

City of Rolling Hills INCORPORATED JANUARY 24, 1957

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

AGENDA Regular Planning Meeting PLANNING COMMISSION Tuesday, April 20, 2021 CITY OF ROLLING HILLS 6:30 PM

ADJOURNED REGULAR PLANNING COMMISSION MEETING This meeting is held pursuant to Executive Order N-29-20 issued by Governor Newsom on March 17, 2020. All Planning Commissioners will participate by teleconference. Public Participation: City Hall will be closed to the public until further notice. A live audio of the Planning Commission meeting will be available on the City's website (https://www.rolling-

hills.org/PC%20Meeting%20Zoom%20Link.pdf). The meeting agenda is also available on the City's website (https://www.rolling-hills.org/government/agenda/index.php). Join Zoom Meeting via https://us02web.zoom.us/j/99343882035?pwd=MWZXaG9ISWdud3NpajYwY3dF bllFZz09 Meeting ID: 993 4388 2035 Passcode: 647943 Members of the public may submit comments in real time by emailing the City Clerk's office at cityclerk@cityofrh.net. Your comments will become a part of the official meeting record. You must provide your full name but do not provide any other personal information (i.e., phone numbers, addresses, etc) that you do not want to be published.

1. <u>CALL MEETING TO ORDER</u>

- 2. <u>ROLL CALL</u>
- 3. <u>APPROVAL OF THE AGENDA</u>
- 4. PUBLIC COMMENTS ON MINUTES AND ANY ITEM NOT ON THE AGENDA
- 5. <u>APPROVAL OF MINUTES</u>
- 6. <u>RESOLUTIONS</u> 20 UPPER BLACKWATER CANYON ROAD
 - 6.A. RESOLUTION NO. 2021-01 (ZONING CASE NO. 20-08) **RECOMMENDATION: APPROVE AS PRESENTED.** No_2021-01_20 Upper Blackwater Cyn_Iannitti_Final 042021.docx Memo.pdf 20 Upper Blackwater Canyon Road Staff Report.pdf Cabana from across UBW.png Coral wall behind fence.png Driveway curb.png

Upper wall planted.png Upper wall sheilded by plants.png View from Pine Tree.png 20 Upper Blackwater Canyon Road_Site Plan_March 2021.pdf

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

8. <u>NEW PUBLIC HEARINGS</u>

8.A. ZONING CASE NO. 2021-01: REQUEST APPROVAL OF CONDITIONAL USE PERMIT FOR A PROPOSED DETACHED THREE-CAR GARAGE; 2) VARIANCES FOR COVERAGE EXCEEDANCE AND SETBACK ENCROACHMENT INTO REQUIRED CORRAL SETBACK FROM HABITABLE SPACE AND GARAGE; AND 3) SITE PLAN REVIEW FOR GRADING LOCATED AT 23 CHUCKWAGON ROAD (RAMIREZ).

RECOMMENDATION: Consider applicant's request and direct staff to prepare a resolution representing the Planning Commission's decision on Conditional Use Permit, Variances and Site Plan Review request.

04-15-21_23 Chuckwagon Rd - architectural.pdf 04-15-21_23 Chuckwagon Rd - civil.pdf

9. <u>NEW BUSINESS</u> NONE.

10. <u>OLD BUSINESS</u> TREES AND VIEWS COMMITTEE ASSIGNMENT

1. CASE: 61 EASTFIELD DRIVE (JUGE)

11. <u>SCHEDULE FIELD TRIPS</u> 1. 8 QUAILRIDGE ROAD NORTH (MANQUEN)

12. <u>ITEMS FROM STAFF</u> NONE.

13. ITEMS FROM THE PLANNING COMMISSION

14. ADJOURNMENT

Next meeting: REGULAR MEETING ON MAY 18, 2021 AT 7:30 AM AT 8 QUAILRIDGE ROAD NORTH, ROLLING HILLS.

Notice:

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

Documents pertaining to an agenda item received after the posting of the agenda are available for review in the City

Clerk's office or at the meeting at which the item will be considered.

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



Agenda Item No.: 6.A Mtg. Date: 04/20/2021

TO: HONORABLE CHAIR AND **MEMBERS** OF THE **PLANNING** COMMISSION FROM: **STEPHANIE GRANT , ADMINISTRATIVE CLERK THRU: ELAINE JENG P.E., CITY MANAGER** SUBJECT: **RESOLUTION NO. 2021-01 (ZONING CASE NO. 20-08)** DATE: April 20, 2021

BACKGROUND:

Zoning Case No. 20-08 was approved by the Planning Commission at the meeting on March 16, 2021 for a Major Modification to the previously approved Zoning Case No. 918. The Site Plan Review was approved for an increase in size of the residence by 1,100 square feet and increase to the amount of grading by 7,520 cubic yards. The Conditional Use Permit was approved for a new cabana exceeding 200 square feet for a revised project located at 20 Upper Blackwater Canyon Road.

DISCUSSION:

At the meeting on March 16, 2021, the Planning Commissioners directed staff to prepare a resolution for the approved project.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff recommends the Planning Commission approve Resolution 2021-01 for the approved Major Modification to Zoning Case No. 918 requiring a Site Plan Review for 1) increase in size of the residence by 1,100 square feet, 2) increase to the amount of grading by 7,520 cubic yards and 3) Conditional Use Permit for a new cabana exceeding 200 square feet for a revised project located at 20 Upper Blackwater Canyon Road.

ATTACHMENTS:

No_2021-01_20 Upper Blackwater Cyn_Iannitti_Final 042021.docx Memo.pdf 20 Upper Blackwater Canyon Road Staff Report.pdf Cabana from across UBW.png Coral wall behind fence.png Driveway curb.png Upper wall planted.png Upper wall sheilded by plants.png View from Pine Tree.png 20 Upper Blackwater Canyon Road_Site Plan_March 2021.pdf

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 is located on a corner of Portuguese Bend Road and Blackwater Canyon Road. The legal nonconforming 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, overexcavation 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 including 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 Commission approved Zoning Case. No. 2021-08 for for the Major Modification requriing a Site Plan Review 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.

<u>Section 2.</u> 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.

<u>Section 3</u>. 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:

<u>Section 1.</u> 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.

<u>Section 2.</u> 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.

<u>Section 3</u>. 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.

<u>Section 4.</u> Based upon information and evidence submitted, the Planning Commission grants two-year time extension.

<u>Section 5.</u> 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 square 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.

<u>Section 7.</u> 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 zone district.

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.

<u>Section 8.</u> 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).

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

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 fencesincluding 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#FIR E.

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.

<u>Section 9.</u> The Planning Commission hereby rescinds Planning Commission Resolution Nos. 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:

NOES:

ABSENT:

ABSTAIN:

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

Administrative Offices

ELAINE JENG, P.E., ACTING CITY CLERK

Bolton Engineering Corporation

25834 Narbonne Ave. Suite 210 Lomita, CA 90717 tel (310) 325-5580 fax (310) 325-5581

March 10, 2021

City of Rolling Hills Planning Commision

Subject: 20 Upper Blackwater Canyon Road Development Plans

Members of the Planning Commission;

During the February 2021 Planning Commission hearing, there were concerns raised regarding the height and quantity of walls for the proposed development. We listened to your concerns and have made the following changes to the plans. We believe that these changes will help to address the comments made by the Commission members while also helping the overall project. Please find a list of the changes below:

