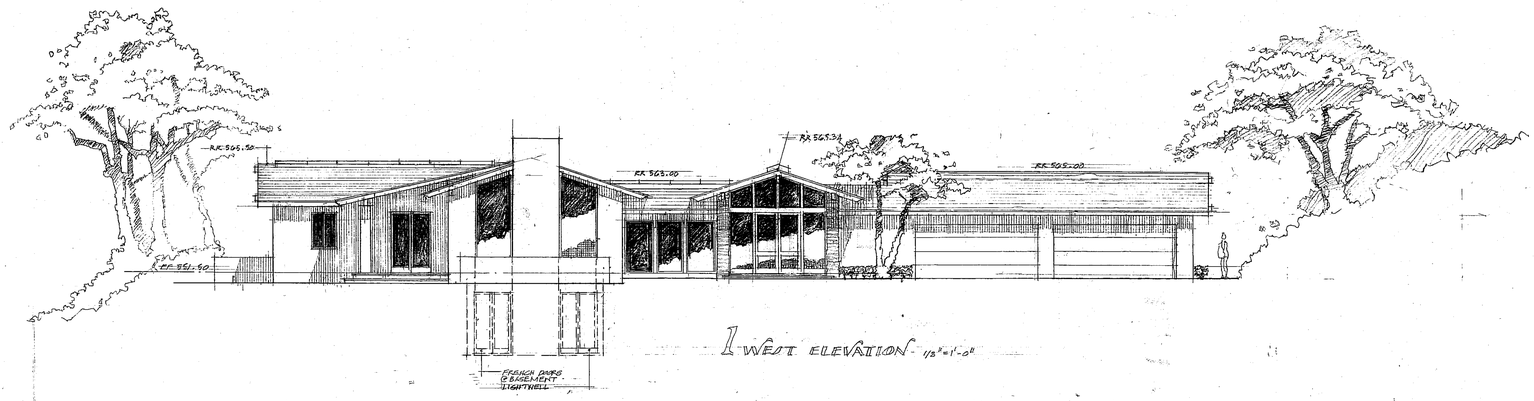
PLATE HEIGHTS:
- 8'-0" & 10'-0" & LOWER - L=389' (70.0%)
- 9'-0" - L=76' (16.36%)
- 12'-6" - L=73' (13.1%)

NOTE:
RIDGE HEIGHTS AS INDICATED ON ROOF PLAN SHALL TAKE PRECEDENCE OVER ROOF SLOPE WHERE CONFLICT OCCURS.

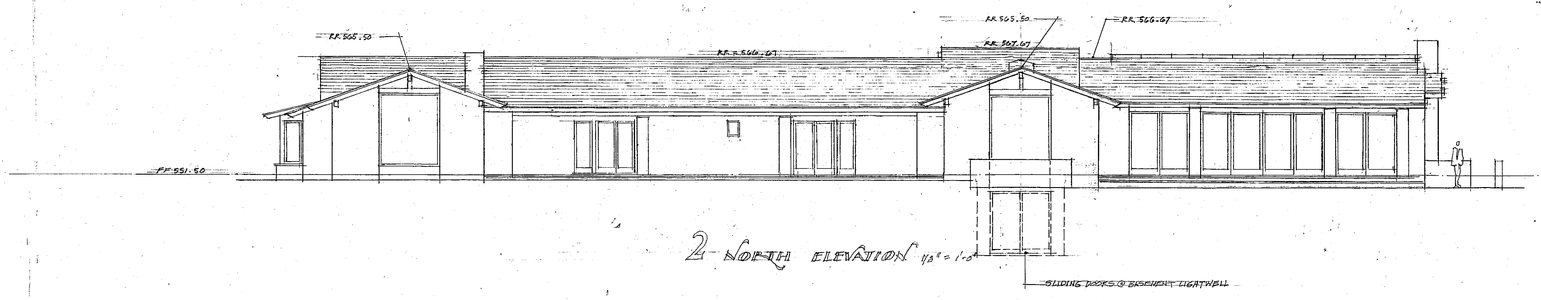
GEORGE MICHAEL SWEENEY & ASSOCIATES
3 MALAGA COVE PLAZA, SUITE 201 PALOS VERDES ESTATES, CALIFORNIA 90274
architecture
site design
interior design
310 373 4885

RESIDENCE for
MR. & MRS. KEVIN HSU
42 Portuguese Bend Road, Rolling Hills, CA 90274

2



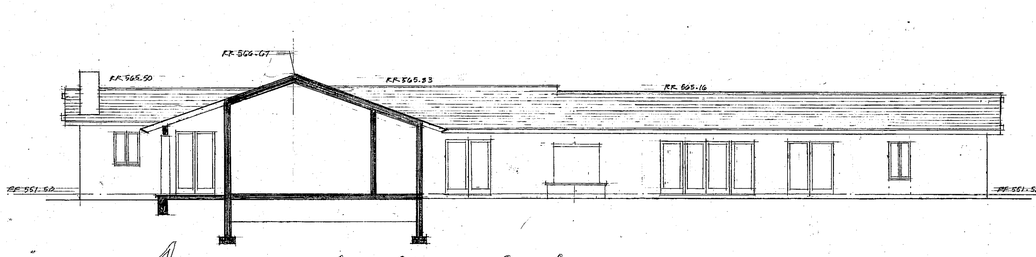
1 WEST ELEVATION 1/8"=1'-0"



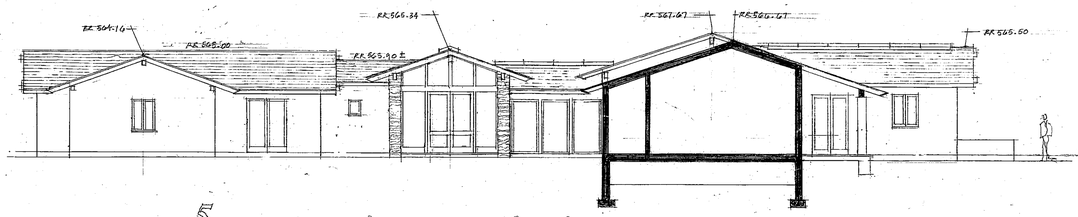
2 NORTH ELEVATION 1/8"=1'-0"



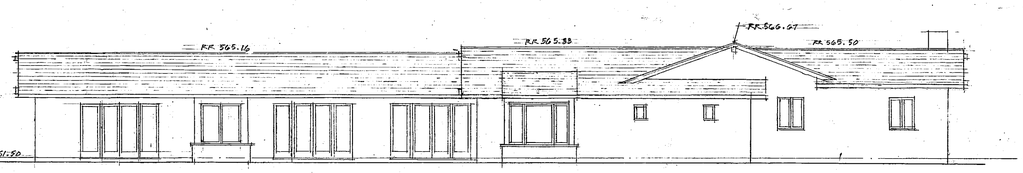
3 CROSS SECTION · SOUTH ELEVATION



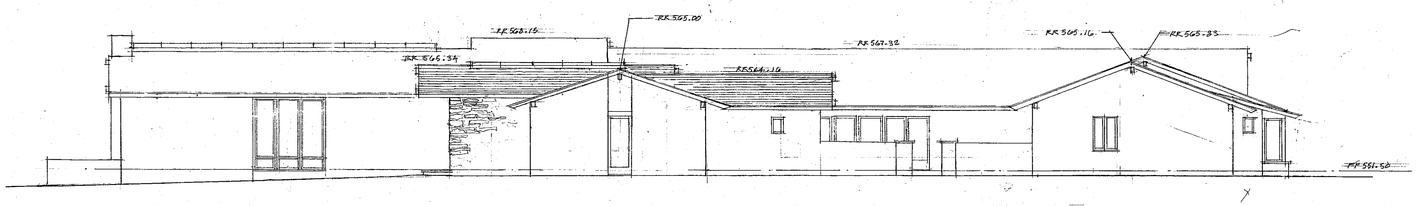
4 CROSS SECTION · WEST ELEVATION



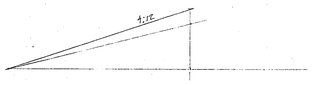
5 CROSS SECTION · EAST ELEVATION



6 EAST ELEVATION



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



GEORGE MICHAEL SWEENEY & ASSOCIATES
5 MALAGA COVE PLAZA, SUITE 201 · PALOS VERDES ESTATES, CALIFORNIA 90274
310 373 4885
architecture
site design
interior design