- Shifted the house to the west by 1' to allow for more slope between the walkway and the tiered walls and thereby reduce the wall height.
- Lowered the grade at the exterior of the eastern side of the house by 1' to reduce height of slope required and thereby reduce the wall height.
- Reduced the walkway adjacent to the house to the very minimum required by the fire department (5' clear) to allow for more slope between the walkway and the tiered walls and thereby reducing the wall height.
- Tightened up the grading in between the walkway and walls. It was previously about 2.1:1 and now it is at exactly 2:1.
- Raised garage elevation to match what was shown in the field with silhouette (1034.0 FF). This gives consistent grade along rear walkway. This causes driveway to become 1% steeper to meet garage elevation.
- Result of these changes is a maximum wall height of 2.5' for the tiered wall for 25' then dropping down to 2.0' on the northerly side for a short period and then to a 18" curb where it then connects to the stairway wall at a final height of 0". The southerly side transitions to an 18" curb and then connect to the driveway wall. Wall + curb is now 92' long vs the previously proposed 185' wall.
- The lower wall was reduced to 3.0' for the entirety of the wall. This wall now transitions to an 18" curb at the stable ramp and continues as an 18" curb along the entire stable driveway. The wall along the corral after the stairway coming down from the main house pad is now a 2.0' max height wall. This transitions to an 18" curb and remains this height along the entire corral until it curves into the arena wall where it then becomes a 2.5' wall for a short portion and then reverts back to a 2.0' wall after the arena stairway. (previously proposed at 3.5')
- Corral was reduced to 9,850 s.f. by shifting the wall out to make it only an 18" curb for the majority of the corral.
- Wall along corral was previously 2.5' max (with a portion at 3.5' along curve at arena) and it is now 18" max.
- Wall along arena was previously 2.5' and is now reduced to 2'.
- Overall grading quantities stays the same. Increase in cut and decrease in fill so there is now an
 export of 320 c.y.
- Decrease in building pad size for both stable and house

I will be on the Zoom call for the March Planning Commission meeting and would be happy to answer any questions regarding our changes.

Regards,

Tavisha Ales Bolton Engineering Corp.



City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 7.A Mtg. Date: 03/16/2021

TO: HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION

FROM: STEPHANIE GRANT, ADMINISTRATIVE CLERK

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: ZONING CASE NO. 20-08: CONSIDER ADOPTING RESOLUTION NO. 2021-01 FOR DISCRETIONARY APPROVAL TO MODIFY PREVIOUSLY **APPROVED ENTITLEMENTS REQUIRING SITE PLAN REVIEW FOR 1) INCREASE TO SIZE OF RESIDENCE BY 1,100 SQUARE FEET; 2) INCREASE TO THE AMOUNT OF GRADING BY 7,520 CUBIC YARDS;** AND 3) CONDITIONAL USE PERMIT FOR A NEW CABANA EXCEEDING 200 **SOUARE** FEET LOCATED AT 20 **UPPER** BLACKWATER CANYON ROAD (LOT 101-RH), ROLLING HILLS, CA 90274 (IANNITTI).

DATE: March 16, 2021

BACKGROUND: LOCATION AND LOT DESCRIPTION

Zoning, Land Size and Existing Conditions

The property is zoned RAS-2 and the gross lot area is 4.39 acres. The net 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. The lot is developed with 4,385 square-foot house, 552 square-foot attached garage, two swimming pools collectively equal 1,328 square feet of water surface, two sheds that total 385 square feet, and 2,012 square feet of legal non-conforming guest house.

REQUEST AND PLANNING COMMISSION ACTION

Applicant Request

The applicant is requesting a Discretionary Approval Modification to previously approved Zoning Case No. 918 requiring a Site Plan Review for 1) increase in size of the residence by 1,100 square feet, 2) increase to the amount of grading by 7,520 cubic yards and 3) Conditional Use Permit for a new cabana exceeding 200 square feet for a revised project located at 20 Upper Blackwater Canyon Road.

Site Plan Review

The applicant is requesting a modified Site Plan Review to increase size of the proposed residence by

1,100 square feet and increase the amount of grading by 7,520 cubic yards. The modified residential project will consist of a 22,150 square-foot new residence with basement. The revised retaining wall design, with a maximum height of 3'-0" at its highest point, no longer requires Site Plan approval.

Conditional Use Permit

The applicant is requesting a modified Conditional Use Permit for the construction of a new 450 squarefoot cabana; proposed size exceeds the maximum 200 SF allowable by right. The proposed cabana will be screened with landscaping to minimize view impacts to surrounding homes.

DISCUSSION:

The Planning Commission held a public meeting on site in the morning of February 16, 2021. The Planning Commissioners viewed the silhouettes of the proposed residence, cabana, grading, garages 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. The project will be reviewed at a Field Trip meeting scheduled in the morning and presented at a Public Hearing in the evening via Teleconference on March 16, 2021.

Neighbor Concerns

On March 9, 2021, Mr. Dave Breiholz who lives at 6 Upper Blackwater Canyon Road came into City Hall to review the plans for the project. He expressed his concern regarding the proposed driveway apron and turning radius from Portuguese Bend Road onto Upper Blackwater Canyon. Staff informed Mr. Breiholz that there were no changes to the geometry of the driveway apron. Staff informed him that the project was previously approved and informed him about all of the proposed changes. Mr. Breiholz will be attending the morning Field Trip meeting and the evening Public Hearing on March 16, 2021.

Walls

At the last Planning Commission meeting, the Planning Commissioners brought up concerns about the length and heights of the proposed wall located along the corral, riding ring, and driveway. The Planning Commissioners directed the applicant to work with staff to address their concerns about the impacts of the proposed walls. Subsequent to the meeting, the applicant relocated the proposed main residence to the west by one foot which resulted in a shallower slope leading down to the lower pad. The change in the slope allowed the walls to be lowered to a maximum height of three feet at its highest point. The Planning Commissioners also brought up their concerns about wall materials. The proposed wall material will blend in with the surrounding environment.

COMPARISON APPROVED PROJECT AND PROPOSED PROJECT Development Table (attached)

Environmental Review

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

CRITERIA FOR SITE PLAN REVIEW

17.46.050 - Required findings.

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

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

the City Council on appeal, unless the following findings can be made:

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

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

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

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

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

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

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

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

9. The project conforms to the requirements of the California Environmental Quality Act. If all of the above findings cannot be made with regard to the proposed project, or cannot be made even with changes to the project through project conditions imposed by City staff and/or the Planning Commission, the site plan review application shall be denied.

CRITERIA FOR CONDITIONAL USE PERMIT APPROVAL

17.42.50 - Basis for approval or denial of conditional use permit.

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

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

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

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

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

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

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

FISCAL IMPACT:

None.

RECOMMENDATION:

It is recommended the Planning Commission consider adopting a resolution for 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 3) and requiring Conditional Use Permit for a new cabana exceeding 200 square feet.

ATTACHMENTS:

20 Upper Blackwater Canyon_Planning Commission Revision Memo.pdf Cabana from across UBW.png Coral wall behind fence.png Driveway curb.png Upper wall planted.png Upper wall sheilded by plants.png View from Pine Tree.png Development Table - ZC 2020-08_February 16, 2021.docx (Revised) Development Table - ZC 2020-08_March 16, 2021.docx Staff Report ZC No. 20-02 (8 Upper Blackwater Canyon Road).pdf 2018-01.pdf Resolution No. 1003_subdivision.pdf ZC No. 489_Reso 93-2.pdf 20UBC PLANS.pdf













ROLLING HILLS, CA 90274



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Agenda Item No.: 8.A Mtg. Date: 04/20/2021

TO: HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION

FROM: MEREDITH ELGUIRA, PLANNING DIRECTOR

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT:

ZONING CASE NO. 2021-01: REQUEST APPROVAL OF CONDITIONAL USE PERMIT FOR A PROPOSED DETACHED THREE-CAR GARAGE; 2) VARIANCES FOR COVERAGE EXCEEDANCE AND SETBACK ENCROACHMENT INTO REQUIRED CORRAL SETBACK FROM HABITABLE SPACE AND GARAGE; AND 3) SITE PLAN REVIEW FOR GRADING LOCATED AT 23 CHUCKWAGON ROAD (RAMIREZ).

DATE: April 20, 2021

BACKGROUND: LOCATION AND LOT DESCRIPTION Zoning and Land Size

The property is zoned RAS-1 and has a net lot area of 23,288 square feet. The lot was developed with a 2,770 square-foot single family residence and a 439 square-foot attached two-car garage. There are two existing building pads on site. The existing residence and garage are located on the primary building pad (Pad #1) with an area of 7,581square feet and a secondary building pad (Pad #2) with an area of 3,914 square feet (Pad #2) on the lower elevation behind the existing residence. The proposed swimming pool/equipment will be located on Pad #1. The secondary building pad is the proposed site for the detached three-car garage, Accessory Dwelling Unit (ADU) and future stable and corral. The size of the lot limits the buildable area for development.

REQUEST AND PLANNING COMMISSION ACTION

Applicant's Project Scope

The applicant is proposing to build: 800 square-foot Accessory Dwelling Unit (ADU) which does not require and any discretionary approval, 768 square-foot detached three-car garage, 626 square-foot new pool and equipment, 470 square-foot flatwork and 1,336 cubic yards of grading balanced on site.

Applicant's Requests

Variances

The applicant is requesting Variances for: exceeding the 30% maximum building pad coverage for the

pool addition on the first building pad and for the proposed garage and future stable on the second building pad; exceeding 20% structural coverage; and for encroachment of the corral into the required 35-foot setback from the proposed garage and ADU.

Site Plan Review

The applicant is requesting a Site Plan Review (SPR) for the proposed 1,336 cubic yards of grading.

Conditional Use Permit

The applicant is requesting a Conditional Use Permit (CUP) for the proposed detached 768 square-foot three-car garage.

DISCUSSION:

MUNICIPAL CODE COMPLIANCE

Variances to Exceed the Maximum 30% Building Pad Coverage and 20% Structural Coverage.

Applicants are requesting to exceed the maximum 30% building pad coverage for both Pad #1 and Pad #2 and to exceed the 20% maximum structural coverage. The proposed 626 square-foot swimming pool/equipment are going to be located on Pad #1. Pad #1 area coverage will increase by 8.2% from 44.1% to 52.3%. Many of the residents in the City of Rolling Hills enjoy the amenity of having a swimming pool on site. Applicants' lot is less than one acre in size and is one of the smaller lots in the City. This makes it difficult to comply with the strict application of the Code.

Applicants are also proposing to add an 800 square-foot Accessory Dwelling Unit on Pad #2. The ADU is exempt from coverage requirements the required 25-foot setback and thus, does not require any discretionary approvals. Applicants are also proposing to add a 768 square-foot detached three car garage which contributes to the exceedance of the pad and structural coverage. The additional garage is not a requirement for the ADU.

Lastly, the future stable and corral further increase the pad and structural by 450 square feet. The applicant is not proposing to build the equestrian uses but they are required to allocate space for them and include them in the discretionary request if such uses exceed code requirements.

The above uses on Pad #2 increase the building pad coverage by 40% from 11.4% to 51.4% and total structural coverage for the entire project site, which includes all the structures and flatwork, is 27.1% up by 9.7%; maximum allowed is 20%.

Variance Request for Encroachment into the Required 35-Foot Setback Between a Future Corral and the Proposed Garage and ADU.

Applicants are requesting relief from the code for the required 35-foot setback between the future corral and proposed garage and ADU. The size of the lot contributes to the improvement constraints of the site. The ADU falls under ministerial review. Applicants have taken into consideration the neighborhood character and respected existing setbacks of developed parcels. The proposed siting of the proposed ADU and corral is the least impactful to applicants' adjacent neighbors and the community as a whole.

Site Plan Review Request for 1,336 Cubic Yards of Grading

Applicants are proposing 1,336 cubic yards of grading that will be balance on site. The proposed grading will require Building and Safety's approval for drainage. Additionally, the proposed grading does not significantly change the terrain of the site because most of the site has been disturbed.

Conditional Use Permit Request for the Proposed Detached Garage

Applicants are proposing to add a 768 square-foot detached garage. The proposed garage greatly contributes to the exceedance of the building pad and structural coverage on Pad #2. The existing house an existing two-car attached garage. The proposed three-car garage is not a requirement for the approval of the ADU.

Environmental Review

The proposed project has been determined not to have a significant effect on the environment and is categorically exempt from the provisions of CEQA pursuant to Section 15304 (Minor Alterations to Land) of the CEQA Guidelines, which exempts minor alterations in the condition of land, including but not limited to grading on land with a slope of less than 10 percent. The grading taking place on the property is on land with a slope of less than 10 percent to account for the detached garage structure. The proposed project has been determined not to 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 accessory structures including garages, carports, patios, swimming pools, and fences. The detached garage and pool qualify as new construction of small structures.

Public Participation

There were no comments received at the time of publication of this report.

17.38.050 - Required Variance findings.

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

- 1. That there are exceptional or extraordinary circumstances or conditions applicable to the property that do not apply generally to other properties in the same vicinity and zone;
- 2. That such variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same vicinity and zone but which is denied the property in question;
- 3. That the granting of such variance will not be materially detrimental to the public welfare or injurious to properties or improvements in the vicinity;
- 4. That in granting the variance, the spirit and intent of this title will be observed;

- 5. That the variance does not grant special privilege to the applicant;
- 6. That the variance is consistent with the portions of the County of Los Angeles Hazardous Waste Management Plan relating to siting and siting criteria for hazardous waste facilities; and
- 7. That the variance request is consistent with the general plan of the City of Rolling Hills.

17.46.050 - Required Site Plan Review findings.

- 1. The Commission shall be required to make findings in acting to approve, conditionally approve, or deny a site plan review application.
- 2. No project which requires site plan review approval shall be approved by the Commission, or by the City Council on appeal, unless the following findings can be made:
- 3. The project complies with and is consistent with the goals and policies of the general plan and all requirements of the zoning ordinance;
- 4. The project substantially preserves the natural and undeveloped state of the lot by minimizing building coverage. Lot coverage requirements are regarded as maximums, and the actual amount of lot coverage permitted depends upon the existing buildable area of the lot;
- 5. The project is harmonious in scale and mass with the site, the natural terrain and surrounding residences;
- 6. 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);
- 7. Grading has been designed to follow natural contours of the site and to minimize the amount of grading required to create the building area;
- 8. Grading will not modify existing drainage channels nor redirect drainage flow, unless such flow is redirected into an existing drainage course;
- 9. 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;
- 10. The project is sensitive and not detrimental to the convenient and safe movement of pedestrians and vehicles; and
- 11. The project conforms to the requirements of the California Environmental Quality Act.
- 12. If all of the above findings cannot be made with regard to the proposed project, or cannot be made even with changes to the project through project conditions imposed by City staff and/or the Planning Commission, the site plan review application shall be denied.

17.42.050 - Basis for approval or denial of Conditional Use Permit.

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

- 1. That the proposed conditional use is consistent with the General Plan;
- 2. That the nature, condition and development of adjacent uses, buildings and structures have been

considered, and that the use will not adversely affect or be materially detrimental to these adjacent uses, building or structures;

- 3. That the site for the proposed conditional use is of adequate size and shape to accommodate the use and buildings proposed;
- 4. That the proposed conditional use complies with all applicable development standards of the zone district;
- 5. That the proposed use is consistent with the portions of the Los Angeles County Hazardous Waste Management Plan relating to siting and siting criteria for hazardous waste facilities;
- 6. That the proposed conditional use observes the spirit and intent of this title.

FISCAL IMPACT:

None.

RECOMMENDATION:

Direct staff to prepare a resolution representing Planning Commission's decision on Conditional Use Permit, Variances and Site Plan Review requests.