RESIDENCE
for
MR. & MRS. KEVIN HSU
42 Portuguese Bend Road, Rolling Hills, CA 90274

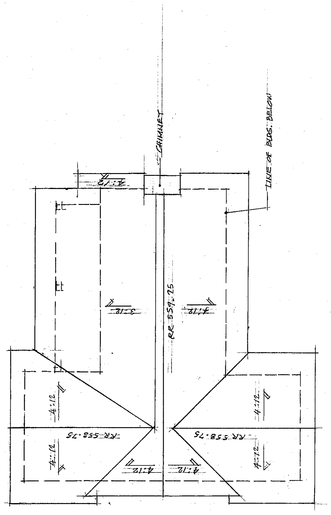
3

GEORGE MICHAEL SWEENEY & ASSOCIATES
3 MALAGA COVE PLAZA, SUITE 201 . PALOS VERDES ESTATES, CALIFORNIA 90274
architecture
site design
interior design
310 373 4885
gmsarchitects@verizon.net

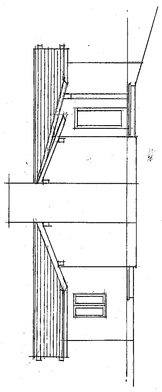
RESIDENCE
for
MR. & MRS. KEVIN HSU
42 Portuguese Bend Road, Rolling Hills, CA 90274

ACCESSORY DWELLING UNIT

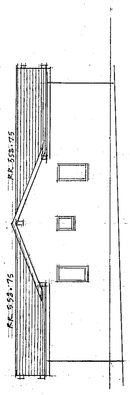
4



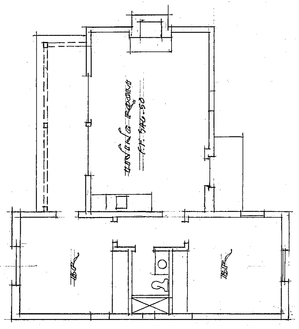
ROOF PLAN 1/8"=1'-0"



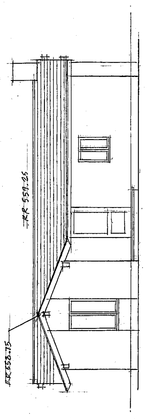
NORTH ELEVATION 1/8"=1'-0"



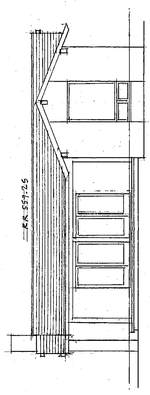
SOUTH ELEVATION 1/8"=1'-0"



FLOOR PLAN 1/8"=1'-0"



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



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

Agenda Item No.: 12.A
Mtg. Date: 05/16/2023

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

FROM: **STEPHANIE GRANT, ASSISTANT PLANNER**

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

SUBJECT: **REQUEST FOR A TIME EXTENSION FOR A PREVIOUSLY APPROVED PROJECT FOR MAJOR MODIFICATION TO A SITE PLAN REVIEW, CONDITIONAL USE PERMIT AND VARIANCE ENTITLEMENTS BY THE PLANNING COMMISSION IN ZONING CASE NO. 20-08 LOCATED AT 20 UPPER BLACKWATER CANYON ROAD, ROLLING HILLS, CA 90274 (LOT 101-RH) (IANNITTI).**

DATE: **May 16, 2023**

BACKGROUND:

On January 18, 2018, the Planning Commission adopted Resolution No. 2018-01 by 5-0 vote at a regular meeting granting the approval for a Site Plan Review, Conditional Use Permit, and Variances for 33,730 cubic yards of grading and for the construction of a new 9,975 square foot residence with a 7,750 square foot basement, new 1,675 square four car garage, new 2,775 square foot stable, 10,800 square foot corral, 7,500 square foot riding ring, altered flatwork, and access pathway to the corral, and outdoor amenities including a new pool in Zoning Case No. 918 located at 20 Upper Blackwater Canyon Road.

On January 21, 2020, the Planning Commission adopted Resolution No. 2020-02 by a 4-0 vote (One Commissioner was absent) at a regular meeting granting the approval a two-year time extension to comply with the conditions of approval of Resolution No. 2018-01 to commence construction of the approved project.

On September 2, 2020, Mr. Dominic Iannitti, the property owner, submitted an application for a Major Modification to Zoning Case No. 918. The applicant requested a modification to a Site Plan Review to increase the size of a residence by 1,100 square feet and increase the amount of grading by 7,250 cubic yards relating to previously approved Resolution No. 2018-01. The applicant also requested a Conditional Use Permit to allow for the construction of a cabana to exceed 200 square feet.

Zoning Case No. 918) by 5-0 vote for the approval of a Major Modification for a Site Plan Review, Conditional Use Permit, and Variance.

On April 15, 2023, the applicant, Dave Palacios, on behalf of the property owner Dominic Iannitti, submitted a letter and application for a time extension to comply with the conditions of approval of Resolution No. 2021-01 and Zoning Case No. 20-08 (formerly Zoning Case No. 918) to commence with the construction of approved project.

On May 16, 2023, the extension will be presented to the regular Planning Commission meeting for approval.

DISCUSSION:

Pursuant to Sections 17.38.070, 17.42.070 and 17.46.080 of the Zoning Ordinance, approvals are valid for the time period specified by the Planning Commission or within two years of the effective date of such approval. The Planning Commission may extend such approval for a period not to exceed two years.

Applicants are requesting a two-year extension due to delays resulting from the COVID-19 pandemic and family issues.

FISCAL IMPACT:
None.

RECOMMENDATION:

It is recommended that the Planning Commission consider the request. If the Planning Commission finds the time extension favorable, Resolution No. 2023-06 is included to grant a two-year time extension, which would extend the expiration date to April 20, 2025

ATTACHMENTS:
Attachment 2. Resolution No. 2021-01_Major Modification (ZC 20-08) 20 Upper Blackwater Canyon Road
Attachment 3. Resolution No. 2020-02_Extension (ZC 918) 20 Upper Blackwater Canyon Road
Attachment 4. Resolution No 2018-01 (ZC 918) 20 Upper Blackwater Canyon Road
Attachment 1. Resolution No. 2023-06_20_Extension (ZC 20-08) Upper Blackwater Canyon Road (Iannitti)_DRAFT

RESOLUTION NO. 2021-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING A CONDITIONAL USE PERMIT TO ALLOW CONSTRUCTION OF A CABANA OVER 200 SQUARE FEET AND A MAJOR MODIFICATION TO SITE PLAN REVIEW TO INCREASE SIZE OF RESIDENCE BY 1,100 SQUARE FEET AND INCREASE THE AMOUNT OF GRADING BY 7,520 CUBIC YARDS RELATING TO A PREVIOUSLY GRANTED SITE PLAN REVIEW, CONDITIONAL USE PERMIT, AND VARIANCE ENTITLEMENTS AT AT 20 UPPER BLACKWATER CANYON ROAD (LOT 101-RH), ROLLING HILLS, CA 90274 (IANNITTI).

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

Section 1. Recitals

A. A request was duly filed by Mr. Dominic Iannitti, on September 2, 2020, for a Conditional Use Permit for a cabana exceeding 200 square feet and a Major Modification to Site Plan Review to 1) increase to size of the residence by 1,100 square feet and 2) increase to the amount of grading by 7,520 cubic yards relating to a previously granted Site Plan Review, Conditional Use Permit, and Variance entitlements for a project located at 20 Upper Blackwater Canyon Road ("Major Modification").

B The property is zoned RAS-2 and the lot area excluding the roadway easement is 3.12 acres. For development purposes the net lot area of the lot is 135,735 square feet. There is an existing 4,385 square foot house with 552 square foot garage, two swimming pools collectively with 1,328 square feet of water surface, two accessory structure sheds totaling 385 square feet, and 505 square foot stable on the property site. The guesthouse was originally used as the principal residence. The lot i's located on a corner of Portuguese Bend Road and Blackwater Canyon Road. The legal non-conforming 2,012 square foot guest house is proposed to remain. The lot currently contains three building pads; main residence pad, guest house pad, and stable pad.