ATTACHMENTS:

04-15-21_23 Chuckwagon Rd - architectural.pdf 04-15-21_23 Chuckwagon Rd - civil.pdf

New driveway, pool, accessory garage, & accessory dwelling unit for: Sandra & Mario Ramirez

ABE	BREVIATION			LEGEND			
	АT	JAN.	JANITOR				
@ A.B.	ANCHOR BOLT	JST.	JOIST				
A.C.	ASPHALTIC CONCRETE	V 1.	00111				
ACOUS.	ACOUSTICAL	72527			SHT NO		
ACS.	ACRES	K.C.	KEENE'S CEMENT	INTERIOR ELEVATION			
A.D.	AREA DRAIN	NU.	RICHEN		DET. NO. 🥒 🍾		
ALUM.	ALUMINUM						
A.I.	ASPHALT TILE ADJUSTABLE	LAM.	LAMINATE(D)				
A.F.F.	ABOVE FINISH FLOOR	LAV.	LAVATORY		~		
A.F.S.	ABOVE FINISH SURFACE	LIN.	LINEN CABINET	WINDOW LETTER	(
		LKR.	LOCKER	A STATISTICS AND A STATISTICS AND A	C		
BD.	BOARD	MIN	MINIMUM				
BLK.	BLOCK	MAS.	MASONRY				
BLKG.	BLOCKING	MAX.	MAXIMUM				
BM. BOT	BEAM	MECH.	MECHANICAL	DOOR NUMBER	C		
BLDG.	BUILDING	MEMB.	MEMBRANE)		
BET.	BETWEEN	M.H.	MANHOLE				
		MISC.	MISCELLANEOUS				
C.L.	CENTER LINE	M.O.	MASONRY OPENING		~		
С.В.	CATCH BASIN	MANUF.	MANUFACTURER	SECTION DESIGNATION	<u> </u>		
CBC	CALIFORNIA BUILDING CODE			SHEET NUMBER	`		
CER.	CERAMIC						
C.I.P.	CAST IRON PIPE	N.I.C.	NUMBER				
CLG.	CEILING	NOM.	NOMINAL		~		
CLO.	CLOSET	N.T.S.	NOT TO SCALE	WALL SECTION DESIGNATION	(—		
C.O.	CLEAR CLEAN OUT			SHEET NUMBER	\sim		
COL.	COLUMN	OBSC.	OBSCURE				
COM.	COMMON	O.C.	ON CENTER				
CONC.	CONCRETE	O.D.	OUTSIDE DIAMETER		6		
C.W.	COLD WATER	OFF.	OFFICE		(
C.T.	CERAMIC TILE	ov.	OVEN	SHEET NOMBER			
C.YD.	CUBIC YARD	OVFL.	OVERFLOW				
DET	DETAIL	OPP.	OPPOSITE				
D.F.	DRINKING FOUNTAIN				0		
D.D.	DOOR DIMENSION	PL.	PROPERTY LINE/PLATE	GRID LINE	—		
DIA.	DIAMETER	PART'N	PARTITION				
D.S.	DOWNSPOUT	PLAS.	PLASTER				
D.W.	DISHWASHER	PR.	PAIR				
DR.	DOOR	P.L.	PLASTIC LAMINATE		^		
Dim.	DIMENSION			KEY NOTE			
		R.	RISER		~		
EA.	EACH	RAD.	RADIUS				
ELEC.	ELECTRICAL	REINF.	REINFORCING				
ENCL.	ENCLOSURE	RESIL.	RESILIENT ROOF DRAIN	EXTERIOR COLOR			
EXH.	EXHAUST	RM.	ROOM	& MATERIAL	(
EXIST.	EXISTING	R.O.	ROUGH OPENING				
EXT.	EXTERIOR	REF.	REFRIGERATOR				
E.J.	EXPANSION JOINT	nego.	RECORED				
F.D.	FLOOR DRAIN	S.C.	SOLID CORE	EXISTING FINISH GRADE	100.0		
F.E.C.	FIRE EXTINGUISHER CABINET	SIM.	SIMILAR				
F.G.	FINISH GRADE	SHTG.	SHEATHING				
F.H.C.	FIRE HOSE CABINET	SQ.	SQUARE				
FLR.	FLOOR	STD.	STANDARD		100.0		
FLRG.	FLOORING	STRUCT.	STRUCTURAL	NEW FINISH GRADE			
FTG.	FOOTING	S.S.	STAINLESS STEEL				
F.GL.	FLOOR SINK	SUSP.	SUSPENDED				
FLUOR.	FLUORESCENT	SPECS.	STORAGE		31		
F.O.C.	FACE OF CONCRETE	S.T.C.	SOUND TRANSMISSION CLASS	WORK POINT, CONTROL POINT OF DATUM POINT			
F.O.M.	FACE OF MASONRY	S.F.	SQUARE FOOT	WORK POINT, CONTROL POINT OR DATUM POINT	J		
F.O.F.	FACE OF FINISH						
F.F.	FINISH FLOOR	TEL.	TELEPHONE				
F.J.	FLOOR JOIST	TERR.	TERRAZZO				
GA	GAUGE	T & G	TONGUE AND GROOVE	ROOM NAME	ROO		
GALV.	GALVANIZED	TOC	TOP OF CONCRETE	ROOM NUMBER	100		
G.I.	GALVANIZED IRON	TYP.	TYPICAL				
GL.	GLASS	THRU	THROUGH				
GR.	GYPSUM BOARD	TEMP.	TEMPERED				
G.D.	GARBAGE DISPOSAL	Т.О.Р. Т	TOP OF PARAPET	NATOULDUS.			
100000000000	THE PROPERTY SECTION OF T	T.O.PL.	TOP OF PLATE	MATCH LINE			
ЦР	HOSE BIDD			1			
HWD.	HARDWOOD	й.		1			
HGT.	HEIGHT	UNO	UNLESS NOTED OTHERWISE	1			
H.PT.	HIGH POINT			EXIT SIGN	EXI		
HDR.	HEADER	V.I.F.	VERIFY IN FIELD	DIRECTION TO EXIST	/		
H.W.	HOT WATER	VERT.	VERTICAL				
HORIZ.	HORIZONTAL	VEST.	VESTIBULE	1			
H.C.	HOLLOW CORE	v.G.1.	VINTE COMPOSITION TILE	1			
		144		REVISION	C		
I.D.	INSIDE DIAMETER	WAINS	WAINSCOT	REVISION NUMBER	5		
INSUL.	INSULATION	W.C.	WATER CLOSET		\sim		
INV.	INVERT	WD.	WOOD	1	/00		
I.P.S.	IRON PIPE SIZE	WM.	WATER HEATER				

WATERPROOF

IMPACT INSULATION CLASS

23 Chuckwagon Road Rolling Hills, California 90274

	LIST OF BMPs (BEST MANAGEMENT PRACTICES	PROJECT INFORMATION			
	1. CA1 DEWATERING OPERATIONS - REMOVE SEDIMENTS FROM GROUND WATER 2. CA2 PAVING OPERATIONS - REDUCE DISCHARGE OF POLLUTANTS FROM PAVING	PROJECT ADDRESS:	23 CHUCK ROAD ROLLING HILLS, CALIFORNIA 90274		
>	OPERATIONS 3. CA3 STRUCTURE CONSTRUCTION AND PAINTING PREVENT & REDUCE DISCHARGE FROM CONSTRUCTION SITES & PAINTING PROJECTS	PARCEL NUMBER:	7567-006-036		
	4. CA10 MATERIAL DELIVERY AND STORAGE - PREVENT & REDUCE DISCHARGE OF POLLUTANTS TO STORM WATER FROM MATERIAL DELIVERY & STORAGE	CODE REQUIREMENTS	S: 2019 LOS ANGELS COUNTY BUILDING COD 2019 LOS ANGELS COUNTY PLUMBING CO 2019 LOS ANGELS COUNTY MECHANICAL (
)	5. CA11 MATERIAL USE PREVENT & REDUCE DISCHARGE OF POLLUTANTS TO STORM WATER FROM MATERIAL USE		2019 LOS ANGELS COUNTY ELECTRICAL C 2019 LOS ANGELS COUNTY RESIDENTIAL (2019 LOS ANGELS COUNTY GREEN BUILDI		
	6. CA12 SPILL PREVENTION AND CONTROL - PREVENT & REDUCE DISCHARGE OF POLLUTANTS TO STORM WATER SYSTEMS WITH GOOD HOUSEKEEPING		2019 CALIFORNIA ENERGY STANDARDS		
\supset	7. CA20 SOLID WASTE MANAGEMENT - PREVENT & REDUCE DISCHARGE OF POLLUTANTS TO STORM WATER SYSTEMS FROM SOLID WASTE OR CONSTRUCTION	CONSTRUCTION TYPE: VB			
	8. CA21 HAZARDOUS WASTE MANAGEMENT PREVENT & REDUCE DISCHARGE OF POLLUTANTS TO STORM WATER FROM TOXIC MATERIALS				
>	9. CA22 CONTAMINATED SOIL MANAGEMENT PREVENT & REDUCE DISCHARGE OF POLLUTANTS TO STORM WATER FROM CONTAMINATED SOIL	NO. OF STORIES:	SINGLE FAMILY RESIDENCE		
	10. CA23 CONCRETE WASTE MANAGEMENT PREVENT & REDUCE DISCHARGE OF POLLUTANTS TO STORM WATER FROM CONCRETE WASTE	HEIGHT:	16'-0"		
•	11. CA24 SANITARY/SEPTIC WASTE MANAGEMENT - PREVENT & REDUCE DISCHARGE OF POLLUTANTS TO STORM WATER FROM SANITARY & SEPTIC SYSTEMS	PARCEL AREA:	29,120 SQ FT		
	12. CA30 VEHICLE AND EQUIPMENT CLEANING - PREVENT & REDUCE DISCHARGE OF POLLUTANTS TO STORM WATER FROM CLEANING OF VEHICLES AND EQUIPMENT	ZONE:	R3		
$ \rightarrow $	 13. CA31 VEHICLE AND EQUIPMENT FUELING - PREVENT & REDUCE DISCHARGE OF POLLUTANTS TO STORM WATER FROM FUELING OF VEHICLES & EQUIPMENT 14. CA32 VEHICLE AND EQUIPMENT MAINTENANCE - PREVENT & REDUCE DISCHARGE OF 	PROJECT SCOPE:	THE PROPOSED SCOPE OF WORK IN THIS PE		
`	POLLUTANTS TO STORM WATER FROM MAINTENANCE OF VEHICLES & EQUIPMENT 15. CA40 EMPLOYEE/SUBCONTRACTOR TRAINING		NEW DRIVEWAYS & REMOVAL OF EXISTING		
)-	SWPPP STORM WATER POLLUTION PREVENTION PLAN 16. ESC1 SCHEDULING - SEQUENCING THE CONSTRUCTION PROJECT TO REDUCE THE AMOUNT OF SOIL EXPOSED TO FROSION		NEW POOL NEW ACCESSORY BUILDING: 1,568 SQ. FT.		
\$	17. ESC2 PRESERVATION OF EXISTING VEGETATION MINIMIZE DAMAGE AND EROSION BY PRESERVING THE EXISTING VEGETATION		ACCESSORY GARAGE : 768 SQ. FT.		
	18. ESC10 SEEDING AND PLANTING - MINIMIZE EROSION WITH SEEDING AND PLANTING				
	19. ESC11 MULCHING - FOR STABILIZING CLEARED AND FRESHLY SEEDED AREAS				
\rangle	20. ESC20 GEOTEXTILES AND MATS - FOR STABILIZATION OF SOILS				
2	21. ESC21 DUST CONTROLS - REDUCE DUST AND SOIL EROSION				
37	22. ESC22 TEMPORARY STREAM CROSSING RECOMMENDATIONS FOR INSTALLING A TEMPORARY CULVERT, FORD OR BRIDGE				
0'	23. ESC23 CONSTRUCTION ROAD STABILIZATION - RECOMMENDATIONS FOR DUST AND EROSION CONTROL				
	24. ESC24 STABILIZED CONSTRUCTION ENTRANCE RECOMMENDATIONS FOR DUST, SEDIMENT AND EROSION CONTROL FOR PUBLIC STREETS				
00'	25. ESC30 EARTH DIKE - TEMPORARY BERM OR RIDGE OF COMPACTED SOIL				
	26. ESC31 TEMPORARY DRAINS AND SWALES - TO DIVERT OFF-SITE RUNOFF AROUND A CONSTRUCTION SITE	VICINITY MAP			
\rightarrow	27. ESC32 SLOPE DRAIN - TEMPORARY PIPE TO DIVERT RUNOFF FROM THE TOP OF A SLOPE TO THE BOTTOM WITHOUT CAUSING EROSION		Jeit		
	28. ESC40 OUTLET PROTECTION - INSTALL RIP-RAP TO REDUCE SEDIMENT IN THE SOIL	Chester	fiera Ra		
M	29. ESC41 CHECK DAMS REDUCES VELOCITY OF CONCENTRATED STORM WATER FLOWS AND REDUCES EROSION		1 > 1		
	30. ESC 42 SLOPE ROUGHENING/ TERRACING - CREATES MICROCLIMATES FOR ESTABLISHING VEGETATION	15			
	31. ESC 50 SILT FENCE - FOR SEDIMENTATION CONTROL		and the second		
	32. ESC51 STRAW BALE BARRIERS - FOR SEDIMENTATION CONTROL	15-JH	the state of the		
	33. ESC52 SAND BAG BARRIER - FOR SEDIMENTATION CONTROL	1 Cart	2 ALLAND TAK		
	34. ESC53 BRUSH OR ROCK FILTER - FOR SEDIMENTATION CONTROL AND VELOCITY REDUCTION		A THE		
н	35. ESC54 STORM DRAIN INLET PROTECTION - DEVICES WHICH DETAIN SEDIMENT LADEN RUNOFF	and the second			
	36. ESC55 SEDIMENT TRAP - SMALL EXCAVATED OR BERMED AREA FOR SEDIMENTATION	4 2325			
~	37. ESC56 SEDIMENT BASIN - POND CREATED TO ALLOW EXCESSIVE SEDIMENT TO SETTLE	NORTH			
<i></i>		(T)			
7					

OTTOLIA & BARNES Architecture

Domingo Ottolia, AIA C27790 Dorothy Barnes-Ottolia, AIA C28714 5533 Bayridge Road Rancho Palos Verdes, California 90275 T: (310) 375-0107