C. On February 1, 2017, an application was duly filed by Mr. Dominic Iannitti, to request a Site Plan Review, Conditional Use Permits and Variances to construct a new 9,975 square foot residence with a 7,750 square foot basement, new 1,675 square foot, attached, four-car garage, a 2,775 square foot single story, stable, a 10,800 square foot corral, a 7,500 square foot riding ring, widen the existing driveway apron, altered access pathway to the corral via a 15 foot wide driveway, and various outdoor amenities including a new 1,055 square foot infinity pool. A new decomposed granite pathway to the stable, primarily for horses, was also proposed from Pine Tree Lane. Grading for the

project was proposed to be total combined 33,730 cubic yards of cut and fill, over-excavation and recompaction. Construction activities would include grading of 8,150 cubic yards of cut, 3,430 cubic yards of fill, 9,500 cubic yards of over-excavation, and 12,650 cubic yards of recompaction. 1,570 cubic yards of dirt was proposed to be exported from the property. With the proposed grading, the disturbed area of the lot was proposed to be 79.2%.

D. The Planning Commission conducted duly noticed public hearings to consider the application beginning at their regular meeting on August 15, 2017. The hearing was continued and a field trip was conducted for the project on September 19, 2017 with additional review and discussion at the evening Planning Commission meeting held on that same date. The applicant has made extensive modifications to the proposal based on feedback from the owner and the Planning Commission. Thus, a second field visit that illustrated the modifications was duly noticed and held on November 21, 2017. The public hearing for the project was continued and heard on December 19, 2017. After review and discussion of revisions to the project, the Planning Commission, at the December meeting, directed staff to prepare a Resolution of approval. Three Planning Commissioners were absent over the course of the two field visits but made special trips to the property with City staff and applicant representatives to review the project.

E. The Planning Commissin approved Zoning Case No. 918 and Resolution No. 2018-01 granting a Site Plan Review, Conditional Use Permits, and Variances for grading and construction of a new residence, new four car garage, stable, corral, riding ring, altered flatwork and access pathway to the corral, and various outoddor amenities inclulding a new pool.

F. An application was duly filed by Mr. Dave Palacios with respect to real property located at 20 Upper Blackwater Canyon Road requesting a two-year time extension to comply with the requirements of Resolution No. 2018-01 to commence construction of the approved project.

G. The Commission considered this item at a meeting on January 21, 2020 at which time information was presented by the applicants indicating that additional time is needed to commence the project. The Commission granted the extension pursuant to Resolution No. 2020-02.

H. On September 2, 2020, Mr. Iannitt requested a discretionary major modification to previously approved Zoning Case No. 918 requiring a Site Plan Review for 1) increase to size of the residence by 1,100 square feet, 2) increase to the amount of grading by 7,520 cubic yards, 3) construct new retaining walls maximum 5 feet in height along corral, riding ring, and driveway; and a Conditional Use Permit for a new cabana exceeding 200 square feet for a revised project located at 20 Upper Blackwater Canyon Road.

I. The Planning Commission conducted duly noticed public hearings to consider the application at an onsite meeting on February 16, 2021 at 7:30 a.m. and at their regular meeting on February 16 at 6:30 PM. Neighbors within 1,000-foot radius were notified of the public hearings in writing by first class mail and a notice was published in the Daily Breeze on February 5, 2021. The applicants and their agents were notified of the public hearings in writing by first class mail.

J. On the morning of February 16, 2021, the Planning Commission held public field trip meeting on site. The Planning Commissioners viewed the silhouettes of the proposed residence, cabana, grading, garages, walls, and overall site. The proposed project was presented later that night at the Planning Commission Meeting at 6:30 p.m. via Zoom Teleconference. The Planning Commissioners voted to continue the project to provide the applicant additional time to revise the design of the proposed retaining wall along the rear driveway. The Planning Commissioners directed staff to work with the applicant to submit revised plans to mitigate the proposed wall height. The project was continued to the next Planning Commission Meeting on March 16, 2021.

K. On the morning of March 16, 2021, the Planning Commission held public field trip meeting on site. The meeting was a continuation from the February 16, 2021 public hearing. The Planning Commissioners viewed the overall site and proposed walls. The applicant revised the plans and provided renderings of the proposed project, the wall heights were decreased to a 3 feet in height maximum. Therefore, no Site Plan Review was required for the walls. On the evening of March 16, 2021, at the regular meeting, the planning Commision approved Zoning Case. No. 2021-08 for for the Major Modification requriing a Site Plan Revew for 1) increase size of residence by 1,100 sqaure feet, 2) increase the amount of grading by 7,520 cubic yards, and a Conditional Use Permit for a new 450 square foot cabana. The Planning Commission of Rolling Hills directed staff to prepare a resolution of approval for the April 20, 2021 Public Hearing.

L. On April 20, 2021, the Planning Commission held a regular Public Hearing and Staff presented Resolution No. 2021-01 for adoption.

Section 2. The findings for Site Plan Review (Zoning Case No. 918) entitlements from Resolution No. 2018-01 are restated below:

Section 17.46.030 requires a development plan to be submitted for Site Plan Review and approval before any grading requiring a grading permit or any new building or structure may be constructed.

With respect to the Site Plan grading and the proposed structures, the Planning Commission makes the following findings of fact:

A. The proposed development is compatible with the General Plan, the Zoning Ordinance and surrounding uses because the proposed structures comply with the General Plan requirement of low profile, low-density residential development with sufficient open space between surrounding structures and maintaining sufficient setbacks to provide buffers between residential uses. Although the disturbed area exceeds the maximum permitted amount of 40%, the existing disturbance already exceeds the allowable limit and all additional disturbance is for equestrian purposes only. The equestrian uses promotes the rural, equestrian aesthetic of Rolling Hills. The existing paved driveway leading to the stable will be reduced and have the portion leading to the existing guesthouse replaced with decomposed granite, which also promotes a feeling of open space. Retaining walls are proposed to be located primarily between the proposed residence and stable and are the result of modifications to the stable plan recommended by the Planning Commission.

The project conforms with Zoning Code lot coverage requirements, except for disturbance. The net lot area of the lot is 135,735 square feet. The structural net lot coverage is proposed at 19,252 or 14.18% (with deductions), (20% max. permitted); and the total lot coverage proposed, is proposed to be 39,202 square feet or 28.88% (with deductions), (35% max. permitted). The disturbed area of the lot is proposed to increase from 58.94% to 79.2% due entirely to equestrian uses for the proposed project.

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 it was determined that the proposed development will not adversely affect or be materially detrimental to adjacent uses, buildings, or structures, because the proposed residence will be constructed on an existing building pad of the currently developed lot, will be the least intrusive to surrounding properties, will be screened and landscaped with trees and shrubs, is of sufficient distance from nearby residences so that it will not impact the view or privacy of surrounding neighbors, and will permit the owners to enjoy their property without deleterious infringement on the rights of surrounding property owners. The lot is 3.11 net lot acres in size and will feature a stable, corral, and riding ring. The corral and riding ring will be developed on the currently vacant portion of the lot and will remain open space.

C. The proposed development, as conditioned, is harmonious in scale and mass with the site, and is consistent with the scale of the neighborhood when compared to new residences in the City. Portions of the lot will be left undeveloped. The residence and stable will be screened from the road and neighbors.

D. The development will introduce additional landscaping for vegetated slopes, which is compatible with and enhances the rural character of the community, and will provide a transition area between private and public areas. Further, the stable pad has been reduced from the original proposal received by City staff to lower the height of

the stable by 14 feet (11 feet lower plus 3 feet taken from the ridgeline of the stable structure). This helps allow the design to follow more of the natural contours of the site.

E. The proposed development is sensitive and not detrimental to the convenience and safety of circulation for pedestrians and vehicles because the applicants will continue to utilize the existing driveway to the residence and the stable, and the stable and corral will be accessed from the main driveway for heavier vehicles ingress/egress.