F: (310) 802-3804

E: doo@OBAstudio.com

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			A CONTRACTOR OF A CONTRACTOR O	
	PROJECT DI	RECTORY	No. Submissions/Revisions Da	
E ODE ODE IG STANDARDS CODE	OWNER: ARCHITECT: CIVIL & STRUCTURAL ENGINEERING: SURVEYOR :	SANDRA & MARIO RAMIREZ 23 CHUCKWAGON ROAD, ROLLING HILLS, CALIFORNIA 90274 T: (310) 848-4031 OTTOLIA & BARNES ARCHITECTURE 5533 BAYRIDGE ROAD, RANCHO PALOS VERDES, CALIFORNIA 90275 DOMINGO OTTOLIA, AIA - C27790 DOROTHY BARNES - OTTOLIA, AIA - C28714 T: (310) 375-0107 F: (310) 802-3804 E: DCO@OBASTUDIO.COM PALOS VERDES ENGINEERING 27520 HAWTHORNE BLVD., SUITE 250 ROLLING HILLS ESTATES, CALIFORNIA 90274 WILLIAM BELL, REGISTER PROFESSIONAL ENGINEER - C88870 T: (310) 541-5055 F: (310)541-5055 F: (310)541-0321 E: RICK@PVEC.COM IWS SURVEYING 2556 VIA TEJON, PALOS VERDES ESTATES CA 90274 BRUCE BORNEMANN, REGISTER PROFESSIONAL ENGINEER - C28456 T: (310)791-0904		
RMIT IS LIMITED TO THE RIVEWAYS	 GENERAL NO ALL WORK SHALL CONFO ANGELES PLUMBING CO ELECTRICAL CODE, THE OF LOS ANGELES FIRE C CONTRACTOR TO STAKE ROOF ELEVATIONS, AND CONTRACTOR SHALL VE CONSTRUCTION AND SH DISCREPANCIES. SURFACE WATER SHALL S. CONTRACTOR SHALL LO PROTECT THEM FROM D REPLACEMENT IN CONJU CONTRACTOR SHALL SIO INSTALLED INSULATION CONTRACTOR TO VERIFY DISCREPANCIES ARE DIS START OF CONSTRUCTION ALL EXPOSED NON-PREF FACTORY PRIMED SURF/ CONTRACTOR MAY NOT ARCHITECT. WRITTEN DIMENSIONS T PRIOR TO THE ISSUANCE OF CURRENT WORKMEN 	New driveways, pool, accessory garage & accessory dwelling unit (ADU) for: Sandra and Mario Ramirez 23 Chuckwagon Road Rolling Hills, California 90274		
A OF THE DAR	CS1 COVER SHEET SURVEY 1 OF 1 EXISTING SURVEY ARCHITECTURAL A1.1 SITE PLAN & PLANNING A1.2 SITE SECTIONS, VICINITY A2.1 FLOOR PLAN & ROOF A2.2 ENLARGED GUARDR A3.1 EXTERIOR ELEVATIO LANDSCAPE L-1 PRELIMINARY LAND CIVIL C-1 CIVIL TITLE SHEET C-2 GRADING & DRAINA C-3 CIVIL DETAILS C-4 DRAINAGE IMPROV	INFORMATION INFORMATION YMAP,& BUILDING PAD DIAGRAM PLAN AIL PLAN & DETAILS INS DSCAPE PLAN AGE PLAN EMENT PLAN	The presented drawings, specifications, ideas, designs and arrangements represented thereby are and shall remain the property of the architect and no part thereof shall be copied disclosed to other or used in connection with any other work or project other than the specific project for which they have been prepared and developed, without the written consent of the architect. Visual contact with these drawing or specifications shall constitute conclusive evidence of acceptance of restrictions. date: 04-15-21 project number: 2003 sheet title: Cover Sheet sheet number: CSS14	

SCALE: 3/32" = 1'-0"

	10								
n Road		DATE Z.C. NO	ADDRESS_	23 Chuckwagon Rd.		DATE ZONI	NG CASE NO	ADDRESS	23 Chu
D COVERAGE		CALCU	LATION OF BUIL	DING PAD COVERAG	E	ALL 1 *** Please note ti	FLATWORK MUST B	E SHOWN ON	THE lecking
		PAD NO. 1					EXISTING	PROPOS	ED
POSED	TOTAL	BUILDABLE PAD AREA AND STRUCTURES	EXISTING	PROPOSED	TOTAL	PRIMARY DRIVEWAY(S)	sq.ft.	(2) stairs @	sq.ft.
sq.ft.	sq.ft.	BUILDING PAD		sq.ft.		PAVED WALKS, PATIO AREAS, COURTYARDS	sa ft	front walkw 470	ay 198 s
8 saft	768 sq.fr	RESIDENCE	sq.ft.	sq.ft.	sq.ft.				o que
en fr	sq.t.	GARAGE		sq.ft.	<u>439</u> sq.ft.	POOL DECKING	sq.ft.		sq.tt.
sq.rt.	sq.rt.	POOL/SPA	sq.ft.	576sq.ft.	576 sq.ft.	OTHER PAVED DRIVEWAYS ROAD FASEMENTS PARKIN	s, IG		
sq.it.	sq.rt.	POOL EQUIPMENT	sq.ft.	sq.ft.	<u>50</u> sq.ft.	PADS			sq.ft.
sq.r.	800 sq.fr	CABANA/REC.RM	sq.ft.	sq.ft.	sq.ft.				and the second
so ft	450 sq.fr	GUEST HOUSE	sq.ft.	sq.ft.	sq.ft.	TOTAL FLATWORK	sq.ft.	470	sq.ft.
so ft	sq.ft	STABLE	sq.ft.	sq.ft.	sq.ft.	% TOTAL FLATWORK COVERAGE		2	%
squa	sq.tr.	SPORTS COURT	sq.ft.	sq.ft.	sq.ft.	33 			
sq.u.	sque	SERVICE YARD		sq.ft.	75sq.ft.	TOTAL STRUCTURAL &	4065	2 730	
sq.ft.	sq.ft.	ATTACHED COVERED PORCHES	331	1.10	331	FLATWORK COVERAGE		11.7	sq.ft.
sq.ft.	sq.ft.	Primary residence	sq.ft.	sq.tt.	sq.ft.	% IOTAL COVERAGE			20
sq.ft.	sq.ft.	Accessory structures	sq.m.	sq.ft.	sq.tt.	TOTAL CTDUCTUDAL &	4,065	+ 2.194	co fi
		PORCHES THAT EXCEED 10% OF SIZE OF RESIDENCE/ACCS. STRU	THE CTURE	sq.n.	sq.n.	FLATWORK COVERAGE fla Excl. the allowance of up to 5 – 800	nt work sq.ft.	470	_ sq.ft.
so.ft.	sa fr	ENTRYWAY/PORTE COCHERE/ BREEZEWAY	n/a soft	sa ft	sa fr	structures from previous page.			
sq.ft.	sq.ft.	ATTACHED TRELLISES		sq.ft.	sq.ft.	% TOTAL COVERAGE	%	11.4	%
		ALL DETACHED STRUCTURES	<u>n/a</u> sq.ft.	sq.ft.	sq.ft.		Please note that at no	point the slopes res	ulting fr
sq.ft.	sq.ft.	ALL DETACHED STRUCTURES	n/a soft	sa fr	sa fr	TOTAL DISTURBED	(steeper) than 3:1	2 664	
6		(from previous pages after excluding allowed	(deductions)		aq.u.	AKEA	sq.m.		q.n.
sq.it.	sq.n.	OTHER	sq.ft.	sq.ft.	sq.ft.	% DISTURBED AREA	17.4 %	11.4	%
sq.ft.	sq.ft,	13	< TUNKU	0.090	222420	GRADING QUANTITY			
<u>68_</u> sq.ft.	2,018 sq.ft.	TOTAL STRUCTURES ON PAD NO), 1 <u>3,615</u> sq.ft.	626sq.ft.	sq.ft.	(include future stable, corral an access way: basement and all of	d her		
0.0 %	51.4 %	% BUILDING PAD COVERAGE	47.7 %	8.2 %	%	areas to be graded)			
58sq.ft.		TOTAL STRUCTURES ON PAD NO Excluding attached trellises, excluding, al and including, the area of covered porche exceed 10% of the size of the residence/ac	0. 1 <u>3,345</u> sq.ft. llowed deductions, is that cessory, structures.	<u>626</u> sq.ft.	<u>3,971</u> sq.ft.	All structures (attached an * Free standing legal, confor fountains, barbecue, outdoor	d detached) must be li ming accessory structu fire place etc. are pot c	sted. res such as shed	ls, trel
0.0 av	51.4 .	% BUILDING PAD COVERAGE	44.1 og	8.2 %	52.3 eg	their combined area exceeds	800 sq. ft., are over 120	sq.ft. in size (er	cept f

OTTOLIA & BARNES

PRELIMINARY LANDSCAPE PLAN

	LANDSCAPE LEGEND							
	SYM.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	PLANTING COMMENTS		
H SAGE	<u>(S1</u>)	SALIVA SPECIES LEUCANTHA	MEXICAN BUSH SAGE	4	1 GAL.	PLANT @ 12'-0" ON CENTER		
MARY	S2	WESTRINGIA FRUTICOSA	COAST ROSEMARY	6	1 GAL.	PLANT @ 6'-0" ON CENTER		
DTTON	S 3	SANTOLINA CHAMAECYPARISSUS	LAVENDER COTTON	12	1 GAL.	PLANT @ 3'-0" ON CENTER		
ANT	C1	DROSANTHEMUM FLORIBUNDUM	ROSEA ICE PLANT	228	-	PLANT @ 4'-0" ON CENTER		
BRIC O/ COMPACT SOIL. GING @ GRAVEL	PG	1/4" - 5/8" PEA GRAVEL O/ LANDSCAPE FABRIC O/ COMPACT SOIL	-	-		PROVIDE GALVANIZED STEEL LAWN EDGING @ GRAVEL PERIMETER		