Section 3. The findings for the Conditional Use Permit entitlements from Resolution No. 2018-01 and restated below.

Section 17.18.040E of the Rolling Hills Municipal Code permits approval of a stable over 200 square feet, corral and riding arena with a Conditional Use Permit provided the uses are not located in the front yard or in any setbacks. No portion of the stable, corral or riding ring are proposed to be in any setback. With respect to this request for a Conditional Use Permit, the Planning Commission finds as follows:

A. Conditionally permitted uses are not outright permitted by the Rolling Hills Municipal Code. The Commission must consider applications for conditional use permits 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.

B. The granting of a Conditional Use Permit for the new stable, corral, and riding ring would be consistent with the purposes and objectives of the Zoning Ordinance and General Plan because the uses are consistent with similar uses in the community, and meet all the applicable code development standards for a stable, corral, and riding ring, and they are located in an area on the property that is adequately sized to accommodate such uses. The proposed uses are appropriately located in that they will be sufficiently separated from nearby structures used for habitation or containing sleeping quarters. The development would be constructed in furtherance of the General Plan goal of promoting and encouraging equestrian uses.

C. The nature, condition, and development of adjacent structures have been considered, and the project will not adversely affect or be materially detrimental to these adjacent uses, buildings, or structures because the proposed stable orientation is not towards neighbors and its general location is of sufficient distance from nearby residences so as to not impact the view or privacy of surrounding neighbors. The proposed stable, corral, and riding ring are to be located separate from all living areas on the property.

D. The project is harmonious in scale and mass with the site, the natural terrain, and surrounding residences because the stable, corral, and riding ring comply with the low profile residential development pattern of the community and will not give the property an over-built look. The lot is 3.11 net lot acres in size and is sufficiently large to accommodate the proposed uses.

E. The proposed equestrian conditional uses comply with all applicable development standards of the zone district and require a Conditional Use Permit pursuant to Sections 17.18.090 and 17.18.100 of the Zoning Ordinance.

F. The proposed conditional uses are 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.

Section 4. The findings for the Variance entitlements from Resolution No. 2018-01 and restated below:

A. There are exceptional and extraordinary circumstances and conditions applicable to the property or to the intended use that do not apply generally to the other property or class of use in the same zone because at 58.94%, the disturbance already exceeds the 40% maximum and is proposed to increase to 79.2% to accommodate the proposed equestrian uses for the project.

B. The Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zone, but which is denied to the property in question because the property was previously subdivided which substantially increases the existing disturbance for the lot. The residential building pad are existing and developed already, and the proposed garage is not easily seen from the road.

The exceedance of the disturbance is due entirely to the new stable, corral, and riding ring, all equestrian uses. The other structures (pool and outdoor kitchen) on the residence building pad are located fairly close to one another and make best use of the existing residential pad.

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 and zone in which the property is located because the proposed stable and open equestrian space is not in any setbacks. The stable will be compatible with desired rural aesthetic of Rolling Hills and therefore would not affect property values. The corral and riding ring will remain as open space.

D. 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.

E. The variance request is consistent with the General Plan. The proposed project, together with the variance, will be compatible with the objectives, policies, general land uses and programs specified in the General Plan and will uphold the City's goals to protect and promote construction that is rural in nature.

Section 5 The findings for the entitlement extention from Resolution No. 2020-02 and restated below:

Section 1. An application was duly filed by Mr. Dave Palacios with respect to real property located at 20 Upper Blackwater Canyon Road requesting a two-year time extension to comply with the requirements of Resolution No. 2018-01 to commence construction of the approved project.

Section 2. The Commission considered this item at a meeting on January 21, 2020 at which time information was presented by the applicants indicating that additional time is needed to commence the project.

Section 3. The Planning Commission finds that pursuant to RHMC Section 17.46.80 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.

Section 5. Except as herein amended, the provisions and conditions of Resolution No. 2018-01 shall continue to be in full force and effect.

Section 6. The Rolling Hills Municipal Code Section 17.46.020 requires Site Plan Review for the following projects: a project that increases the size of the building or structure by more than nine hundred ninety-nine square feet and a project that requires grading. The Planning Commission finds that the Major Modification to the Site Plan Review, to increase the size of the main residence by 1,100 square feet (total 22,150 square feet residence and basement) and increase grading to 7,250 cubic yards of dirt (total 41,250 cubic yards) does not affect the findings for Site Plan Review (above).

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 proposed 1,100 square feet addition to the main residence and 3,325 square feet to the basement (total of

22,150 square feet total for residence and basement). The project was approved January 1, 2018 for a 9,975 square foot residence and 7,750 sqaure foot basement (total square footage 17,725). The applicant increased the square footage of the proposed project to 22,150 sqaure feet. By allowing the Applicant to increase the square footage of the residence by 1,100 square feet, the development will be still compatible with low-density residential development with sufficient open space between surrounding structures and maintaining sufficient setbacks. Although the disturbed area exceeds the maximum permitted amount of 40%, the existing 79.2% disturbance already exists and there are no proposed changes in disturbance. The proposed project use is consistent with similar uses in the RAS-2 Zone, and is located in the on the property that is adequately sized to accommodate such use. The project will be located on a previously graded and already disturbed area of the property. The overall project promotes equestrian uses, therefore furthering the City's goal to remain an equestrian community. The project complies with the all of development standards in the Rolling Hills Municipal Code with the exeception of the existing 79.2% lot disturbance which was previously approved that exceeds the 40% allowable lot disturbance. The project still substantially preserves the natural and undeveloped state of the lot because the previously approved amount of grading and excavation for the house and basement has increased by 7,520 cubic yards.

B. The project substantially preserves the natural and undeveloped state of the lot by minimizing building coverage. Lot coverage requirements are regarded as maximums, and the actual amount of lot coverage permitted depends upon the ex isting buildable area of the lot; The new residence will be constructed on an area where the existing house and garage will be demolished. The construction of the project integrates into areas of the property that have already been developed. The increase in square footage will not cause the property to exceed the permitted lot coverages of the buildable area. The project will be screened from the road and all neighbors. The proposed residence and basement is a total of 22,150 feet which is in line with the net lot size of 135,735 square feet. The proposed walls will not exceed 3 feet in height of exposed area above grade located along driveway, stable, home, corral, and riding ring and will integrate into the natural terrain and follow the natural contours of the site .

C. The proposed development is harmonious in scale and mass with the site, and is consistent with the scale of the neighborhood when compared to new and existing residences in the RAS-2 Zone. The proposed project is consistent with the scale of the neighborhood since it is on a large lot. The project is still harmonious in scale and mass with the site despite the change in the increased grading. The project was previously approved in resolution No. 2018-01 for 33,730 cubic yards of grading. The grading of the project has increased to 41,250 cubic yards of grading (increase of 7,520 cubic yards. The overall site grading proposes 8,385 cubic yards of cut, 4,765 cubic yards of fill, 12,400 cubic yards of over-excavation, 15,700 cubic yards of recompaction, and total export of 320 cubic yards (allowable export is 5,180 cubic yards). The project still preserves and integrates into the site design existing topographic features of the site by utilizing dirt

from grading and excavation of the main residence and basement on the site. The slopes are being preserved or rebuilt in a design that will preserve the existing natural slopes and natural vegetation on the property.

D. The project preserves and integrates into the site design, to the greatest extent possible, existing topographic features of the site, including surrounding native vegetation, mature trees, drainage courses and land forms (such as hillsides and knolls). There will be no significant changes to the site design, as the residential use will remain the same as previously approved with the exception of an increase in size for the residence. The propject will minimize grading in vegetated areas and at the perimeter of the property. The existing topography or topographic features will not be affected and there will be no change to the drainage course. Trees and shrubs will be planted for screening to the adjacent neighbors without any view obstruction. If landscaping is introduced, it must be compatible with and enhance the rural character of the community, and the landscaping should provide a buffer or transition area between private and public areas.

E. The graded sites will be rounded to blend in with the existing terrain. The proposed development plan follows the natural contours by concentrating in areas that are leveled or previously developed. Grading has been designed to follow natural contours of the site and to minimize the amount of grading required to build the proposed development.

F. The project will not affect any drainage course as the drainage will mimic the existing drainage course and no drainage channels will be affected by the proposed grading. The proposed grading for the Major Modification is located within an already disturbed area for the construction of the proposed residence and basement.

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 the existing vegetation, and any new vegetation comatible with the rural character of the City. The landscaping will provide a buffer or transition area between the property and surroudning properties. The retaining walls along the driveway, stable, corral, and residence will not disturb surrounding native vegetation or mature trees.

H. The development is sensitive and not detrimental to the convenience and safety of circulation for pedestrians and vehicles because it does not affect or change the existing access to the property. The circulation of the project has been previously approved in Resolution No. 2018-01. The driveway complies with the Fire Department code, and there is ample parking in the garage and parking for guests on site.

I. The project conforms to the requirements of the California Environmental Quality Act. The project has been determined not to have a significant effect on the environment and is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure; (A). One single-family residence or a second dwelling unit in a zone which permits residential uses.

Section 7. Section 17.42.050 of the Rolling Hills Municipal Code allows construction of a cabana that exceeds 200 square feet with a Conditional Use Permit. With respect to this request for a Conditional Use Permit, the Planning Commission finds as follows:

A. That the proposed conditional use is consistent with the General Plan; The granting of the Conditional Use Permit for the 450 square foot cabana will be consistent with the purposes and objectives of the Zoning Ordinance and General Plan because the use is consistent with similar uses in the community. The cabana meets all the applicable code development standards and is located in an area on the property that is adequately sized to accommodate the use.

B. The nature, condition, and development of adjacent structures have been considered, and the project will not adversely affect or be materially detrimental to these adjacent uses, buildings, or structures. the proposed cabana orientation is not towards neighbors and its general location is of sufficient distance from nearby residences so as to not impact the view or privacy of surrounding neighbors. The proposed cabana will be screened with landscaping to minimize view impacts to surrounding homes.

C. That the site for the proposed conditional use is of adequate size and shape to accommodate the use and buildings proposed; The cabana complies with the low profile residential development pattern of the community and will not give the property an over-built look. The lot is 3.11 net lot acres in size and is sufficiently large to accommodate the proposed use.

D. The proposed conditional use complies with all applicable development standards of the zonedistrict.

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

Section 8. Based upon the foregoing findings and the evidence in the record, the Planning Commission hereby grants approval of the Major Modification to previously approved Site Plan Review entitlement to increase the size of the main residence by 1,100 square feet (total 22,150 square feet residence and basement) and increase grading to 7,250 cubic yards of dirt (total 41,250 cubic yards) and Conditional Use Permit entitlement for a 450 square foot cabana to the following conditions restated and revised below in accordance with this Resolution and subject to minor cleanup revisions reflecting current City policy:

A. The Conditional Use Permit and Site Plan approvals shall expire within two years from the effective date of approval as defined in Sections 17.46.080, 17.42.070 and 17.38.070, unless otherwise extended pursuant to the requirements of this section.

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

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

D. The lot shall be developed and maintained in substantial conformance with the site plan on file dated March 2, 2021 except as otherwise provided in these conditions. The working drawings submitted to the Department of Building and Safety for plan check review shall conform to the approved development plan. All conditions of the Site Plan Review, Variance, 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. A modification may require a public hearing before the Planning Commission if the modification represents a major modification to the project.

E. The Plans shall be submitted to the LA County Building and Safety Department for review, issuance of permits and inspections. 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.

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 affirming that the project will be constructed according to this Resolution and any plans approved therewith.

G. Structural lot coverage of the lot shall not exceed 19,252 square feet or 14.18% of the net lot area with deductions, in conformance with lot coverage limitations (20% maximum).

The total lot coverage proposed, including structures and flatwork, shall not exceed 39,202 square feet or 28.88%, of the net lot area, with deductions, in conformance with lot coverage limitations (35% maximum). The residence shall not exceed 11,075 square feet. All walls shall not exceed 3 feet in maximum height.

H. The disturbed area of the lot, including the approved stable and corral, shall not exceed 79.2%; over a 107,500 square foot surface area. Grading for this project shall

not exceed a total of 41,250 cubic yards of which up to 5,180 c.y. is allowed to be exported, with 320 c.y. proposed for export; all dirt will be balanced on site.

I. The residential building pad is proposed at 13,468 square feet and coverage shall not exceed 38.12% with allowed deductions. The stable pad is proposed at 2,775 square feet and coverage shall not exceed 14.80% with allowed deductions.

K The proposed basement shall not exceed 11,075 square feet and shall meet all requirements of the Los Angeles County Building Code for basements, including exit doors and provision for light and ventilation. The entire project and the basement access shall be approved by the Rolling Hills Community Association and shall not appear as a second story from any roadway easement vantage point.

L. Direct access to the stable and to the corral shall be decomposed granite or like, 100% pervious roughened material.

The alteration of the apron at the main driveway shall comply with the Traffic Commissions recommendations; the access to the stable from Pine Tree lane shall be subject to Traffic Commision's approval. This includes any recommendations related to landscaping adjacent to the apron and/ or pathway so long as it is approved by the Rolling Hills Community Association.

M. A minimum of five-foot walkable 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.

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

0. The pool equipment shall be screened; if by a solid wall, the wall shall not exceed 5 feet in height at any point from finished grade. Sound attenuating equipment shall be installed to dampen the sound. The swimming pool and the spillway shall utilize the most quiet and technologically advanced equipment to dampen the sound. Landscaping shall be utilized to ·screen the wall, so that it is not visible from the neighbor's property. Per LA County Building Code, a pool barrier/fencing shall be required.

P The on-site dissipaters shall be screened with landscaping, in a manner as to not impede the flow of the run-off.

Q. The applicant shall comply with all requirements of the Lighting Ordinance of the City of Rolling Hills (RHMC 17.16.190 E), pertaining to lighting on said property; roofing and material requirements of properties in the Very High Fire Hazard Severity Zone, and all other ordinances and laws of the City of Rolling Hills and the LA County Building Code.

R. All utility lines to the residence and stable shall be placed underground, subject to all applicable standards and requirements.

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

T. The project shall be landscaped, and continually maintained in substantial conformance with the landscaping plan on file date stamped on November 14, 2017. Prior to issuance of a final construction or grading approval of the project, 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 requirements for graded slopes.

The detailed landscaping plan shall provide that any trees and shrubs used in the landscaping scheme for this project shall be planted in a way that screens the project development from adjacent streets and neighbors, such that shrubs and trees as they grow do not grow into a hedge or impede any neighbors significant views and the plan shall provide that all landscaping be maintained at a height no higher than the roof line of the highest structure on the property. 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 landscaping shall be subject to the requirements of the City's Water Efficient Landscape Ordinance, (Chapter 13.18 of the RHMC).

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

V. During construction, if required by the building official, protection of slopes shall be provided in a form of a jute mesh or suitable geofabrics or other erosion control methods implemented.

W. The setback lines and roadway easement lines in the vicinity of the construction for this project shall remain staked throughout the construction.

The silhouette (story poles) shall be taken down and removed from the property immediately upon completion of the review process of the project.

The City or the Building Department staff may require that a construction fence be erected for the duration of the construction of this project. Such fence shall not be located in any easement or cross over trails or natural drainage course and shall be removed immediately upon substantial completion of the project, or as required by staff.

Y. Perimeter easements, including roadway easements and trails, if any, shall remain free and clear of any improvements including, but not be limited to fences- including construction fences, any hardscape, driveways, landscaping, irrigation and drainage devices, except as otherwise approved by the Rolling Hills Community Association.

In addition, any construction facility, such as a construction trailer/ office or portable toilets, to a maximum extent practicable, shall be located in a manner not visible from the street, and be in a location satisfactory to City staff.

Z. 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.

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

AB. Construction vehicles or equipment, employees vehicles, delivery trucks shall not impede any traffic lanes to the maximum extend practical; and if necessary to block traffic in order to aid in the construction, no more than a single lane may be blocked for a short period of time and flagmen utilized on both sides of the impeded area to direct traffic.

AC. *During construction,* all parking shall take place on the project site, and, if necessary, any overflow parking may take place within the unimproved roadway

easements and shall not obstruct neighboring driveways or pedestrian and equestrian passage. During construction, to the maximum extent feasible, employees of the contractor shall car-pool into the City. A minimum of 4' wide path, from the edge of the roadway pavement, for pedestrian and equestrian passage shall be available and clear at all times wherever possible.

AD. *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.

AE. 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.pho?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 extinguisher.

AF. 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, cistern construction and maintenance (if applicable), septic tank construction and maintenance in conformance with the County Health Department, storm water drainage facilities management, and to the City's Low Impact development Ordinance (LID).

AG. 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 modification made to the project during construction, shall be depicted/listed on the "as built/ as graded" plan.

AH. 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.

Al. Prior to demolition of the existing structures, an investigation shall be conducted for the presence of hazardous chemicals, lead-based paints or products,

mercury and asbestos-containing materials (ACMs). If hazardous chemicals, lead-based paints or products, mercury or ACMs are identified, remediation shall be undertaken in compliance with California environmental regulations and policies.

AJ. The applicant shall submit revised plans to include the existing walls, hardscape, as-builts, location of the proposed gate, and the easements clearly identified.

AK. The applicant shall provide sufficient landscaping to screen the proposed cabana. The applicant shall provide screening along the rear of the proposed stable.

Section 9. The Planning Commission hereby rescinds Planning Commission Resolution No. 2018-01 and 2020-01 as all findings are restated herein and conditions are restated and revised herein.

PASSED, APPROVED AND ADOPTED THIS 20TH DAY OF APRIL 2021.

BRAD CHELF, CHAIRMAN

ATTEST:

ELAINE JENG, P.E., ACTING 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. 2021-01 entitled:

> ZONING CASE NO. 20-08: CONSIDER APPROVAL OF MODIFICATION TO PREVIOUSLY APPROVED ZONING CASE NO. 918 REQUIRING SITE PLAN REVIEW FOR 1) INCREASE TO SIZE OF THE RESIDENCE BY 1,100 SQUARE FEET, 2) INCREASE TO THE AMOUNT OF GRADING BY 7,520 CUBIC YARDS, AND REQUIRING CONDITIONAL USE PERMIT FOR A NEW CABANA EXCEEDING 200 SQUARE FEET FOR REVISED PROJECT LOCATED AT **20 UPPER BLACKWATER CANYON ROAD** (LOT 101-RH), ROLLING HILLS, CA 90274 (IANNITTI).

was approved and adopted at regular meeting of the Planning Commission on April 20, 2021 by the following roll call vote:

AYES: COMMISSIONERS: 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. 2020-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING TIME EXTENSION FOR A PREVIOUSLY APPROVED PROJECT FOR A SITE PLAN REVIEW, CONDITIONAL USE PERMIT AND VARIANCE PERMIT ON ZONING CASE 918, LOCATED AT 20 UPPER BLACKWATER CANYON ROAD (IANNITTI).

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. Dave Palacios with respect to real property located at 20 Upper Blackwater Canyon Road requesting a two-year time extension to comply with the requirements of Resolution No. 2018-01 to commence construction of the approved project.

Section 2. The Commission considered this item at a meeting on January 21, 2020 at which time information was presented by the applicants 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.

Section 5. Except as herein amended, the provisions and conditions of Resolution No. 2018-01 shall continue to be in full force and effect.

21ST DAY OF JANUARY 2020.

BRAD CHELF, CHAIRMAN

ATTEST:

YOHANA CORONEL
CITY CLERK

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

I certify that the foregoing Resolution No. 2020-02 entitled:

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING TIME EXTENSION FOR A PREVIOUSLY APPROVED PROJECT FOR A SITE PLAN REVIEW, CONDITIONAL USE PERMIT AND VARIANCE PERMIT ON ZONING CASE 918, LOCATED AT 20 UPPER BLACKWATER CANYON ROAD (IANNITTI).

was approved and adopted at a regular meeting of the Planning Commission on January 21, 2020 by the following roll call vote:

AYES: COOLEY, KIRKPATRICK, SEABURN, AND CHAIRMAN CHELF.

NOES: NONE.

ABSENT: CARDENAS.

ABSTAIN: NONE.

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

Administrative Offices

YOHANA CORONEL
CITY CLERK

RESOLUTION NO. 2018-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL FOR SITE PLAN REVIEW, A CONDITIONAL USE PERMIT, AND VARIANCES FOR GRADING AND CONSTRUCTION OF A NEW RESIDENCE, NEW FOUR-CAR GARAGE, STABLE, CORRAL, RIDING RING, ALTERED FLATWORK AND ACCESS PATHWAY TO THE CORRAL, AND VARIOUS OUTDOOR AMENITIES INCLUDING A NEW POOL IN ZONING CASE NO. 918 AT **20 UPPER BLACKWATER CANYON ROAD,** (IANNITTI).

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

Section 1. An application was duly filed by Mr. Dominic Iannitti, to request a Site Plan Review, Conditional Use Permits and Variances to construct a new 9,975 square foot residence with a 7,750 square foot basement, new 1,675 square foot, attached, four-car garage, a 2,775 square foot single story, stable, a 10,800 square foot corral, a 7,500 square foot riding ring, widen the existing driveway apron, altered access pathway to the corral via a 15 foot wide driveway, and various outdoor amenities including a new 1,055 square foot infinity pool. A new decomposed granite pathway to the stable, primarily for horses, is also proposed from Pine Tree Lane. Grading for this project is proposed to be total combined 33,730 cubic yards of cut and fill, over-excavation and recompaction. Construction activities will include grading of 8,150 cubic yards of cut, 3,430 cubic yards of fill, 9,500 cubic yards of over-excavation, and 12,650 cubic yards of recompaction. 1,570 cubic yards of dirt is proposed to be exported from the property. With the proposed grading, the disturbed area of the lot would be 79.2%.

Section 2. The Planning Commission conducted duly noticed public hearings to consider the application beginning at their regular meeting on August 15, 2017. The hearing was continued and a field trip was conducted for the project on September 19, 2017 with additional review and discussion at the evening Planning Commission meeting held on that same date. The applicant has made extensive modifications to the proposal based on feedback from the owner and the Planning Commission. Thus, a second field visit that illustrated the modifications was duly noticed and held on November 21, 2017. The public hearing for the project was continued and heard on December 19, 2017. After review and discussion of revisions to the project, the Planning Commission, at the December meeting, directed staff to prepare a Resolution of approval. Three Planning Commissioners were absent over the course of the two field visits but made special trips to the property with City staff and applicant representatives to review the project.

Section 3. The property is zoned RAS-2 and the lot area excluding the roadway easement is 3.12 acres. For development purposes the net lot area of the lot is

135,735 square feet. Records show that the existing 4,385 square foot house with 552 square foot garage was completed in 1958, and several additions were made since. The two swimming pools, collectively 1,328 square feet of water surface, were constructed in 1964. The guesthouse was originally constructed in 1948 and in 1957 when 1,000 square feet was added, prior to the construction of the existing main residence (and incorporation of the City). Portions of the guesthouse and garage encroach into the side and rear yard setbacks. The guesthouse was originally used as the principal residence. There is an existing legal, non-conforming driveway that leads to the guesthouse garage. The drive leading up to this driveway is proposed to be shifted and narrowed and will replace impervious pavement with permeable paving. The legal non-conforming 2,012 sq.ft. guest house is proposed to remain.

Section 4. The Planning Commission finds that the project is categorically exempt pursuant to Section 15303, Class 3 of the California Environmental Quality Act (CEQA).

Section 5. Section 17.18.040E of the Rolling Hills Municipal Code permits approval of a stable over 200 square feet, corral and riding arena with a Conditional Use Permit provided the uses are not located in the front yard or in any setbacks. No portion of the stable, corral or riding ring are proposed to be in any setback. With respect to this request for a Conditional Use Permit, the Planning Commission finds as follows:

A. Conditionally permitted uses are not outright permitted by the Rolling Hills Municipal Code. The Commission must consider applications for conditional use permits 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.

B. The granting of a Conditional Use Permit for the new stable, corral, and riding ring would be consistent with the purposes and objectives of the Zoning Ordinance and General Plan because the uses are consistent with similar uses in the community, and meet all the applicable code development standards for a stable, corral, and riding ring, and they are located in an area on the property that is adequately sized to accommodate such uses. The proposed uses are appropriately located in that they will be sufficiently separated from nearby structures used for habitation or containing sleeping quarters. The development would be constructed in furtherance of the General Plan goal of promoting and encouraging equestrian uses.

C. The nature, condition, and development of adjacent structures have been considered, and the project will not adversely affect or be materially detrimental to these adjacent uses, buildings, or structures because the proposed stable orientation is not towards neighbors and its general location is of sufficient distance from nearby residences so as to not impact the view or privacy of surrounding neighbors. The proposed stable, corral, and riding ring are to be located separate from all living areas on the property.

D. The project is harmonious in scale and mass with the site, the natural terrain, and surrounding residences because the stable, corral, and riding ring comply with the low profile residential development pattern of the community and will not give the property an over-built look. The lot is 3.11 net lot acres in size and is sufficiently large to accommodate the proposed uses.

E. The proposed equestrian conditional uses comply with all applicable development standards of the zone district and require a Conditional Use Permit pursuant to Sections 17.18.090 and 17.18.100 of the Zoning Ordinance.

F. The proposed conditional uses are 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.

Section 6. Section 17.46.030 requires a development plan to be submitted for Site Plan Review and approval before any grading requiring a grading permit or any new building or structure may be constructed.

With respect to the Site Plan grading and the proposed structures, the Planning Commission makes the following findings of fact:

A. The proposed development is compatible with the General Plan, the Zoning Ordinance and surrounding uses because the proposed structures comply with the General Plan requirement of low profile, low-density residential development with sufficient open space between surrounding structures and maintaining sufficient setbacks to provide buffers between residential uses. Although the disturbed area exceeds the maximum permitted amount of 40%, the existing disturbance already exceeds the allowable limit and all additional disturbance is for equestrian purposes only. The equestrian uses promotes the rural, equestrian aesthetic of Rolling Hills. The existing paved driveway leading to the stable will be reduced and have the portion leading to the existing guesthouse replaced with decomposed granite, which also promotes a feeling of open space. Retaining walls are proposed to be located primarily between the proposed residence and stable and are the result of modifications to the stable plan recommended by the Planning Commission.

The project conforms with Zoning Code lot coverage requirements, except for disturbance. The net lot area of the lot is 135,735 square feet. The structural net lot coverage is proposed at 19,252 or 14.18% (with deductions), (20% max. permitted); and the total lot coverage proposed, is proposed to be 39,202 square feet or 28.88% (with deductions), (35% max. permitted). The disturbed area of the lot is proposed to increase from 58.94% to 79.2% due entirely to equestrian uses for the proposed project.

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 it was determined that the proposed development will not adversely affect or be materially detrimental to adjacent uses, buildings, or structures, because the proposed residence will be constructed on an existing building pad of the currently developed lot, will be the least intrusive to surrounding properties, will be screened and landscaped with trees and shrubs, is of sufficient distance from nearby residences so that it will not impact the view or privacy of surrounding neighbors, and will permit the owners to enjoy their property without deleterious infringement on the rights of surrounding property owners. The lot is 3.11 net lot acres in size and will feature a stable, corral, and riding ring. The corral and riding ring will be developed on the currently vacant portion of the lot and will remain open space.

C. The proposed development, as conditioned, is harmonious in scale and mass with the site, and is consistent with the scale of the neighborhood when compared to new residences in the City. Portions of the lot will be left undeveloped. The residence and stable will be screened from the road and neighbors.

D. The development will introduce additional landscaping for vegetated slopes, which is compatible with and enhances the rural character of the community, and will provide a transition area between private and public areas. Further, the stable pad has been reduced from the original proposal received by City staff to lower the height of the stable by 14 feet (11 feet lower plus 3 feet taken from the ridgeline of the stable structure). This helps allow the design to follow more of the natural contours of the site.

E. The proposed development is sensitive and not detrimental to the convenience and safety of circulation for pedestrians and vehicles because the applicants will continue to utilize the existing driveway to the residence and the stable, and the stable and corral will be accessed from the main driveway for heavier vehicles ingress/egress.

Section 7. Sections 17.38.010 through 17.38.050 of the Code permit approval of a variance from the standards and requirements of the Zoning Ordinance when, due to exceptional or extraordinary circumstances applicable to the property and not applicable to other similar properties in the same zone, strict application of the Code would deny the property owner substantial property rights enjoyed by other properties in the same vicinity and zone. The applicant seeks a variance from the requirement from 17.16.070B. that disturbance be limited to 40% of the net lot area. With respect to this request for a Variance, the Planning Commission finds as follows:

A. There are exceptional and extraordinary circumstances and conditions applicable to the property or to the intended use that do not apply generally to the other property or class of use in the same zone because at 58.94%, the disturbance already

exceeds the 40% maximum and is proposed to increase to 79.2% to accommodate the proposed equestrian uses for the project.

B. The Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zone, but which is denied to the property in question because the property was previously subdivided which substantially increases the existing disturbance for the lot. The residential building pad are existing and developed already, and the proposed garage is not easily seen from the road.

The exceedance of the disturbance is due entirely to the new stable, corral, and riding ring, all equestrian uses. The other structures (pool and outdoor kitchen) on the residence building pad are located fairly close to one another and make best use of the existing residential pad.

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 and zone in which the property is located because the proposed stable and open equestrian space is not in any setbacks. The stable will be compatible with desired rural aesthetic of Rolling Hills and therefore would not affect property values. The corral and riding ring will remain as open space.

D. 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.

E. The variance request is consistent with the General Plan. The proposed project, together with the variance, will be compatible with the objectives, policies, general land uses and programs specified in the General Plan and will uphold the City's goals to protect and promote construction that is rural in nature.

Section 8. Based upon the foregoing findings, the Planning Commission hereby approves Zoning Case No. 918 a Site Plan Review, Conditional Use Permits and Variance to construct a new 9,975 square foot residence with a 7,750 square foot basement, new 1,675 square foot, attached, four-car garage, a 2,775 square foot single story, stable, a 10,800 square foot corral, a 7,500 square foot riding ring, altered access pathway to the corral via a 15 foot wide driveway and a new D.G. pathway to the stable from Pine Tree Lane, and various outdoor amenities including a new 1,055 square foot infinity pool. Grading for this project is proposed to be total combined 33,730 cubic yards of cut and fill, over-excavation and recompaction. Construction activities will include grading of 8,150 cubic yards of cut, 3,430 cubic yards of fill, 9,500 cubic yards of over-excavation, and 12,650 cubic yards of recompaction. 1,570 cubic yards of dirt is proposed to be exported from the property. With the proposed grading, the disturbed area of the lot would be 79.2% subject to the following conditions:

A. The Conditional Use Permit, Site Plan and Variance approvals shall expire within two years from the effective date of approval as defined in Sections 17.46.080, 17.42.070 and 17.38.070, unless otherwise extended pursuant to the requirements of this section.

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

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

D. The lot shall be developed and maintained in substantial conformance with the site plan on file dated November 14, 2017, except as otherwise provided in these conditions. The working drawings submitted to the Department of Building and Safety for plan check review shall conform to the approved development plan. All conditions of the Site Plan Review, Variance, 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. A modification may require a public hearing before the Planning Commission if the modification represents a major modification to the project.

E. The Plans shall be submitted to the LA County Building and Safety Department for review, issuance of permits and inspections. 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.

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 affirming that the project will be constructed according to this Resolution and any plans approved therewith.

G. Structural lot coverage of the lot shall not exceed 19,252 square feet or 14.18% of the net lot area with deductions, in conformance with lot coverage limitations (20% maximum).

The total lot coverage proposed, including structures and flatwork, shall not exceed 39,202 square feet or 28.88%, of the net lot area, with deductions, in conformance with lot coverage limitations (35% maximum).

H. The disturbed area of the lot, including the approved stable and corral shall not exceed 79.2%; over a 107,500 square foot surface area. Grading for this project shall not exceed a total of 33,730 cubic yards of which up to 3,750 c.y from the basement is allowed to be exported, with 1,570 c.y. proposed to be exported.

I. The residential building pad is proposed at 13,468 square feet and coverage shall not exceed 38.12% with allowed deductions. The stable pad is proposed at 2,775 square feet and coverage shall not exceed 14.8% with allowed deductions.

J. Ridge heights of the residence, garage, and stable shall be a maximum of 20 foot ridgelines from finished grade.

K The proposed basement shall not exceed 7,750 square feet and shall meet all requirements of the Los Angeles County Building Code for basements, including exit doors and provision for light and ventilation. The entire project and the basement access shall be approved by the Rolling Hills Community Association and shall not appear as a second story from any roadway easement vantage point.

L. Direct access to the stable and to the corral shall be decomposed granite or like, 100% pervious roughened material.

The alteration of the apron at the main driveway shall comply with the Traffic Commissions recommendations; the access to the stable from Pine Tree lane shall be subject to Traffic Commision's approval. This includes any recommendations related to landscaping adjacent to the apron and/or pathway so long as it is approved by the Rolling Hills Community Association.

M. A minimum of five-foot walkable 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.

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

O. The pool equipment shall be screened; if by a solid wall, the wall shall not exceed 5 feet in height at any point from finished grade. Sound attenuating equipment shall be installed to dampen the sound. The swimming pool and the spillway shall utilize the most quiet and technologically advanced equipment to dampen the sound. Landscaping shall be utilized to screen the wall, so that it is not visible from the neighbor's property. Per LA County Building Code, a pool barrier/fencing shall be required.

P The on-site dissipaters shall be screened with landscaping, in a manner as to not impede the flow of the run-off.

Q. The applicant shall comply with all requirements of the Lighting Ordinance of the City of Rolling Hills (RHMC 17.16.190 E), pertaining to lighting on said property; roofing and material requirements of properties in the Very High Fire Hazard Severity Zone, and all other ordinances and laws of the City of Rolling Hills and the LA County Building Code.

R. All utility lines to the residence and stable shall be placed underground, subject to all applicable standards and requirements.

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

T. The project shall be landscaped, and continually maintained in substantial conformance with the landscaping plan on file date stamped on November 14, 2017. Prior to issuance of a final construction or grading approval of the project, 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 requirements for graded slopes.

The detailed landscaping plan shall provide that any trees and shrubs used in the landscaping scheme for this project shall be planted in a way that screens the project development from adjacent streets and neighbors, such that shrubs and trees as they grow do not grow into a hedge or impede any neighbors significant views and the plan shall provide that all landscaping be maintained at a height no higher than the roof line of the highest structure on the property. 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 landscaping shall be subject to the requirements of the City's Water Efficient Landscape Ordinance, (Chapter 13.18 of the RHMC).

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

V. During construction, if required by the building official, protection of slopes shall be provided in a form of a jute mesh or suitable geofabrics or other erosion control methods implemented.

W. The setback lines and roadway easement lines in the vicinity of the construction for this project shall remain staked throughout the construction.

The silhouette (story poles) shall be taken down and removed from the property immediately upon completion of the review process of the project.

The City or the Building Department staff may require that a construction fence be erected for the duration of the construction of this project. Such fence shall not be located in any easement or cross over trails or natural drainage course and shall be

removed immediately upon substantial completion of the project, or as required by staff.

Y. Perimeter easements, including roadway easements and trails, if any, shall remain free and clear of any improvements including, but not be limited to fences-including construction fences, any hardscape, driveways, landscaping, irrigation and drainage devices, except as otherwise approved by the Rolling Hills Community Association.

In addition, any construction facility, such as a construction trailer/office or portable toilets, to a maximum extent practicable, shall be located in a manner not visible from the street, and be in a location satisfactory to City staff.

Z. 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.

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

AB. Construction vehicles or equipment, employees vehicles, delivery trucks shall not impede any traffic lanes to the maximum extend practical; and if necessary to block traffic in order to aid in the construction, no more than a single lane may be blocked for a short period of time and flagmen utilized on both sides of the impeded area to direct traffic.

AC. *During construction*, all parking shall take place on the project site, and, if necessary, any overflow parking may take place within the unimproved roadway easements and shall not obstruct neighboring driveways or pedestrian and equestrian passage. During construction, to the maximum extent feasible, employees of the contractor shall car-pool into the City. A minimum of 4' wide path, from the edge of the roadway pavement, for pedestrian and equestrian passage shall be available and clear at all times wherever possible.

AD. *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.

AE. 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.pho?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 extinguisher.

AF. 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, cistern construction and maintenance (if applicable), septic tank construction and maintenance in conformance with the County Health Department, storm water drainage facilities management, and to the City's Low Impact development Ordinance (LID).

AG. 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 modification made to the project during construction, shall be depicted/listed on the "as built/as graded" plan.

AH. 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.

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

PASSED, APPROVED AND ADOPTED THIS 16TH DAY OF JANUARY, 2018.

BRAD CHELF, CHAIRMAN

ATTEST:

YVETTE HALL, 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. 2018-01 entitled:

> A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL FOR SITE PLAN REVIEW, A CONDITIONAL USE PERMIT, AND VARIANCES FOR GRADING AND CONSTRUCTION OF A NEW RESIDENCE, NEW FOUR-CAR GARAGE, STABLE, CORRAL, RIDING RING, ALTERED FLATWORK AND ACCESS PATHWAY TO THE CORRAL, AND VARIOUS OUTDOOR AMENITIES INCLUDING A NEW POOL IN ZONING CASE NO. 918 AT **20 UPPER BLACKWATER CANYON ROAD,** (IANNITTI).

was approved and adopted at regular meeting of the Planning Commission on January 16, 2018, by the following roll call vote:

AYES: Commissioners 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

Yvette Hall

YVETTE HALL, INTERIM CITY CLERK

RESOLUTION NO. 2023-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING A TWO-YEAR TIME EXTENSION FOR A PREVIOUSLY APPROVED PROJECT FOR A MAJOR MODIFICATION TO A SITE PLAN REVIEW, CONDITIONAL USE PERMIT AND VARIANCE ENTITLEMENTS BY THE PLANNING COMMISSION IN ZONING CASE NO. 20-08 LOCATED AT 20 UPPER BLACKWATER CANYON ROAD, ROLLING HILLS, CA 90274 (LOT 101-RH) (IANNITTI)

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. Dave Palacios, on behalf of the property owner Dominic Iannitti with respect to real property located at 20 Upper Blackwater Canyon Road requesting a two-year time extension to comply with the requirements of Resolution No. 2021-01 and Zoning Case No. 20-08 (formerly Zoning Case No. 918) to commence construction of the approved project.

Section 2. The Commission considered this item at a meeting on May 16, 2023, 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 Rolling Hills Municipal Code (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 a two-year time extension and does hereby amend Paragraph A of Section 8 of Planning Commission Resolution No. 2021-01, dated April 20, 2021, to read as follows:

> A. The Site Plan, Variance, and Conditional Use Permit approval shall expire within four years from effective date of approval of Resolution No. 2021-01 on April 20, 2025. No further extension shall be granted as required by Sections 17.46.080, 17.42.070 and 17.38.070 of the RHMC.

Section 5. Except as herein amended, the provisions and conditions of Resolution No. 2021-01 shall continue to be in full force and effect.

PASSED, APPROVED AND ADOPTED THIS 16TH DAY OF MAY 2023.

_____
BRAD CHELF, CHAIRMAN

ATTEST:

_____
CHRISTIAN HORVATH,
CITY CLERK

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

I certify that the foregoing Resolution No. 2023-06 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING A TWO-YEAR TIME EXTENSION FOR A PREVIOUSLY APPROVED PROJECT FOR A MAJOR MODIFICATION TO A SITE PLAN REVIEW, CONDITIONAL USE PERMIT AND VARIANCE ENTITLEMENTS BY THE PLANNING COMMISSION IN ZONING CASE NO. 20-08 LOCATED AT 20 UPPER BLACKWATER CANYON ROAD, ROLLING HILLS, CA 90274 (LOT 101-RH) (IANNITTI)

was approved and adopted at a regular meeting of the Planning Commission on May 16, 2023 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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

Administrative Offices

_____
CHRISTIAN HORVATH
CITY CLERK