OTTOLIA & BARNES Architecture Domingo Ottolia, AIA C27790 Dorothy Barnes-Ottolia, AIA C28714

5533 Bayridge Road Rancho Palos Verdes, California 90275 T: (310) 375-0107 F: (310) 802-3804 E: dco@OBAstudio.com

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L.1 53

sheet number:

RAMIREZ RESIDENCE: GRADING & DRAINAGE IMPROVEMENT PLANS

<u>ER:</u> INC. H	SHEET DESCRIPTION					SCOPE OF WORK: THIS PROJECT PROPOSES GRADIN DRAINAGE IMPROVEMENTS TO THE SUBJECT RESIDE				
	C-1	TITLE SHEET AND	GRADIN	IG NOTES	PROPERTY. 1. GENERAL CONTRACTOR TO UNDERTAKE THE GRADIN					
	C-2	GRADING AND DR	AINAGE	PLAN						
	C-3	DETAILS				DRAINAGE IMPROVEMENTS AS S	HOWN	ON THE PERMI		
	C-4	LOCAL EROSION C	CONTRO	L PLAN		THE SOILS ENGINEER'S REPORT	RECO	MMENDATIONS		
6, CA 90274						COMPLIANCE WITH THE CITY'S R	EQUIR	EMENIS.		
	SH				3					
					5	SCOPE OF WORK				
	BENC	HMARK: ASSUM	ED EL=	100.00' AT FF AT ENTRY				CUT		
	NOTE	<u>.</u>				SITE PREPARATION		287 C Y		
	DED					REMOVAL & RECOMPACTION		287 C.T.		
	NO. 1	8-353	OGINA	FIIC SURVET DATED AUG 2018, PROJ	-01			669 C V		
						EXPORT		000 C. F.		
								00.1.		
2	BE	NCHMARK	INFC	ORMATION	4	GRADING QUANTITIES	5			
			37	7. SUFFICIENT TESTS OF THE FILL SOILS SHALL BE M	ADE TO D	ETERMINE THE RELATIVE COMPACTION OF THE	46.	THE PLANTING AND		
FIELD ENGINEE ORTS AS REQU	ER FOR ALL	ENGINEERED		FILL IN ACCORDANCE WITH THE FOLLOWING MINIM A. ONE TEST FOR EACH TWO-FOOT VERTICAL L	UM GUIDI	ELINES:	40.	GRADING. PRIOR TO		
"REPORT OF G	GRADING AC	CTIVITIES", SHALL		 B. ONE TEST FOR EACH 1,000 CUBIC YARDS OF C. ONE TEST AT THE LOCATION OF THE FINAL F 	MATERIA	L PLACED. E FOR EACH BUILDING SITE (LOT) IN EACH	47			
				FOUR-FOOT VERTICAL LIFT OF PORTION THE	REOF.		47.	STRUCTURES. (TITL		
BIC YARDS OR N	MORE PER	WEEK IS		PORTION THEREOF.	g pad fo	R EACH FOUR-FOOT VERTICAL LIFT OR	48.	PRIOR TO ROUGH O		
			38	SUFFICIENT TESTS OF FILL SOILS SHALL BE MADE		Y THAT THE SOIL PROPERTIES COMPLY WITH THE		COMPLIANCE WITH		
ING OFFICIAL.	SUCH "REP			DESIGN REQUIREMENTS, AS DETERMINED BY THE STRENGTHS PARAMETERS AND CORRESPONDING		INEER INCLUDING SOIL TYPES, SHEAR		WORKS, LAND DEVI		
JND THEM IN C	OMPLIANCE	E WITH THE		GUIDELINES:		GHIS IN ACCORDANCE WITH THE FOLLOWING		458-4921). TO OBTA FORM MUST BE SUE		
ILDING CODE, A	ALL GRADII ENTS. THIS	NG PERMIT FORM IS		A. PRIOR AND SUBSEQUENT TO PLACEMENT OF OF SOIL OR SOIL MIXTURE TO BE USED FOR	ALL FILL	L, SHEAR TESTS SHALL BE TAKEN ON EACH TYPE SLOPES STEEPER THAN THREE (3) HORIZONTAL				
UNTY.GOV/BSD UPLOADED AT)/DG/DEFAL THE WEBS	JLT.ASPX. ITE OR FAXED TO		TO ONE VERTICAL PAGE 19 B. SHEAR TEST RESULTS FOR THE PROPOSED	FILL MATE	ERIAL MUST MEET OR EXCEED THE DESIGN				
N REPORTS W	ILL RESULT	IN A "STOP		VALUES USED IN THE GEOTECHNICAL REPOR		TERMINE SLOPE STABILITY REQUIREMENTS.				
				MATERIAL THAT IS IN PLACE.		The ACTUAL SHEAR TEST VALUE OF THE FILL				
ORNIA BUILDIN	G CODE (C	ES INSTALLED BC).	20		MATERIA	ALS.				
THE GRADING I	INSPECTOR	AS REQUIRED BY	39	INSTALLATION OF SUBDRAIN (IF ANY) HAVE BEEN IN	EGETATIC ISPECTEL	DN, REMOVAL OF UNSUITABLE SOILS, AND DAND APPROVED BY THE SOIL ENGINEER. THE				
DE AT THE COM	MPLETION (OF ROUGH		BUILDING OFFICIAL MAY REQUIRE A "STANDARD TE PEAT OR OTHER ORGANIC SOILS" ASTM D-2974-87 (ST METH	OD FOR MOISTURE, ASH, ORGANIC MATTER, USPECT MATERIAL DETRIMENTAL AMOUNTS OF				
		D DED SECTION		ORGANIC MATERIAL SHALL NOT BE PERMITTED IN P	ILLS. SOI	L CONTAINING SMALL AMOUNTS OF ROOTS MAY				
		D PER SECTION		NOT BE DETRIMENTAL TO THE FUTURE USE OF THE	SITE AND	D THE SOILS ENGINEER APPROVES THE USE OF				
			10							
			40	 ROCK OR SIMILAR MATERIAL GREATER THAN 12 INC UNLESS RECOMMENDATIONS FOR SUCH PLACEMEN 	HES IN D	IAMETER SHALL NOT BE PLACED IN THE FILL BEEN SUBMITTED BY THE SOIL ENGINEER AND				
ALL TIMES.				APPROVED IN ADVANCE BY THE BUILDING OFFICIAL DISPOSAL AREAS MUST BE SHOWN ON AN "AS BUIL	LOCATIO	ON, EXTENT, AND ELEVATION OF ROCK	new to th	As a		
	שב בובו ה ב		41				onable format e public	covere		
.11 OF THE COL	JNTY OF LC	S ANGELES	41	PROVIDED DURING ALL FILL PLACEMENT AND COMP	PACTION	OPERATIONS WHERE FILLS HAVE A DEPTH	accomi of code	en Fl		
REPORTS ON				ANGELES BUILDING CODE)	PER THAN	N 2:1. (SECTION J107.8 OF THE COUNTY OF LOS	related	v under		
FROM THE COL	UNTY OF LO	DS ANGELES	42	CONTINUOUS INSPECTION BY THE SOIL ENGINEER,	OR A RES	SPONSIBLE REPRESENTATIVE, SHALL BE	n to en: and ad	Title II		
OF LOS ANGELE	ES FLOOD (HE PERMIT	CONTROL		PROVIDED DURING ALL SUBDRAIN INSTALLATION. (BUILDING CODE)	SECTION .	J107.2 OF THE COUNTY OF LOS ANGELES	sure eq Iministr	of the /		
			43				lual acc ative in	America		
RED FOR ALL W	ORK WITH	N OR AFFECTING	40.	SHOWN ON AN "AS BUILT" GRADING PLAN.		D ELEVATION. SUBDRAIN INFORMATION MUST BE	formati	ans with		
ALL CONFORM PALOS VERDES	S ESTATES)	Y OF LOS ENCROACHMENT	44	FILL SLOPES IN EXCESS OF 2:1 STEEPNESS RATIO A	RE TO BE	E CONSTRUCTED BY THE PLACEMENT OF SOIL	its prog on bulle	- Disab		
				AT SUFFICIENT DISTANCE BEYOND THE PROPOSED BE OPERATED AT THE OUTER LIMITS OF THE FINAL	FINISH SI SLOPE SL	LOPE TO ALLOW COMPACTION EQUIPMENT TO JRFACE. THE EXCESS FILL IS TO BE REMOVED	rams, s etins inc	lities A		
ZONE MUST BE MMENCING WO		FROM THE FIRE		PRIOR TO COMPLETION OF ROUGH GRADING. OTHE IS DEMONSTRATED TO THE SATISFACTION OF THE		RUCTION PROCEDURES MAY BE USED WHEN IT	Suding	ct the		
				CONSTRUCTION METHOD AND OTHER FACTORS WII	L HAVE E	EQUIVALENT EFFECT. (SECTION J107.5 OF THE	MGD and ac	Dity of L		
LE 403 IS AVAIL	ABLE AT A	QMD'S WEBSITE					tivities. nd RGA			
				PLANTING AND IRRIGATION NOTES:			For eff that we of 19	eles do		
NS INCLUDED II	N THE GEO	TECHNICAL	4 5.	PLANTING AND IRRIGATION ON GRADED SLOPES MU GUIDELINES:	IST COMP	PLY WITH THE FOLLOWING MINIMUM	ficient h ere prev			
AND SPECIFICA	ATIONS.			A. THE SURFACE OF ALL CUT SLOPES MORE TH, FEET IN HEIGHT SHALL BE PROTECTED AGAIN	AN 5 FEET	IN HEIGHT AND FILL SLOPES MORE THAN 3	andling riously i	discrim		
SPECTIONS BY	Y THE GEO	TECHNICAL		GROUNDCOVER PLANTS. SLOPES EXCEEDING	5 15 FEET	IN VERTICAL HEIGHT SHALL ALSO BE PLANTED	of infor ssued v	inate or		
				EXCEED 20 FEET ON CENTERS, OR A COMBIN	ATION OF	SHRUBS AND TREES AT EQUIVALENT SPACING,	mation vill allov	the ba		
	PARATION	OF THE		METHODS USED SHALL BE SUITABLE FOR THE	SOIL AN	D CLIMATIC CONDITIONS OF THE SITE. PLANT	interna v flexibi	is of c		
ICABLE CODE F	REQUIREM	ENTS.		MATERIAL SHALL BE SELECTED WHICH WILL F EFFECTIVELY CONTROLLING EROSION. CONS	RODUCE	A COVERAGE OF PERMANENT PLANTING	lly and lity and	licabilit		
GEOLOGY AND	SOILS ENG	INEERING		MATERIAL NEEDING LIMITED WATERING, MAIN SUSCEPTIBILITY AND FIRE-RETARDANT CHAR	TENANCE ACTERIS	E, HIGH ROOT TO SHOOT RATIO, WIND TICS, ALL PLANT MATERIALS MUST BE	in the in timely	and L		
FINAL GEOLOG	BY REPORT	. PROVIDE A		APPROVED BY THE BUILDING OFFICIAL. (SECT	ION J110	3 OF THE COUNTY OF LOS ANGELES BUILDING	distribu	100 N		
TON J105.12 OF					ODEOIEK		tion of i			
	LUTEURN			THE SOILS ENGINEERAND A LANDSCAPE ARCHITEC	SPECIFIC	IC RECOMMENDATIONS ARE PROVIDED BY BOTH	nforma	all nroy		
D AND APPROV	ED BY THE	CONSULTING		CHARACTERISTICS, WATER EFFICIENCY, MAINTENAL	ENTS, PL/ NCE NEED	ANTING METHODS, FIRE RETARDANT DS, AND OTHER REGULATORY REQUIREMENTS.	this	2 b		
L OR CONCRET	ſE.			RECOMMENDATIONS MUST INCLUDE A FINDING THA PERMANENT AND EFFECTIVE METHOD OF EROSION	T THE ALT	TERNATIVE PLANTING WILL PROVIDE A				
E OVER-EXCA	ATED A MI	NIMUM OF		APPROVED BY THE BUILDING OFFICIAL PRIOR TO IN	STALLATI	ON.				
				B. SLOPES REQUIRED TO BE PLANTED BY SECTI	ON J110.3	SHALL BE PROVIDED WITH AN APPROVED				
		5014		SYSTEM PLANS SHALL BE SUBMITTED AND AP	PROVED	ALL PORTIONS OF THE SLOPE. IRRIGATION PRIOR TO INSTALLATION. A FUNCTIONAL TEST				
LOW FINISH GR	ADE.	ERIA:		OF THE SYSTEM MAY BE REQUIRED. FOR SLO TO PERMIT HAND WATERING WILL BE ACCEPT	PES LESS ABLE IF S	S THAN 20 FEET IN VERTICAL HEIGHT, HOSE BIBS SUCH HOSE BIBS ARE INSTALLED AT				
EET BELOW FIN	NISH GRADE VI DRY DEN	E, UNLESS A SITY) IS		CONVENIENTLY ACCESSIBLE LOCATIONS WHE FOR IRRIGATION. THE REQUIREMENTS FOR PR		SE NO LONGER THAN 50 FEET IS NECESSARY				
	SHALL BE	DETERMINED BY		UPON SPECIFIC RECOMMENDATION OF A LAN	DSCAPE /	ARCHITECT OR EQUIVALENT AUTHORITY THAT,				
SECTION J107.5	OF THE CO	OUNTY OF LOS		CLIMATIC CONDITIONS AT THE SITE, IRRIGATIO	N WILL N	NOT BE NECESSARY FOR THE MAINTENANCE OF				
				THE SLOPE PLANTING. (SECTION J110.4 OF TH C. OTHER GOVERNMENTAL AGENCIES MAY HAVE	E COUNT	Y OF LOS ANGELES BUILDING CODE) NAL REQUIREMENTS FOR LANDSCAPING AND				
E TO THE BUILD /ER, NOT LESS	DING OFFIC THAN 10%	IAL. (SECTION OF THE		IRRIGATION. IT IS THE RESPONSIBILITY OF THE TO MEET THEIR REQUIREMENTS WHILE MAINT		ANT TO COORDINATE WITH OTHER AGENCIES				
E OBTAINED B	Y THE SAN	CONE METHOD		ANGELES BUILDING CODE.		UNIT LIGINGE WITH THE COUNTY OF LOS				

TITLE SHEET NOTES

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- 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
- OPERATION HAS PROGRESS TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
- THE CONCLUSION OF EACH WORKING DAY. ALL LOOSE SOILS AND DEBRIS THAT MAY CREATE A POTENTIAL HAZARD TO OFF-SITE PROPERTY SHALL BE STABILIZED OR REMOVED FROM THE SITE ON A DAILY BASIS.
- PROPERLY.
- SHALL BE DRAINED OR PUMPED DRY WITHIN 24 HOURS AFTER EACH RAINSTORM. PUMPING AND DRAINING OF ALL BASINS AND DRAINAGE DEVICES MUST COMPLY WITH THE APPROPRIATE BMP FOR DE-WATERING OPERATIONS.
- DISCRETION OF THE FIELD ENGINEER. ADDITIONAL DEVICES AS NEEDED SHALL BE INSTALLED TO RETAIN SEDIMENTS AND OTHER
- WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.
- DESIGN AND PLACEMENT OF THESE DEVICES IS THE RESPONSIBILITY OF THE FIELD ENGINEER. PLANS REPRESENTING CHANGES MUST BE SUBMITTED FOR APPROVAL IF REQUESTED BY THE BUILDING OFFICIAL.
- . ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND.
- 3. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM

