



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, March 30, 2021

CITY OF ROLLING HILLS
6:30 PM

ADJOURNED REGULAR PLANNING COMMISSION MEETING

SUPPLEMENTAL

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=MWZXaG9ISWdud3NpajYwY3dFbltFZz09>

Meeting ID: 993 4388 2035 Passcode: 647943

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

1. **CALL MEETING TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF THE AGENDA**
4. **PUBLIC COMMENTS ON MINUTES AND ANY ITEM NOT ON THE AGENDA**
5. **APPROVAL OF MINUTES**
NONE.
6. **RESOLUTIONS**
NONE.

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

8. **NEW PUBLIC HEARINGS**

- 8.A. REQUEST FOR SITE PLAN REVIEW FOR GRADING AND TWO WALLS ABOVE THREE FEET; A CONDITIONAL USE PERMIT FOR A DETACHED MIXED-USE STRUCTURE; VARIANCES TO LOCATE THE MIXED-USE STRUCTURE PARTIALLY IN THE FRONT YARD AREA AND TO ALLOW A WALL ALONG THE DRIVEWAY INTO THE FRONT YARD AND A WALL BEHIND THEÂ PROPOSED MIXED-USE STRUCTURE TO EXCEED FIVE FEET ON A DEVELOPED LOT LOCATED AT 24 CINCHRING ROAD. THE PROJECT HAS BEEN DETERMINED TO BE EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO SECTION 15303 (NAKAMURA).

RECOMMENDATION: Consider and approve a resolution approving Site Plan Review, Conditional Use Permit and Variance request.

[No_2021-04_Walls, Grading and Mixed Use Structure - Nakamura.docx](#)

[24 Cinchring Plans.pdf](#)

[SUPPLEMENTAL Brunner response for Planning Commission 3-30-21 v2.pdf](#)

[SUPPLEMENTAL No_2021-04_Walls_and_Mixed_Use_Structure_-_Nakamura.docx](#)

[SUPPLEMENTAL 24 Cinchring Rd - Stamped Plan Set.pdf](#)

[SUPPLEMENTAL 2_No_2021-04_Walls_and_Mixed_Use_Structure_-_Nakamura.docx](#)

9. **NEW BUSINESS**

TREES AND VIEWS COMMITTEE ANNUAL ASSIGNMENT.

10. **OLD BUSINESS**

NONE.

11. **SCHEDULE FIELD TRIPS**

A. 15 UPPER BLACKWATER

12. **ITEMS FROM STAFF**

A. FORM 700

13. **ITEMS FROM THE PLANNING COMMISSION**

14. **ADJOURNMENT**

Next meeting: Field Trip Meeting on APRIL 20, 2021 at 7:30 AM at 15 Upper Blackwater Canyon Road, Rolling Hills, CA 90274

Notice:

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

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

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



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 8.A

Mtg. Date: 03/30/2021

TO: HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION

FROM: MEREDITH ELGUIRA, PLANNING DIRECTOR

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: REQUEST FOR SITE PLAN REVIEW FOR GRADING AND TWO WALLS ABOVE THREE FEET; A CONDITIONAL USE PERMIT FOR A DETACHED MIXED-USE STRUCTURE; VARIANCES TO LOCATE THE MIXED-USE STRUCTURE PARTIALLY IN THE FRONT YARD AREA AND TO ALLOW A WALL ALONG THE DRIVEWAY INTO THE FRONT YARD AND A WALL BEHIND THE PROPOSED MIXED-USE STRUCTURE TO EXCEED FIVE FEET ON A DEVELOPED LOT LOCATED AT 24 CINCHRING ROAD. THE PROJECT HAS BEEN DETERMINED TO BE EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO SECTION 15303 (NAKAMURA).

DATE: March 30, 2021

BACKGROUND:

LOCATION AND LOT DESCRIPTION

Zoning and Land Size

The property is zoned RAS-1 and has a net lot area of 73,947 square feet. The lot was developed with a 3,796 square-foot single family residence and a 674 square-foot attached two-car garage. There are two existing building pads on site with a 10-foot difference in elevation. The existing residence and garage are located on the upper pad (15,520 square feet) of the property closer to the entrance and the secondary building pad (4,984 square feet) is on the lower elevation behind the existing residence. The secondary building pad is the proposed site for the detached mixed-use structure. A stable was located on the secondary pad before it was demolished and there is existing access from the upper pad to the lower pad. The existing topography of the entire site limits the buildable area of both pads.

REQUEST AND PLANNING COMMISSION ACTION

Applicant Request

The applicant is proposing to build: a 1,400 square foot mixed-use structure consisting of a 650 square-foot three-car garage and a 750 square-foot recreation room that will partially encroach into the front yard; a six-foot high retaining wall integrated into the mixed-use structure; a 20-foot wide primary

driveway and 12-foot wide secondary driveway with retaining walls exceeding three feet in height and portions of which encroach into the front yard setback; and 390 cubic yards of cut and 390 cubic yards of fill balanced onsite.

Variances

The applicant is requesting Variances for: the proposed mixed use structure encroaching into the front yard, a retaining wall projecting into the front yard, and retaining a wall exceeding 5 feet in height.

Site Plan Review

The applicant is requesting a Site Plan Review (SPR) for the proposed 780 cubic yards of grading and for two retaining walls that exceed three feet in height outside of the setback.

Conditional Use Permit

The applicant is requesting a Conditional Use Permit (CUP) for the proposed 1,400 square-foot mixed use consisting of a three-car garage and recreation room.

DISCUSSION:

MUNICIPAL CODE COMPLIANCE

Encroachment of Mixed-Use Structure and Retaining Wall into the Front Yard and Retaining Wall Exceeding 5 Feet

The proposed detached mixed-use encroaches into the front yard exceeding the leading edge line of the primary structure. Per the Rolling Hill Municipal Code ("Code"), the front yard shall be unoccupied or unobstructed by any structures, unless provided relief from the Code. The front yard is defined as the area between the edge of the easement to the nearest line of the primary building. In addition to the mixed-use encroachment, portions of one of the retaining walls, supporting the main and secondary driveway, exceed the maximum three feet allowable height and encroach into the front yard and portions of the other retaining wall exceed the maximum allowable wall height of 5 feet.

The topography of the site limits the buildable size of the secondary pad making it difficult to keep the mixed use structure and one of the retaining walls outside of the front yard. comply with the required setback. Moving the detached mixed-use north or west could result in more grading and further alterations to the natural terrain of the site. It could also result in higher and longer retaining walls if the pad is further expanded. The partial encroachment of the mixed-use in the front yard is the least impactful to the site's topography and adjacent neighbors.

Additionally, the existing primary driveway needs to be widened to 20-feet to comply with the Fire Department's access requirements. Due to the requirements to widen access to the site and to the garage, portions of one of the retaining walls must project into the front yard area and portions of the other retaining wall must exceed the maximum allowed height of 5 feet to retain the slope. The retaining wall is needed to support and stabilize the driveway and vehicular back-up areas. The widening of the driveway is required for the applicant's safety as well as first responders during an emergency. The encroachment of the mixed use structure and retaining wall into the front yard and the allowance of a wall in excess of 5 feet require Variances. The applicant is also proposing to landscape the front of the wall to help improve aesthetics.

Two Walls Above 3 Feet and Grading

The proposed mixed-use is located on an existing pad that is currently accessed from the main pad. In order to provide vehicular access to the garage, a driveway will need to be constructed and a vehicular back up area will need to be created to meet the Building Code and Fire Department requirements. The

proposed driveway widening and pad expansion require retaining walls that will exceed the maximum height of three feet. As mentioned earlier, the topography of the site makes it unavoidable to have retaining walls that vary in height ranging from a few inches to six feet. Fortunately, this height variation allows for some visual relief from having one monolithic four-foot wall supporting the driveways and mixed use structure. The applicant is also proposing to the landscape the front of the walls to help improve its aesthetics.

The applicant is also proposing 780 cubic yards of grading that will be balanced on site. The proposed location of the mixed-use was developed with a stable. The area is fairly flat and is accessible by foot. In order to make the pad buildable, additional grading will need to occur to expand the pad to accommodate the 1,400 square foot mixed-use and vehicular turnaround area. The additional grading will increase the disturbance on the lot by 2.6%. The total disturbance of the lot will remain under 40%, the maximum allowable. The proposed reuse of the secondary pad minimizes the amount of grading and prevents further alteration of the natural terrain. The proposed site is consistent with the goals of the general plan to maintain the City's natural topography and minimize grading. The proposed improvements consisting of walls exceeding three feet outside of the setback requirements and grading require Site Plan Review approval.

Mixed-Use Structure

The applicant is proposing a detached 1,400 square foot mixed-use structure that contains a three-car garage and recreation room. A garage is required by the Municipal Code for every residential development in the City. The existing attached garage originally attached to the residence is to be converted to habitable space as part of the house renovation and the applicant must provide a garage replacement on site. Applicants initially proposed adding an attached garage to the proposed house renovation, however, the RHCA Architectural Review Board denied the Applicants' request.

Applicants are also proposing to attach a recreation room to the proposed garage in the mixed use structure. Many residential development in the City consists of mixed uses structures on site. Applicants are proposing an amenity enjoyed by many residents in the City. The proposed structure is 1,400 square feet and has a maximum height of 13.5 feet. The scale and massing of the structure is consistent with the neighborhood character. The mixed use structure is setback and low in profile. Lastly, it will partially be screened by the existing topography further reducing its visual impact.

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 mixed use structure and widening of the driveway to 20 feet which requires two walls. 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 mixed use structure will consist of a two car garage and recreation room and qualifies as new construction of small structures. Further the two walls one of which is a 4 foot high by 140 feet long wall and the second of which is a 6 foot high by 64 foot long wall similarly qualify as construction of small structures. These walls are necessary for purposes of construction of the mixed use structure and widening of the driveway.

Public Participation

A public hearing field trip to the site was conducted on March 16, 2021 at 7:30 AM.

A call was received from Ms. Diane Montaldo asking about the scope of the project and date of the public meeting.

A call was received from Dr. Brunner asking for information about the project.

17.38.050 - Required Variance findings.

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

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

17.46.050 - Required Site Plan Review 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.

C. 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:

- A. That the proposed conditional use is consistent with the General Plan;
- B. That the nature, condition and development of adjacent uses, buildings and structures have been considered, and that the use will not adversely affect or be materially detrimental to these adjacent uses, building or structures;
- C. That the site for the proposed conditional use is of adequate size and shape to accommodate the use and buildings proposed;
- D. That the proposed conditional use complies with all applicable development standards of the zone district;
- E. That the proposed use is consistent with the portions of the Los Angeles County Hazardous Waste Management Plan relating to siting and siting criteria for hazardous waste facilities;
- F. That the proposed conditional use observes the spirit and intent of this title.

FISCAL IMPACT:

None.

RECOMMENDATION:

Approve Resolution No. 2021-04 of the Planning Commission of the City of Rolling Hills granting approval for a Site Plan Review for 780 cubic yards of grading and retaining walls above three feet outside of the setback; a Conditional Use Permit for a detached mixed-use structure; and Variances to locate a four-foot high retaining wall and a detached mixed-use partially in the front yard area and to allow a six-foot high retaining wall in the mixed-use structure.

ATTACHMENTS:

[No_2021-04_Walls, Grading and Mixed Use Structure - Nakamura.docx](#)

[24 Cinchring Plans.pdf](#)

[SUPPLEMENTAL Brunner response for Planning Commission 3-30-21 v2.pdf](#)

[SUPPLEMENTAL No_2021-04_Walls_and_Mixed_Use_Structure_-_Nakamura.docx](#)

[SUPPLEMENTAL 24 Cinchring Rd - Stamped Plan Set.pdf](#)

[SUPPLEMENTAL 2_No_2021-04_Walls_and_Mixed_Use_Structure_-_Nakamura.docx](#)

RESOLUTION NO. 2021-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL FOR SITE PLAN REVIEW FOR GRADING AND RETAINING WALLS ABOVE THREE FEET; A CONDITIONAL USE PERMIT FOR A DETACHED MIXED-USE STRUCTURE; VARIANCES TO LOCATE THE MIXED-USE STRUCTURE PARTIALLY IN THE FRONT YARD AREA AND TO ALLOW A WALL UP TO FOUR FEET HIGH ALONG THE DRIVEWAY INTO THE FRONT YARD AND A WALL BEHIND THE PROPOSED MIXED-USE STRUCTURE TO EXCEED FIVE FEET ON A LOT LOCATED AT 24 CINCHRING ROAD (LOT 18-3-CH), ROLLING HILLS, CA, (NAKAMURA). PROJECT HAS BEEN DETERMINED TO BE EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

Section 1. An application was duly filed by Mr. and Mrs. Takashi Nakamura (“Applicants”) with respect to real property located at 24 Cinchring Road (Lot 18-3-CH), Rolling Hills, requesting a Site Plan Review for grading of 390 cubic yards of cut and 390 cubic yards of fill and for portions of a driveway retaining wall above three feet high, a Conditional Use Permit for construction of a 1,400 square foot mixed use structure to contain a 650 square foot garage and 750 square foot recreation room, and Variances to locate the mixed use structure partially in the front yard area, to construct a four-foot high wall that extends down slope of the driveway into the front yard, and to construct the rear wall of the mixed use structure over the maximum 5-foot high limitation.

Section 2. The Planning Commission conducted duly noticed public hearings to consider the application at its Adjourned Regular Meeting on March 16, 2021 at 7:30 a.m. and at its Adjourned Regular Meeting on March 30, 2021 at 6:30 p.m. Notice of the public hearings were published in the Palos Verdes Peninsula Newspaper on March 5, 2021 and March 19, 2021 for the March 16, 2021 and March 30, 2021 public hearings, respectively. Notice of the public hearings were also mailed to all residents within 1000 square feet of 24 Cinchring Road on March 4, 2021 and March 18, 2021 for the March 16, 2021 and March 30, 2021 public hearings, respectively. Agendas were posted at City Hall and on the City website on March 12, 2021 at 4 PM and March 26, 2021 at 4 PM for the March 16, 2021 and March 30, 2021 public hearings. Evidence was presented by persons interested in affecting said proposal and from members of the City staff and the Planning Commission at the public hearings. The Applicants and their representative were in attendance at the public hearings.

Section 3. In or around 1976, a 3,746 square foot residence with a 600 square foot attached garage was constructed at 24 Cinchring Road pursuant to architectural plans designed by the architect C. Hovland. The Applicants submitted an application for a major remodel designed by architect Charles Belak-Berger to reconstruct the single-family dwelling within the existing footprint and to construct an 850 square foot addition. On December 3, 2019, Applicants flagged the entire proposed roof line and addition; the City verified the staking conformed with the plans

underlying the application. That same day, the City notified in writing by regular mail the owners of property located within one thousand feet of the exterior property line of 24 Cinchring Road of the proposed project. On December 16, 2019, the City received an objection from the property owners of the property located at 26 Cinchring Road. The City did not receive any other objections to the proposed plan. Accordingly, the project qualified for administrative review and did not warrant review by the Planning Commission. On December 30, 2020, City staff administratively approved the application for the residential remodel. With the conversion of the attached two-car garage to living space, Applicants must construct a two-car garage elsewhere on the property.

Section 4. 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 mixed use structure and widening of the driveway to 20 feet which requires two walls. 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 mixed use structure will consist of a three car garage and recreation room and qualifies as new construction of small structures. Further the retaining walls ranging from a few inches up to six feet in height (one wall has two 4-foot high sections totaling approximately 140 linear feet and another is six feet high totaling 64 linear feet) qualify as construction of small structures. These walls are necessary for purposes of construction of the mixed use structure and widening of the driveway.

Section 4. There exists a 50-foot Flood Hazard Area along the southern property line and a 40-foot Flood Hazard Area along the northern property line of subject property. Any construction or grading in these Flood Hazard Areas must be reviewed and approved by the by the Building and Safety Department and any other appropriate agency.

Section 5. The Rolling Hills Municipal Code requires Site Plan Review for a project that proposes grading pursuant to RHMC Section 17.46.020(A)(1) and walls over three feet high under RHMC Section 17.16.190(F). The project proposes grading of 390 cubic yards of cut and 390 cubic yards of fill and two walls one of which is up to four feet high in two sections totaling approximately 140 feet long and the second of which is six feet high by approximately 64 feet long. The Planning Commission makes the following findings:

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

The grading is necessary for the widening of the main driveway to meet Fire Code access requirements and to access the mixed use structure, including garage required by the Municipal Code. The Fire Code requires a 20-foot driveway, clear of any horizontal or vertical obstructions, to accommodate the width and height of a fire truck and its equipment. Grading for the secondary driveway is required to access the required garage that will serve the existing residence. Due to the current topography of the lot, a retaining wall ranging from a few inches high to a maximum

of four feet high by approximately 140-feet long will be needed to support and stabilize the proposed cut and fill for the proposed driveways. A six-foot high by approximately 64-foot long wall is also needed to retain the soil behind the mixed use structure but will not be visible from any other property. To minimize grading and maximize preservation of the existing terrain, the proposed mixed-use will be built partially into the hillside in the front yard. The six-foot high by 64-foot long wall will retain the cut portion of the hillside. Variances to locate the mixed use structure partially in the front yard and to construct a section of a four-foot high wall in the front yard and the six-foot high by 64-foot long mixed-use retaining wall above the maximum five feet are the subject of approval in this Resolution.

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

The mixed use structure will be located on existing secondary pad where a previous stable was located. Using an existing pad minimizes potential lot disturbance resulting from grading for the proposed mixed-use structure. The pad expansion will be kept to a minimum by not exceeding the required vehicular access requirements. The maximum heights of walls are necessary to stabilize and support the proposed driveways and vehicular access in front of the garage.

C. The project is harmonious in scale and mass with the site, the natural terrain and surrounding residences. The proposed development, as conditioned, is harmonious in scale and mass with the site. The proposed project is located out of sight of the street and will be visible to one neighbor, and is consistent with the scale of the neighborhood when compared to properties in the vicinity.

The site is currently developed with a single family residence and the area surrounding the residence has been graded in the past to accommodate a pool and stable that have been demolished. The grading will increase lot disturbance by less than 3%. Disturbance to the existing terrain will be kept at a minimal by not exceeding code requirements. The grading serves the construction of the mixed use structure and related driveways. The proposed mixed use is 1,400 square feet with a maximum height of 13.5 feet and is located on a lower pad than the primary residence and is tucked into the hillside. The mixed-use is low in profile, and the massing is partially screened by the hillside from the adjacent neighbors. The front façade of the mixed-use structure will be seen from the adjacent land conservancy site and trail but is minimally visible from public view due to being setback from the edge of slope. The walls are necessary to stabilize and support the proposed driveways and vehicular access in front of the garage and will also be screened by landscaping to minimize visual impact and improve aesthetics.

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

The site is already developed with a single family residence and has been graded to accommodate a pool and stable that have been demolished. The location of the mixed-use structure minimizes lot disturbance by using an existing pad that previously accommodated a stable and will require minimal grubbing and clearing of the site. The mixed-use structure will be tucked into the

hillside to minimize expansion of the secondary building pad and thus, minimize alteration to the existing terrain. In addition, the project will be conditioned to use native vegetation that will blend in with the surrounding area while complying with the Fire Department's Fuel Modification requirements. The walls will be screened by native vegetation to minimize its visual impact.

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

The location of the mixed use was previously graded to accommodate a stable and access to the stable. The majority of the grading is required to meet emergency access and access to the required garage. The location of the mixed use structure and required retaining walls have been designed to minimize disturbance to the natural terrain of the site.

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

The location of the mixed use was previously graded to accommodate a stable and access to the stable. The majority of the grading is required to meet emergency access and access to the required garage. The grading will incorporate water catchment systems to minimize impact to the hillside. Majority of the site will remain permeable and undisturbed to allow water to penetrate naturally into the ground. The walls support the location of the mixed use structure and vehicular access to minimize the amount of grading and redirect drainage flow into an existing drainage course.

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 location of the mixed-use structure minimizes lot disturbance by using an existing pad that previously accommodated a stable and will require minimal grubbing and clearing of the site. No mature trees will be eliminated as a result of the project. The project will incorporate landscaping that has been approved by the Fire Department in conformance with its fire fuel modification standards. The project also incorporates landscaping and planting in front of the retaining walls to minimize their visual impact.

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

The project will not change the on- and off-site circulation patterns. The location of the mixed use structure uses existing access that previously provided access to a stable. The access will be improved to accommodate vehicular access to the required garage. The primary access to the site will remain in the same location and will be widened to 20 feet to accommodate emergency fire vehicles. The retaining walls will help guide drivers and pedestrians to different uses located on the 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 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 mixed use structure and widening of the driveway to 20 feet which requires two walls. The 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 mixed use structure and two walls one, of which has two sections up to 4 feet high totaling 140 feet long and the second of which is a 6 feet high by 64 feet long, similarly qualify as construction of small structures.

Section 6. The Rolling Hills Municipal Code require a Conditional Use Permit for a project a mixed use structure pursuant to RHMC Section 17.16.040(A)(3) subject to certain conditions pursuant to RHMC Section 17.16.210(A)(6). The project proposes to construct a new mixed use structure consisting of a 650 square foot detached garage and 750 square foot recreation room. The Planning Commission makes the following findings:

A. That the proposed conditional use (a mixed use structure) is consistent with the General Plan. The mixed use structure consisting of a 650 square foot detached garage and 750 square foot recreation room is consistent with similar uses in the community and is a permitted use with a CUP. Although the mixed use structure requires a variance to allow it in the front yard, the positioning of the mixed use structure will be located where a previous stable was located. Therefore, it will not change the existing configuration of the structures on the lot and will minimize the amount of disturbance on the lot. Further, adequate area remains on the property to construct a stable and corral in the future. Lastly, the proposed structure is tucked into the hillside at a lower pad elevation than the existing residence thus, it is partially screened by the natural terrain of the site and additional landscaping will minimize visual impact from public view.

B. That the nature, condition and development of adjacent uses, buildings and structures have been considered, and that the use will not adversely affect or be materially detrimental to these adjacent uses, building or structures. The mixed use structure will be on a lower pad than the residence and is almost 200 feet from nearby residences so that the structure will not impact the privacy of surrounding neighbors. Due to the existing development, location, and configuration of the residence, the Applicants are limited in where a garage could be constructed. Due to the location of the existing driveway, it is impossible to construct a garage on the other side of the residence. In addition, the proposed size and height of the mixed use structure blends in with the scale of the existing development in the neighborhood. The proposed grading required to construct the mixed-use is minimized by locating the structure on a previously graded pad and with existing access to the pad.

C. That the site for the proposed conditional use is of adequate size and shape to accommodate the use and buildings proposed. The mixed use structure is located on the existing secondary building pad, which is at a lower elevation than the primary building pad. Although the secondary pad will need to be expanded to accommodate the required vehicle turning radius in front of the garage, it is the only area that will cause the least disturbance to the natural terrain of the site. Placing the proposed mixed used in another location will result in significant grading of

the hillside and will most likely require higher retaining walls to support and stabilize the cut and fill. The current site is already developed with the existing secondary building pad and the existing access which help minimize grading and allow for shorter walls.

D. That the proposed conditional use complies with all applicable development standards of the zone district. The mixed use structure complies with all applicable development standards of the zone district as approved by this Resolution. Although the mixed use structure requires a variance to allow it in the front yard, the positioning of a majority of the mixed use structure will be located where a previous stable was located. Therefore, it will not change the existing configuration of the structures on the lot and will minimize the amount of disturbance on the lot. The proposed location was previously used for a stable and access to the stable. Thus, the project causes minimal impact to the previously disturbed site. Even with the additional grading, the project complies with the code requirement as to disturbance on the lot.

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 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. The zoning code requires a minimum of a two-car garage. The construction of the mixed use structure allows the Applicants the ability to meet this requirement. Construction of the mixed use structure in the front yard, allows the Applicants to minimize the amount of grading on the lot. Even with the construction of the mixed use structure, there is sufficient set aside area on the property for a future stable and corral. Allowing the mixed-use would allow the applicant the same rights to amenities enjoyed by other residents in the community.

Section 7. The Rolling Hills Municipal Code requires a Variance for a mixed use structure that projects into the front yard pursuant to RHMC Sections 17.16.210(A)(6) and 17.12.250, for a wall that projects into the front yard pursuant to RHMC Section 17.16.190(F), and for a wall that exceeds five feet in height pursuant to RHMC Section 17.16.190(F). The project proposes to locate a mixed use structure partially in front yard area, to construct a wall that extends down slope of the driveway into the front yard, and to construct a wall over the maximum 5 foot limitation along the mixed use structure. The Planning Commission makes the following findings:

A. That there are exceptional or extraordinary circumstances or conditions applicable to the property that do not apply generally to other properties in the same vicinity and zone. The lot is unique in that it is a landlocked lot and takes access over another property. It does not front any street. The existence of two Flood Hazard Areas on the property, one along the front (50 feet in depth) and one along the rear (40 feet in depth) dictate the determination of the setbacks.

The mixed use structure exceeds the leading edge of the house and thus requires a variance. The proposed location of the mixed use is the most viable location in that it will cause the least amount of grading and disturbance on site. The proposed location is where a previous stable was located. The location of the mixed use structure will preserve nearly all of the existing open space of the property and afford space for a future stable and corral. The existing pad has existing access that will be widened to meet vehicular access requirements. Due to the widening of the driveway

to accommodate Fire Department access and vehicular access to the garage, retaining walls will be needed to stabilize and support the proposed cut and fill. To accommodate the location of the mixed use structure and widening of the driveway to meet code requirements, one retaining wall requires projection into the front yard while the other retaining wall requires height above 5 feet. The walls be screened with landscaping to minimize visual impact to surrounding properties, the trail, and land conservancy site. The six-foot high walls will be located behind the mixed-use and will not be seen.

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

The mixed use structure location is the most viable location because it is currently a graded pad with existing access to the site. The mixed-use location will help preserve the natural terrain of the rest of the site. Relocating the mixed-use at a different location will cause significant grading due to the natural topography of the site and will result in higher retaining walls and could potentially cause drainage flow to change. The current location minimizes the heights of the retaining walls from a few inches to six feet, with the highest points being hidden from view behind the mixed-use structure. The location of the mixed use structure and location and height of the retaining walls are necessary to protect the undeveloped portion of the property while allowing the Applicants to meet code requirements relating to the two-car garage and 20 foot wide driveway.

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

The location of the mixed-use structure in the front yard and into the hillside will protect the undeveloped portion of the property and will minimize disturbance on site, which provides benefits to other nearby properties. The retaining walls allow proper access to the mixed use structure and widening of the driveway. The widening of the driveway to allow proper Fire Department access in the event of an emergency which will benefit the site and surrounding sites. The retaining walls will be screened and will not have any adverse impacts to public welfare or cause injury to the other properties or improvements within the vicinity. The mixed use structure and retaining walls will be constructed according to the Building Code.

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

The granting of relief from the code will allow the applicant to enjoy the same rights enjoyed by other residents in the community. Many of the development in the City have approved mixed-use structures. The garage is required by code to serve the existing residence. In order to construct the mixed-use structure, Fire and Building Code compliant driveways are needed. To meet these code requirements, Applicants must construct a wall that projects into the front yard and a wall that exceeds 5 feet. To minimize visual impact of the walls, Applicants will landscape the front of the walls to help improve aesthetics.

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

The location of the mixed use structure and location of the wall in the front yard and the height of the wall above 5 feet allow Applicants to enjoy the same rights as other residents of the

community. The mixed-use structure consisting of a three-car garage and recreation room are amenities that many residents in the community have on their properties. The two-car garage is a required by code. The only viable place to have the garage/mixed-use is the proposed location. The proposed location results in the least disturbance to the site while allowing other required uses (i.e., the stable and corral) to occur in the future. The retaining walls are necessary to build the mixed-use structure and to allow access to emergency responders. The natural topography limit the buildable area on site and the use of the secondary pad allows for minimal disturbance that will preserve the natural terrain of the site.

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

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

The mixed-use structure and required retaining walls comply with the vision of the general plan. The mixed use structure and walls preserve the rural character of the City. The mixed-use structure is 1,400 square feet and 13.5 feet in height. The mass and scale of the structure are consistent with the neighborhood character. Being tucked into the hillside on a lower pad provide screening from adjacent properties. The retaining walls are required to allow fire access to the site and vehicular access to the proposed garage. One retaining wall will project into the front yard and ranges from a few inches to 4 feet high. The second retaining wall ranges from a few inches to a maximum six feet high. The highest portions of the mixed-use retaining wall will not be visible because it will be located behind the mixed-use. The visible portions of the walls will be screened with landscaping. The location of the mixed use will cause the least disturbance to the natural terrain thus preserving the natural grade and drainage in the area.

Section 8. Based upon the foregoing findings of this Resolution, the Planning Commission hereby approves the Site Plan Review for grading of 390 cubic yards of cut and 390 cubic yards of fill and retaining walls one of which has two sections that are 4 feet high totaling approximately 140 linear feet and the second of which is a 6-foot high by approximately 64 foot long wall, a Conditional Use Permit for construction of a 1,400 square foot mixed use structure to contain a 650 square-foot garage and 750 square-foot recreation room, and Variances to locate the mixed use structure partially in front yard area, to construct a four-foot high wall that extends down slope of the driveway into the front yard, and to construct a retaining wall over the maximum 5-foot limitation as part of the mixed use structure subject to the following conditions:

A. The Site Plan, CUP and Variances approvals shall expire within two years from the effective date of approval if grading or construction has not commenced within two years of the approval as defined in RHMC §§ 17.46.080, 17.42.070, 17.38.070, respectively, unless otherwise extended pursuant to the requirements of those code sections.

B. If any condition of this Resolution is violated, the entitlement granted by this Resolution shall be suspended and the privileges granted hereunder shall lapse and upon receipt of written notice from the City, all construction work being performed on the subject property shall

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

C. All requirements of the Building Code and the Zoning Ordinance including outdoor lighting requirements, roofing material requirements, stable and corral area set aside requirements and all other requirements of the zone in which the subject property is located must be complied with, unless otherwise set forth in this approval.

D. The project shall be developed and maintained in substantial conformance with the Site Plan on file in the City Planning Department dated March 4, 2021 or as may be further amended and approved by the Los Angeles County Building Department, the City's Community Services and Planning Director, or Planning Commission pursuant to Section 17.38.065, 17.42.065, and 17.46.070.

E. The mixed-use structure shall not exceed 1,400 square feet as measured from the outside walls, and may contain a not to exceed 650 square foot garage and not to exceed 750 square foot recreation room. The mixed-use structure may not exceed 13.5 feet in height, and is further subject to the following conditions:

- a. Vehicular access to the mixed-use structure shall not occur within an easement or within twenty-five feet of the side or rear lot line. The vehicular access, past the main residential access, shall be a minimum of 12 feet wide with roughened surface for equestrian passage, and a not to exceed 3 foot retaining wall and a 3 foot railing or three-rail fence along the south side of the driveway.
- b. That portion of the structure designed or intended to be used for a garage, shall be separated by an interior common wall from the portion of the structure used as a recreational use. The interior common wall shall be constructed in the same manner as found in attached townhouse construction. No access from the interior of the portion used for a garage to the interior of the portion used for the other use shall be permitted;

- c. For the portion of the structure intended to be used as a garage, there shall be no sleeping quarters, occupancy or tenancy, kitchen or kitchen facilities in any portion of the detached mixed-use structure. However, the following may be allowed in the recreation room: a sink, microwave, hot plate and under a counter refrigerator.
- d. Where the garage or the recreation room as specified on the approved plan is converted to another use, or if the proportions of any approved use is changed without required approvals, the permit granting the mixed use structure may be revoked, pursuant to Chapter 17.58, and the structure shall be removed at the cost of the property owner.
- e. If any conditions of the permit are violated, or if any law, statute or ordinance is violated, the permit may be revoked and the privileges granted by the permit shall lapse, provided that the Applicants have been given written notice to cease such violation and have failed to do so for a period of thirty days, and further provided that the Applicants have been given an opportunity for a hearing.

F. The driveway shall not exceed 20 feet in width. The wall, which will be constructed along the western portion of the main driveway, shall not exceed 4 feet in height at any one point and 140 feet long. The wall, which will be constructed as part of the mixed-use, shall not exceed 6 feet in height at any one point and 64 feet long. If required by the Building and Safety Department, a rail or other type of fence may be constructed on top of the retaining wall for safety of cars and pedestrians. In addition to County Building and Safety, access to the project shall be reviewed and approved by the Fire Department.

G. There shall be a minimum of 8'3" distance from the outer edge of the recreation room to the top of the slope, for safe passage to the area of a future stable and corral. The retaining wall behind the structure shall not exceed 6 feet in height and 64 feet in length.

H. There shall be a minimum of 25-foot back up area from the garage portion of the mixed-use structure.

I. All utility lines serving the mixed-use structure and the residence shall be placed underground.

J. Structural lot coverage shall not exceed 8,257 square feet or 11.0% in conformance with lot coverage limitations of the Zoning Ordinance.

K. Total lot coverage of structures and paved areas shall not exceed 18,767 square feet or 25.5% in conformance with lot coverage limitations of the Zoning Ordinance.

L. The disturbed area of the lot shall not exceed 28,050 square feet or 37.9%, which is in conformance with 40% maximum lot disturbance limitations.

M. Residential building pad coverage on the 15,520 square foot building pad shall not exceed 6,105 square feet or 39.3%. The coverage on the 4,984 square foot garage/stable building pad shall not exceed 1,850 square feet or 37.4%, which includes the future stable.

N. Grading for this project shall not exceed 390 cubic yards of cut and 390 cubic yards of fill and shall be balanced on site.

O. The property on which the project is located shall contain a set aside area to provide an area meeting all standards for a stable, corral with access thereto as is shown on the plan dated March 4, 2021.

P. 65% of the demolition and construction materials shall be recycled/diverted. Prior to granting a final inspection, verification to be submitted to staff regarding the amount of recycled/diverted material and where it was taken on forms provided by the City. The hauling company shall obtain a hauling permit and pay the applicable fees. The applicant shall apply for a Construction and Demolition Debris permit if clearing, grubbing and demolition will take place prior to issuance of the Final Planning Approval.

Q. Throughout the construction process the easterly property line along the driveway shall be staked and no construction or grading shall take place beyond the property line.

R. No irrigation or drainage device may be located on a property in such a manner as to contribute to erosion or in any way adversely affect easements, natural drainage course or a trail. Drainage for this project shall be approved by the Building and Safety Department.

S. All graded areas shall be landscaped. Landscaping shall be designed using native plants, shrubs and trees. Any new trees and shrubs planned to be planted in conjunction with this project shall, at maturity, not be higher than the ridge height of the mixed-use structure. No plants shall be planted, which would result in a hedge like screen.

T. The landscaping shall be subject to the requirements of the City's Water Efficient Landscape Ordinance, (Chapter 13.18 of the RHMC), and shall be submitted to the City prior to obtaining a grading permit. .

U. There exists a 50-foot Flood Hazard Area along the southern property line and a 40-foot Hoed Hazard Area along the northern property line on subject property. No construction, grading, or any other construction activity may take place in these Flood Hazard Areas unless approved by the Building and Safety Department and other appropriate agencies. There shall be no dumping of debris, trees, or any other flatters into the canyons and flood hazard areas.

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

W. During construction, activities shall conform with air quality management district requirements, stormwater pollution prevention practices, county and local ordinances, and engineering practices so that people and property are not exposed to undue vehicle trips, noise, dust, objectionable odors, landslides, mudflows, erosion, or land subsidence.

X. During construction, to the extent feasible, all parking shall take place on the project site, but if necessary, any overflow parking may take place within the nearby roadway easements, without blocking access to and over the common driveway to the residences adjacent thereto.

Y. The Applicants shall be responsible for keeping the common access roadway in good condition during the entire construction process and shall, at their sole expense, make necessary repairs to the common access roadway should any damage occur during construction of their project.

Z. During construction, the Applicants 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.

AA. If an above ground drainage design is utilized, it shall be designed in such a manner as not to cross over any equestrian trails. Any drainage system shall not discharge water onto a trail, shall incorporate earth tone colors, including in the design of the dissipater and be screened from any trail and neighbors views to the maximum extent practicable, without impairing the function of the drain system.

BB. 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.wrhn.noaa.gov/lox/main.php?suite=safety&page=hazard_definitions#FIRE**. It is the sole responsibility of the property owner and/or his/her contractor to monitor the red flag warning conditions. Should a red flag warning be declared and if work is to be conducted on the property, the contractor shall have readily available fire extinguisher.

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

DD. Prior to finaling of the project an "as graded" and "as constructed" plans and certifications, including certifications of ridgelines of the structures, shall be provided to the Planning Department and the Building Department to ascertain that the completed project is in compliance with the approved plans. In addition, any modifications made to the project during construction, shall be depicted on the "as built/as graded" plan and one hardcopy and one electronic copy shall be submitted to the Planning Department prior to issuance of the Final Certificate of Occupancy.

EE. The project shall be reviewed and approved by the Rolling Hills Community Association Architectural Review Committee prior to the issuance of any permits.

FF. The working drawings submitted to the County Department of Building and Safety for plan check review shall conform to the development plan described in Condition D.

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

HH. Prior to the issuance of building or grading permits, 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 against the Property. Applicants shall be and remain in compliance with all conditions of this permit.

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

JJ. The applicant shall comply with the Requirements of the Fire Department for access, water flow and fire fuel modification prior to issuance of the Building permit.

KK. The conditions of approval enumerated in this Resolution shall be printed on the front sheet of the development plans and shall be available at the site at all times.

PASSED, APPROVED AND ADOPTED THIS 30TH DAY OF MARCH 2021.

BRAD CHELF, CHAIRMAN

ATTEST:

ELAINE JENG, ACTING CITY CLERK

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

I certify that the foregoing Resolution No. 2021-04 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL FOR SITE PLAN REVIEW FOR GRADING AND TWO WALLS ABOVE THREE FEET; A CONDITIONAL USE PERMIT FOR A DETACHED MIXED-USE STRUCTURE; VARIANCES TO LOCATE THE MIXED-USE STRUCTURE PARTIALLY IN THE FRONT YARD AREA AND TO ALLOW A WALL ALONG THE DRIVEWAY AND BEHIND THE PROPOSED MIXED-USE STRUCTURE TO EXCEED FIVE FEET ON A LOT LOCATED AT 24 CINCHRING ROAD (LOT 18-3-CH), ROLLING HILLS, CA, (NAKAMURA). PROJECT HAS BEEN DETERMINED TO BE EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO SECTION 15303 (NEW CONSTRUCTION).

was approved and adopted at an adjourned regular meeting of the Planning Commission on March 30, 2021 by the following roll call vote:

AYES:

NOES: .

ABSENT:

ABSTAIN:

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

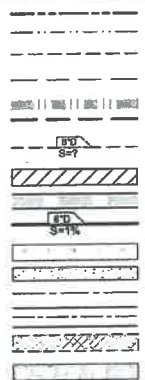
Administrative Officer

ACTING CITY CLERK

LEGEND

PROPERTY LINE
FLOOD HAZARD LINE
EASEMENT LINE
SETBACK LINE
LIMIT OF GRADING
(E) BUILDING FOOTPRINT
(E) DRAIN LINE
(P) BUILDING ADDITION/ REMODEL
(P) RETAINING WALL
(P) DRAINLINE
(P) LANDSCAPING/ PLANTER
(P) CONCRETE HARDSCAPE
(P) FLOW LINE
(P) SWALE
(P) KEY
(P) ROUGHENED PATH
(P) DAYLIGHT LINE
(P) 9" / 12" / 18" SQUARE CATCH BASIN
(P) 4" / 6" ATRIUM/AREA DRAINS
EG EXISTING GRADE
EP EDGE OF PAVEMENT
FF FINISHED FLOOR
FG FINISHED GRADE
FS FINISHED SURFACE
GR GRATE
INV INVERT
TBR TO BE REMOVED
TC TOP OF CURB
TF TOP OF FENCE
TP TOP OF PLATE
TW TOP OF WALL

GRADING QUANTITIES:
CUT: 390 C.Y.
FILL: 390 C.Y.
OVEREX/RECOMPACTION: 840 C.Y.



H=10'4"
 (771-00 FG)
 (P) GARAGE/REC ROOM
 SEE DETAIL 2 & 3
 SHEET C3 FOR PLANS
 (P) GRADE
 (E) GRADE
 CONC. MOTORCOURT
 (E) GRADE
 (E) GRADE
 KEY AND BENCHING PER
 DTL. 2, THIS SHEET
 Q=35.05'
 Q=31.5' ± 10'4"/3
 Q=34.67' OK, 40' MAX
 1
 C2
 SLOPE SETBACK-GARAGE
 SCALE: 1" = 16'

Diagram illustrating the construction details for a motorcourt and building foundation, showing the relationship between the (P) GRADE, (P) MOTORCOURT AND BUILDING FOUNDATION, and the KEYWAY.

Key dimensions and labels shown in the diagram:

- VERT. MIN. (Vertical Minimum)
- 4" (Vertical dimension)
- (P) GRADE
- (P) MOTORCOURT AND BUILDING FOUNDATION
- (E) GRADE
- 2" MIN. (Vertical dimension)
- 0' KEY (Horizontal dimension)
- KEYWAY—4" MINIMUM INTO FIRM UNYIELDING MATERIAL

NOTE: ALL KEY AND BENCHING DIMENSIONS TO BE VERIFIED BY SOILS ENGINEER

*DIMENSION TO BE CONFIRMED OR VERIFIED BY SOILS ENG. DURING CONSTRUCTION.

BUTTRESS FILL DETAIL
SCALE: 1" = 16'

GEOTECHNICAL NOTES:
IN-GRADING INSPECTIONS MUST BE MADE BY THE CONSULTING GEOLOGIST
AND SOILS ENGINEER. MONTHLY IN-GRADING INSPECTION
REPORTS MUST BE SUBMITTED DIRECTLY TO THE GEOLOGY AND SOILS
SECTION BY THE CONSULTANTS.

ROUGH GRADING MUST BE APPROVED BY A FINAL ENGINEERING GEOLOGY AND SOILS ENGINEERING REPORT, AN AS-BUILT GEOLOGIC MAP MUST BE INCLUDED IN THE FINAL GEOLOGY REPORT. PROVIDE A FINAL CERTIFICATION STATEMENT THAT VERIFIES WORK WAS DONE IN ACCORDANCE WITH REPORT RECOMMENDATIONS AND CODE PROVISIONS (SECTION J105.12). THE FINAL REPORT(S) MUST BE SUBMITTED TO THE GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION FOR REVIEW AND APPROVAL.

SLOT CUTTING RECOMMENDATIONS




IN AREAS WHERE EXCAVATION WILL REMOVE LATERAL SUPPORT OF THE ADJACENT FOOTING OR IF SLOPING CUT IS CONSTRAINED BY THE EXISTING PROPERTY BOUNDARIES OR EXISTING FACILITIES, THE EXCAVATION MAY BE MADE BY "SLOT-CUTTING" IN ALTERNATE A, B, AND C SECTIONS WITH THE UN-SHORED WIDTH OF CUT KEPT TO A MAXIMUM OF 6 FEET. THE SLOT CUTTING CONSTRUCTION PROCEDURE SHOULD BE AS FOLLOWS:

1. STARTING FROM THE PROPERTY LINES OR PROPOSED WALL LINES, EXCAVATE TO THE BOTTOM OF EXCAVATION AT A SLOPE RATIO NOT EXCEEDING 1 HORIZONTAL TO 1 VERTICAL.
2. MAKE SLOP-CUTTING IN SECTIONS "A" WITH A SLOP WIDTH NOT EXCEEDING 6 FEET AND EXTENDING TO THE EXCAVATION LINES.
3. CONSTRUCT BASEMENT WALLS IN SLOP "A".
4. AFTER THE WALL IN SLOP "A" IS CONSTRUCTED, THE SEGMENTS SHOULD BE BRACED UNLESS THE WALL IS DESIGNED AS A CANTILEVER ELEMENT. THE SPACE BETWEEN THE NEWLY ERECTED WALL SECTIONS AND THE EXISTING WALL, SHOULD BE FILLED WITH THE PROPERTY LINE APPROXIMATELY 12 INCHES FROM THE EXISTING WALL.
5. REPEAT THE PROCEDURES NOS. 2 TO 4 FOR SLOP "B" AND THEN "C".

EXCAVATED SURFACES SHOULD BE KEPT MOIST BUT NOT SATURATED TO RETARD REWARD AND SLUGHING DURING CONSTRUCTION. WATER SHOULD NOT BE ALLOWED TO POND ON THE

[illegible]

WALL HEIGHT

-  MAXIMUM = 3.0 FEET
-  MAXIMUM = 3.1 TO 4.0 FEET
-  MAXIMUM = 6.0 FEET

GENERAL NOTES

1. THE GRADING CONTRACTOR SHALL SUBMIT A WRITTEN STATEMENT VERIFYING THAT THE WORK DONE UNDER HIS DIRECTION WAS PERFORMED IN ACCORDANCE WITH THE APPROVED PLANS AND REQUIREMENTS OF THE CITY BUILDING CODE OR DESCRIBING ALL VARIANCES FROM THE APPROVED PLANS AND REQUIREMENTS OF THE CODE.
2. THE DESIGN ENGINEER VERIFIES THAT THIS GRADING PLAN WAS PREPARED UNDER HIS SUPERVISION IN ACCORDANCE WITH THE CITY BUILDING CODE. ALL SOILS ENGINEER AND ENGINEERING GEOLOGIST RECOMMENDATIONS WERE INCORPORATED IN THE PLAN.
3. THE FIELD ENGINEER AS A CONDITION OF ROUGH GRADE APPROVAL, SHALL PROVIDE A BLUE TOP WITH ACCOMPANYING WITNESS STAKE, SET AT THE CENTER OF EACH PAD REFLECTING THE PAD ELEVATION FOR PRECISE PERMITS AND A BLUE TOP WITH WITNESS STAKE SET AT THE DRAINAGE SWALE HIGH POINT ELEVATION FOR PRELIMINARY PERMITS.
4. ALL TRENCH BACKFILLS SHALL BE TESTED AND APPROVED BY THE SOIL ENGINEER.
5. SUB-DRAIN OUTLETS SHALL BE COMPLETED AT THE BEGINNING OF THE SUB DRAIN CONSTRUCTION AND SURVEY FOR LOCATION. THE AS GRADED PLAN SHALL SHOW ALL SUB DRAIN LOCATIONS AND ELEVATIONS.
6. WHERE SUPPORT OF BUTTRESSING OF QUAD AND NATURAL SLOPES IS DETERMINED TO BE NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, THE SOIL ENGINEER SHALL SUBMIT DESIGN, LOCATIONS, AND CALCULATIONS TO THE BUILDING OFFICIAL PRIOR TO CONSTRUCTION. THE ENGINEERING GEOLOGIST AND SOIL ENGINEER SHALL INSPECT AND CONTROL THE CONSTRUCTION OF THE BUTTRESSING AND CERTIFY TO THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURES UPON

CONSTRUCTION NOTES

ALL WORKS SHALL CONFORM TO THE "GREEN BOOK", STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2009 EDITION. STANDARD DETAILS SHALL CONFORM TO STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION, 2006 EDITION.

ENTIRE SITE:
CONSTRUCTION WASTE SHALL BE RECYCLED OR SALVAGED FOR RE-USE PER GREEN
BUILDING CODE RESIDENTIAL PLAN REQUIREMENTS 4.40B

ALL PVC PIPE TO BE SCHEDULE 40 OR SDR-35, DIAMETER AND SLOPE PER PLAN.
THE SURFACE OF ALL CUT SLOPES MORE THAN 5 FEET IN HEIGHT AND FILL SLOPE
MORE THAN 3 FEET IN HEIGHT SHALL BE PROTECTED AGAINST DAMAGE FROM
EROSION BY PLANTING WITH GRASS OR GROUND COVER PLANS. LANDSCAPING TO BE
PER SEPARATE PLAN.

LIMITS AND DEPTH OF OVER-EX TO BE DETERMINED IN FIELD BY SOILS ENGINEER.

- 1 NEW BUILDING ADDITION / REMODEL PER ARCHITECTURAL PLANS.
- 2 NEW GARAGE AND RECREATION ROOM PER ARCHITECTURAL PLANS.
- 3 CONSTRUCT NEW 20' WIDE CONCRETE DRIVEWAY PER DETAIL 7, SHEET C3. JOIN EXISTING ELEVATION AT STREET.
- 4 CONSTRUCT NEW 12' WIDE CONCRETE DRIVEWAY PER DETAIL 8, SHEET C3.
- 5 CONSTRUCT 4' MAX RETAINING WALL "A" PER SEPARATE STRUCTURAL PLANS. SEE DETAIL 7, SHEET C3 FOR SCHEMATIC. TO BE CONSTRUCTED PER SEPARATE PERMIT.
- 6 CONSTRUCT 3' MAX RETAINING WALL "B" PER SEPARATE STRUCTURAL PLANS. SEE DETAIL 7, SHEET C3 FOR SCHEMATIC. TO BE CONSTRUCTED PER SEPARATE PERMIT.
- 7 CONSTRUCT 3' MAX RETAINING WALL "C" PER SEPARATE STRUCTURAL PLANS. SEE DETAIL 8, SHEET C3 FOR SCHEMATIC. TO BE CONSTRUCTED PER SEPARATE PERMIT.
- 8 CONSTRUCT 3' MAX RETAINING WALL "D" PER SEPARATE STRUCTURAL PLANS. SEE DETAIL 8, SHEET C3 FOR SCHEMATIC. TO BE CONSTRUCTED PER SEPARATE PERMIT.
- 9 CONSTRUCT 6' MAX BUILDING RETAINING WALL "E" PER SEPARATE STRUCTURAL PLANS. SEE DETAILS 283, SHT C3 FOR SCHEMATIC. TO BE CONSTRUCTED PER SEPARATE PERMIT.
- 10 CONSTRUCT 3' MAX RETAINING WALL "F" FOR PLANTER AREAS PER SEPARATE STRUCTURAL PLANS. SEE DETAIL 1, SHEET C3 FOR SCHEMATIC. TO BE CONSTRUCTED PER SEPARATE PERMIT.
- 11 CONSTRUCT 24" GARDEN WALL PER SEPARATE STRUCTURAL PLANS.
- 12 CONSTRUCT 18" CONCRETE TRIANGULAR SWALE WITH 3" MIN DEPTH AND MINIMUM LONGITUDINAL SLOPE OF 1%. SEE DETAIL 5, SHEET C3 FOR DETAIL.
- 13 CONSTRUCT EROSION CONTROL OUTFALL STRUCTURE PER DETAIL 6, SHEET C3. 3' MAX RETAINING WALL "C" PER SEPARATE STRUCTURAL PLANS. RIP RAP TO BE EARTH TONED.
- 14 INSTALL 6" BRASS AREA AREA DRAIN NDS #9188 (U.N.O.). CONNECT TO DRAIN LINE PER PLAN. SEE DETAIL 9, SHEET C3.0.
- 15 NOT USED
- 16 INSTALL 4" ATRIUM GRATE NDS #75, FINISH PER ARCHITECT. LOCATION AS SHOWN PER PLAN. CONTRACTOR TO SET ELEVATION AND CONNECT TO NEW UNDERGROUND DRAINAGE SYSTEM PER PLAN. SEE DETAIL 9, SHEET C3.0.
- 17 INSTALL PVC PIPE, SLOPE AND DIAMETER PER PLAN.
- 18 INSTALL 12" X12" NDS CATCH BASIN WITH NDS#1213 GRATE. CONNECT TO UNDERGROUND DRAINAGE SYSTEM PER DETAIL 4, SHEET C3.0.
- 19 INSTALL 12" x 12" NDS CATCH BASIN WITH NDS#1215 GRATE, CONNECT TO UNDERGROUND DRAINAGE SYSTEM PER PLAN. SEE DETAIL 4, SHEET C3.0.
- 20 INSTALL 18" x 18" NDS CATCH BASIN WITH NDS #1810, CONNECT TO UNDERGROUND DRAINAGE SYSTEM PER PLAN.
- 21 CONNECT DOWNSPOUT, LOCATION PER ARCHITECTURAL PLANS, TO UNDERGROUND DRAINAGE SYSTEM.
- 22 CLEAN EXISTING 18" X 18" CATCH BASIN, REPAIR OR REPLACE WITH NDS BASIN AND NDS #1215 GRATE AS NECESSARY. ADJUST GRATE TO ELEVATION SHOWN ON PLAN.
- 23 EXAMINE EXISTING DRAINAGE DEVICE, CLEAN OR REPLACE AS NECESSARY.
- 24 REMOVE EXISTING DRAINAGE DEVICES.
- 25 EXISTING RESIDENCE.
- 26 EXISTING UTILITIES UNDERGROUND, LOCATION AND DEPTH UNKNOWN, PROTECT IN PLACE OR ADJUST AS NEEDED.
- 27 EXISTING UTILITIES, ADJUST BOX TO MATCH GRADE.
- 28 INSTALL 4" PERFORATED PIPE PER STRUCTURAL PLANS. CONNECT TO UNDERGROUND DRAINAGE SYSTEM.
- 29 EXISTING APPROX. 2" ASPHALT BERM. APPROX. LOCATION.
- 30 INSTALL 6" ATRIUM GRATE NDS#80, FINISH PER ARCHITECT. LOCATION AS SHOWN PER PLAN. CONTRACTOR TO SET ELEVATION AND CONNECT TO NEW UNDERGROUND DRAINAGE SYSTEM PER PLAN. SEE DETAIL 9, SHEET C3.0.
- 31 EXISTING POOL, TO BE REMOVED. REMOVAL SHALL INCLUDE THE CONCRETE POND BEAMS AND POOL SHELL PER SOILS REPORT. SEE REPORT FOR ADDITIONAL DETAILS.
- 32 FILL SLOPE KEY PER DETAIL 2, THIS SHEET. VERIFY DIMENSIONS WITH SOILS ENGINEER AND EXAMINE IN FIELD.

SURVEY NOTES

BOLTON ENGINEERING CORPORATION (BEC) DID NOT PERFORM THE SURVEY OF THIS PROJECT, AND THE EXISTING TOPOGRAPHY, BOUNDARY, AND LINE AND GRADE INFORMATION IS OBTAINED FROM SOURCES OF VARYING RELIABILITY. BEC MAKES NO GUARANTEES OF ANY KIND REGARDING THE LINES, GRADES, OR IMPROVEMENTS SHOWN HEREON. THE CONTRACTOR IS CAUTIONED THAT ONLY FIELD INVESTIGATION CAN REVEAL THE NATURE OF EXISTING CONDITIONS. CALL UNDERGROUND ALERT BEFORE YOU DIG.

PROPERTY DESCRIPTION

ADDRESS: 24 CINCHING ROAD ROLLING HILLS, CALIFORNIA
LEGAL DESCRIPTION: LOT 3, TRACT #26343
ASSESSOR'S PARCEL NO: 7567-017-012

BENCHMARK

DENN ENGINEERING FOUND N&T RCE 30702 AT MOST EASTERLY PROPERTY CORNER N&T ELEV. 912.37'.
ADDITIONAL N&T RCE 30702 FOUND AT EASTERLY PROPERTY CORNER ELEV. 914.45'.

[illegible]

DIGALERT
D
1-

DIAL TOLL FREE
1-800-227-2600

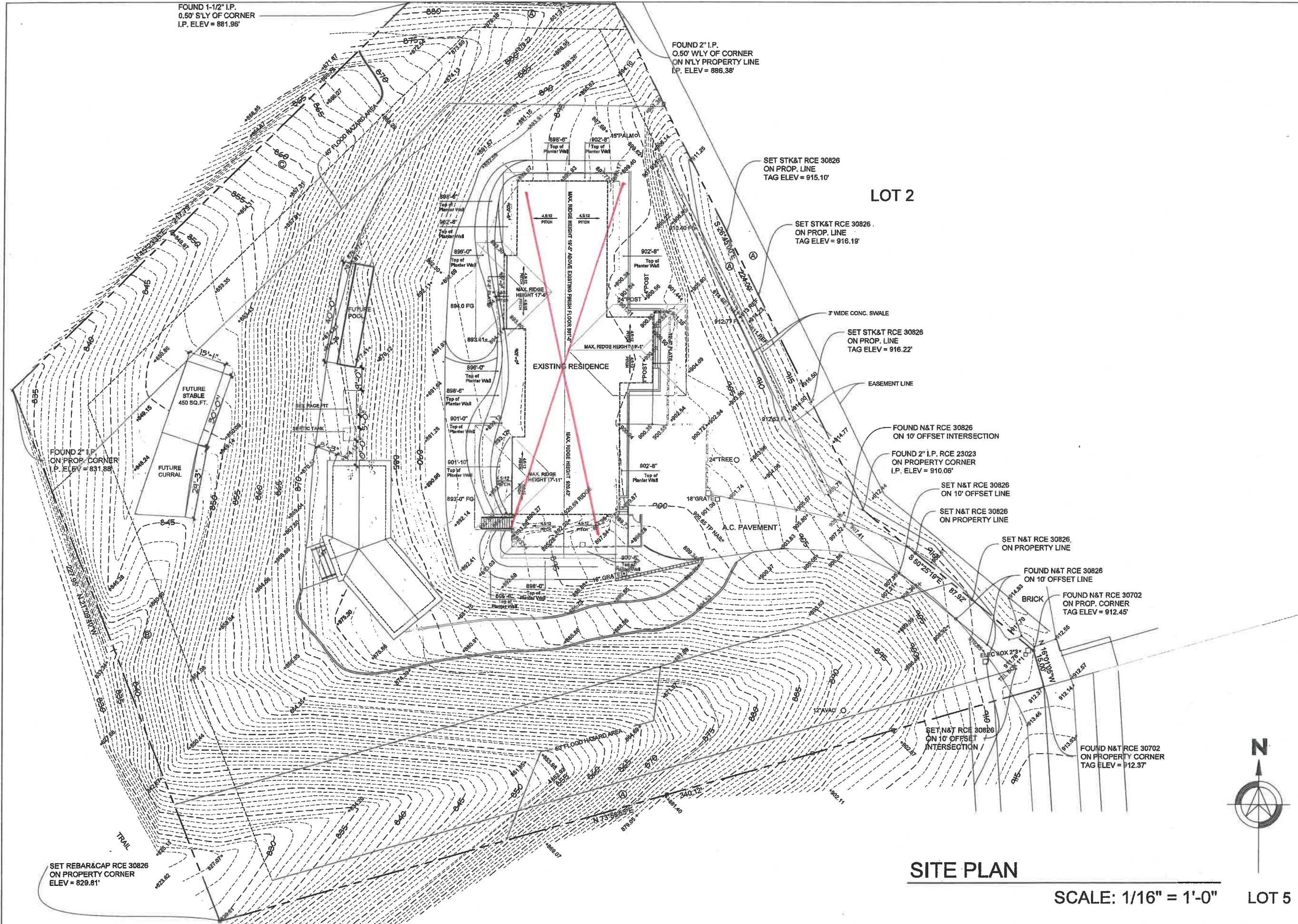
ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE PLOTTED FROM CITY RECORDS. NO ADDITIONAL UTILITY OR SUBSTRUCTURE RESEARCH HAS BEEN PERFORMED. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL THE HORIZONTAL AND VERTICAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES OR STRUCTURES AND SHALL BE RESPONSIBLE FOR PROTECTION, ADJUSTMENT, OR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR NOTIFYING U.S.A./DIA ALERT AT 1-800-227-2600 FOR UNDERGROUND UTILITY MARKING AT LEAST 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION. CONSTRUCTION SHALL NOT COMMENCE PRIOR TO SAID UTILITY MARKING.

GRADING AND DRAINAGE PLAN
SCALE: 1" = 16'

GRAPHIC SCALE

(IN FEET)

1 inch = 18 ft.



SITE PLAN

SCALE: 1/16" = 1'-0"

LOT 5



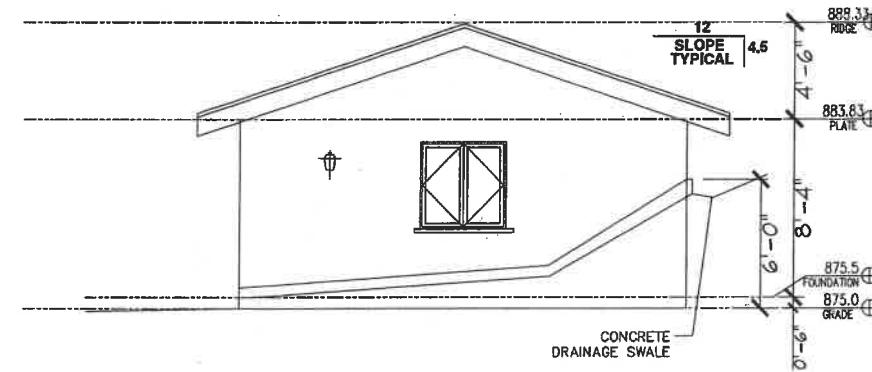
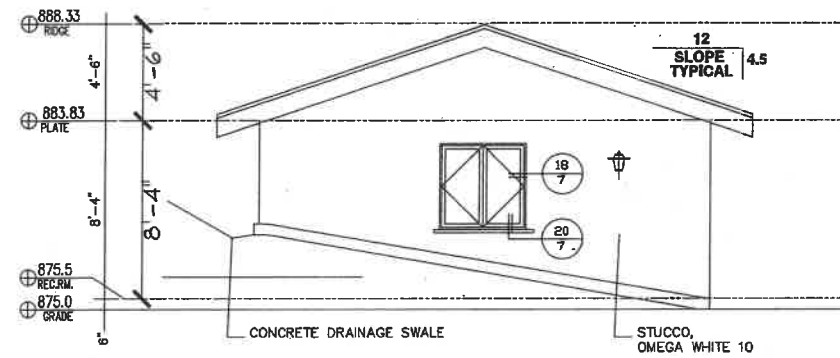
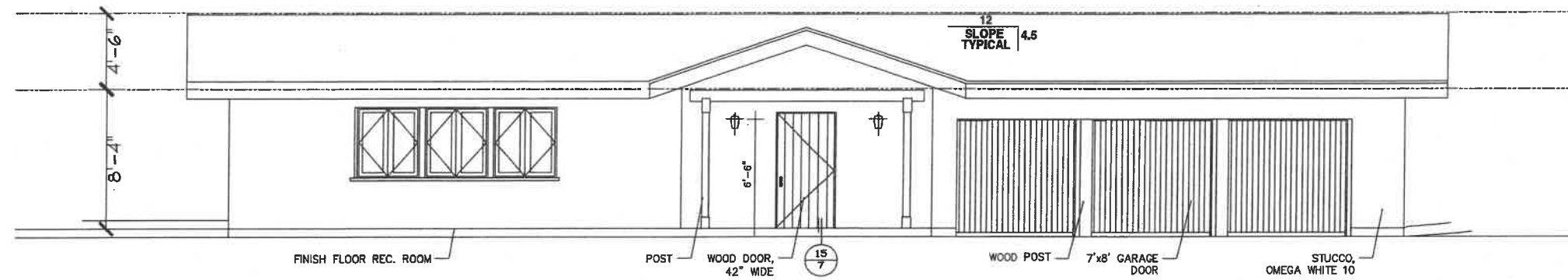
Legal Description:
LOT #: 3
TRACT #: 26343
M.B.: 815-24-27
APN: 7567-017-012

Project Name (Client - Address - City):
Toshiko Nakamura
24 Cinchring Road
Rolling Hills, CA 90274

Use Description:	
SITE PLAN	
Date:	05/04/2017
Revision Dates:	
△	06/28/2020
△	07/27/2020
△	
△	
△	
Drawing By:	
CBB STAFF	
Scale:	

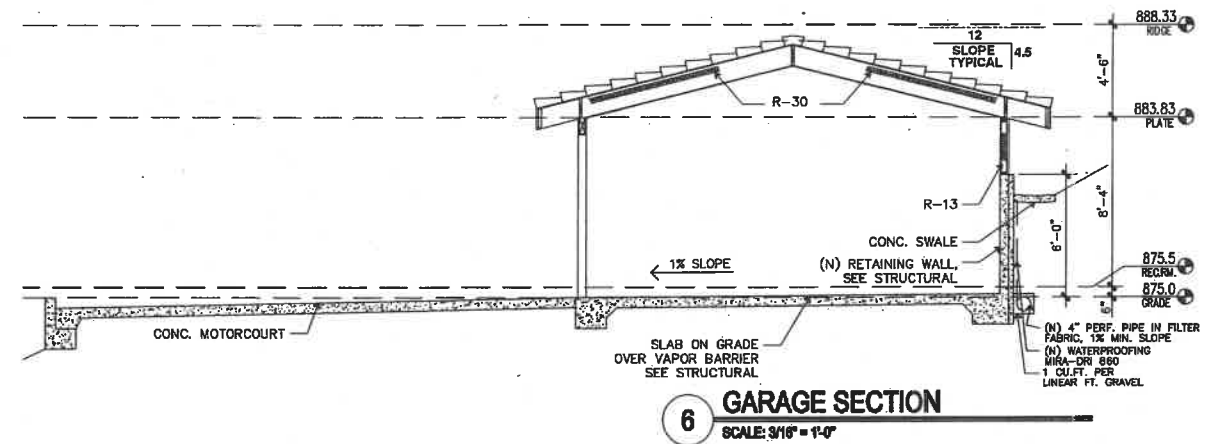
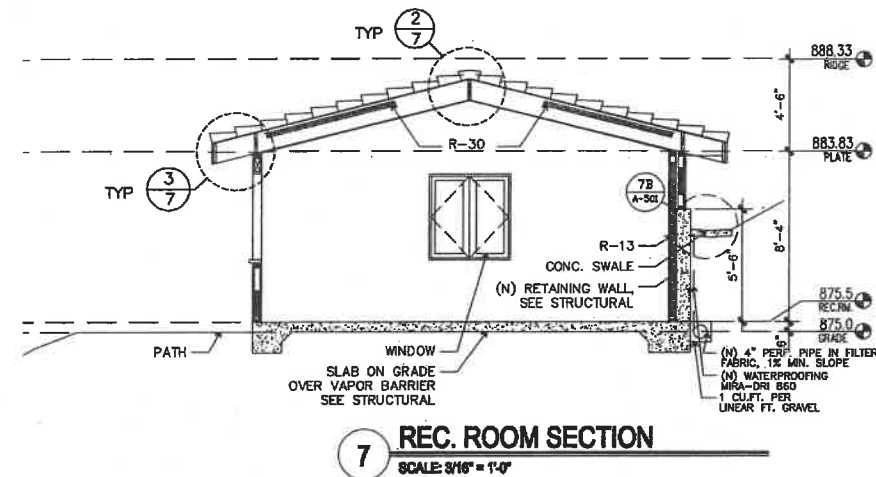
Sheet
1





GARAGE Elevations

(SEPARATE PERMIT)



GARAGE Sections

Stamp:



Legal Description:

LOT#: 3
TRACT#: 26343
M.B.: 815-24-27
APN: 7567-017-012

Project Name (Client - Address - City)

Toshiko Nakamura
24 Cinchring Road
Rolling Hills, CA 90274

Use Descriptions:

GARAGE ELEVATIONS
(SEPARATE PERMIT)

Date: 05/04/2017

Revision Dates:

03/12/2020

07/15/2020

12/10/2020

Drawing By:

CBB STAFF

Scale:

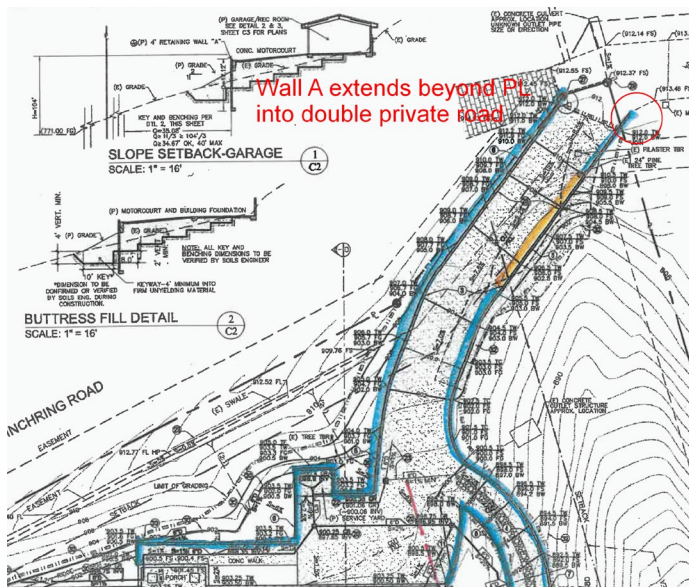
Sheet

5.1

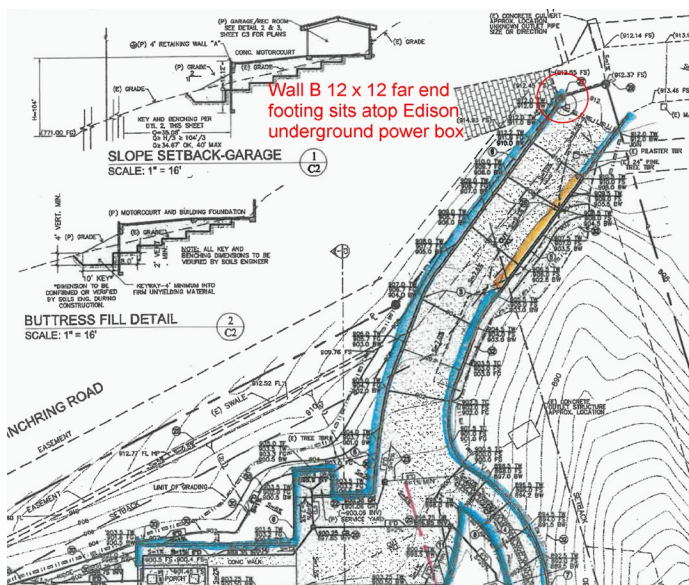
March 28, 2021

We are in receipt of the City of Rolling Hills request for comments from neighbors within 1000 feet of the proposed Resolution #2021-04 concerning 24 Cinchring, to be presented at a public hearing of the Rolling Hills Planning Commission on Tuesday, March 30, 2021 at 6:30 pm. This statement constitutes our objections to certain parts of the proposed plan and variances. Please note that I will be distinguishing herein between a "wall" i.e. an above grade structure where to either side there is no difference in surface elevation, and a "retaining wall" where there is a below grade condition on the down slope side and an at grade situation on the upslope side. My apologies in pointing this out, but in my reading of the resolution the difference did not seem obvious. However, I am no expert and, of course, that is your job here. But I feel that this is important in discussing the topology of the entrances of the two driveways.

The plans as submitted show, marked in blue on sheet #2, "walls" that can be up to 3 feet in height extending as far as possible, and even beyond the Nakamura property line. This configuration has the potential to impact the entrance into and the exit from both properties of vehicles. As seen on the plans, the far end of wall A is shown reaching beyond the property line into the asphalt area of the double private road leading to both driveways.

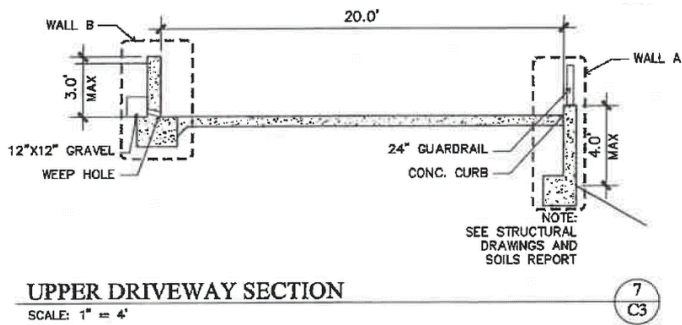


Likewise problematic, the required 12" by 12" footing for the far end of wall B will intrude upon the Edison underground power distribution box for both properties.



If these "walls" were to be built to the approved 3 feet height, or even something less, like 2 feet, we feel that the appearance and "traffic" flow to and from the two driveways will be a potential problem. The two driveway entrances meet at an angle of approximately 30 degrees and the proposed "walls" if built to this permitted height would have the effect of funneling cars from both driveways together on a collision course. It would be far wiser for the Planning Commission to specify that "walls" of potentially 3 feet in height in this immediate area instead be curbs 5-6 inches in height.

Here is a section through the upper driveway showing Wall B clearly and unnecessarily above grade. Wall A on the far side is said to be a simple guardrail. I fail to see any rational purpose for Wall B. It should match the curb of the opposite side.



Having a 3 foot wall (Wall B) directly abutting our driveway entrance curb would be unsightly, inharmonious, unappealing, and hazardous. The larger utility box to the right is Edison underground. You can try to imagine the appearance of that wall in this photo below of our driveway entrance. The survey stake that you see there is around 3 feet in height.

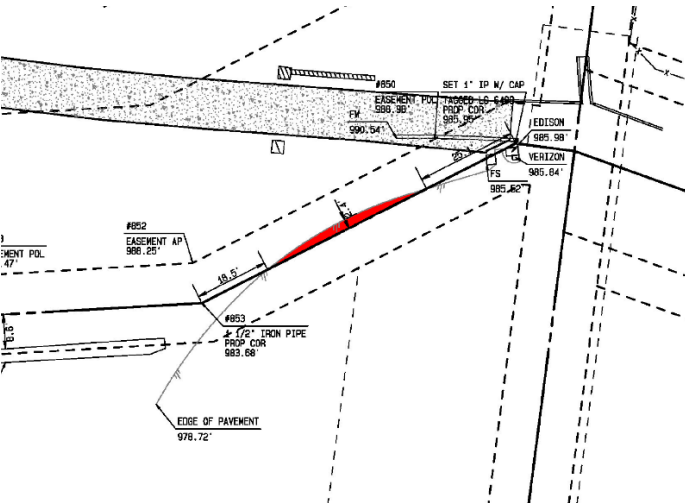


Here is looking down our driveway from the opposite viewpoint.



As you can see there is not really enough room for the footing of the proposed “wall” to be built where the Nakamuras propose without placing it over onto our property. However, much more importantly, the Nakamuras are already intruding upon our property and, in addition, they are suing us for “trespass” and the trimming of the excessive fire-prone acacia bush growth in the easements, which was done in April of 2017. While this lawsuit is pending, in which they question property lines, including those along the proposed driveway, it would be prudent for the Planning Commission to defer the decision regarding Resolution 2021-04 until this legal matter is completely adjudicated.

We needed to have 4 surveys done since we purchased the property in 2013. Two of the surveys were done before 2017 and were missing relevant details regarding the property lines and easements between the two properties. The two surveys since then have corrected that missing information. As it turns out, a portion of the Nakamura driveway has been on our property forever, as you can see in this third survey here.



No matter what the Planning Commission approves, how will you know that is what the Nakamuras have built? I should not need to remind you that the Nakamuras have never complied with approved plans. That as-built unapproved, illegal main house structure, indicated on these new plans with a big red ‘X’, standing there now some 6 years, is proof enough of this.

Here, in addition, is their construction fence pole, that has been on our property for as long as we have owned it.



The markup shows the location of part of the fence on our property. The next photo shows more clearly the far marker.

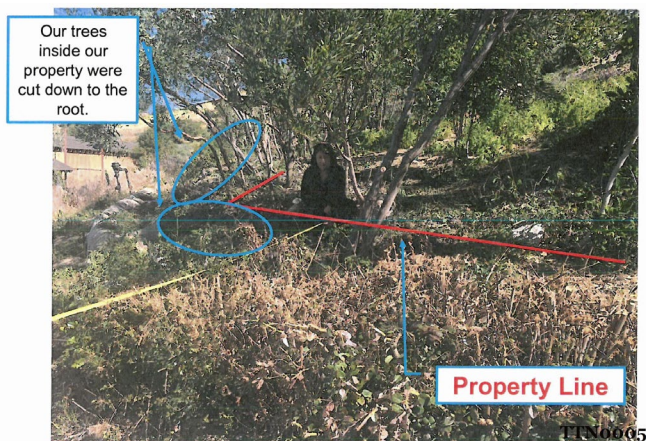


And below is a photograph of the same markup of the property line along the driveway as seen from the opposite viewpoint.



Part of their lawsuit is the claim that we trimmed the hedge along their driveway that you see here. It is plainly obvious that the majority of said planting is located on our property. That we are being sued for cutting plants on our property illustrates the deliberately deceitful misconduct of the Nakamuras that ought to give the Planning Commission pause before issuing a blanket approval of Resolution 2021-04.

There are other aspects to their lawsuit that illustrate the true purpose of their repeated efforts at litigation, which is to harass, intimidate, and punish us, as the whistleblowers of their illegal main house construction project of 2015-2016. These efforts have included two perjurious Temporary Restraining Orders, intentional delivery of subpoenas to the waiting room of Dr. Korzennik's practice, and multiple calls to the Lomita Sheriff for... nothing. I'm sorry to have to bore you with the sordid details, but it is important for the Planning Commission to realize who they are dealing with.



Above is part of their documentation of this bogus case that, unfortunately, we must still defend ourselves against. Their claim that "trees" were "cut down to the root" is demonstrably false, as indicted in the photos below taken shortly after the lacing and lolloping of the acacia bushes, which show manifestly ancient, not freshly, cut branches. You do not need to be a horticulturalist to realize this.



In addition, they are claiming some \$100,000 in damages to supposedly replace the missing foliage. However, since that time, the acacias have grown back, as plants are wont to do, to an even greater extent than previously and therefore pose an even greater fire risk, which we cannot conceivably rectify because of the lawsuit. Thus, by pursuing a questionably fraudulent legal action against us, the Nakamuras are not only endangering themselves and us, but the entire community of Rolling Hills.

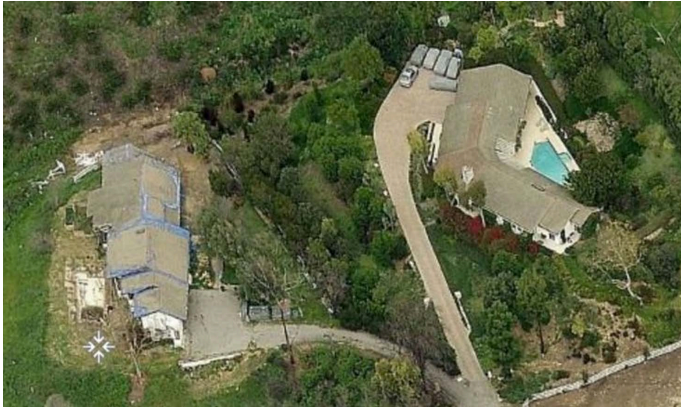
Here you can see the state of the easement acacias as of already two years ago. Please note how close this dense stand of brush is to their unfinished 5-year old plywood structure and tell me how this is not an extreme fire hazard situation.



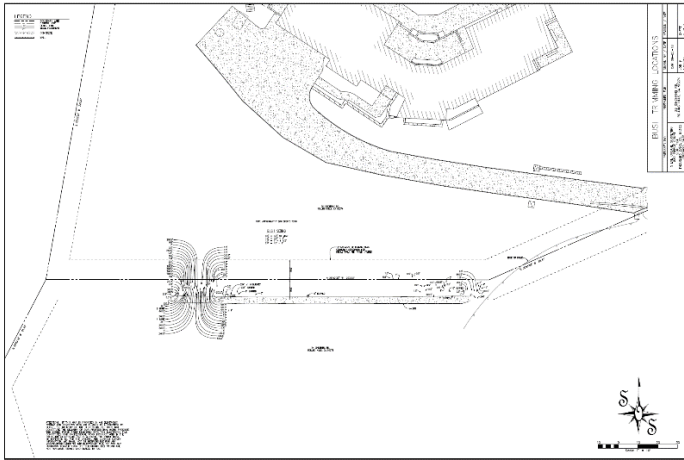
Below is looking at this growth from the other direction taken at the time of a court ordered inspection of their illegal construction and the concrete swale shown on the top of the more than 2:1 illegally steep slope.



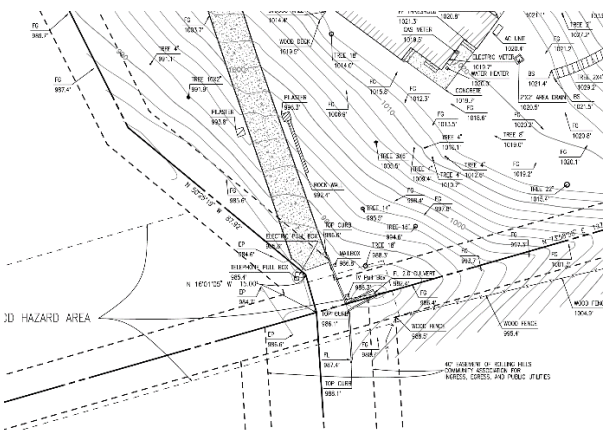
We were told by our landscape architect that the concrete swale you see below was the location of the property line. From this old satellite photo of the two properties, you can clearly see the concrete swale and how all the upslope landscape is of a piece and obviously maintained by 26 Cinchring. Thus, the assumption that the swale was the property line, instead of the easement line, was not unfounded.



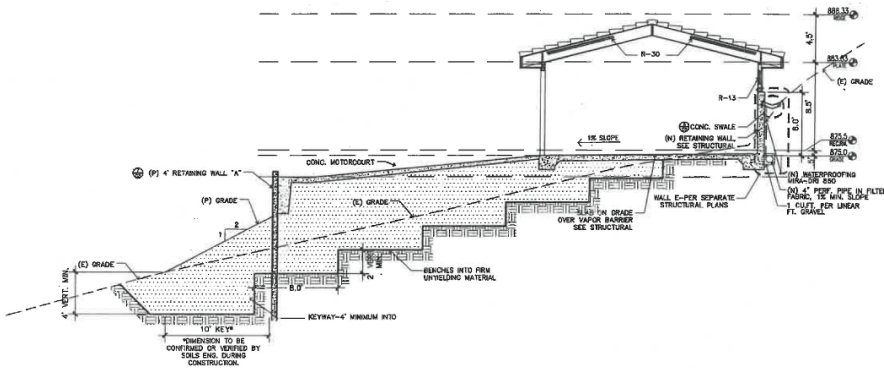
The last survey, shown below, shows the locations of the trimmed acacias to be within the easements above the swale.



Separately from the above considerations, I question the proposed construction of the accessory unit. I am not a geotechnical expert, but I am the homeowner of a recent Rolling Hills approved extensive remodeling project. I recall the structural engineering that went into the addition of the balconies along the front of our house. Not only were three attractively designed and placed site walls required to bring the grade up so that the balconies would be no more than 3 feet above grade, but there were also more than 50 caissons dug down to bedrock to provide addition structural integrity to the design. This also allowed us to curve the new driveway in towards the house, avoiding the idiotic diagonal cutoff of the old driveway entrance because of the property line, as shown on this pre-construction survey.



I don't see any of that under this accessory building. From our past history with the Nakamuras, they have used family and friends as professionals in the drawing up of plans, etc. This self-dealing nepotism lends itself to abuse that I would caution the Planning Commission to be cognizant of. From their plans, I see a structure that is around 50% built over fill without any other structural reinforcement provided.



As I said, I'm no expert, and it would be perfectly fine by me if the whole thing slid down the hill into the Nature Preserve one day. This construction-lite structural engineering is in stark contrast to what they chose to do with the main house, which was to surreptitiously substitute their own unpermitted plans for your approved plans, in order to build a much more massive construct, with large amounts of structural steel and a full length basement the entire breadth of the building, and a much taller than approved ridgeline that became the subject of Resolution 1221.

That this was their intention all along you can see here with steel posts stored onsite long before you approved the original plans.



If you were on the Planning Commission several years ago, perhaps you will recall the mendacious testimony of their expert, Alan Rigg, who tried to convince you that the old and the new structures were exactly the same in terms of height and usage of the steel posts.



That this was untrue is seen below, showing the existing house covered with a blue tarp, and thereafter, the steel posts projecting through and above said same original roof.



The extensive excavation and unpermitted basement construction work is seen below.



All this is saying to you, the City of Rolling Hills Planning Commission, be on extreme alert, so that you will not be hoodwinked once again by the Nakamuras. In fact, with the new Planning Director, Meredith Elguira, we are not off to a good start at all. She issued on December 3, 2019 a "Notice of Addition, Major Remodel, and Demolition of Walls at 24 Cinchring" on an over-the-counter administrative basis which, I would point out, pretends to remodel a building that no longer exists, with plans that, according to our expert architect, have essentially not changed since the last go around, and which remain, still at this point conceptual, and fail to address the deficiencies noted previously in Resolution 1221, which found that, "The Applicant's unpermitted construction of a higher than approved structure constitutes a Building Code violation. Within three months of this Resolution, the Applicants shall renew all construction permits through the Los Angeles County Building and Safety Department for this project and commence demolition of the illegal construction. Staff is directed to require the Applicants to bring the height of the residence into compliance with the plan, which was previously approved... The highest ridgeline of the house shall not be higher than 917.25 ft. in elevation, as shown on the approved plans." [Emphasis added] It is our contention that the City of Rolling Hills cannot simply abandon enforcement of its own duly composed binding Resolutions.


We submitted our strenuous objections to this December 3, 2019 Notice, but to no avail, since we were the only ones protesting her administrative approval. The original structure, which is the basis for this administratively approved request to remodel, is long gone, having been replaced by the current as-built illegal structure, which cannot serve as the point of departure for remodeling a no longer extant building, as conceived of by the Planning Director. The Nakamuras had ample time to file a protest against Resolution 1221, something they never pursued. They seem to have preferred to wait out the clock and the changing of the guard. This appears to have worked out very much in their favor, given what we believe to be an unwarranted and egregious decision made by the Planning Director.

Finally, there can be no legitimate protest from the Nakamuras that they have been waiting a long time to complete the construction of their project, since the fault for the delays rests entirely upon them. They purchased the property in 2000

and have never apparently lived there. They failed to use the 2-year moratorium for reconstruction after the 2009 Nature Preserve fire. They intentionally built illegally and got caught. After much ado and many meeting with you, the Planning Commission, and later the City Council, Resolution 1221 was passed. Rather than following the requirements of the Resolution, they chose to wait until its deadlines had run out, and they could renew again the very same efforts as before, except now with a City staff that appears to have no institutional memory of their previous machinations.


I offer you my apologies for a perhaps long-winded account of our take on this situation, but I hope you can understand that this has been going on for 7 years and 5 lawsuits, with over a quarter million in legal expenses that we have already incurred. In support of our contention of multiple demonstrations of deception and malfeasance on the part of the Nakamuras, I would invite you to peruse, in the attached Appendix, the chronology of events marking this long, sad history of their bad behavior.






Sincerely,



The image shows two handwritten signatures in blue ink. The signature on the left is 'E. Brunner' in a cursive script. The signature on the right is 'N. Korzennik' in a stylized, blocky script.


Elliott Brunner, MD & Nourit Korzennik, PhD
26 Cinchring Rd
ehb8@cox.net

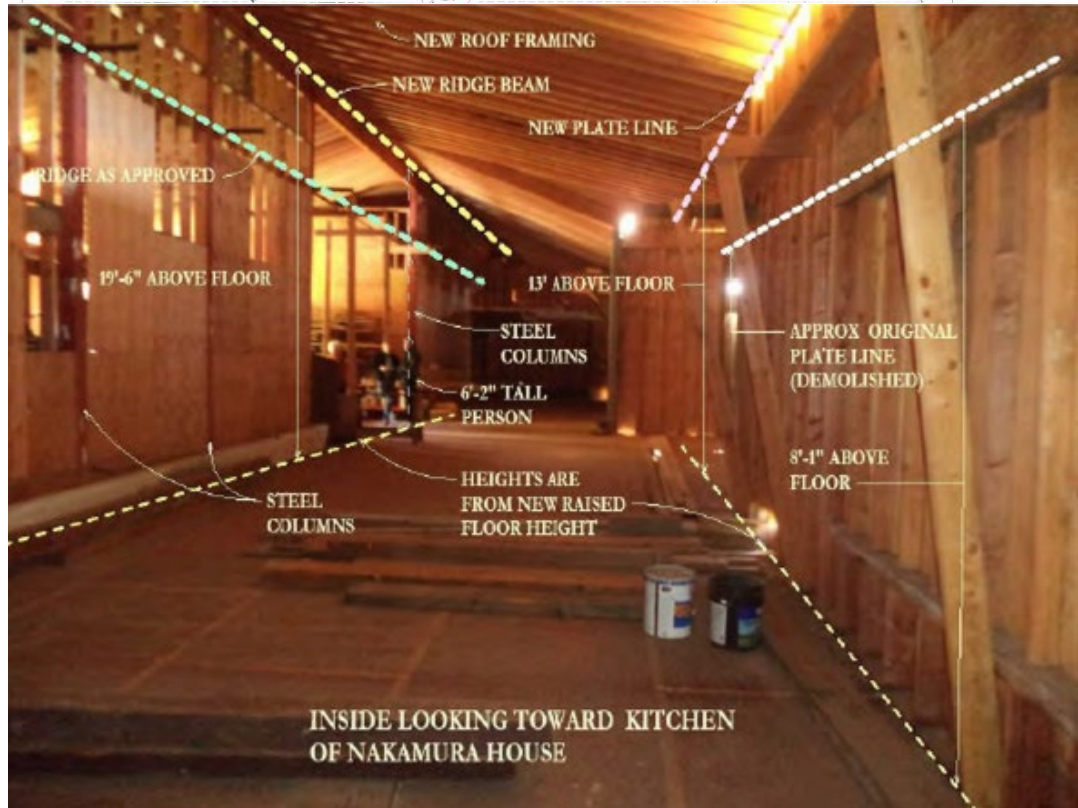
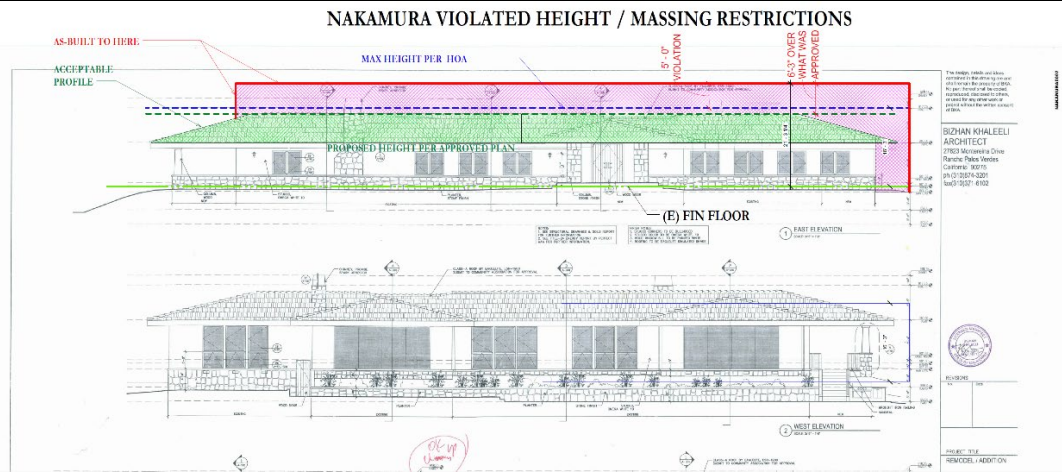
Appendix – NAKAMURA CHRONOLOGY

06-26-2000	Nakamuras purchased 24 Cinchring, Rolling Hills.
08-27-2009	Wildfire made 24 Cinchring uninhabitable. Nakamuras have not lived at 24 Cinchring since – if they ever did.
04-11-2013	Architect Khaleeli plans are approved by the City for 24 Cinchring.
06-26-2013	The Dr. Brunner and Dr. Korzennik family trust acquired 26 Cinchring.
05-08-2014	Architect Khaleeli plans are stamped at the Los Angeles County Building and Safety Department.
06-23-2014	Permit BL 1211050053 issued by LAC DPW to “CONVERT 675SF GAR INTO KITCHEN; 850SF ADDITION OF MSTR BATH, EXPAND LIVING RM/ENTRY; NEW ROOF; C/O 3 DOORS/15 WINDOWS.” This is only the second (of two) building permits on file at the County. The first is BL 1307110091 (07/12/2013) to “DEMO “SOME” INTERIOR WALLS AND FLOORS.”
July 2014	Nakamuras, acting as general contractor, started excavation of footings as per the hidden, unpermitted K Nishiya plans.
08-07-2014	Pre-construction meeting for 24 Cinchring (Sam Takei was the "contractor" but Mrs. Nakamura's brother was not a licensed contractor); City, HOA, and County advised regarding construction requisites and that any changes or modifications that vary from the approved plans must be brought to attention of staff of all agencies.
12-03-2014	
03-27-2015	LAC DPW Inspector Chris Oberle signed off on 6 steel posts about 30 feet in height with 10-foot-deep footings. These were not on the approved plans.
June 2015	Contractor Lucas Bros/Dan Martinez was hired by the owner-builder Nakamura (they refused to sign a written contract). The City approved plans were concealed from him. Instead, he was given the K Nishiya plans and led to believe that the Nakamuras were going to get these plans approved by the City and RHCA.

06-11-2015		
06-17-2015	City staff received report of very tall beams. County inspector Oberle, realizing the deception, emailed the Nakamuras advising that the "roof is too high." Foundation, basement, framing work continued through the summer.	
Summer 2015	 	
Fall 2015	Fall 2015	 
09-25-2015	Alleged "spitting incident" occurred between Mrs. Nakamura and Dr. Korzennik wherein Mrs. Nakamura demanded Dr. Korzennik stop taking pictures from Dr. Korzennik's property of their illegal, unpermitted construction at 24 Cinchring.	
09-29-2015	RHCA posted a STOP WORK: "Framing not per plan." RHCA 9-29-15 letter to Nakamuras stated, "STOP WORK ORDER: PLATE HEIGHTS/RIDGE HEIGHT EXCESSIVE. RESPOND BY 10-15-2015." Work continued per photographs.	
10-06-2015	County of Los Angeles posted a STOP ALL WORK order. Work continued per photographs.	
10-08-2015	Mrs. Nakamura filed L.A.S.C. Case No. YS027815 (TRO) for "civil harassment" (so-called "spitting incident" and for Dr. Korzennik taking photographs of their unapproved construction from 26 Cinchring which noted the building code violations at 24 Cinchring done by the Nakamuras.	

10-15-2015	Kathryn Bishop, Architectural Inspector of the RHCA, sent a letter explaining that the only work the Association will approve is a temporary roof, tarping only. Work continued, adding rafters, plywood sheeting, and paper per photographs.
11-17-2015	
12-17-2015	Kathryn Bishop, Architectural Inspector of the RHCA, issued a STOP WORK ORDER. "I made a visual inspection/work completed does not comply with plans submitted. Unapproved spacing & underlayment material."
01-08-2016	<p>1/8/16</p> 
01-19-2016	Kathryn Bishop, Architectural Inspector of the RHCA, noted regarding the STOP WORK ORDER: "Your non-compliance with the October 26, 2015 temporary winterization permit IS NOT ACCEPTABLE and MUST BE REMEDIATED."
01-26-2016	The City of Rolling Hills Planning Director, Yolanta Schwartz, wrote in a letter to the Nakamuras, "A construction violation exists, a stop work order is in effect, no work is to be conducted... temporary winterization must be removed by April 1, 2016 and revised plans must be submitted no later than April 1, 2016."
04-22-2016	Dr. Korzennik filed L.A.S.C. Case No. YC071272 (Dept. B) for injunctive relief against Nakamuras to build according to approved plans.
12-16-2016	TRO Trial in Department J before Hon. Mark Arnold. Mrs. Nakamura's TRO was denied for lack of evidence to support a restraining order. TRO dissolved.
02-27-2017	Dr. Korzennik's expert architect, pursuant to a notice for inspection, photographed 24 Cinchring for the injunction case.

04-17-2017	Finley Tree & Landscaping cleared out dead brush and trimmed Acacia tree branches (Lolli popping) to reduce fire hazard.
06-27-2017	The second survey by Steve Opdahl showed that part of the Nakamura driveway and a substantial portion of the hedge that lines that driveway is on our property.
07-19-2017	Nakamuras filed L.A.S.C. Case No. YC072196 against Dr. Korzennik & Dr. Brunner for alleged trespass and damage to landscaping caused by clearing out dead brush per Rolling Hills ordinance to reduce fire hazards.
09-05-2017	Our architectural expert, Mr. DiBiasi, a licensed drone operator, obtained aerial views of massing and height of the unpermitted construction at 24 Cinchring to present to City of Rolling Hills planning commission.
09-17-2017	Planning Commission Hearing: The Nakamuras were unable to explain why the approved plans were not followed and the structure was over the height on the approved plans; they were only willing to lower the height by 1 foot. The 26 Cinchring expert architect explained that 24 Cinchring is 5 feet over the approved plans. This was achieved by raising the foundation and plate heights. The Nakamuras never provided the approved plans to their contractor, Dan Martinez.
10-17-2017	Planning Commission field trip: The Nakamura's third architect Berger explained that following approved plans wasn't done because Nakamuras wanted a loft. The Planning Commission ordered the Nakamuras to build per approved plans of April 11, 2013 and staff to draft a resolution to that effect.
12-19-2017	The Rolling Hills Planning Commission (Brad Chelf, Chair, and Commissioners Cardenas, Cooley, Kirkpatrick, and Seaburn), after hearing from a new Nakamura consultant, Arthur Rigg, as well as Mitzi Nakamura and Mr. Nakamura, voted 5-0 to require 24 Cinchring be built pursuant to the April 11, 2013 approved plans and denied the Nakamuras' final appeal to allow them to move forward with their non-conforming construction in Resolution 2017-21 in Zoning Case #932 (Nakamura).
01-08-2018	The Rolling Hills City Council voted 3-2 to review the Planning Commission's denial of the Nakamura application for modification of the 2013 approved plans.
01-31-2018	The Rolling Hills City Council held a field trip inspection of 24 and 26 Cinchring.
02-05-2018	<p>Rebuttal of our expert architect, Vincent DiBiasi regarding 24 Cinchring construction:</p> 




The difference in new vs old plate height is 13' minus 8'1" or almost 5'; the highest point at 19'6" could accommodate 3 6'6" humans stacked vertically. Cutting the ridge height down 3' would still leave it 2' higher than what was approved. Adding in the 10' height of the full-length basement (not even on the Nishiya plans) gives a total interior structure height of 23'. With the thickness of the floors and roof, the structure would reach the 25 ft height limit for building in RAS-2, although this is as measured from the outside.


02-12-2018



The City Council denied the Nakamura appeal and denied their request for a variance to allow modification to the 2013 Approved Plans, ordering staff that a Resolution be prepared which became Resolution 1221.

02-26-2018

City Resolution No. 1221 was adopted (Mayor Black – no, Councilmembers Dieringer, Mirsch, Pieper and Wilson – yes), finding that the Nakamuras' unpermitted modifications to the 2013 approved plans for 24 Cinchring were not compliant with or consistent with goals and policies of City's general plan to conform with low profile, ranch style architectural, and ensure buildings maintain and preserve views; that the proposed modifications were not harmonious in scale and mass with the site and

	natural terrain and surrounding residences; the Nakamuras were required to bring the height of 24 Cinchring into compliance with the 2013 approved plan within 12 months and begin construction within 6 months.
03-27-2018	Injunction case L.A.S.C. Case No. YC071272 was settled at mediation, given that the Resolution No. 1221 issued by City of Rolling Hills, ordered what the plaintiffs had been seeking. The Nakamuras signed a stipulation that they were not going to build according to the approved plans and, as a result, they must wait 1 year to submit a new application or seek an extension of construction from the City.
07-12-2018	The Nakamuras filed a motion to amend the trespass case to include the alleged "spitting incident" of September 25, 2015 that was part of the subject of the 12-16-15 first TRO hearing, which was denied by Judge Arnold. The motion was granted to allow the filing of the first amended complaint and the August 22, 2018 trial date was vacated.
12-06-2018	Demurrer sustained to the first amended complaint as to the so-called "spitting incident" of September 25, 2015, which was the purpose of filing the first amended complaint.
12-10-2018	The Nakamuras claimed they came to pick up mail at 24 Cinchring and that Dr. Korzennik blocked them from leaving.
12-13-2018	The Nakamuras filed a second TRO L.A.S.C. Case No. 18TRO01023 claiming they feared for their personal safety and alleged that Dr. Korzennik had been harassing them for 3 years, "On September 25, 2015 Nourit Korzennik directly spat in my wife's face and took numerous photographs and videos of my wife while trespassing on our property." They further asserted that Dr. Korzennik flew drones, took pictures, threw PVC pipes onto 24 Cinchring, blocked their driveway with construction equipment and a portable toilet; chopped down trees and hedges on their property, and tampered with their water line.
01-26-2019	TRO case trial continued due to lack of service on Dr. Korzennik.
01-31-2019	TRO continued due to pre-paid vacation plans of Dr. Korzennik and agreement of counsel given their respective schedules.
03-12-2019	Letter from the RHCA regarding the construction fence at 24 Cinchring.
03-13-2019	Trial of 2nd TRO filed by Nakamuras, L.A.S.C. Case No. 18TRO01023 abandoned.
03-17-2019	<div>3/17/19</div> 
05-1-2019	Trial of YC0272196 "Trespass case" in Department B continued.

08-15-2019	Letter from Yolanta in response to Dr Korzennik's emails.
09-12-2019	The Nakamuras filed a complaint with the Los Angeles County Department of Building and Safety alleging that our new water main installation was not to code and falsely accusing us of "stealing" 33,750 gallons of their water and vandalizing their water main. Although our contractor had indeed neglected to get the proper permit for the water main, this was rectified, and the final permit approved. The material used was per code and the other accusations were blatantly false.
09-17-19	Planning Commission received oral update from staff regarding "proposal and development process for a project at 24 Cinchring."
October 2019	<p>Photographs taken documenting the new silhouette flags placed at 24 Cinchring:</p> 
10-23-2019	Meeting with Yolanta, the retiring Planning Director, and Meredith, her replacement.
12-03-2019	Official Notice from the City of Rolling Hills regarding construction at 24 Cinchring. Should two or more neighbors complain, only then would a Planning Commission review be scheduled.
12-16-2019	We filed our objection letter with the City of Rolling Hills to the planned modifications at 24 Cinchring.
03-09-2020	Photograph taken from the Nature Preserve trails:

		
07-16-2020	RHCA Board Meeting noted Active Architectural Violations where 24 Cinchring is listed as “New Residence Not Per Plan” and noted “Stop Work Order in Effect – AC Comm Required Modifications.”	
10-09-2020	Grading permit 2010090001 for “GRADING FOR NEW 650SF DET GARAGE W/750SF ATT REC ROOM” issued at LAC DPW.	
10-25-2020	We filed a lawsuit against the City of Rolling Hills and the Nakamuras for Petition of Writ of Mandate, Violation of Government Code (Breach of Mandatory Duty), Nuisance Damages, and Declaratory Relief.	
10-28-2020	Construction materials seen delivered to 24 Cinchring.	
11-06-2020	Concrete trucks seen pulling into the Nakamura property.	
11-25-2020	Lomita sheriff, a female officer by the name of Lopez (police car 17-643), came to our door to say that the neighbors were complaining about our security camera. Dr Korzennik spoke with her and afterwards with the Lomita Station duty chief, a male officer by the name of Apostle.	
01-05-2021	Mandatory Settlement Conference in tree case.	
01-15-2021	Mediation conference in our lawsuit against the City of Rolling Hills and the Nakamuras for Petition of Writ of Mandate and Violation of Government Code (Breach of Mandatory Duty), Nuisance Damages, and Declaratory Relief.	
03-16-2021	 <p>(Right click enable content if present and choose full screen multimedia)</p> <p>Shown here are the Nakamuras taking pictures of me driving up my driveway. Why is this interesting? If the shoe were on the other foot, i.e. if it were us taking pictures of them, you can be certain that we would be getting a visit from the police, or a new Temporary Restraining Order in the mail shortly. How do I know? Because this has happened repeatedly in the past.</p>	
Pending	We will be filing an appeal for a Writ of Mandate in the above case.	

RESOLUTION NO. 2021-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL FOR SITE PLAN REVIEW FOR GRADING AND RETAINING WALLS ABOVE THREE FEET; A CONDITIONAL USE PERMIT FOR A DETACHED MIXED-USE STRUCTURE; VARIANCES TO LOCATE THE MIXED-USE STRUCTURE PARTIALLY IN THE FRONT YARD AREA AND TO ALLOW A WALL UP TO FOUR FEET HIGH ALONG THE DRIVEWAY INTO THE FRONT YARD AND A WALL BEHIND THE PROPOSED MIXED-USE STRUCTURE TO EXCEED FIVE FEET ON A LOT LOCATED AT 24 CINCHRING ROAD (LOT 18-3-CH), ROLLING HILLS, CA, (NAKAMURA). PROJECT HAS BEEN DETERMINED TO BE EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

Section 1. An application was duly filed by Mr. and Mrs. Takashi Nakamura (“Applicants”) with respect to real property located at 24 Cinchring Road (Lot 18-3-CH), Rolling Hills, requesting a Site Plan Review for grading of 390 cubic yards of cut and 390 cubic yards of fill and for portions of a driveway retaining wall above three feet high, a Conditional Use Permit for construction of a 1,400 square foot mixed use structure to contain a 650 square foot garage and 750 square foot recreation room, and Variances to locate the mixed use structure partially in the front yard area, to construct a four-foot high wall that extends down slope of the driveway into the front yard, and to construct the rear wall of the mixed use structure over the maximum 5-foot high limitation.

Section 2. The Planning Commission conducted duly noticed public hearings to consider the application at its Adjourned Regular Meeting on March 16, 2021 at 7:30 a.m. and at its Adjourned Regular Meeting on March 30, 2021 at 6:30 p.m. Notice of the public hearings were published in the Palos Verdes Peninsula Newspaper on March 5, 2021 and March 19, 2021 for the March 16, 2021 and March 30, 2021 public hearings, respectively. Notice of the public hearings were also mailed to all residents within 1000 square feet of 24 Cinchring Road on March 4, 2021 and March 18, 2021 for the March 16, 2021 and March 30, 2021 public hearings, respectively. Agendas were posted at City Hall and on the City website on March 12, 2021 at 4 PM and March 26, 2021 at 4 PM for the March 16, 2021 and March 30, 2021 public hearings. Evidence was presented by persons interested in affecting said proposal and from members of the City staff and the Planning Commission at the public hearings. The Applicants and their representative were in attendance at the public hearings.

Section 3. In or around 1976, a 3,746 square foot residence with a 600 square foot attached garage was constructed at 24 Cinchring Road pursuant to architectural plans designed by the architect C. Hovland. The Applicants submitted an application for a major remodel designed by architect Charles Belak-Berger to reconstruct the single-family dwelling within the existing footprint and to construct an 850 square foot addition. On December 3, 2019, Applicants flagged the entire proposed roof line and addition; the City verified the staking conformed with the plans

underlying the application. That same day, the City notified in writing by regular mail the owners of property located within one thousand feet of the exterior property line of 24 Cinchring Road of the proposed project. On December 16, 2019, the City received an objection from the property owners of the property located at 26 Cinchring Road. The City did not receive any other objections to the proposed plan. Accordingly, the project qualified for administrative review and did not warrant review by the Planning Commission. On December 30, 2020, City staff administratively approved the application for the residential remodel. With the conversion of the attached two-car garage to living space, Applicants must construct a two-car garage elsewhere on the property.

Section 4. 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 mixed use structure and widening of the driveway to 20 feet which requires two walls. 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 mixed use structure will consist of a three car garage and recreation room and qualifies as new construction of small structures. Further the retaining walls ranging from a few inches up to six feet in height (one wall has two 4-foot high sections totaling approximately 140 linear feet and another is six feet high totaling 64 linear feet) qualify as construction of small structures. These walls are necessary for purposes of construction of the mixed use structure and widening of the driveway.

Section 4. There exists a 50-foot Flood Hazard Area along the southern property line and a 40-foot Flood Hazard Area along the northern property line of subject property. Any construction or grading in these Flood Hazard Areas must be reviewed and approved by the by the Building and Safety Department and any other appropriate agency.

Section 5. The Rolling Hills Municipal Code requires Site Plan Review for a project that proposes grading pursuant to RHMC Section 17.46.020(A)(1) and walls over three feet high under RHMC Section 17.16.190(F). The project proposes grading of 390 cubic yards of cut and 390 cubic yards of fill and two walls one of which is up to four feet high in two sections totaling approximately 140 feet long and the second of which is six feet high by approximately 64 feet long. The Planning Commission makes the following findings:

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

The grading is necessary for the widening of the main driveway to meet Fire Code access requirements and to access the mixed use structure, including garage required by the Municipal Code. The Fire Code requires a 20-foot driveway, clear of any horizontal or vertical obstructions, to accommodate the width and height of a fire truck and its equipment. Grading for the secondary driveway is required to access the required garage that will serve the existing residence. Due to the current topography of the lot, a retaining wall ranging from a few inches high to a maximum

of four feet high by approximately 140-feet long will be needed to support and stabilize the proposed cut and fill for the proposed driveways. A six-foot high by approximately 64-foot long wall is also needed to retain the soil behind the mixed use structure but will not be visible from any other property. To minimize grading and maximize preservation of the existing terrain, the proposed mixed-use will be built partially into the hillside in the front yard. The six-foot high by 64-foot long wall will retain the cut portion of the hillside. Variances to locate the mixed use structure partially in the front yard and to construct a section of a four-foot high wall in the front yard and the six-foot high by 64-foot long mixed-use retaining wall above the maximum five feet are the subject of approval in this Resolution.

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

The mixed use structure will be located on existing secondary pad where a previous stable was located. Using an existing pad minimizes potential lot disturbance resulting from grading for the proposed mixed-use structure. The pad expansion will be kept to a minimum by not exceeding the required vehicular access requirements. The maximum heights of walls are necessary to stabilize and support the proposed driveways and vehicular access in front of the garage.

C. The project is harmonious in scale and mass with the site, the natural terrain and surrounding residences. The proposed development, as conditioned, is harmonious in scale and mass with the site. The proposed project is located out of sight of the street and will be visible to one neighbor, and is consistent with the scale of the neighborhood when compared to properties in the vicinity.

The site is currently developed with a single family residence and the area surrounding the residence has been graded in the past to accommodate a pool and stable that have been demolished. The grading will increase lot disturbance by less than 3%. Disturbance to the existing terrain will be kept at a minimal by not exceeding code requirements. The grading serves the construction of the mixed use structure and related driveways. The proposed mixed use is 1,400 square feet with a maximum height of 13.5 feet and is located on a lower pad than the primary residence and is tucked into the hillside. The mixed-use is low in profile, and the massing is partially screened by the hillside from the adjacent neighbors. The front façade of the mixed-use structure will be seen from the adjacent land conservancy site and trail but is minimally visible from public view due to being setback from the edge of slope. The walls are necessary to stabilize and support the proposed driveways and vehicular access in front of the garage and will also be screened by landscaping to minimize visual impact and improve aesthetics.

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

The site is already developed with a single family residence and has been graded to accommodate a pool and stable that have been demolished. The location of the mixed-use structure minimizes lot disturbance by using an existing pad that previously accommodated a stable and will require minimal grubbing and clearing of the site. The mixed-use structure will be tucked into the

hillside to minimize expansion of the secondary building pad and thus, minimize alteration to the existing terrain. In addition, the project will be conditioned to use native vegetation that will blend in with the surrounding area while complying with the Fire Department's Fuel Modification requirements. The walls will be screened by native vegetation to minimize its visual impact.

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

The location of the mixed use was previously graded to accommodate a stable and access to the stable. The majority of the grading is required to meet emergency access and access to the required garage. The location of the mixed use structure and required retaining walls have been designed to minimize disturbance to the natural terrain of the site.

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

The location of the mixed use was previously graded to accommodate a stable and access to the stable. The majority of the grading is required to meet emergency access and access to the required garage. The grading will incorporate water catchment systems to minimize impact to the hillside. Majority of the site will remain permeable and undisturbed to allow water to penetrate naturally into the ground. The walls support the location of the mixed use structure and vehicular access to minimize the amount of grading and redirect drainage flow into an existing drainage course.

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 location of the mixed-use structure minimizes lot disturbance by using an existing pad that previously accommodated a stable and will require minimal grubbing and clearing of the site. No mature trees will be eliminated as a result of the project. The project will incorporate landscaping that has been approved by the Fire Department in conformance with its fire fuel modification standards. The project also incorporates landscaping and planting in front of the retaining walls to minimize their visual impact.

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

The project will not change the on- and off-site circulation patterns. The location of the mixed use structure uses existing access that previously provided access to a stable. The access will be improved to accommodate vehicular access to the required garage. The primary access to the site will remain in the same location and will be widened to 20 feet to accommodate emergency fire vehicles. The retaining walls will help guide drivers and pedestrians to different uses located on the 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 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 mixed use structure and widening of the driveway to 20 feet which requires two walls. The 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 mixed use structure and two walls one, of which has two sections up to 4 feet high totaling 140 feet long and the second of which is a 6 feet high by 64 feet long, similarly qualify as construction of small structures.

Section 6. The Rolling Hills Municipal Code require a Conditional Use Permit for a project a mixed use structure pursuant to RHMC Section 17.16.040(A)(3) subject to certain conditions pursuant to RHMC Section 17.16.210(A)(6). The project proposes to construct a new mixed use structure consisting of a 650 square foot detached garage and 750 square foot recreation room. The Planning Commission makes the following findings:

A. That the proposed conditional use (a mixed use structure) is consistent with the General Plan. The mixed use structure consisting of a 650 square foot detached garage and 750 square foot recreation room is consistent with similar uses in the community and is a permitted use with a CUP. Although the mixed use structure requires a variance to allow it in the front yard, the positioning of the mixed use structure will be located where a previous stable was located. Therefore, it will not change the existing configuration of the structures on the lot and will minimize the amount of disturbance on the lot. Further, adequate area remains on the property to construct a stable and corral in the future. Lastly, the proposed structure is tucked into the hillside at a lower pad elevation than the existing residence thus, it is partially screened by the natural terrain of the site and additional landscaping will minimize visual impact from public view.

B. That the nature, condition and development of adjacent uses, buildings and structures have been considered, and that the use will not adversely affect or be materially detrimental to these adjacent uses, building or structures. The mixed use structure will be on a lower pad than the residence and is almost 200 feet from nearby residences so that the structure will not impact the privacy of surrounding neighbors. Due to the existing development, location, and configuration of the residence, the Applicants are limited in where a garage could be constructed. Due to the location of the existing driveway, it is impossible to construct a garage on the other side of the residence. In addition, the proposed size and height of the mixed use structure blends in with the scale of the existing development in the neighborhood. The proposed grading required to construct the mixed-use is minimized by locating the structure on a previously graded pad and with existing access to the pad.

C. That the site for the proposed conditional use is of adequate size and shape to accommodate the use and buildings proposed. The mixed use structure is located on the existing secondary building pad, which is at a lower elevation than the primary building pad. Although the secondary pad will need to be expanded to accommodate the required vehicle turning radius in front of the garage, it is the only area that will cause the least disturbance to the natural terrain of the site. Placing the proposed mixed used in another location will result in significant grading of

the hillside and will most likely require higher retaining walls to support and stabilize the cut and fill. The current site is already developed with the existing secondary building pad and the existing access which help minimize grading and allow for shorter walls.

D. That the proposed conditional use complies with all applicable development standards of the zone district. The mixed use structure complies with all applicable development standards of the zone district as approved by this Resolution. Although the mixed use structure requires a variance to allow it in the front yard, the positioning of a majority of the mixed use structure will be located where a previous stable was located. Therefore, it will not change the existing configuration of the structures on the lot and will minimize the amount of disturbance on the lot. The proposed location was previously used for a stable and access to the stable. Thus, the project causes minimal impact to the previously disturbed site. Even with the additional grading, the project complies with the code requirement as to disturbance on the lot.

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 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. The zoning code requires a minimum of a two-car garage. The construction of the mixed use structure allows the Applicants the ability to meet this requirement. Construction of the mixed use structure in the front yard, allows the Applicants to minimize the amount of grading on the lot. Even with the construction of the mixed use structure, there is sufficient set aside area on the property for a future stable and corral. Allowing the mixed-use would allow the applicant the same rights to amenities enjoyed by other residents in the community.

Section 7. The Rolling Hills Municipal Code requires a Variance for a mixed use structure that projects into the front yard pursuant to RHMC Sections 17.16.210(A)(6) and 17.12.250, for a wall that projects into the front yard pursuant to RHMC Section 17.16.190(F), and for a wall that exceeds five feet in height pursuant to RHMC Section 17.16.190(F). The project proposes to locate a mixed use structure partially in front yard area, to construct a wall that extends down slope of the driveway into the front yard, and to construct a wall over the maximum 5 foot limitation along the mixed use structure. The Planning Commission makes the following findings:

A. That there are exceptional or extraordinary circumstances or conditions applicable to the property that do not apply generally to other properties in the same vicinity and zone. The lot is unique in that it is a landlocked lot and takes access over another property. It does not front any street. The existence of two Flood Hazard Areas on the property, one along the front (50 feet in depth) and one along the rear (40 feet in depth) dictate the determination of the setbacks.

The mixed use structure exceeds the leading edge of the house and thus requires a variance. The proposed location of the mixed use is the most viable location in that it will cause the least amount of grading and disturbance on site. The proposed location is where a previous stable was located. The location of the mixed use structure will preserve nearly all of the existing open space of the property and afford space for a future stable and corral. The existing pad has existing access that will be widened to meet vehicular access requirements. Due to the widening of the driveway

to accommodate Fire Department access and vehicular access to the garage, retaining walls will be needed to stabilize and support the proposed cut and fill. To accommodate the location of the mixed use structure and widening of the driveway to meet code requirements, one retaining wall requires projection into the front yard while the other retaining wall requires height above 5 feet. The walls be screened with landscaping to minimize visual impact to surrounding properties, the trail, and land conservancy site. The six-foot high walls will be located behind the mixed-use and will not be seen.

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

The mixed use structure location is the most viable location because it is currently a graded pad with existing access to the site. The mixed-use location will help preserve the natural terrain of the rest of the site. Relocating the mixed-use at a different location will cause significant grading due to the natural topography of the site and will result in higher retaining walls and could potentially cause drainage flow to change. The current location minimizes the heights of the retaining walls from a few inches to six feet, with the highest points being hidden from view behind the mixed-use structure. The location of the mixed use structure and location and height of the retaining walls are necessary to protect the undeveloped portion of the property while allowing the Applicants to meet code requirements relating to the two-car garage and 20 foot wide driveway.

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

The location of the mixed-use structure in the front yard and into the hillside will protect the undeveloped portion of the property and will minimize disturbance on site, which provides benefits to other nearby properties. The retaining walls allow proper access to the mixed use structure and widening of the driveway. The widening of the driveway to allow proper Fire Department access in the event of an emergency which will benefit the site and surrounding sites. The retaining walls will be screened and will not have any adverse impacts to public welfare or cause injury to the other properties or improvements within the vicinity. The mixed use structure and retaining walls will be constructed according to the Building Code.

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

The granting of relief from the code will allow the applicant to enjoy the same rights enjoyed by other residents in the community. Many of the development in the City have approved mixed-use structures. The garage is required by code to serve the existing residence. In order to construct the mixed-use structure, Fire and Building Code compliant driveways are needed. To meet these code requirements, Applicants must construct a wall that projects into the front yard and a wall that exceeds 5 feet. To minimize visual impact of the walls, Applicants will landscape the front of the walls to help improve aesthetics.

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

The location of the mixed use structure and location of the wall in the front yard and the height of the wall above 5 feet allow Applicants to enjoy the same rights as other residents of the

community. The mixed-use structure consisting of a three-car garage and recreation room are amenities that many residents in the community have on their properties. The two-car garage is a required by code. The only viable place to have the garage/mixed-use is the proposed location. The proposed location results in the least disturbance to the site while allowing other required uses (i.e., the stable and corral) to occur in the future. The retaining walls are necessary to build the mixed-use structure and to allow access to emergency responders. The natural topography limit the buildable area on site and the use of the secondary pad allows for minimal disturbance that will preserve the natural terrain of the site.

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

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

The mixed-use structure and required retaining walls comply with the vision of the general plan. The mixed use structure and walls preserve the rural character of the City. The mixed-use structure is 1,400 square feet and 13.5 feet in height. The mass and scale of the structure are consistent with the neighborhood character. Being tucked into the hillside on a lower pad provide screening from adjacent properties. The retaining walls are required to allow fire access to the site and vehicular access to the proposed garage. One retaining wall will project into the front yard and ranges from a few inches to 4 feet high. The second retaining wall ranges from a few inches to a maximum six feet high. The highest portions of the mixed-use retaining wall will not be visible because it will be located behind the mixed-use. The visible portions of the walls will be screened with landscaping. The location of the mixed use will cause the least disturbance to the natural terrain thus preserving the natural grade and drainage in the area.

Section 8. Based upon the foregoing findings of this Resolution, the Planning Commission hereby approves the Site Plan Review for grading of 390 cubic yards of cut and 390 cubic yards of fill and retaining walls one of which has two sections that are 4 feet high totaling approximately 140 linear feet and the second of which is a 6-foot high by approximately 64 foot long wall, a Conditional Use Permit for construction of a 1,400 square foot mixed use structure to contain a 650 square-foot garage and 750 square-foot recreation room, and Variances to locate the mixed use structure partially in front yard area, to construct a four-foot high wall that extends down slope of the driveway into the front yard, and to construct a retaining wall over the maximum 5-foot limitation as part of the mixed use structure subject to the following conditions:

A. The Site Plan, CUP and Variances approvals shall expire within two years from the effective date of approval if grading or construction has not commenced within two years of the approval as defined in RHMC §§ 17.46.080, 17.42.070, 17.38.070, respectively, unless otherwise extended pursuant to the requirements of those code sections.

B. If any condition of this Resolution is violated, the entitlement granted by this Resolution shall be suspended and the privileges granted hereunder shall lapse and upon receipt of written notice from the City, all construction work being performed on the subject property shall

immediately cease, other than work determined by the City Manager or his/her designee required to cure the violation. The suspension and stop work order will be lifted once the Applicants 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 RHMC Chapter 17.58.

C. All requirements of the Building Code and the Zoning Ordinance including outdoor lighting requirements, roofing material requirements, stable and corral area set aside requirements and all other requirements of the zone in which the subject property is located must be complied with, unless otherwise set forth in this approval.

D. The project shall be developed and maintained in substantial conformance with the Site Plan on file in the City Planning Department dated March 4, 2021 or as may be further amended and approved by the Los Angeles County Building Department, the City's Community Services and Planning Director, or Planning Commission pursuant to Section 17.38.065, 17.42.065, and 17.46.070.

E. The mixed-use structure shall not exceed 1,400 square feet as measured from the outside walls, and may contain a not to exceed 650 square foot garage and not to exceed 750 square foot recreation room. The mixed-use structure may not exceed 13.5 feet in height, and is further subject to the following conditions:

- a. Vehicular access to the mixed-use structure shall not occur within an easement or within twenty-five feet of the side or rear lot line. The vehicular access, past the main residential access, shall be a minimum of 12 feet wide with roughened surface for equestrian passage, and a not to exceed 3 foot retaining wall and a 3 foot railing or three-rail fence along the south side of the driveway.
- b. That portion of the structure designed or intended to be used for a garage, shall be separated by an interior common wall from the portion of the structure used as a recreational use. The interior common wall shall be constructed in the same manner as found in attached townhouse construction. No access from the interior of the portion used for a garage to the interior of the portion used for the other use shall be permitted;

- c. For the portion of the structure intended to be used as a garage, there shall be no sleeping quarters, occupancy or tenancy, kitchen or kitchen facilities in any portion of the detached mixed-use structure. However, the following may be allowed in the recreation room: a sink, microwave, hot plate and under a counter refrigerator.
- d. Where the garage or the recreation room as specified on the approved plan is converted to another use, or if the proportions of any approved use is changed without required approvals, the permit granting the mixed use structure may be revoked, pursuant to Chapter 17.58, and the structure shall be removed at the cost of the property owner.
- e. If any conditions of the permit are violated, or if any law, statute or ordinance is violated, the permit may be revoked and the privileges granted by the permit shall lapse, provided that the Applicants have been given written notice to cease such violation and have failed to do so for a period of thirty days, and further provided that the Applicants have been given an opportunity for a hearing.

F. The driveway shall not exceed 20 feet in width. The wall, which will be constructed along the western portion of the main driveway, shall not exceed 4 feet in height at any one point and 140 feet long. The wall, which will be constructed as part of the mixed-use, shall not exceed 6 feet in height at any one point and 64 feet long. If required by the Building and Safety Department, a rail or other type of fence may be constructed on top of the retaining wall for safety of cars and pedestrians. In addition to County Building and Safety, access to the project shall be reviewed and approved by the Fire Department.

G. There shall be a minimum of 8'3" distance from the outer edge of the recreation room to the top of the slope, for safe passage to the area of a future stable and corral. The retaining wall behind the structure shall not exceed 6 feet in height and 64 feet in length.

H. There shall be a minimum of 25-foot back up area from the garage portion of the mixed-use structure.

I. All utility lines serving the mixed-use structure and the residence shall be placed underground.

J. Structural lot coverage shall not exceed 8,257 square feet or 11.0% in conformance with lot coverage limitations of the Zoning Ordinance.

K. Total lot coverage of structures and paved areas shall not exceed 18,767 square feet or 25.5% in conformance with lot coverage limitations of the Zoning Ordinance.

L. The disturbed area of the lot shall not exceed 28,050 square feet or 37.9%, which is in conformance with 40% maximum lot disturbance limitations.

M. Residential building pad coverage on the 15,520 square foot building pad shall not exceed 6,105 square feet or 39.3%. The coverage on the 4,984 square foot garage/stable building pad shall not exceed 1,850 square feet or 37.4%, which includes the future stable.

N. Grading for this project shall not exceed 390 cubic yards of cut and 390 cubic yards of fill and shall be balanced on site.

O. The property on which the project is located shall contain a set aside area to provide an area meeting all standards for a stable, corral with access thereto as is shown on the plan dated March 4, 2021.

P. 65% of the demolition and construction materials shall be recycled/diverted. Prior to granting a final inspection, verification to be submitted to staff regarding the amount of recycled/diverted material and where it was taken on forms provided by the City. The hauling company shall obtain a hauling permit and pay the applicable fees. The applicant shall apply for a Construction and Demolition Debris permit if clearing, grubbing and demolition will take place prior to issuance of the Final Planning Approval.

Q. Throughout the construction process the easterly property line along the driveway shall be staked and no construction or grading shall take place beyond the property line.

R. No irrigation or drainage device may be located on a property in such a manner as to contribute to erosion or in any way adversely affect easements, natural drainage course or a trail. Drainage for this project shall be approved by the Building and Safety Department.

S. All graded areas shall be landscaped. Landscaping shall be designed using native plants, shrubs and trees. Any new trees and shrubs planned to be planted in conjunction with this project shall, at maturity, not be higher than the ridge height of the mixed-use structure. No plants shall be planted, which would result in a hedge like screen.

T. The landscaping shall be subject to the requirements of the City's Water Efficient Landscape Ordinance, (Chapter 13.18 of the RHMC), and shall be submitted to the City prior to obtaining a grading permit. .

U. There exists a 50-foot Flood Hazard Area along the southern property line and a 40-foot Hoed Hazard Area along the northern property line on subject property. No construction, grading, or any other construction activity may take place in these Flood Hazard Areas unless approved by the Building and Safety Department and other appropriate agencies. There shall be no dumping of debris, trees, or any other flatters into the canyons and flood hazard areas.

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

W. During construction, activities shall conform with air quality management district requirements, stormwater pollution prevention practices, county and local ordinances, and engineering practices so that people and property are not exposed to undue vehicle trips, noise, dust, objectionable odors, landslides, mudflows, erosion, or land subsidence.

X. During construction, to the extent feasible, all parking shall take place on the project site, but if necessary, any overflow parking may take place within the nearby roadway easements, without blocking access to and over the common driveway to the residences adjacent thereto.

Y. The Applicants shall be responsible for keeping the common access roadway in good condition during the entire construction process and shall, at their sole expense, make necessary repairs to the common access roadway should any damage occur during construction of their project.

Z. During construction, the Applicants 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.

AA. If an above ground drainage design is utilized, it shall be designed in such a manner as not to cross over any equestrian trails. Any drainage system shall not discharge water onto a trail, shall incorporate earth tone colors, including in the design of the dissipater and be screened from any trail and neighbors views to the maximum extent practicable, without impairing the function of the drain system.

BB. 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.wrhn.noaa.gov/lox/main.php?suite=safety&page=hazard_definitions#FIRE. It is the sole responsibility of the property owner and/or his/her contractor to monitor the red flag warning conditions. Should a red flag warning be declared and if work is to be conducted on the property, the contractor shall have readily available fire extinguisher.

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

DD. Prior to finaling of the project an "as graded" and "as constructed" plans and certifications, including certifications of ridgelines of the structures, shall be provided to the Planning Department and the Building Department to ascertain that the completed project is in compliance with the approved plans. In addition, any modifications made to the project during construction, shall be depicted on the "as built/as graded" plan and one hardcopy and one electronic copy shall be submitted to the Planning Department prior to issuance of the Final Certificate of Occupancy.

EE. The project shall be reviewed and approved by the Rolling Hills Community Association Architectural Review Committee prior to the issuance of any permits.

FF. The working drawings submitted to the County Department of Building and Safety for plan check review shall conform to the development plan described in Condition D.

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

HH. Prior to the issuance of building or grading permits, 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 against the Property. Applicants shall be and remain in compliance with all conditions of this permit.

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

JJ. The applicant shall comply with the Requirements of the Fire Department for access, water flow and fire fuel modification prior to issuance of the Building permit.

KK. The conditions of approval enumerated in this Resolution shall be printed on the front sheet of the development plans and shall be available at the site at all times.

LL. Before construction, Applicants shall clear the property of any dead or alive tumbleweed or dead tree, shrub, palm frond or other plant.

MM. Applicants shall remove the temporary construction fence on the site and obtain a permit for a new temporary construction fence pursuant to RHMC Section 17.48.040. Such fence shall not be placed beyond Applicants’ property line.

NN. Throughout the construction process, no construction shall take place beyond the property line.

PASSED, APPROVED AND ADOPTED THIS 30TH DAY OF MARCH 2021.

BRAD CHELF, CHAIRMAN

ATTEST:

ELAINE JENG, ACTING CITY CLERK

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

I certify that the foregoing Resolution No. 2021-04 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL FOR SITE PLAN REVIEW FOR GRADING AND TWO WALLS ABOVE THREE FEET; A CONDITIONAL USE PERMIT FOR A DETACHED MIXED-USE STRUCTURE; VARIANCES TO LOCATE THE MIXED-USE STRUCTURE PARTIALLY IN THE FRONT YARD AREA AND TO ALLOW A WALL ALONG THE DRIVEWAY AND BEHIND THE PROPOSED MIXED-USE STRUCTURE TO EXCEED FIVE FEET ON A LOT LOCATED AT 24 CINCHRING ROAD (LOT 18-3-CH), ROLLING HILLS, CA, (NAKAMURA). PROJECT HAS BEEN DETERMINED TO BE EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO SECTION 15303 (NEW CONSTRUCTION).

was approved and adopted at an adjourned regular meeting of the Planning Commission on March 30, 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 Officer

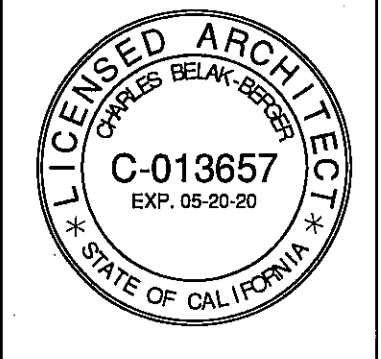
ACTING CITY CLERK

REMODEL/ADDITION FAMILY RESIDENCE FOR: MRS. TOSHIKO NAKAMURA

CITY OF ROLLING HILLS, CA



Stamp:



Legal Description:

LOT #: 3
TRACT #: 26343
M.B.: 815-24-27
APN: 7567-017-012

Project Name (Client - Address - City)

Toshiko Nakamura
24 Cinchring Road
Rolling Hills, CA 90274

Use Description:

COVER PAGE

Date: 05/04/2017

Revision Dates:

12/10/2020

Drawing By:

CBB STAFF

Scale:

Sheet

C

GENERAL CONSTRUCTION NOTES

- All dimensions featured with these plans must be verified on the field prior to be reported to the architect immediately for must construction and any discrepancies remediation.
- These plans shall comply with all provisions of the 2013 edition of the California Building Code, the 2013 edition of the C.M.C. and C.P.C. codes, the 2013 edition of the California Electrical Code (C.E.C.) and the 2013 California Energy code and/or disabled access requirements.
- These plans shall comply with all applicable city codes and planning resolutions where applicable.
- Any changes made to these plans shall be referred to the architect of record, being Charles Belak-Berger, a licensed and registered architect in the state of California and authorized to practice architecture under license number C-013657. These plans remain the property of the architect C.B.B. and Associates and have been released to the owner, owners, developers or contractors for the sole purpose of construction. Unauthorized duplication or the use of these plans for any other purpose than the use authorized above is strictly prohibited and will hold the architect harmless in the event.
- Any excavation in excess of 5 feet shall be subject to the safety requirements as outlined by CAL OSHA. Safe shoring plans and measures shall be implemented in compliance with all CAL OSHA recommendations and a safety plan regarding the protection of any worker or pedestrian shall be conspicuously posted.
- Provide a approved gas shut off valve in a conspicuous location for quick access in an emergency.
- PERMITS: The building plancheck and permit fees required to be paid to the city shall be the responsibility of the owner or developer. The final permit for construction shall be issued only to the owner or the owner's contractor. Proof of active workmen's compensation insurance shall be required for any contractor pulling building permits. Specific building permits such as electrical, mechanical and plumbing permits shall be pulled by the contractor or his subcontractors and shall be invoiced to the owner.
- SUBSTITUTIONS: No substitutions may be made by the building contractor or his subcontractors without approval by the owner and the architect.
- CHANGES AND CHANGE ORDERS: The owner may order notes work or make changes by altering, modifying, adding or deducting from the work to be done; the contract sum being adjusted accordingly.
- CUTTING AND PATCHING: All trades shall do their cutting, fitting and patching etc. receive or be received by the work of contingent trades.
- SCOPE: All trades shall furnish required labor, material and equipment for the performance of all necessary work, indicated or reasonably inferred or required by applicable codes to complete their scope of work for a complete, thorough, neat and timely job.
- CLEAN UP: All trades shall at all times keep the work premises free from the accumulation of waste materials and rubbish as may be a result of their work on the project.
- TEMPORARY TOILET FACILITIES: The general contractor or owner acting in the capacity of the contractor, Owner-Builders, shall provide temporary toilet facilities for all trades within a 100 foot radius of the project site throughout the duration of the same.
- LINES AND LEVELS: The contractor shall be responsible for the accuracy of the building lines and levels. The contractor shall carefully compare the lines and levels shown on the building documents, plans and specifications with the existing lines and any noted discrepancies to the architect prior to proceeding with any work for immediate resolution.
- ON SITE VERIFICATION: Of all dimensions and conditions shall be the responsibility of the contractor and his sub contractors. Noted dimensions shall always take precedence over scale. The general contractor or any subcontractor shall report any discrepancy or condition which prevents the proper execution of their work to the superintendent on the job, who in turn shall report to the architect.
- CLIENT'S ARCHITECT OR PROJECT SUPERINTENDENT: Shall be notified immediately by the general contractor or subcontractors in regard to any discrepancy, omission, questions etc. that may arise pertaining to the working drawings or building specifications.
- SUBCONTRACTORS: Shall insure that all work performed is done in a professional workmanlike manner by skilled mechanics and shall replace any materials or items damaged, or destroyed by the subcontractor or his employees. Subcontractors and suppliers shall be responsible for the accuracy of the work as concerns the exact extent and overlap of each sub-contractor's work with the intent to successfully complete the execution of all required work.
- STRUCTURAL: Grades to be used in construction as well as framing member sizing, building and material specifications, foundation and pad sizing and earthquake or wind resisting requirements and assemblies:
 - A. structural calculations, plans and details. Approval for any deviation from the plan regardless of the authority, be it the building inspector, city plan checker etc. does not constitute approval of such deviation as it must be approved by the structural engineer of record alone.
 - B. Detailed drawings and specifications shall take precedence over any and all general building drawings and specifications. Dimensions shall take precedence over scaled measurements.
 - C. Should errors, omissions or discrepancies appear in the drawings or specifications for notified immediately and shall issue instructions regarding resolution of same.
 - D. The contractor shall comply, conform and abide by all local city, county, state or federal building codes as apply to the project including safety and handicapped codes. These codes shall be considered a part of the building specifications for the project. The contractor shall inform the architect if he or she believes or knows that the architect's plans and or specifications are at variance with these codes, laws and regulations. Should the contractor perform any work contrary to these codes and their requirements he shall bear all costs arising there from.
 - E. All fill plates used in direct contact with concrete or block footings must be pressure treated.
 - F. All anchor bolts embedded into concrete or block footings must be embedded by no less than 7 inches.
 - G. U.F.E.R. ground is required with new electrical service panels.
 - H. I.A.P.M.O. approvals will be required for one place lavatories.
 - I. All WCs to be "water saving" type, low flush.
 - J. Provide smoke detectors with alarms in all corridors and within all bedrooms. Hardwire detectors in new construction. Battery powered smoke detectors may be used in additions.
 - K. In bedrooms without adequate air ventilation through operable windows to the outside air use mechanical ventilators capable of 50 CFM min. as a minimum.
 - L. A weep screed is required around the building perimeter, minimum 4 inches above adjacent natural grade or two inches above a concrete slab or improved walkway with adequate slope for all water to drain.
 - M. The pedestrian must be protected per CBC section 3303 during construction.
 - N. Building address shall be provided on the building in such position as to be plainly visible and legible from the street per section 502.
 - O. The structure shall comply w/ security requirements of "Appendix Chapter 10 Security of RBMC
 - P. Note the Public Works Department Standard Conditions on plans. These standards may be obtained directly from the Department of Public Works.

NOTES:

- The precise architectural treatment of the building exterior, roof, walks, walls, and driveways shall be subject to planning department approval prior to issuance of a building permit.
- The applicant shall submit a landscape and sprinkler plan, including a dock-operated sprinkler control, for approval prior to issuance of building permits.
- If the selected design of the water and/or heating system permits, individual water shut-off valves shall be installed for each unit, subject to planning department approval.
- The garage doors shall be equipped with remotely operated automatic door openers and maintain a minimum vertical clearance of 7-feet, 4-inches with door in the open position.
- No plastic drain pipes shall be utilized in common walls or ceilings.
- Color and material samples shall be submitted for review and approval of the planning department prior to the issuance of building permits.
- Survey, soil report, structural calculations, and energy report will be required at the time of plan check submittal.
- The applicant shall provide a 3-foot wide ADA-approved pathway at the driveway.
- The applicant shall dedicate to the City that specific portion of the ADA-approved pathway encompassed by the private property. The length of the dedicated strip shall be equal to the width of the driveway plus three (3) feet on each side, whenever available. The objective is to provide a minimum of three (3) feet of sidewalk area as ADA requires. 10. The applicants and/or their successors shall maintain the subject property in a clean, safe, and attractive state until construction commences.

CONSTRUCTION

- The applicant shall provide on-site erosion protection for the storm drainage system during construction, to the satisfaction of the Engineering Department.
- Barriers shall be erected to protect the public where streets and/or sidewalks are damaged or removed.
- The planning department shall be authorized to approve minor changes.
- A new 6-foot decorative masonry wall or a six-foot high mixed construction wall shall be constructed on all common property lines with adjacent properties, exclusive of the front setback. Mixed construction walls shall consist of a masonry base and masonry pilasters, which shall be composed of a least thirty percent (30%) masonry and seventy percent (70%) wood. Projects may only utilize existing property line walls when the walls are 6-foot masonry or mixed construction, exclusive of the front setback. 15. The applicant shall finish all new property line walls equally on both sides wherever possible. Projects utilizing existing property line walls shall restore the walls to an "as new condition" on both sides, subject to Planning Department approval.
- The site shall be fully fenced prior to the start of construction.
- All on-site litter and debris shall be collected daily.
- Construction work shall occur only between the hours of 7 a.m. and 6 p.m. on Monday through Friday, between 9 a.m. and 5 p.m. on Saturday, with no work occurring on Sunday and holidays.
- Material storage on public streets shall not exceed 48-hours per load.
- The project developer and/or general contractor shall be responsible for counseling and supervising all subcontractors and workers to ensure that neighbors are not subject to excessive noise, disorderly behavior, or abusive language.
- Streets and sidewalks adjacent to the job sites shall be clean and free of debris.

FINAL INSPECTIONS

- The landscaping and sprinklers shall be installed per the approved plan, prior to final inspection.
- Fire protection system shall be equipped with an alarm initiating device and an outside horn/strobe located at the front of the front building and/or as near as possible to the front. Horn/strobe shall not be obstructed from front of residence view by down spouts, gutters, trim or mullions, etc.
- The sidewalk, curb, and gutter shall be replaced, as necessary, to the satisfaction of the engineering department.
- The vesting period shall be recorded within 36-months of the effective date of this approval, unless an extension is granted pursuant to law. If said map is not recorded within said 36-month period, or any extension thereof, the map shall be null, void, and of no force and effect.
- The developer shall plant a minimum 36-inch box tree within the front-yard of the project, subject to planning department approval (not a palm tree).
- Any future exterior or interior alterations shall require the approval of the home owner's association and the planning department.

SECURITY REQUIREMENTS

- Exterior doors, doors between house and garage, windows and their hardware shall conform to the Security Provisions of Chapter 67 of the Los Angeles County Building Code (LACBC):

a. Single swinging doors, and active leaf of a pair of doors, shall be equipped with a latch and a deadbolt key operated from the outside. Deadbolts shall have a hardened insert with 1" minimum throw and 5/8" minimum embedment into the jamb. If a latch has a key locking feature, it shall be dead latch type. (BC 6709.2)

b. Inactive leaf of a pair of doors shall have a deadbolt as per paragraph "a", unless it is not key operated from the exterior, or has a hardened deadbolt at top and bottom with 2" embedment. (BC 6709.3)

c. Swinging wood door(s) shall be solid core not less than 1-3/8" thick. (BC 6709.1.1)

d. Panels of wood doors shall be 5/8" thick and not more than 300 sq. inches. Slides and rails to be 1-3/8" thick and 3" minimum width. (BC 6709.1.2)

a. Door hinge pins accessible from the outside shall be non-removable. (BC 6709.5)

f. Door stops of wood jambs of in-swinging doors shall be one piece construction or joined by a rabbet. (BC 6709.4)

g. Sliding glass windows shall be provided with locking devices that, when subject to the tests specified in Section 6707, remain intact and engaged. Movable panels shall not be rendered easily operable or removable from the frame during or after the tests. (6715.2)

h. Sliding glass doors and sliding glass windows shall be capable of withstanding the tests set forth in Section 6706 and 6707 of the Los Angeles County Building Code and shall bear a label indicating compliance with these tests. (MC 504.3)

i. Sliding glass doors shall be equipped with locking devices and have a forced-entry resistance label per Section 6706.5. Sliding glass doors used for emergency egress required by Section 1029 or exit required by Section 1003 shall be operable from the inside without the use of a key, tool or excessive force. (6710)

MECHANICAL/PLUMBING/ELECTRICAL CODE REQUIREMENTS

- The following are required for appliances installed in an attic:
 - a. Passageway shall be unobstructed and shall have solid flooring not less than 24 inches wide from entrance to appliance. (MC 904.10.2)
 - b. A type B or L gas vent shall terminate not less than 5 feet above the highest connected appliance flue collar or draft hood.
 - c. Appliance installation shall meet all listed clearances. (MC 303.2)

7. Clothes dryer moisture exhaust duct shall terminate on the outside of the building and shall be equipped with a back-draft damper. Screens shall not be used and the exhaust duct may not extend into or through ducts and plenums. (MC 504.3)

8. Clothes dryer moisture exhaust duct shall be 4 inches in diameter and length is limited to 14 feet with two elbows from the clothes dryer to point of termination. Duct length shall be reduced by 2 feet for every elbow in excess of two. (MC 504.3.1 & 504.3.1.2)

9. Ducts shall be sized per Chapter 6 of the Mechanical Code. (EC 334.23, 320.23(A))

10. All showers and tub-showers shall have a pressure balance, thermostatic mixing valve, or a combination pressure balance/thermostatic mixing type valve. (FC 418)

11. Plumbing plan check and approval are required for 2 inch or larger gas lines and/or water lines.

12. Ground-fault circuit-interruption (GFCI) for personnel shall be provided per EC Section 210.8(A), and installed in a readily accessible location.

13. Arc-fault circuit-interruption shall be installed to provide protection of the branch circuit. (EC 210.12)

14. Tamper-resistant receptacles shall be installed in all areas specified in 210.52, all nonlocking-type 12-volt, 15- and 20-ampere receptacles shall be listed tamper-resistant receptacles. (EC 408.12)

15. Where NM Cable (Romex) is run across the top of ceiling joists and/or where the attic is not accessible by permanent stairs or ladders, protection within 6 feet of the nearest edge of the soffit or attic entrance shall be provided. (EC 334.23, 320.23(A))

PROJECT NOTES

GENERAL NOTES:

- Comply with all Planning and Building requirements of the City of Rolling Hills and the Rolling Hills Community Association.
- All work shall conform to the 2011 County of Los Angeles Building Code and the California Energy Code.
- New Buildings including the Garage and Recreation Room shall comply with the 2011 County of Los Angeles Green Building Standards Code.
- Accessory buildings and structures and detached accessory structures shall comply with the provisions of Residential Code R327.10.1 and Building Code 710A.1.
- Immediately notify the Architect and Engineer of any discrepancy or conflict prior to construction or demolition. Verify all dimensions in the field. Do not scale from plans. Dimensions are from finish to finish.

6. Approved building address numbers, building numbers or approved building identification shall be provided and maintained so as to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch.

7. Retaining and garden walls shall not exceed 5' in height and average no more than 2'-6". The Roof Ridge is not to exceed the ridge height shown on the site plan.

8. All fire hydrants shall measure 6"x4"x 2.5", brass or bronze, conforming to American Water Works Association Standard C503, or approved equal, and shall be installed in compliance with the County of Los Angeles Fire Department Regulation 8 Fire Code 507.5 and Regulation 8.

9. Maintain a 5ft clearance between septic tank(s) and seepage pit(s) and minimum clearances to buildings and property lines of 5 ft. for the septic tank and 8 ft. for the seepage pit.

10. Roof Covering to be Class-A, EagleLite simulated shake roof ESR-1900. Submit to Community Association for Approval.

11. Roof Valley Flashings shall be not less than 0.019 inch (No. 26 Galvanized Sheet Gauge) corrosion-resistant metal installed over a minimum 36 inch wide underlayment consisting of one layer of No. 72 cap sheet meeting ASTM running the full length of the valley.

12. Rain gutters shall be provided with a means to prevent the accumulation of leaves and debris in the gutter.

13. Clearance of Brush and Vegetative growth shall be maintained per Fire Code 325.

14. The required Fire Flow for Fire Hydrants at this location is 1,600 gpm at 20 psi Residual Pressure, for a duration of 2 hours over and above maximum daily domestic demand. Fire Code 507.3 of the City of Los Angeles Fire Department regulation 8.

15. The required Fire Flow for Fire Hydrants at this location is 1,600 gpm at 20 psi Residual Pressure, for a duration of 2 hours over and above maximum daily domestic demand. Fire Code 507.3 of the City of Los Angeles Fire Department regulation 8.

16. The required Fire Flow for Fire Hydrants at this location is 1,600 gpm at 20 psi Residual Pressure, for a duration of 2 hours over and above maximum daily domestic demand. Fire Code 507.3 of the City of Los Angeles Fire Department regulation 8.

17. The required Fire Flow for Fire Hydrants at this location is 1,600 gpm at 20 psi Residual Pressure, for a duration of 2 hours over and above maximum daily domestic demand. Fire Code 507.3 of the City of Los Angeles Fire Department regulation 8.

18. The required Fire Flow for Fire Hydrants at this location is 1,600 gpm at 20 psi Residual Pressure, for a duration of 2 hours over and above maximum daily domestic demand. Fire Code 507.3 of the City of Los Angeles Fire Department regulation 8.

19. The required Fire Flow for Fire Hydrants at this location is 1,600 gpm at 20 psi Residual Pressure, for a duration of 2 hours over and above maximum daily domestic demand. Fire Code 507.3 of the City of Los Angeles Fire Department regulation 8.

20. The required Fire Flow for Fire Hydrants at this location is 1,600 gpm at 20 psi Residual Pressure, for a duration of 2 hours over and above maximum daily domestic demand. Fire Code 507.3 of the City of Los Angeles Fire Department regulation 8.

21. The required Fire Flow for Fire Hydrants at this location is 1,600 gpm at 20 psi Residual Pressure, for a duration of 2 hours over and above maximum daily domestic demand. Fire Code 507.3 of the City of Los Angeles Fire Department regulation 8.

22. The required Fire Flow for Fire Hydrants at this location is 1,600 gpm at 20 psi Residual Pressure, for a duration of 2 hours over and above maximum daily domestic demand. Fire Code 507.3 of the City of Los Angeles Fire Department regulation 8.

23. The required Fire Flow for Fire Hydrants at this location is 1,600 gpm at 20 psi Residual Pressure, for a duration of 2 hours over and above maximum daily domestic demand. Fire Code 507.3 of the City of Los Angeles Fire Department regulation 8.

24. The required Fire Flow for Fire Hydrants at this location is 1,600 gpm at 20 psi Residual Pressure, for a duration of 2 hours over and above maximum daily domestic demand. Fire Code 507.3 of the City of Los Angeles Fire Department regulation 8.

25. The required Fire Flow for Fire Hydrants at this location is 1,600 gpm at 20 psi Residual Pressure, for a duration of 2 hours over and above maximum daily domestic demand. Fire Code 507.3 of the City of Los Angeles Fire Department regulation 8.

26. The required Fire Flow for Fire Hydrants at this location is 1,600 gpm at 20 psi Residual Pressure, for a duration of 2 hours over and above maximum daily domestic demand. Fire Code 507.3 of the City of Los Angeles Fire Department regulation 8.

27. The required Fire Flow for Fire Hydrants at this location is 1,600 gpm at 20 psi Residual Pressure, for a duration of 2 hours over and above maximum daily domestic demand. Fire Code 507.3 of the City of Los Angeles Fire Department regulation 8.

28. The required Fire Flow for Fire Hydrants at this location is 1,600 gpm at 20 psi Residual Pressure, for a duration of 2 hours over and above maximum daily domestic demand. Fire Code 507.3 of the City of Los Angeles Fire Department regulation 8.

29. The required Fire Flow for Fire Hydrants at this location is 1,600 gpm at 20 psi Residual Pressure, for a duration of 2 hours over and above maximum daily domestic demand. Fire Code 507.3 of the City of Los Angeles Fire Department regulation 8.

30. The required Fire Flow for Fire Hydrants at this location is 1,600 gpm at 20 psi Residual Pressure, for a duration of 2 hours over and above maximum daily domestic demand. Fire Code 507.3 of the City of Los Angeles Fire Department regulation 8.

31. The required Fire Flow for Fire Hydrants at this location is 1,600 gpm at 20 psi Residual Pressure, for a duration of 2 hours over and above maximum daily domestic demand. Fire Code 507.3 of the City of Los Angeles Fire Department regulation 8.

32. The required Fire Flow for Fire Hydrants at this location is 1,600 gpm at 20 psi Residual Pressure, for a duration of 2 hours over and above maximum daily domestic demand. Fire Code 507.3 of the City of Los Angeles Fire Department regulation 8.

33. The required Fire Flow for Fire Hydrants at this location is 1,600 gpm at 20 psi Residual Pressure, for a duration of 2 hours over and above maximum daily domestic demand. Fire Code 507.3 of the City of Los Angeles Fire Department regulation 8.

34. The required Fire Flow for Fire Hydrants at this location is 1,600 gpm at 20 psi Residual Pressure, for a duration of 2 hours over and above maximum daily domestic demand. Fire Code 507.3 of the City of Los Angeles Fire Department regulation 8.

ENERGY NOTES:

- Install R-30 insulation batts at all new ceiling joists and rafters common to the exterior.

- Install R-13 insulation batts at all new wall studs of the walls common to the exterior or unheated interior spaces. Install minimum raised floor insulation R-19.

3. Insulation Contractor to post certificate of compliance on job after installation.

4. Ducts shall be constructed, installed and insulated according to chapter 10 of the County Mechanical Code.

5. All parts of the duct system shall be tightly sealed with mastic or tape.

6. The Contractor shall provide the owner with a list of heating, cooling, water heating, and lighting systems and conservation or solar devices installed in the building and instructions on how to use them efficiently.

7. A maintenance label shall be affixed on all equipment requiring preventive maintenance, and copy of the maintenance instructions shall be given to the owner.

8. All insulating material shall be certified by the manufacturer as complying with the California Quality Standards for Insulating Materials.

9. Doors and windows between conditioned and unconditioned spaces, such as garages and compartments obtaining combustion air from outside for central air gas furnace, shall be fully weatherstripped.

10. Storage type water heaters and storage backup tanks for solar water heating systems shall be externally wrapped with insulation of R-12 or greater.

11. Piping in unconditioned space leading to and from water heaters shall be wrapped with insulation having a thermal resistance of R-3 or greater for the 5' of pipe closest to the water heater.

12. All hot water piping in unheated spaces shall be insulated. Gas fired household cooking appliances, shower heads, and faucets shall comply with the appliance efficiency standards.

13. Lamps used in luminaires for general lighting in kitchens and bathrooms shall have an efficiency of not less than 25 lumens per watt (fluorescent or LED).

14. Comply with all requirements of the title-24 energy Code. The CF-6R form shall be completed prior to final inspections.

15. The required Fire Flow for Fire Hydrants at this location is 1,600 gpm at 20 psi Residual Pressure, for a duration of 2 hours over and above maximum daily domestic demand. Fire Code 507.3 of the City of Los Angeles Fire Department regulation 8.

16. The required Fire Flow for Fire Hydrants at this location is 1,600 gpm at 20 psi Residual Pressure, for a duration of 2 hours over and above maximum daily domestic demand. Fire Code 507.3 of the City of Los Angeles Fire Department regulation 8.

17. The required Fire Flow for Fire Hydrants at this location is 1,600 gpm at 20 psi Residual Pressure, for a duration of 2 hours over and above maximum daily domestic demand. Fire Code 507.3 of the City of Los Angeles Fire Department regulation 8.

18. The required Fire Flow for Fire Hydrants at this location is 1,600 gpm at 20 psi Residual Pressure, for a duration of 2 hours over and above maximum daily domestic demand. Fire Code 507.3 of the City of Los Angeles Fire Department regulation 8.

19. The required Fire Flow for Fire Hydrants at this location is 1,600 gpm at 20 psi Residual Pressure, for a duration of 2 hours over and above maximum daily domestic demand. Fire Code 507.3 of the City of Los Angeles Fire Department regulation 8.

20. The required Fire Flow for Fire Hydrants at this location is 1,600 gpm at 20 psi Residual Pressure, for a duration of 2 hours over and above maximum daily domestic demand. Fire Code 507.3 of the City of Los Angeles Fire Department regulation 8.

21. The required Fire Flow for Fire Hydrants at this location is 1,600 gpm at 20 psi Residual Pressure, for a duration of 2 hours over and above maximum daily domestic demand. Fire Code 507.3 of the City of Los Angeles Fire Department regulation 8.

22. The required Fire Flow for Fire Hydrants at this location is 1,600 gpm at 20 psi Residual Pressure, for a duration of 2 hours over and above maximum daily domestic demand. Fire Code 507.3 of the City of Los Angeles Fire Department regulation 8.

23. The required Fire Flow for Fire Hydrants at this location is 1,600 gpm at 20 psi Residual Pressure, for a duration of 2 hours over and above maximum daily domestic demand. Fire Code 507.3 of the City of Los Angeles Fire Department regulation 8.

24. The required Fire Flow for Fire Hydrants at this location is 1,600 gpm at 20 psi Residual Pressure, for a duration of 2 hours over and above maximum daily domestic demand. Fire Code 507.3 of the City of Los Angeles Fire Department regulation 8.

25. The required Fire Flow for Fire Hydrants at this location is 1,600 gpm at 20 psi Residual Pressure, for a duration of 2 hours over and above maximum daily domestic demand. Fire Code 507.3 of the City of Los Angeles Fire Department regulation 8.

26. The required Fire Flow for Fire Hydrants at this location is 1,600 gpm at 20 psi Residual Pressure, for a duration of 2 hours over and above maximum daily domestic demand. Fire Code 507.3 of the City of Los Angeles Fire Department regulation 8.

27. The required Fire Flow for Fire Hydrants at this location is 1,600 gpm at 20 psi Residual Pressure, for a duration of 2 hours over and above maximum daily domestic demand. Fire Code 507.3 of the City of Los Angeles Fire Department regulation 8.

City of Rolling Hills Planning Department

Approved for Plan Check Only

12/30/20

APPROVED PER CITY OF ROLLING HILLS

APPROVED PER CITY OF ROLLING HILLS

APPROVED PER CITY OF ROLLING HILLS

APPROVED PER CITY OF ROLLING HILLS

APPROVED PER CITY OF ROLLING HILLS

APPROVED PER CITY OF ROLLING HILLS

APPROVED PER CITY OF ROLLING HILLS

APPROVED PER CITY OF ROLLING HILLS

APPROVED PER CITY OF ROLLING HILLS

APPROVED PER CITY OF ROLLING HILLS

APPROVED PER CITY OF ROLLING HILLS

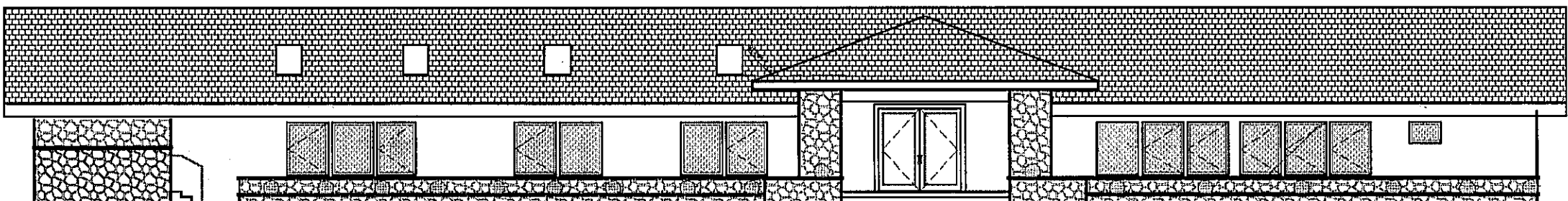
APPROVED PER CITY OF ROLLING HILLS

APPROVED PER CITY OF ROLLING HILLS

APPROVED PER CITY OF ROLLING HILLS

APPROVED PER CITY OF ROLLING HILLS

FRONT ELEVATION (EAST)



PROJECT SUMMARY

OWNER: MR. & MRS. NAKAMURA

24 Cinchring Road

Rolling Hills, California, 90274

CONSTRUCTION TYPE: V-B

ZONE: R-1

OCCUPANCY: SINGLE FAMILY RESIDENCE, R-3

APN: 7567-017-012

TRACT/LOT: 26343/3

PROPOSED HOUSE CALCULATIONS

SITE AREA: 85,504 SF

NET LOT AREA: 73,947 SF

BUILDING PAD: 15,520 SF

PAD 1: 4,984 SF

PAD 2: 4,984 SF

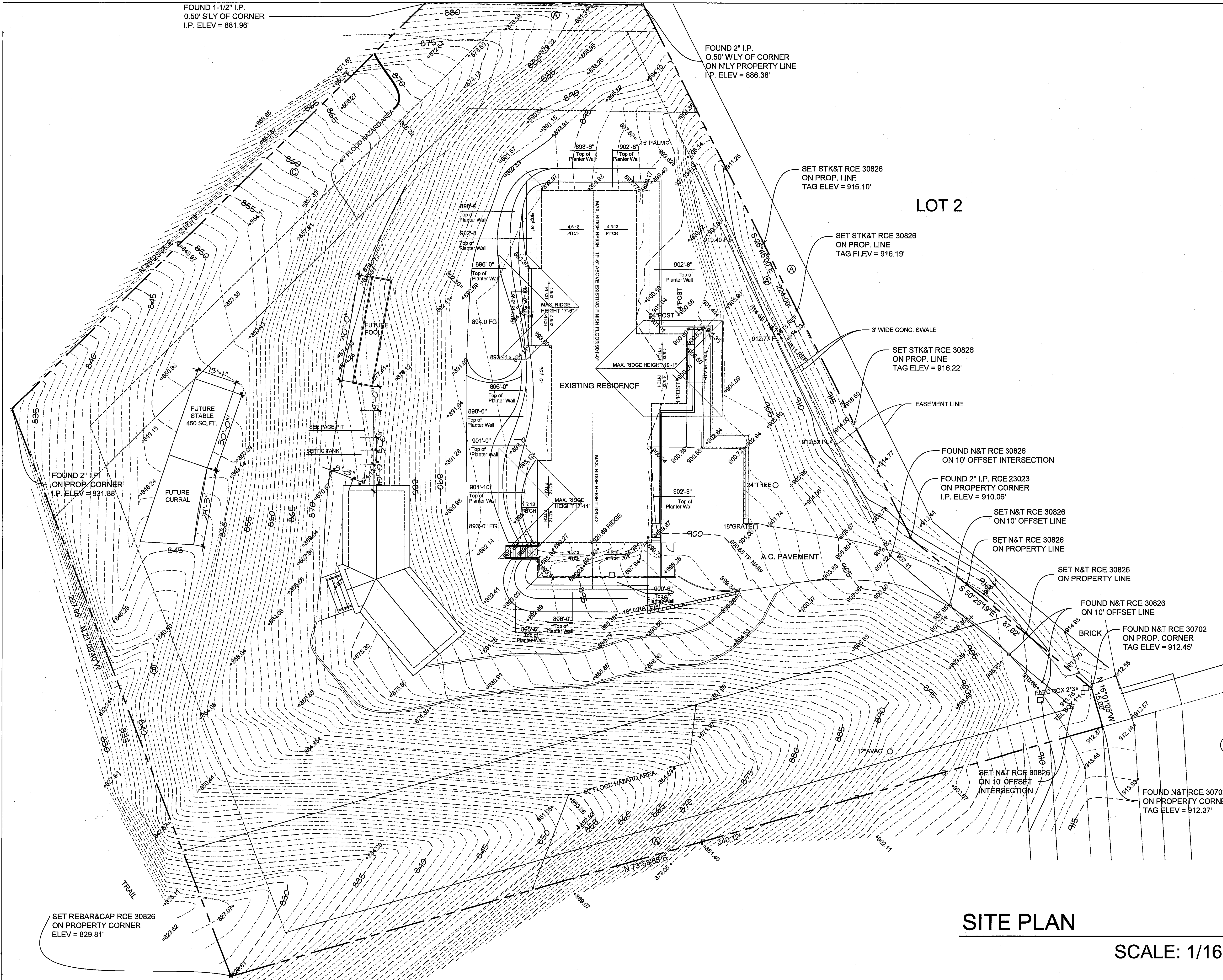
STRUCTURAL LOT COVERAGE:

EXISTING: 5.67%

PROPOSED: 7.47%

TOTAL: 18.65%

T



FOUND 1-1/2" I.P.
0.50' S'LY OF CORNER
I.P. ELEV = 881.96'

FOUND 2" I.P.
0.50' W'LY OF CORNER
ON N'LY PROPERTY LINE
I.P. ELEV = 886.38'

LOT 2

SET STK&T RCE 30826
ON PROP. LINE
TAG ELEV = 915.10'

SET STK&T RCE 30826
ON PROP. LINE
TAG ELEV = 916.19'

SET STK&T RCE 30826
ON PROP. LINE
TAG ELEV = 916.22'

FOUND N&T RCE 30826
ON 10' OFFSET INTERSECTION

FOUND 2" I.P. RCE 23023
ON PROPERTY CORNER
I.P. ELEV = 910.06'

SET N&T RCE 30826
ON 10' OFFSET LINE

SET N&T RCE 30826
ON PROPERTY LINE

SET N&T RCE 30826
ON PROPERTY LINE

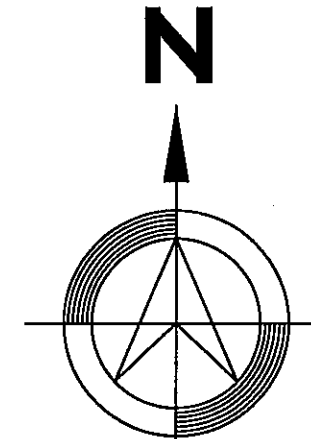
FOUND N&T RCE 30826
ON 10' OFFSET LINE

FOUND N&T RCE 30702
ON PROP. CORNER
TAG ELEV = 912.45'

FOUND N&T RCE 30702
ON PROPERTY CORNER
TAG ELEV = 912.37'

SET REBAR&CAP RCE 30826
ON PROPERTY CORNER
ELEV = 829.81'

City of Rolling Hills
Planning Department
Approved for Plan Check Only
By: [Signature] Date: 12/18/20



RECEIVED

DEC 18 2020

City of Rolling Hills

By

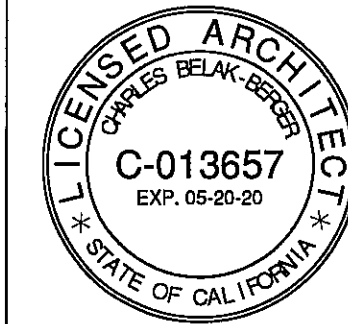
SITE PLAN

SCALE: 1/16" = 1'-0"

LOT 5



Stamp:



Legal Description:

LOT#: 3
TRACT#: 26343
M.B.: 815-24-27
APN: 7567-017-012

Project Name (Client - Address - City)

Toshiko Nakamura
24 Cinchring Road
Rolling Hills, CA 90274

Use Description:

SITE PLAN

Date: 05/04/2017

Revision Dates:

△	06/28/2020
△	07/27/2020
△	
△	
△	

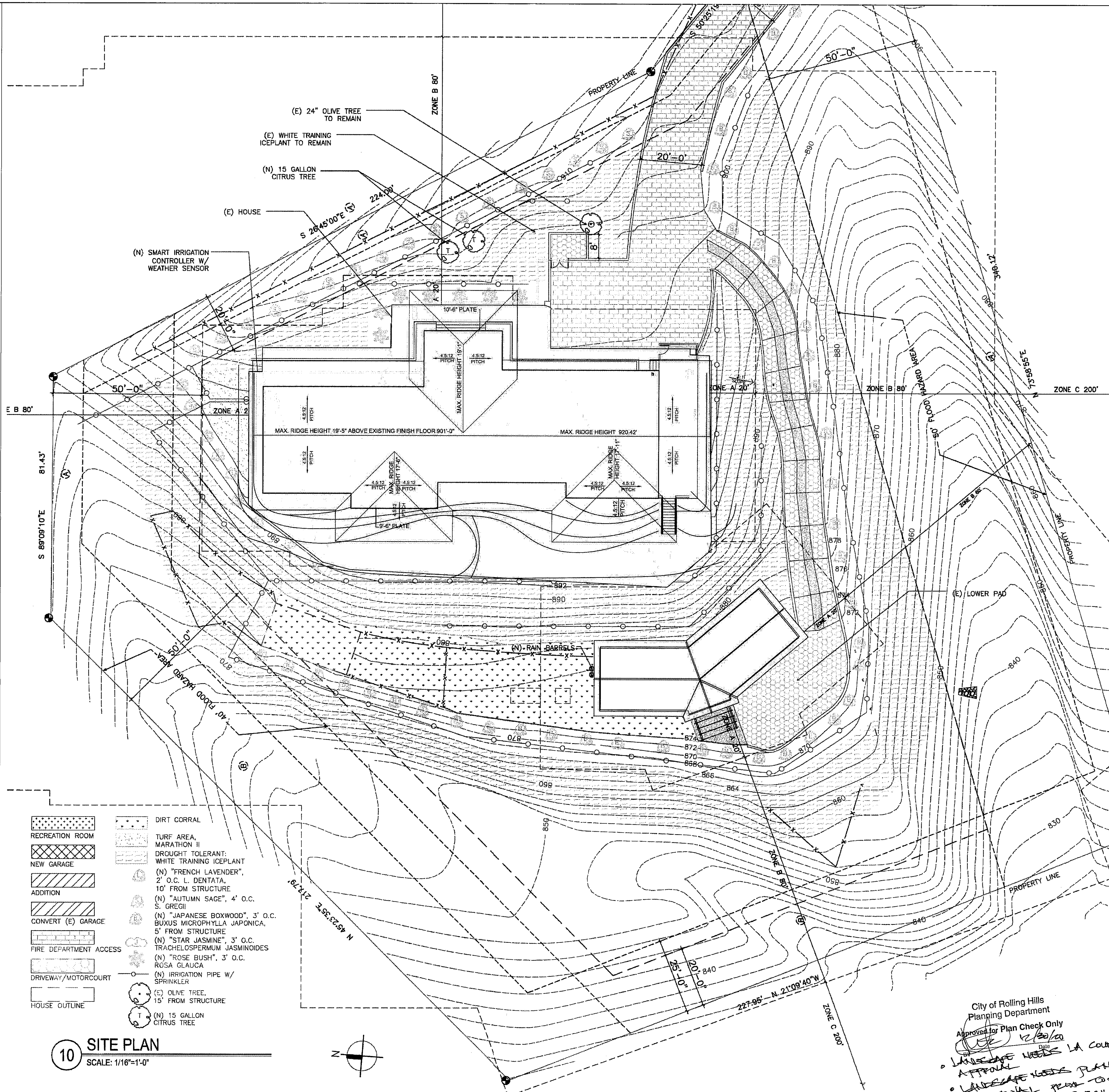
Drawing By:

CBB STAFF

Scale:

Sheet

1



ASSESSMENT NOTES AND MAINTENANCE AGREEMENT FOR FUEL MODIFICATION PLAN # 4948

Zone A - Setback Zone

- Extends 20 feet beyond the edge of any combustible structure, accessory structure, appurtenance or projection. Overhangs or other parts of the structure not accurately reflected on the plan may require the approval of plant location on site approved plan.
- Irrigation by automatic or manual systems shall be provided to landscaping to maintain healthy vegetation and fire resistance.
- Landscaping and vegetation in this zone shall consist primarily of green lawns, ground covers not exceeding 6 inches in height, and adequately spaced shrubs. The overall characteristics of the landscape shall provide adequate defensible space in a fire environment.
- Plants in Zone A shall be inherently highly fire resistant and spaced appropriately. Species selection should be made referencing the Fuel Modification Plant List. Other species may be utilized subject to approval. Final or revised Plans submitted after 6 months from the initial submission will have plants in all zones evaluated based on the most current Fuel Modification Plant List available from the Fuel Modification Unit.
- Except for dwarf varieties, or mature trees shall in nature, trees are generally not recommended within Zone A.
- Target species will typically not be allowed within 30 or more feet of combustible structures and may require removal if existing on site.
- Vines and climbing plants shall not be allowed on any combustible structure requiring review.

Zone B - Irrigated Zone

- Extends from the outermost edge of Zone A to 100 feet from structure.
- Irrigation by automatic or manual systems shall be provided to landscaping to maintain healthy vegetation and fire resistance.
- Landscaping and vegetation in this zone shall typically consist primarily of green lawns, ground covers, and adequately spaced shrubs and trees.
- Unless otherwise approved, ground covers shall be maintained at a height not to exceed 6 inches in Zone B. 12 inches is acceptable within 30 feet of a structure and 18 inches beyond 30 feet in Zone B if it is on a slope. The overall characteristics of the landscape shall provide adequate defensible space in a fire environment. Specimen native plants may be approved to remain if properly maintained for adequate defensible space. Annual grasses and weeds shall be maintained at a height not to exceed 3 inches.
- Plants in Zone B shall typically be fire resistant and spaced appropriately. Species selection should be made referencing the Fuel Modification Plant List. Other species may be utilized subject to approval.
- Vegetation in this zone may consist of modified existing native plants, adequately spaced ornamental shrubs and trees, or both. There may also be replacement landscape planting with ornamental or native species to meet minimum slope coverage requirements of City or County agencies or other Landscape or Hillside ordinances. In all cases the overall characteristics of the landscape shall provide adequate defensible space in a fire environment.
- Target species will typically not be allowed within 30 or more feet of combustible structures and may require removal if existing on site. This distance may extend to 50 feet if the situation dictates.
- Irrigation systems are not required for this zone if it consists entirely of native plants. (Native plants are generally not compatible with regular, unseasonal supplemental water.)
- All trees, unless otherwise approved, shall be planted far enough from structures and Fire Department accesses as to not overhang any structure or access at maturity.

Zone C - Native Brush Thinning Zone

- Extends from the outermost edge of Zone B up to 200 feet from structure.
- Required thinning and clearance will be determined upon inspection. Required clearance may increase to the maximum allowed by the Fire Code as needed because of vegetation growth.
- Irrigation systems are not required for this zone if it consists entirely of native plants. (Native plants are generally not compatible with regular, unseasonal supplemental water.)
- Vegetation in this zone may consist of modified existing native plants, adequately spaced ornamental shrubs and trees, or both. There may also be replacement landscape planting with ornamental or native species to meet minimum slope coverage requirements of City or County agencies or other Landscape or Hillside ordinances. In all cases the overall characteristics of the landscape shall provide adequate defensible space in a fire environment.
- Plants in Zone C shall be spaced appropriately. Existing native vegetation shall be modified by thinning and removal of those species constituting a fire risk. These species include, but are not limited to: chamise, sage, sage brush, and buckwheat.
- Annual grasses and weeds shall be maintained at a height not to exceed 3 inches.
- General spacing for existing native shrubs or groups of shrubs is 15 feet between canopies. Native plants may be thinned by reduced amounts as the distance from development increases.
- General spacing for existing native trees or groups of trees is 30 feet between canopies. This distance may increase or decrease depending on the slope, arrangement of the trees in relation to slope, and the species of tree.

Fire Access Road Zone

- Extends a minimum of 10 feet from the edge of any public or private roadway that may be used as access for fire-fighting apparatus or resources.
- Clear and remove flammable growth for a minimum of 10 feet on each side of Fire Access Roads. (Fire Code 325.10) Additional clearance beyond 10 feet may be required upon inspection.
- Fire access roads, driveways and turnarounds shall be maintained in accordance with fire code. Fire Access Roads shall have unobstructed vertical clearance for a width of 20 feet. (Fire Code 503.2.1)
- Landscaping and native plants within the Fire Access Road Zone shall be appropriately spaced and maintained to provide safe access in wildland fire environments.
- All trees, unless otherwise approved, shall be planted far enough from structures and Fire Department accesses as to not overhang any structure or access at maturity.

Maintenance

Routine maintenance shall be regularly performed in all zones. Requirements include but are not limited to those items in the Fuel Modification Guidelines and those outlined below:

- Removal or thinning of undesirable combustible vegetation and removal of dead or dying landscaping to meet minimum brush clearance requirements.
- Pruning and thinning to reduce the overall fuel load and continuity of fuels.
- Fuel loads shall be reduced by pruning lower branches of trees and tree-lim shrubs to 1/3 of their height, or 6 feet from overhanging branches to the ground, to help prevent the from spreading animals maintenance tasks. (Trees with underlying plants could be limbed up at least three times the height of the underlying vegetation or up to a height of 40 feet, whichever is less, to help prevent fire from spreading upward into the crown.)

- Accumulated plant litter and dead wood shall be removed. Debris and trimmings produced by thinning and pruning should be removed from the site or chipped and evenly dispersed in the same area to a maximum depth of 6 inches.
- All invasive species and their paths should be removed from the site.
- Manual and automatic irrigation systems shall be maintained for operational integrity and programming. Effectiveness should be regularly evaluated to avoid over or under-watering. Compliance with the Fire Code is a year-round responsibility. Enforcement will occur following inspection by the Fire Department. Annual inspections for brush clearance code requirements are conducted following the natural cycle of grasses and tree fuels between the months of April and June depending on geographic region. Inspection for compliance with an approved Fuel Modification Plan may occur at any time of year.
- Brush Clearance enforcement (issues on adjacent properties) should be directed to the County of Los Angeles Fire Department's Brush Clearance Unit at (822) 969-2378.
- All future planning shall be in accordance with the County of Los Angeles Fire Department Fuel Modification Guidelines and approved prior to installation. Changes to the approved plan which require an additional plan review will incur a plan review fee.
- Questions regarding landscape planting and maintenance with regard to fire safety should be directed to the Fire Department's Fuel Modification Unit at (822) 969-5205.

Long Term Maintenance Agreement

The property owner(s) agree to be responsible for the long-term maintenance of this Fuel Modification plan, as described herein. A Covenant & Agreement identifying the applicable Fuel Modification Plan will be recorded on the parcel(s) or CCB's approved, prior to occupancy being granted. Notification of Fuel Modification requirements is to be made upon sale to new owners. Proposed changes to the Fuel Modification plan must be submitted to the Fuel Modification Unit for approval, prior to implementation. Plans will be reviewed based on the current plant list. Regular inspections will be performed by the Fire Department to ensure compliance with the approved plan. Failure to comply with the Fuel Modification plan requirements may result in an Administrative Fine of at least \$500 per violation, as well as possible liens, assessments, and legal action. Violations may also be considered at the owner's expense with the cost placed on the property tax bill with the addition of an Apartment Enforcement Cost of \$488.

Name (Print) _____ Signature _____ Date _____
Name (Print) _____ Signature _____ Date _____

Approval of this Fuel Modification Plan constitutes approval for only those Codes reviewed as part of the Fuel Modification process and does not replace the needed approval of any other office or agency with jurisdiction and review responsibility for those items which may or may not be illustrated on the plan.

RECEIVED

DEC 18 2020

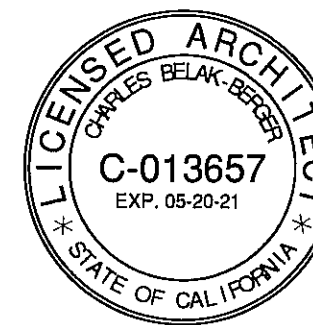
City of Rolling Hills



CBB ARCHITECTS

10000 E. 10TH AVE. SUITE 100
DENVER, CO 80231
P: 303.755.7332
WWW.CBBARCHITECTS.COM
CBBARCHITECTS@GMAIL.COM

Stamp:



Legal Description:

LOT#: 3
TRACT#: 26343
M.B.: 815-24-27
APN: 7567-017-012

Project Name (Client - Address - City)

Toshiko Nakamura
24 Cinchring Road
Rolling Hills, CA 90274

Use Description:

Date: 06/16/2020

Revision Dates:

1	02/26/2020
2	
3	
4	
5	
6	

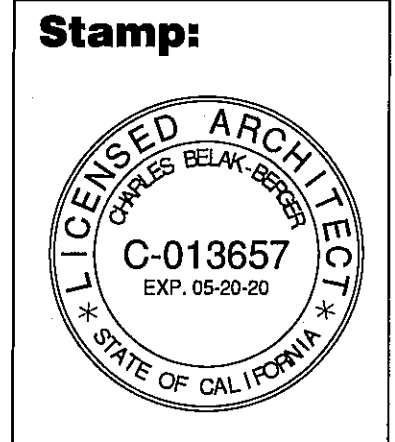
Drawing By:

CBB STAFF

Scale:

Sheet

2



Legal Description:

LOT#: 3
TRACT#: 26343
M.B.: 815-24-27
APN: 7567-017-012

Project Name (Client - Address - City)
Toshiko Nakamura
24 Cinchring Road
Rolling Hills, CA 90274

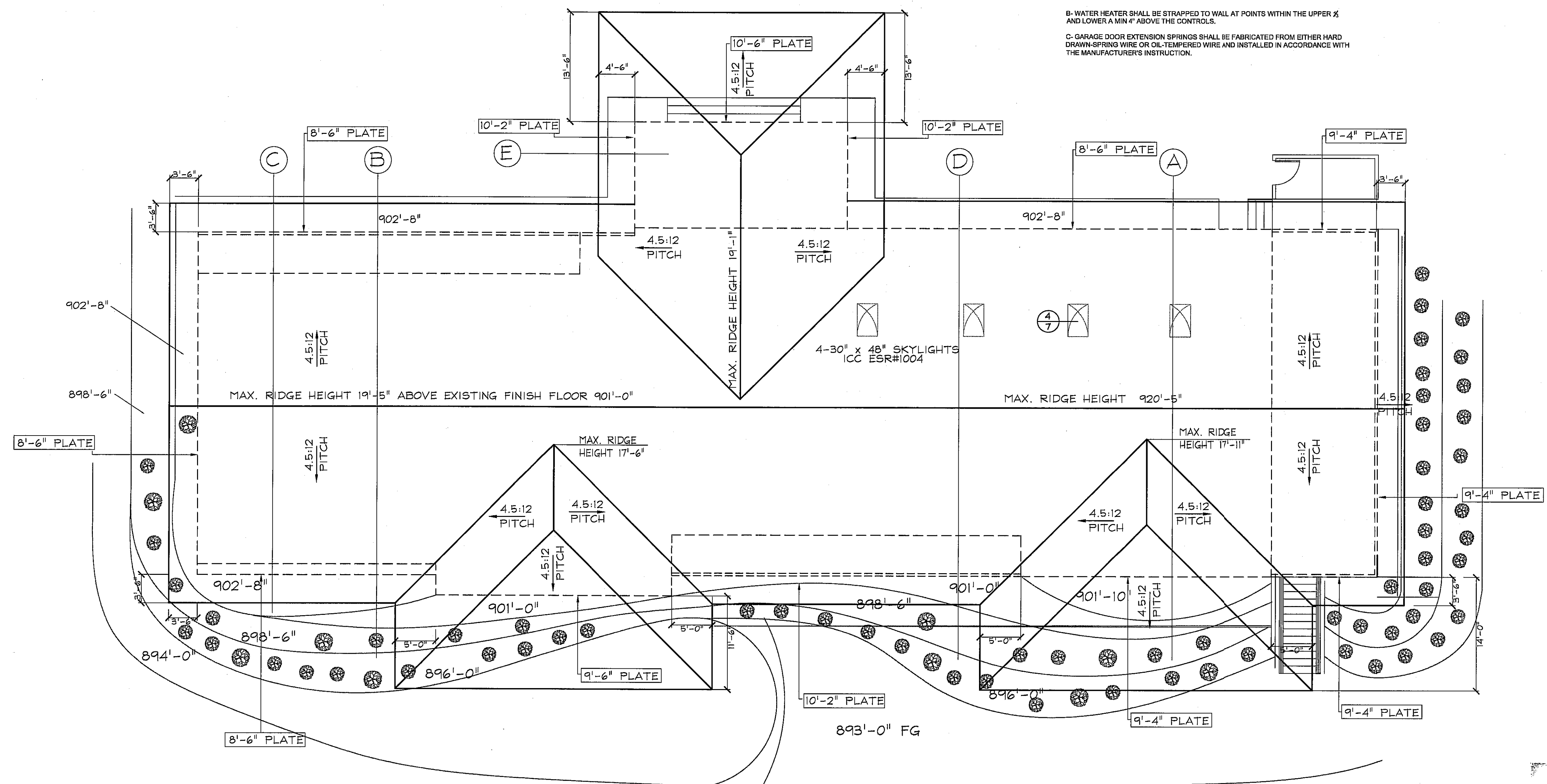
Use Description:	
Date:	05/04/2017
Revision Dates:	
△	02/26/2020
△	06/28/2020
△	07/27/2020
△	
△	
Drawing By:	
CBB STAFF	
Scale:	

Sheet

3

CITY ORDINANCE GREEN BUILDING REQUIREMENTS

- A. Photovoltaic systems: Installation of conduit leading from an exterior south-facing, east-facing or west-facing roof, where a minimum of 4 hours of direct sunlight is achieved, to a stubbed junction box next to the electrical panel. All exposed conduit shall be capped and provided with adequate flashing. The conduit shall not be located on or in the direction of a north-facing roof. (roof reinforcements shall be addressed at the time of installation).
- B. Solar Water Heating System: Installation of 1/2" island cold copper water pipes from a south-facing, east-facing or west-facing roof, where a minimum of 4 hours of direct sunlight can be achieved, to an existing water heater/tank. Both ends of the 1/2" copper pipes shall be stubbed out and shall not be located on or in the direction of a north-facing roof. All exposed pipes shall be capped and provided with adequate flashing (structural engineering and any roof reinforcements shall be addressed at the time of installation under separate plans and permits). That duct's shall be protected during construction and cleaned before occupancy.
- A. FLUSH VOLUMES FOR LOW CONSUMPTION AND WATER-SAVING WATER CLOSETS SHALL BE PROVIDED WITH A MAX 1.6 GALLONS OF WATER PER FLUSH.
- B. WATER HEATER SHALL BE STRAPPED TO WALL AT POINTS WITHIN THE UPPER 1/2 AND LOWER A MIN 4" ABOVE THE CONTROLS.
- C. GARAGE DOOR EXTENSION SPRINGS SHALL BE FABRICATED FROM EITHER HARD DRAWN-SPRING WIRE OR OIL-TEMPERED WIRE AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION.



ROOF PLAN (WITH PLANTER WALLS)
SCALE: 1/8" = 1'-0"

APPROVED

ROLLING HILLS
COMMUNITY ASSOCIATION
ARCHITECTURAL COMMITTEE

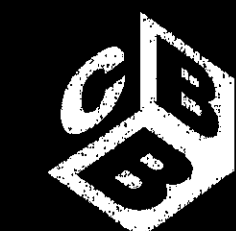
[Signature]
1-20-2020

City of Rolling Hills
Planning Department

Approval Plan Check Only
[Signature] 12/20/20
Date

RECEIVED

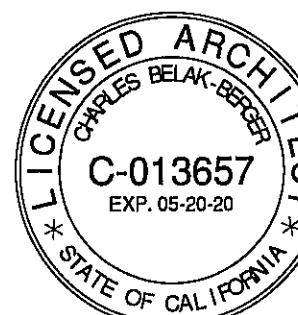
DEC 18 2020
City of Rolling Hills
By _____



CBB ARCHITECTS

529 N. ROLLING HILLS BLVD.
CULVER CITY, CA 90230
TEL: 310.251.2222
WWW.CBBARCHITECTS.COM
CBBARCHITECTS@GMAIL.COM

Stamp:



Legal
Description:

LOT#: 3
TRACT#: 26343
M.B.: 815-24-27
APN: 7567-017-012

Project Name (Client - Address - City)

Toshiko Nakamura
24 Cinchring Road
Rolling Hills, CA 90274

Use Description:

FLOOR PLAN

Date: 05/04/2017

Revision Dates:

△	12/08/2020
△	12/09/2020
△	
△	
△	

Drawing By:

CBB STAFF

Scale:

Sheet

4

CITY ORDINANCE GREEN BUILDING REQUIREMENTS

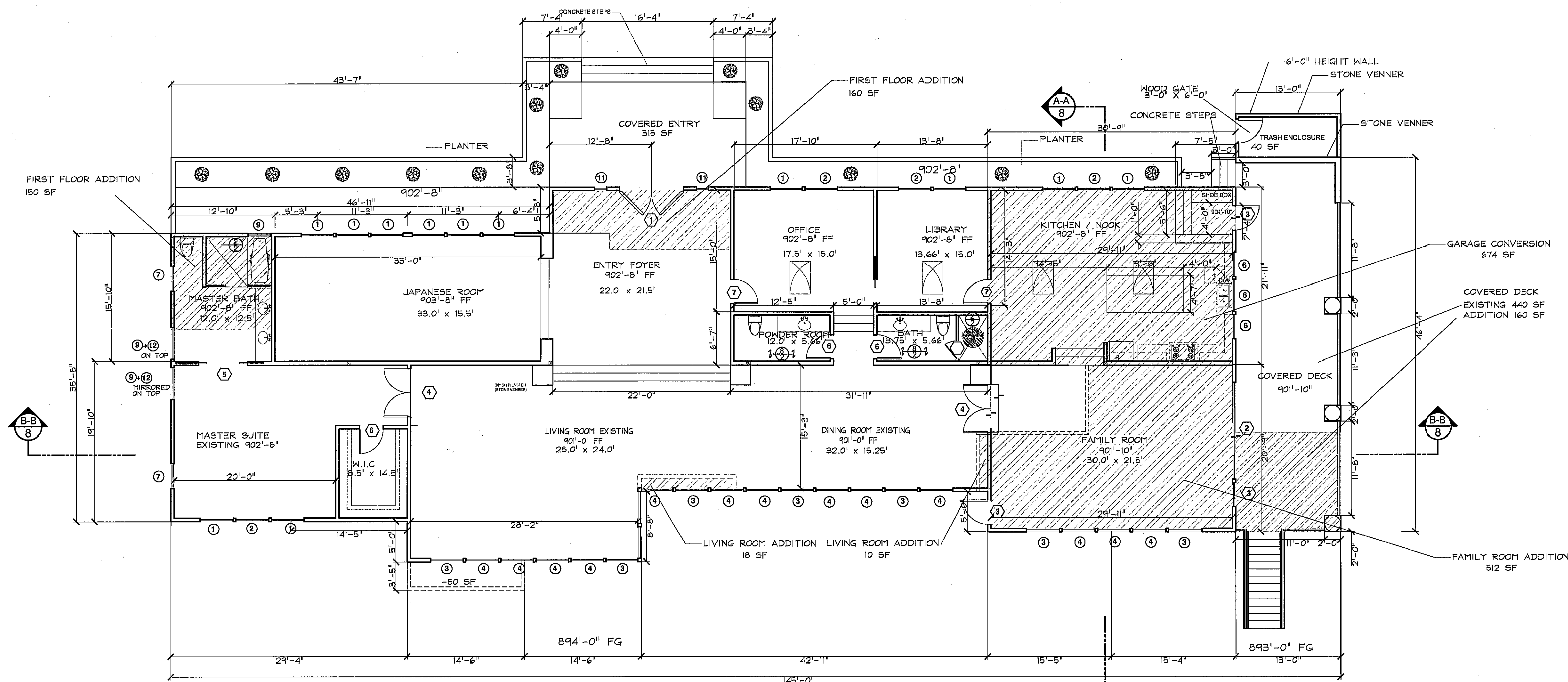
A. Photovoltaic systems: Installation of conduit leading from an exterior south-facing, east-facing or west-facing roof, where a minimum of 4 hours of direct sunlight is achieved, to a stubbed junction box next to the electrical panel. All exposed conduit shall be capped and provided with adequate flashing. The conduit shall not be located on or in the direction of a north-facing roof. (roof reinforcements shall be addressed at the time of installation).

B. Solar Water Heating System: Installation of 1/2" hot and cold copper water pipes from a south-facing, east-facing or west-facing roof, where a minimum of 4 hours of direct sunlight can be achieved, to an existing water heater/tank. Both ends of the 1/2" copper pipes shall be stubbed out and shall not be located on or in the direction of a north-facing roof. All exposed pipes shall be capped and provided with adequate flashing (structural engineering and any roof reinforcements shall be addressed at the time of installation under separate plans and permits). That duct shall be protected during construction and cleaned before occupancy.

A. FLUSH VOLUMES FOR LOW CONSUMPTION AND WATER-SEVER WATER CLOSETS SHALL BE PROVIDED WITH A MAX 1.6 GALLONS OF WATER PER FLUSH.

B. WATER HEATER SHALL BE STRAPPED TO WALL AT POINTS WITHIN THE UPPER 1/2 AND LOWER A MIN 4" ABOVE THE CONTROLS.

C. GARAGE DOOR EXTENSION SPRINGS SHALL BE FABRICATED FROM EITHER HARD DRAWN-SPRING WIRE OR OIL-TEMPERED WIRE AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION.



FLOOR PLAN

EXISTING RESIDENCE 3746.0 SF
(DEMO) - 50.0 SF
GARAGE CONVERSION 674.0 SF
PROPOSED ADDITION 850.0 SF

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

APPROVED
ROLLING HILLS
COMMUNITY ASSOCIATION
ARCHITECTURAL COMMITTEE
12/20/20

City of Rolling Hills
Planning Department
Approved for Plan Check Only
12/20/20

RECEIVED

DEC 18 2020

City of Rolling Hills
By _____

ATTACHMENT A
BEST MANAGEMENT PRACTICES
FOR CONSTRUCTION ACTIVITIES
Storm Water Pollution Control Requirements for Construction Activities
Minimum Water Quality Protection Requirements for All Development Construction
Project Certification Statement

The following is intended as minimum rules or as an attachment for building and grading plans and represent the minimum standards of good housekeeping that must be implemented on all construction sites regardless of size. (Applied to all permits)

- Erosion control measures must be installed on site and may not be removed from the site until the final inspection is complete. Erosion control measures must be installed on site and may not be removed from the site until the final inspection is complete.
- Sedimentation and other pollution control measures must be installed on site and may not be removed from the site until the final inspection is complete.
- Non-point source runoff from construction activities must be controlled and any other activity shall be contained at the project site.
- Erosion control measures must be installed on site and may not be removed from the site until the final inspection is complete.
- Sedimentation and other pollution control measures must be installed on site and may not be removed from the site until the final inspection is complete.

As the project owner or authorized agent of the owner, I have read and understand the requirements listed above and agree to comply with them. I hereby certify that I will comply with these requirements.

Print Name: _____
Signature: _____
Date: _____

MATERIAL CONSERVATION & RESOURCE EFFICIENCY

1. Openings in the building envelope separating conditioned space from unconditioned space needed to accommodate gas, plumbing, electrical lines, and other penetrations must be sealed.

2. Minimum of 50% of nonhazardous construction and demolition debris will be salvaged, recycled, and/or reused.

3. The Building Operations and Maintenance Manual must be completed and provided at the time of final inspection and placed in the building.

PLUMBING FIXTURE SCHEDULE

SYMBOL	FIXTURE TYPE	#	FLOW RATE	MAX FLOW RATE AT > 20 %
1	WALL MOUNTED SHOWER HEAD NEWPORT BRASS	1	2.5 GPM @ 80 PSI	2 GPM @ 80 PSI
2	LAVATORY FAUCET NEWPORT BRASS	1	2.2 GPM @ 60 PSI	1.5 GPM @ 60 PSI
3	WATER CLOSET KOHLER	1	1.6 GAL. PER FLUSH	1.28 GAL. PER FLUSH
4	BAR FAUCET NEWPORT BRASS	1	2.2 GPM @ 60 PSI	1.5 GPM @ 60 PSI

NOTES:
1. COMBINED FLOW RATE OF MULTIPLE SHOWER SERVING A SINGLE SHOWER SHALL NOT EXCEED THE MAXIMUM FLOW RATES SPECIFIED IN THE 20% COLUMN CONTAINED IN TABLE 4.303.2

ENVIRONMENTAL QUALITY NOTES

1. At the time of rough installation, or during storage on the construction site and until final startup of the heating and cooling equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal, or other acceptable methods to reduce the amount of dust or debris which may collect in the system.

2. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 10% moisture content. Insulation products which are visibly wet or have high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities.

3. Whole house exhaust fans installed shall have insulated louvers or covers (minimum R-4.2) which close when the fan is off.

4. All mechanical exhaust fans in rooms with a bathtub or shower shall comply with the following: 1-Fans shall be Energy Star compliant and be ducted to terminate outside the building. 2-Fans must be controlled by a readily accessible humidistat unless functioning as a component of a whole house ventilation system.

5. Verification of the following must be provided at the time of Final Inspection and shall be Documented in the Building Operations and Maintenance Manual.

6. Adhesives, sealants and caulks shall meet or exceed the standards outlined in Section 4.504.2.1 and comply with the VOC limits in Tables 4.504.1 and 4.504.2 as applicable.

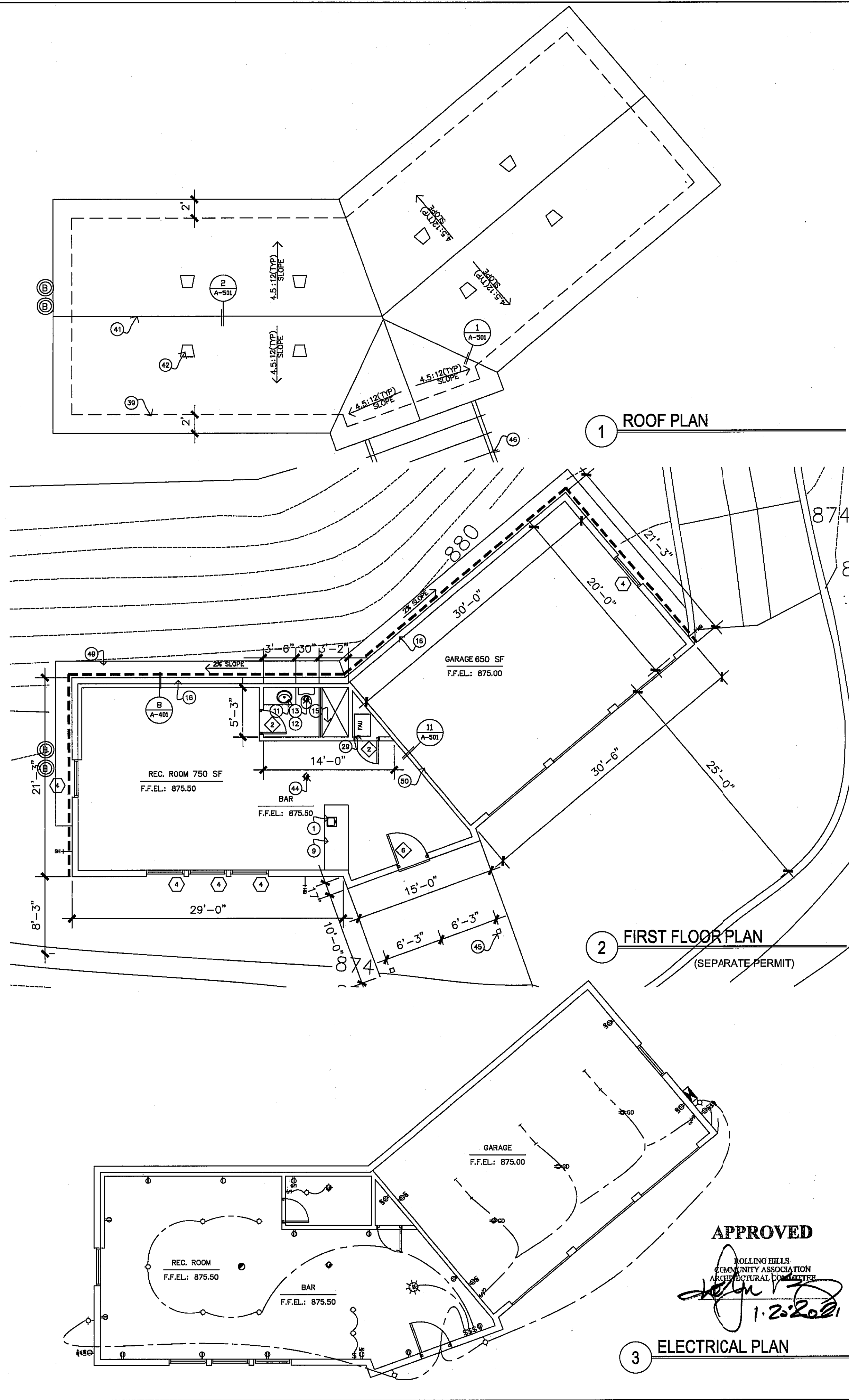
7. Paints and coatings shall meet or exceed the standards outlined in Section 4.504.2.2 and comply with the VOC limits in Table 4.504.3.

8. All carpet installed in the building interior shall meet all the testing and product requirements of one of the following:
1. Carpet and Rug Institute's Green Label Plus Program; or
2. California Department of Public Health Standard practice for the testing of VOC's (Spec 01350) or
3. NSF/ANSI 140 at the Gold level; or
4. Scientific Certification Systems Indoor Advantage Gold.

9. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label Program. Carpet adhesives shall not exceed a VOC limit of 50 g/l.

10. A minimum of 50% of floor area receiving resilient flooring shall comply with the VOC emission limits defined in the CHPS Low-emitting Materials List or certified under the RTO FloorScore program.

11. Composite wood products (hardwood plywood, particle board, and MDF) installed on the interior or exterior of the building shall meet or exceed the standards outlined in Table 4.504.5. Verification of compliance with these sections must be provided at the time of inspection.



GENERAL NOTES

1. FOLLOW THE 2011 LOS ANGELES COUNTY BUILDING CODE.
2. ALL SHOWERS AND TUB-SHOWERS SHALL HAVE A PRESSURE BALANCE, THERMOSTATIC MIXING VALVE, OR A COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE.
3. PROVIDE ACCESS PANEL (12x12) REQ'D FOR TUB TRAP SLP-JOINT.
4. PROVIDE NATURAL VENTILATION IN HABITABLE ROOMS & BATHROOMS BY MEANS OF OPERABLE EXTER. WALL OPENINGS W/ AN AREA NOT LESS THAN 4X OF FLOOR AREA.
5. IN LIEU OF EXTERIOR OPENINGS FOR VENTILATION OF HABITABLE ROOMS, AN APPROVED MECHANICAL VENTILATION SYSTEM OF 0.35 AIR CHANGE PER HOUR IN THE ROOM OR A WHOLE-HOUSE VENTILATION SYSTEM CAPABLE OF 15-CFM PER OCCUPANT SHALL BE INSTALLED.
6. ALL GLAZING IN DOORS AND WINDOWS SHALL BE MULTI-PANE UNITS WITH ONE TEMPERED PANE.
7. PROVIDE (1) LAYER OF 5/8" TYPE X GYPSUM WALL BOARD ON EACH SIDE OF ALL GARAGE SIDE WALLS, FLOORS AND CEILINGS BETWEEN GARAGE AND HABITABLE SPACE.
8. TWO LAYERS OF GRADE D PAPER ARE REQUIRED UNDER STUCCO APPLIED OVER WOOD SHEATHING.
9. KITCHEN & BATHROOM LIGHTING TO BE 50% FLOURESCENT LIGHTS. ALL OTHER SPACES TO BE STANDARD LIGHTING WITH DIMMERS OR MOTION CONTROL. COMPLY WITH ALL PROVISIONS OF THE TITLE 24 ENERGY CODE.
10. EXTERIOR WALLS TO BE 2X6 STUDS MINIMUM.
11. SEE STRUCTURAL, T-24 ENERGY CALCS, SOILS REPORT FOR FURTHER INFO.

SHEET NOTES

1. SINK W/ GARBAGE DISPOSER
2. RANGE OR COOKTOP (VERIFY). ALIGN W/ VENT HOOD ABOVE.
3. REFRIGERATOR/FREEZER
4. CLOTHES WASHER
5. OVEN-VERIFY GAS OR ELEC. & VENT REQUIREMENT
6. MICROWAVE OVEN
7. DISHWASHER
8. HOOD ABOVE-VENT TO OUTSIDE
9. BASE CABINET-VERIFY HEIGHT WITH COUNTERTOP (VERIFY FINISH)
10. WALL MOUNTED CABINET-VERIFY HEIGHT
11. SINK & MIRROR-VERIFY SIZE
12. PROVIDE EXHAUST FAN CAPABLE OF 50 CFM INTERMITTENT VENTILATION
13. TOILET-30" CLR. WIDE SPACE REQUIRED. (1.6 GALLONS PER FLUSH)
14. BATHTUB/JACUZZI BATHTUB-PROVIDE TEMP. GLASS ENCLOSURE
15. SHOWER, PROVIDE 72" HIGH MIN. NON-ABSORBANT ENCLOSURE
16. RETAINING WALL, PER STRUCTURAL DETAIL. PROVIDE WATERPROOFING MIRA-DRI 850, DRAINAGE & BACKFILL AS PER SOILS REPORT.
17. LOW WALL-36" A.F.F. MINIMUM (VERIFY HEIGHT & CAP)
18. ATTIC VENT-SHEET METAL PAINTED TO MATCH ROOF TILE
19. UNDERFLOOR ACCESS CRAWL HOLE-24"X18"
20. FLAT 2x4 PTDF FUR OUT W/ GYPSUM BOARD FINISH U.N.O.
21. COMBUSTION PRODUCTS TO VENT THROUGH ROOF
22. DRYER WITH 4" DIA. DRYER VENT. 14' LENGTH MAX. W/ 2 ELBOWS
23. A.C. CONDENSING UNIT ON CONCRETE PAD-PROVIDE SOUND ATTENUATION-VERIFY ELECTRIC REQUIREMENT
24. FLOOR DRAIN
25. ELECTRIC MAIN PANEL-VERIFY LOCATION W/ POWER CO.
26. 100 GAL. WATERHEATER ON 18" HIGH PLATFORM. PROVIDE SEISMIC STRAPS AT TOP & BOTTOM-PROVIDE VENT
27. FAU ABOVE
28. ATTIC ACCESS-24"X30" CLEAR FOR FAU
29. FAU, SEE TITLE-24 ENERGY CALCULATIONS
30. HANDRAIL, 30" A.F.F., HOT DIP GALVANIZED
31. WOOD FLOOR
32. MARBLE OR TRAVERTINE FLOORING, NON-SLIP FINISH
33. WOOD BASE, PAINTED
34. GRANITE COUNTERTOP
35. POLE & SHELF
36. BRUSH, PRECAST CONCRETE TOP.
37. BBQ PROVIDE GAS & ELECTRICAL SERVICE.
38. BBQ ENCLOSURE TO BE NON-COMBUSTIBLE: MASONRY OR STEEL STUD.
39. LINE OF HOUSE BELOW
40. CHIMNEY, PROVIDE SPARK ARRESTOR, STONE FINISH
41. EXCELITE SIMULATED SHAKE ROOF, CLASS-A RATED, ESR-1900
42. ATTIC VENT-SHEET METAL PAINTED TO MATCH ROOF TILE
43. CRICKET, HOT MOP
44. WHOLE HOUSE FAN, PANASONIC WHISPERLITE FV-11VQL5 (110 CFM)
45. WOOD POST, FIRE TREATED WOOD
46. WOOD TRELLIS, FIRE TREATED WOOD
47. TELEVISION, PROVIDE ELEC. AND CABLE CONNECTION
48. FIREPLACE, MISSION (M42) PRE-FAB GAS BY FMI PRODUCTS, ESR-2542
49. CONCRETE SWALE, 2% SLOPE MIN.
50. 1-HR. FIRE RATED WALL
51. IRRIGATION SYSTEM CONTROL WITH WEATHER SENSOR BY RAINBIRD

FLOOR PLAN LEGEND

(E) MAIN ELEC. PANEL
DOOR SEE SCHEDULE
WINDOW SEE SCHEDULE
EXHAUST FAN-50 CFM INTERMITTENT OR 25 CONTINUOUS VENTILATION
SMOKE & CARBON MONOXIDE DETECTOR
FAU FORCED AIR UNIT 1 SONE MAX
WH WATER HEATER
AUTOMATIC IRRIGATION SYSTEM CONTROL WITH WEATHER SENSOR

EXISTING WALL
DEMOLISH WALL
NEW STUD WALL-FULL HEIGHT
EGRESS WINDOW/DOOR: COMPLY WITH EMERGENCY ESCAPE REQUIREMENTS: MIN. NET CLEAR OPENING AREA = 5.7 SQ.FT. MIN. CLEAR WIDTH=20" MIN. CLEAR HEIGHT=24" MAX. SILL HEIGHT=44"

DS DOWNSPOUT, SEE DETAIL B
4" PERFORATED PIPE W/ FILTER SOCK & GRAVEL, 1% MIN. SLOPE
AREA DRAIN
HOSE BIB

ELECTRICAL LEGEND

ELECTRICAL SWITCH @ 48" A.F.F. (U.O.N)
THREE-WAY ELECTRICAL SWITCH @ 48" A.F.F. (U.O.N)
WALL MOUNTED EXTERIOR LIGHT FIXTURE, HIGH EFFICIENCY OR ON MOTION SENSOR OR PHOTO CONTROL
RECESSED CEILING MOUNTED DOWN LIGHT
RECESSED CEILING DOWN LIGHT-HIGH EFFICIENCY
RECESSED CEILING MOUNTED WALL WASHER
SURFACE MOUNTED CEILING LIGHT FIXTURE-HIGH EFFICIENCY
CHANDELIER-PROVIDE SUFFICIENT BLOCKING
STRIP FLOOR-LIGHT FIXTURE
RECESSED WALKWAY LIGHT FIXTURE @ 18" A.F.F.
EXHAUST FAN-50 CFM INTERMITTENT OR 25 CFM CONTINUOUS VENTILATION
SMOKE & CARBON MONOXIDE DETECTOR
MAIN ELEC. PANEL: 200 AMP
DUPLEX POWER OUTLET @ 12" A.F.F. / 45" A.F.F. @ KITCHEN COUNTER / 36" A.F.F. @ BATH VANITIES / 60" @ TV
DUPLEX POWER OUTLET WITH GFCI @ 36" A.F.F. IN BATHROOMS AND 45" A.F.F. IN KITCHENS (U.O.N)
EXTERIOR DUPLEX POWER OUTLET W/ WATERPROOF COVER & GFCI @ 18" A.F.F.
CEILING OUTLET FOR GARAGE DOOR OPENER

ELECTRICAL NOTES

1. ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE, 15 AND 20 AMPERE RECEPTACLE OUTLETS SHALL BE PROTECTED BY AFCI-FAULT INTERRUPTERS.
2. ELECTRICAL CONTRACTOR TO VERIFY LOCATION OF ALL OUTLETS, SWITCHES AND FIXTURES WITH THE ARCHITECT/OWNER.
3. ELECTRICAL CONTRACTOR TO VERIFY POWER REQUIREMENTS FOR ALL APPLIANCES AND FIXTURES.
4. ALL OUTLETS WITHIN 6' OF WATER SOURCE IN THE KITCHEN, BATHROOMS, & LAUNDRY AREA TO BE PROVIDED WITH GROUND FAULT INTERRUPTORS.
5. AT LEAST 50% LIGHTING WATTS IN KITCHEN TO BE HIGH EFFICIENCY LUMINAIRES. ALL OTHER SPACES TO HAVE MOTION CONTROL OR DIMMERS.
6. ALL INCANDESCENT LIGHTING FIXTURES RECESSED INTO CEILINGS SHALL BE APPROVED FOR ZERO CLEARANCE (I.C. RATED) AND AIRTIGHT.
7. PROVIDE HARD WIRED AND INTERCONNECTED SMOKE DETECTORS WITH BATTERY BACK-UP ADJACENT TO AND INSIDE BEDROOMS.
8. OUTLETS FOR D.W. & DISPOSAL TO BE UNDER COUNTER @ 12" A.F.F.
9. LENGTH, PITCH, CLEARANCE, AND POINT OF TERMINATION OF ANY APPLIANCE VENT OR CHIMNEY SHALL CONFORM TO THE RESIDENTIAL BUILDING CODE.
10. PROVIDE MECHANICAL VENTILATION FOR BATHROOMS AND LAUNDRY ROOMS.

CBB ARCHITECTS
1000 W. BROADWAY
CANNON, CA 90240
P: 310.310.1000
WWW.CBBARCHITECTS.COM
CBBARCHITECTS@GMAIL.COM

Stamp:
LICENSED ARCHITECT
C-013657
EXP. 05-20-20

Legal Description:
LOT#: 3
TRACT#: 26343
M.B.: 815-24-27
APN:7567-017-012

Project Name (Client - Address - City)
Toshiko Nakamura
24 Cinchring Road
Rolling Hills, CA 90274

Use Description:
GARAGE FLOOR PLAN AND ROOF (SEPARATE PERMIT)

Date: 05/04/2017

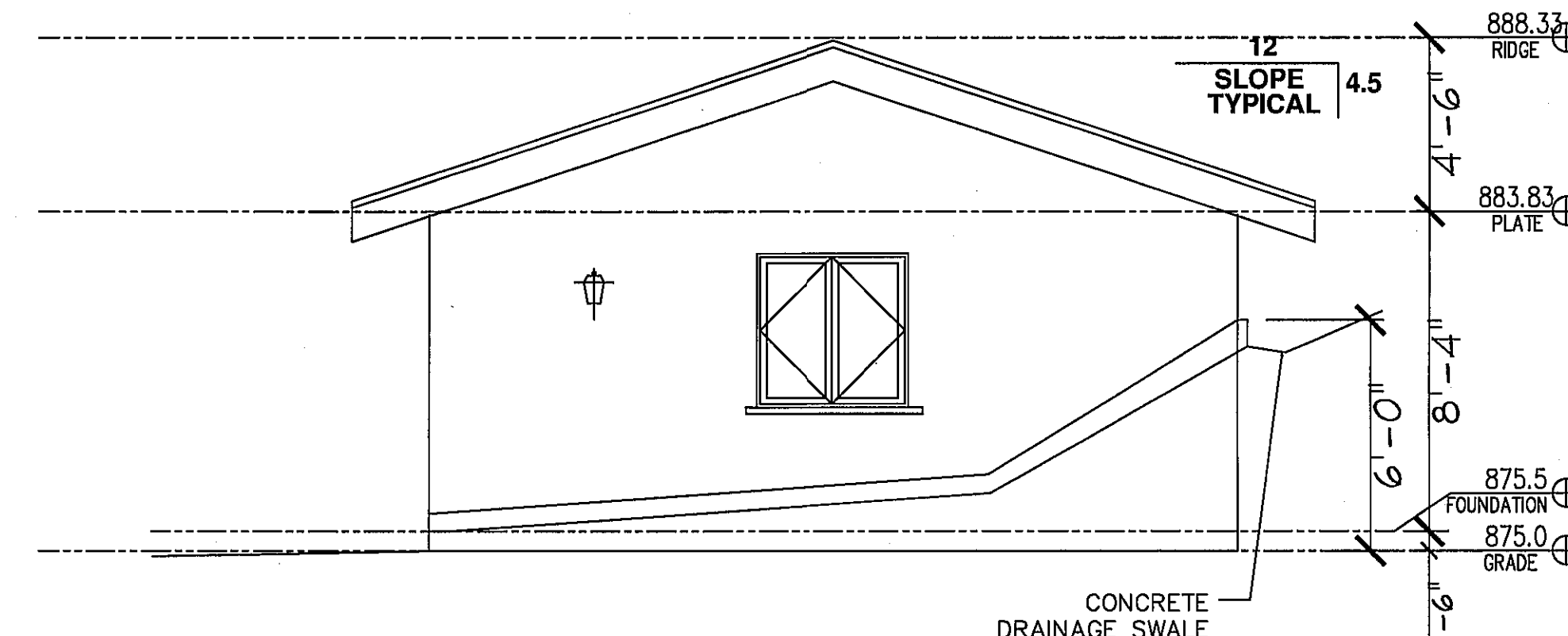
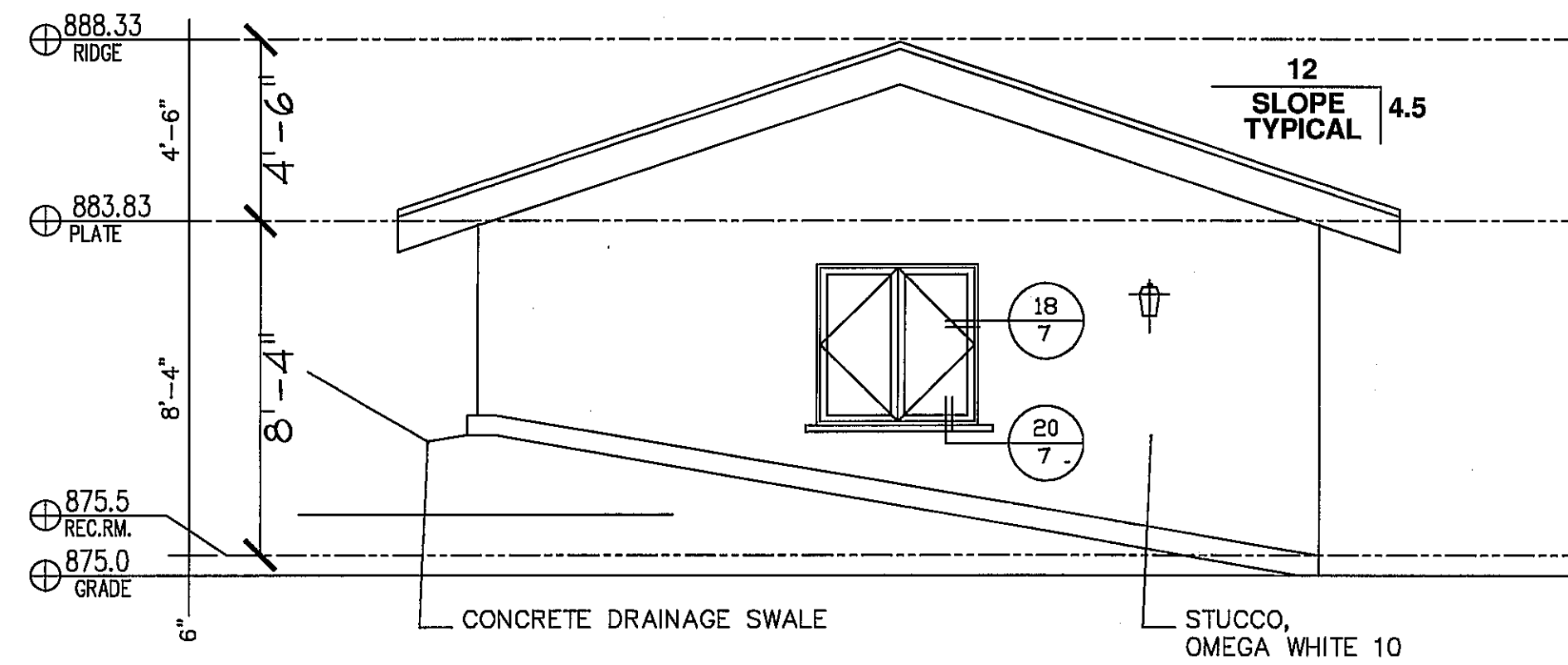
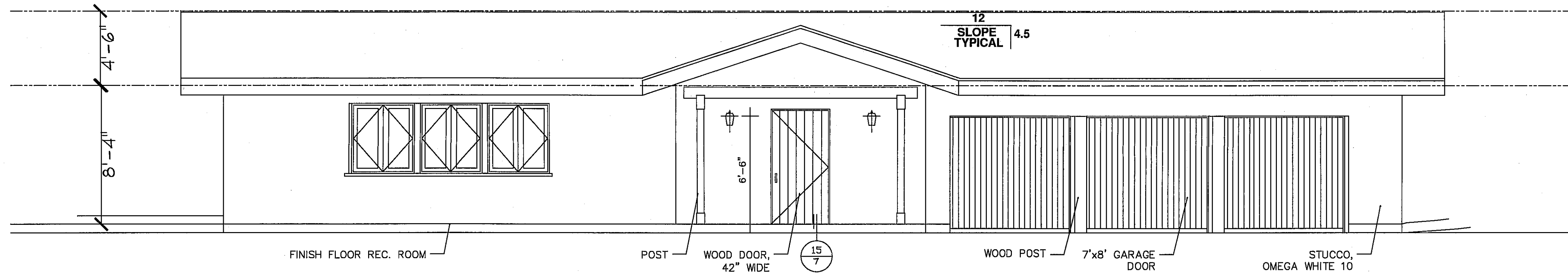
Revision Dates:
02/26/2020
06/28/2020
07/14/2020
10/26/2020
12/10/2020

Drawing By:
CBB STAFF

Scale:

Sheet
5

RECEIVED
DEC 18 2020
City of Rolling Hills
By _____



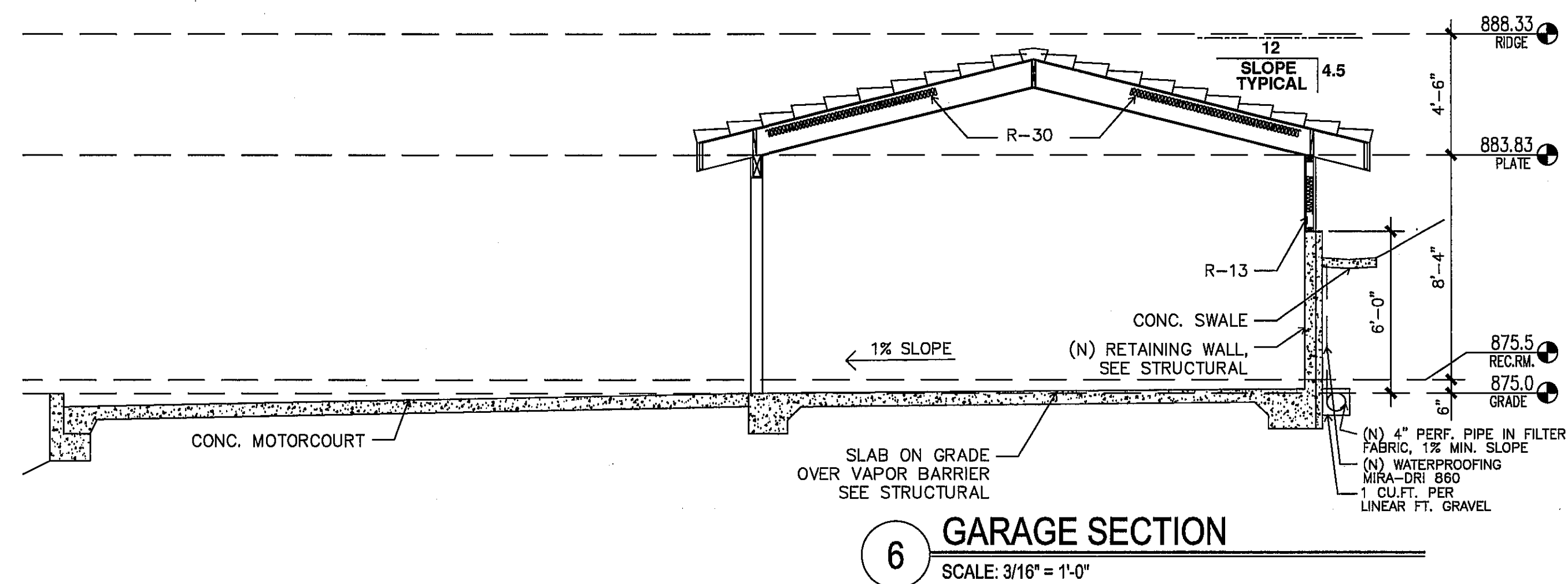
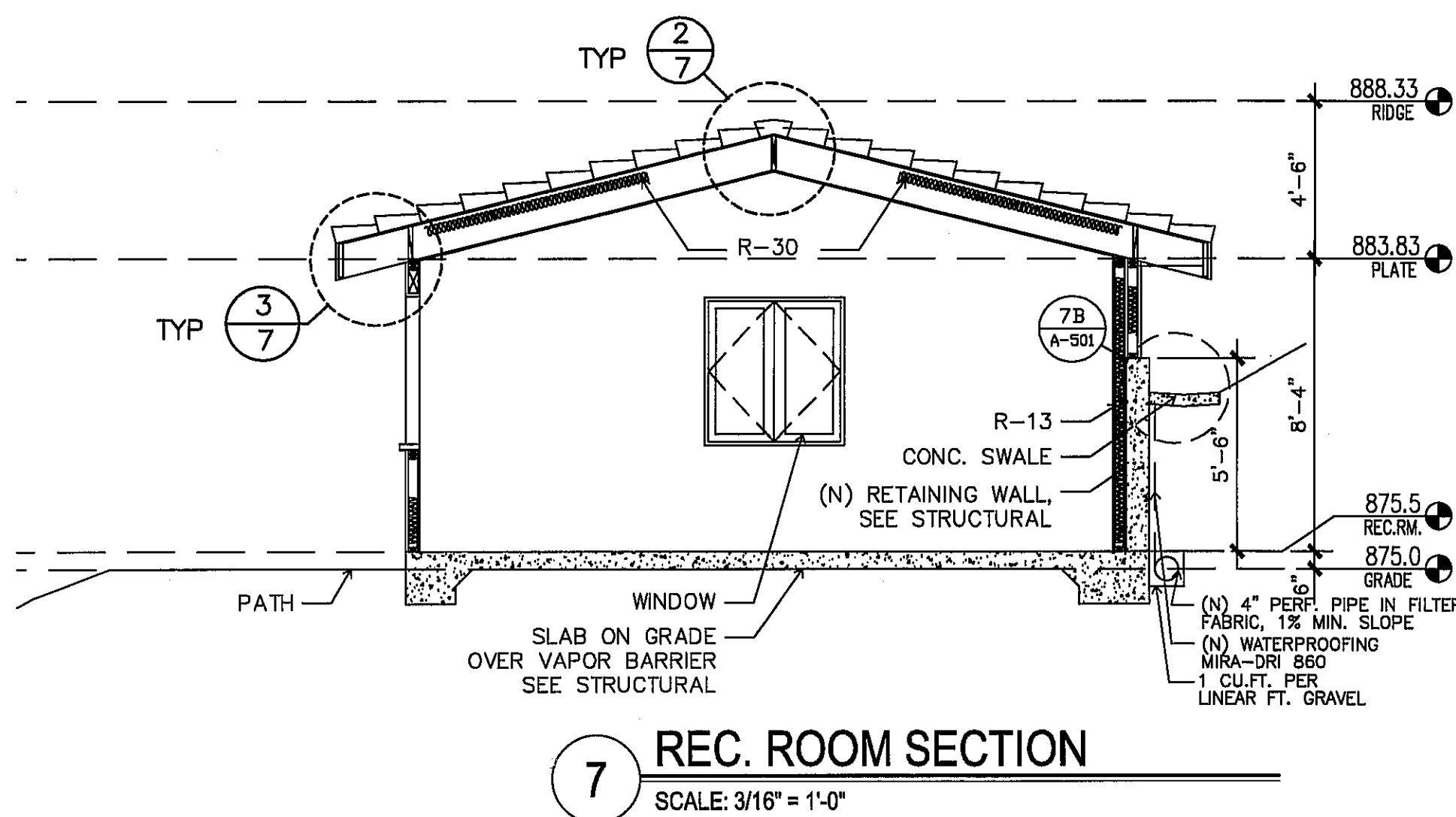
GARAGE Elevations

(SEPARATE PERMIT)

APPROVED

ROLLING HILLS
COMMUNITY ASSOCIATION
ARCHITECTURAL COMMITTEE
11/20/2021
THE FOLLOWING ITEMS MUST BE SUBMITTED TO
THE ARCHITECTURAL COMMITTEE FOR APPROVAL:
Doors & Windows (BRAND/MATL/COLOR)
Roofing Material
Exterior Lighting (LOCATION & DESIGN)
Front Door
Garage Door
Stone Sample
Gutter/Down Spout
Garden Lighting (LOCATION & DESIGN)
Landscape Plan

SUBMIT ANY MODIFICATIONS FOR APPROVAL
PRIOR TO CONSTRUCTION
ALL STRUCTURES MUST BE PAINTED ASSOCIATION
APPROVED WHITE
NO STRUCTURES, PLANTING OR IRRIGATION IS
PERMITTED IN AN ASSOCIATION EASEMENT



GARAGE Sections

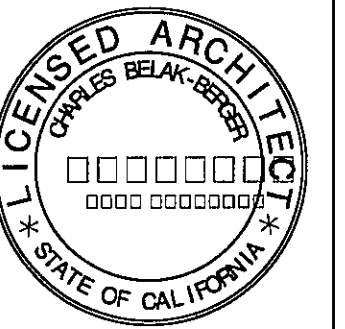
RECEIVED

DEC 18 2020

City of Rolling Hills

By

Stamp:



Legal Description:

LOT#: 3
TRACT#: 26343
M.B.: 815-24-27
APN:7567-017-012

Project Name (Client - Address - City)

Toshiko Nakamura
24 Cinchring Road
Rolling Hills, CA 90274

Use Description:

GARAGE ELEVATIONS
(SEPARATE PERMIT)

Date: 05/04/2017

Revision Dates:

△	03/12/2020
△	07/15/2020
△	12/10/2020
△	
△	

Drawing By:

CBB STAFF

Scale:


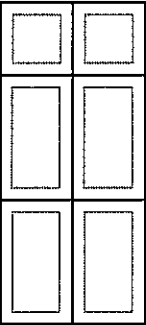
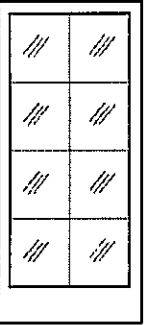
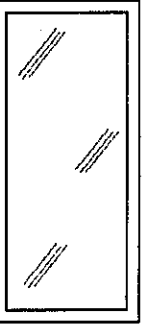
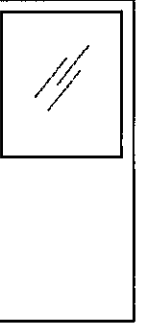
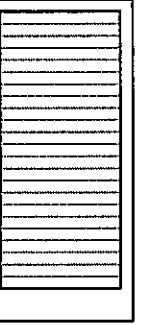
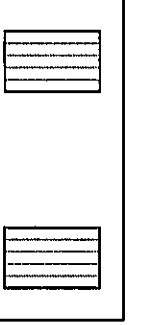
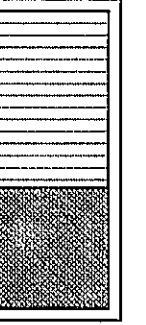

Sheet

5.1

ROOM FINISH SCHEDULE												
REF. NO.	LOCATION	FLOOR	BASE	WALLS	WALLS	WALL	WALL	WAINSCOT	CEILING	CEILING HT.	REMARKS	
1												
2												
3												
4												
5												
6												
7												
8												
9												
10												
11												
12												
13												
14												
15												
16												

ROOM FINISH SCHEDULE										
FLOOR		BASE		WALLS		WAINSCOT		CEILING		
1		1		1		1		1		
2		2		2		2		2		
3		3		3		3		3		
4		4		4				4		
5		5		5				5		
6		6		6				6		
7		7		7				7		

NOTES:
1. WALL AND CEILING SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS IN CRC R302.9.

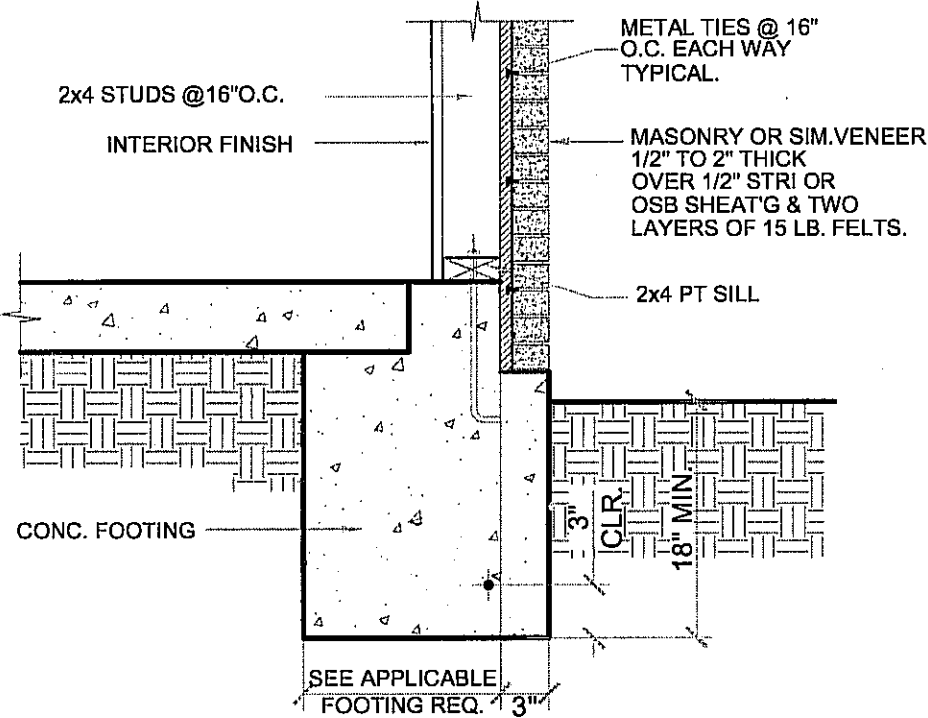
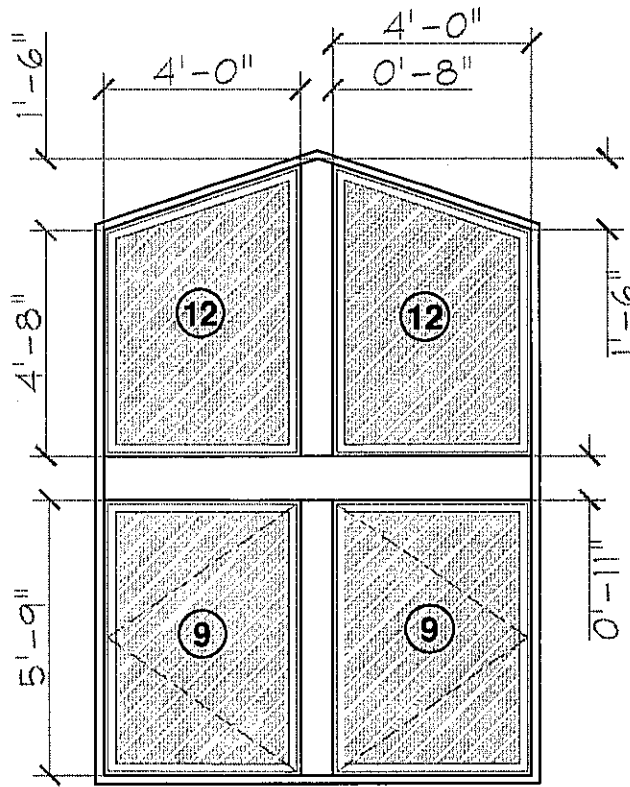
DOOR TYPES								
								
FLUSH	PANELED	FRENCH	GLASS	SASH	JALOUSIE	LOUVERED	SHUTTER SCREEN	DUTCH

DOOR SCHEDULE										
No	Wide	High	Thick	F/R	TYPE	Manufact.	Other	Q.	SHGC	U-F
1	8'-0"	8'-0"	1 3/4"	NO	SWINGING SOLID WOOD DOORS, STAIN GRADE W/PRIVACY LOCK	PER OWNER		1		
2	12'-0"	6'-8"	1 3/4"	NO	FOUR PIECE SLIDING ASSEMBLY, W/LOCK & DEADBOLT	PER OWNER	TEMPERED GLASS	1		.18
3	3'-0"	6'-8"	1 3/4"	NO	SWINGING FRENCH DOOR, TEMP GLASS W/PRIVACY LOCK, SOLID CORE	PER OWNER	PRIVACY LOCK	3		
4	3'-0"	6'-8"	1 3/8"		SWINGING FRENCH DOOR (AIR), TEMP GLASS W/PRIVACY LOCK, SOLID CORE	PER OWNER		2		
5	3'-0"	6'-8"	1 3/8"		POCKET SLIDING DOOR COMMERCIAL GRADE FLUSH P/G	PER OWNER	PRIVACY LOCK	2		
6	2'-10"	6'-8"	1 3/8"	NO	PAINT GRADE, FLUSH PANEL SOLID CORE	PER OWNER	PRIVACY LOCK	2		
7	3'-0"	6'-8"	1 3/8"	NO	PAINT GRADE, FLUSH PANEL SOLID CORE	PER OWNER	PRIVACY LOCK	2		
8										
9										
10										
11										
12										
13										
14										
15										
16										
17										
18										
19										

* GLAZING MUST BE TEMPERED & AFFIXED WITH PERMANENT LABELS PER CODE SEC.2406 FOR GLAZING IN DOOR & WITHIN 24" ARC OF DOOR (IN A CLOSED POSITION), IN WALL ADJACENT TO TOP & BOTTOM LANDING OF STAIRWAY, SHOWER & BATH TUB.


WINDOW SCHEDULE										
No	Wide	High	Glass	Dbt Glss	FRAME TYPE	MANUFACTURER	Q.	SHGC	U-F	
1	4'-0"	5'-0"	PLATE	YES	CASEMENT WINDOWS; MATERIAL FIBERGLASS WHITE FRAME TEMPERED GLASS	BY OWNER	12	.30	.34	
2	4'-0"	5'-0"	PLATE	YES	FIXED GLASS WINDOWS; MATERIAL FIBERGLASS WHITE FRAME TEMPERED GLASS	BY OWNER	4	.30	.34	
3	4'-0"	6'-6"	PLATE	YES	CASEMENT WINDOWS; MATERIAL FIBERGLASS WHITE FRAME TEMPERED GLASS	BY OWNER	7	.30	.34	
4	4'-0"	6'-6"	PLATE	YES	FIXED GLASS WINDOWS; MATERIAL FIBERGLASS WHITE FRAME TEMPERED GLASS	BY OWNER	13	.30	.34	
5									.34	
6	3'-0"	3'-0"	PLATE	YES	CASEMENT WINDOWS; MATERIAL FIBERGLASS WHITE FRAME TEMPERED GLASS	BY OWNER	3	.30	.34	
7	3'-0"	5'-0"	PLATE	YES	CASEMENT WINDOWS; MATERIAL FIBERGLASS WHITE FRAME TEMPERED GLASS	BY OWNER	2	.30	.34	
8	7'-0"	3'-0"	PLATE	YES	WIND SET, 2 SIDES 2'-0" X 3'-0" CASEMENTS AL. FRAME WITH A 2'-0" X 3'-0" FIXED TEMPERED GLASS ON MIDDLE	BY OWNER	1	.30	.34	
9	4'-0"	5'-9"	PLATE	YES	FIXED GLASS WINDOW; MATERIAL FIBERGLASS WHITE FRAME OBSCURED TEMPERED GLASS	BY OWNER	2	.30	.34	
10	6'-0"	6'-6"	PLATE	YES	FIXED GLASS WINDOWS; MATERIAL FIBERGLASS WHITE FRAME TEMPERED GLASS	BY OWNER	1	.30	.34	
11	1'-4"	6'-6"	PLATE	YES	FIXED GLASS WINDOWS; MATERIAL FIBERGLASS WHITE FRAME TEMPERED GLASS	BY OWNER	2	.30	.34	
12	4'-0"	VAR	PLATE	YES	FIXED GLASS WINDOW; MATERIAL FIBERGLASS WHITE FRAME OBSCURED TEMPERED GLASS	BY OWNER	2	.30	.34	
13										
14										
15										

EGRESS NOTES:
1. MEANS OF EGRESS DOORS SHALL BE DETAILED AS FOLLOWS:
a. MAX. 1.5" LOWER THAN TOP OF THE THRESHOLD HEIGHT. (CRC R311.3.1)
b. MIN. WIDTH OF LANDING AT DOOR SHALL NOT BE LESS THAN WIDTH OF STAIRWAY OR DOOR. (CRC R311.3)
c. MAX. 7.75' BELOW THE TOP OF THE THRESHOLD HEIGHT OF AN EXTERIOR DOORWAY THAT DOES NOT SWING OVER THE LANDING.
GLASS AND GLAZING NOTE:
1. EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE MANUFACTURER OR INSTALLER AND THE SAFETY GLAZING STANDARD. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF SAFETY GLAZING. GLAZING IN:
a. SWING DOORS
b. FIXED & SLIDING PANELS OF SLIDING DOOR ASSEMBLIES & PANELS IN SLIDING AND BI-FOLD CLOSET DOOR ASSEMBLIES.
c. DOORS & ENCLOSURES FOR BATHTUBS AND SHOWERS.
d. FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION & WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE. READ CODE FOR EXCEPTIONS.
e. GUARDS & RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS & NONSTRUCTURAL IN-FILL PANELS.
WINDOWS AND DOORS:
EXTERIOR GLAZING, INCLUDING IN DOORS, SHALL BE MULTI-PANE UNITS WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR 20-MIN. RATED OR COMPLIES WITH SFM 12-7A-2 (708A; R327.8.2.1)
EXTERIOR DOORS SHALL MEET ONE OF THE FOLLOWING:
A- NONCOMBUSTIBLE MATERIAL OR
B- IGNITION RESISTANT MATERIAL OR
C- SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8" THICK WITH INTERIOR PANEL THICKNESS NOT LESS THAN 1-1/4" IN THICK OR
D- MINIMUM 20-MIN RATED OR
E- COMPLIES WITH SFM 12-7A-1 (708A; R327.8)



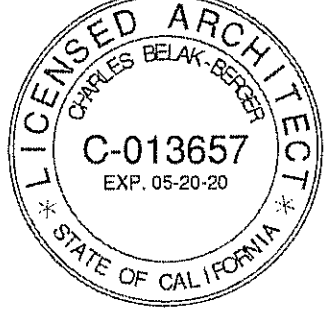
VENEER DETAIL

1



CBB ARCHITECTS
351 W. BOULEVARD
CARLETON, CA 90248
TEL: 760/266-0082
WWW.CBBARCHITECTS.COM
CBBARCHITECTS@GMAIL.COM

Stamp:



Legal Description:

LOT#: 3
TRACT#: 26343
M.B.: 815-24-27
APN: 7567-017-012

Project Name (Client - Address - City)

Toshiko Nakamura
24 Cinchring Road
Rolling Hills , CA 90274

Use Description:

Date: 05/04/2017

Revision Dates:

△	06/05/2020
△	07/27/2020
△	
△	
△	

Drawing By:
CBB STAFF


Scale:

Sheet

6

RECEIVED
DEC 18 2020
City of Rolling Hills
By _____





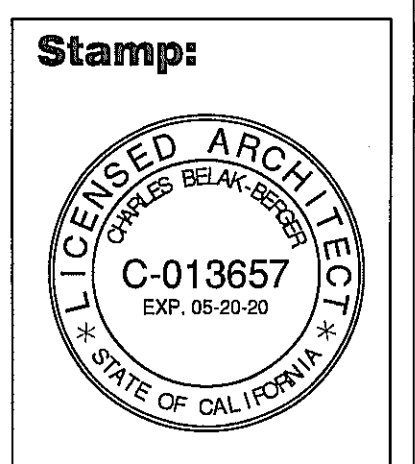
Toshiko Nakamura
224 Cinchring Road
Rolling Hills, CA 90274

7



TABLE 9.

By _____

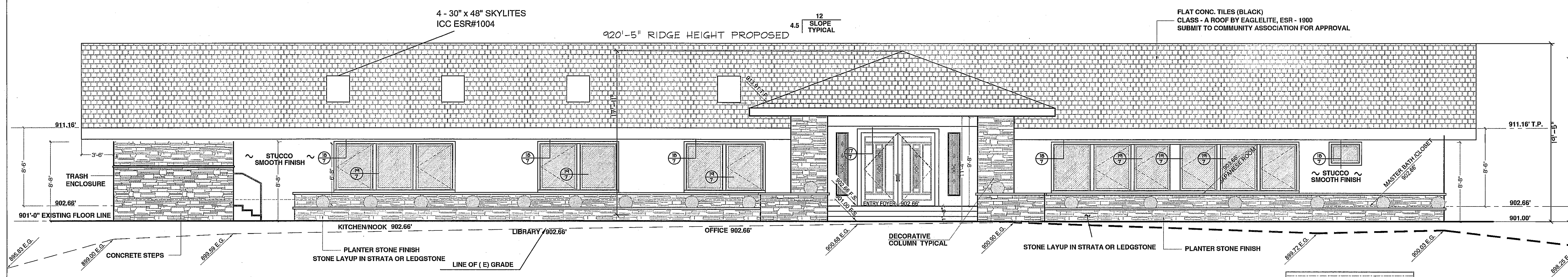


Legal Description:
LOT#: 3
TRACT#: 26343
M.B.: 815-24-27
APN:7567-017-012

Project Name (Client - Address - City)
Toshiko Nakamura
24 Cinchring Road
Rolling Hills, CA 90274

Use Description:	
ELEVATIONS	
Date:	05/04/2017
Revision Dates:	
△	05/06/2020
△	06/28/2020
△	07/27/2020
△	
△	
Drawing By:	
CBB STAFF	
Scale:	

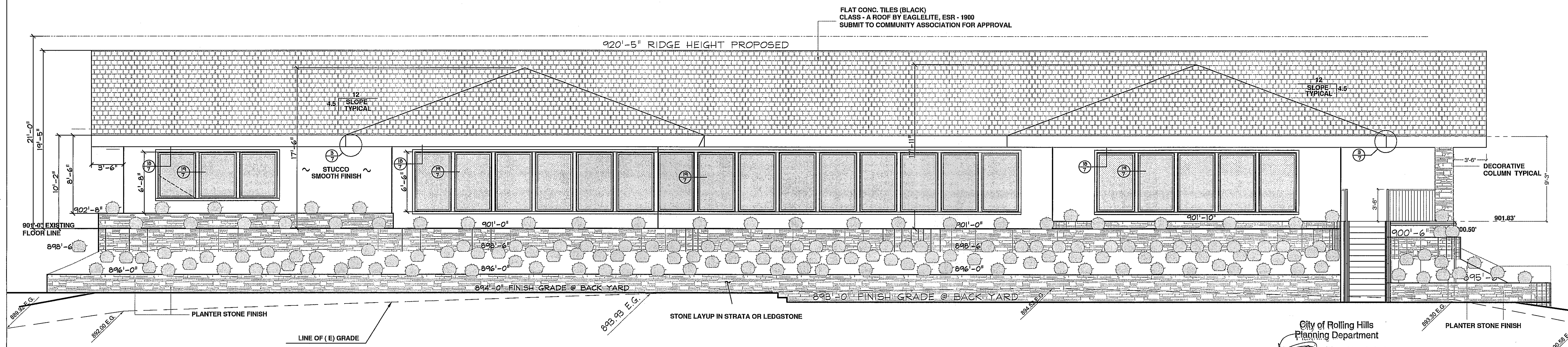
Sheet
8



- NOTES**
1. STRUCTURE EXTERNAL WALLS - STUCCO - 10 OMEGA WHITE COLOR
 2. ROOF - MATERIAL CONCRETE TILE COLOR BLACK
 3. WINDOWS - FRAME COLOR WHITE - MATERIAL FIBERGLASS
 4. FRONT ENTRANCE - CHESTNUT MANOGANY
 5. GARDEN WALLS AND COLUMNS - STONE LAYUP IN STRATA OR LEDGSTONE

FRONT ELEVATION (EAST)

SCALE: 3/16" = 1'-0"



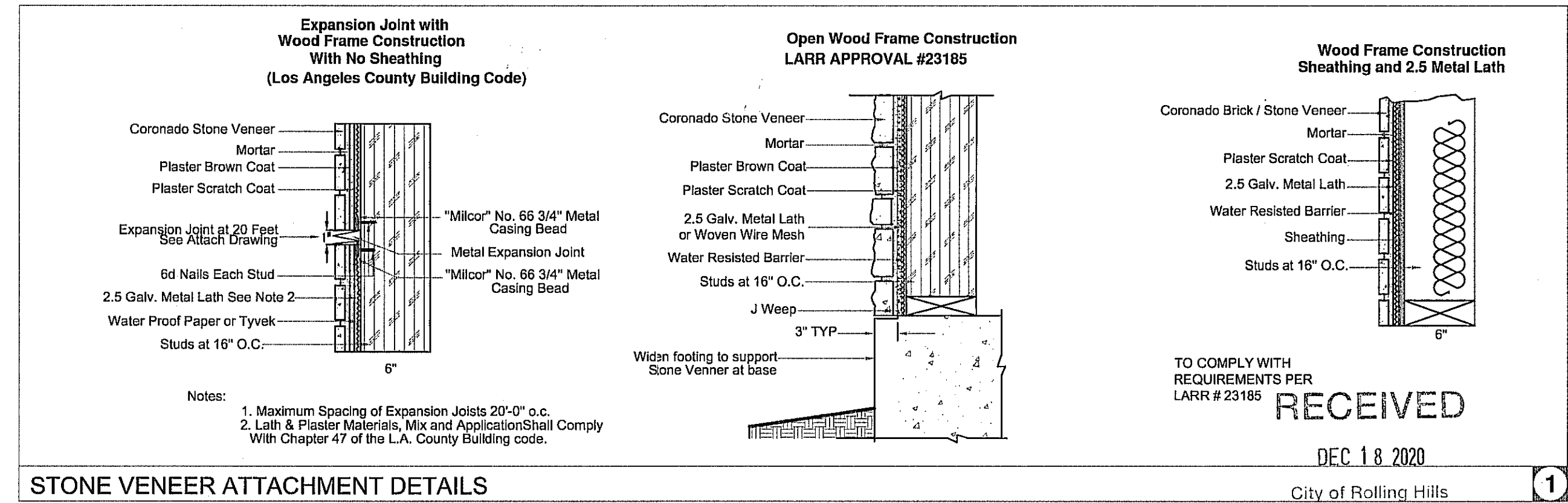
- NOTES:**
- 1 - EXTERIOR WALL COVERING OVER WEATHER RESISTIVE BARRIER. (CBC 1402.1)
 - 2 - TYPICAL STUCCO OVER EXTERIOR LATH; W/MIN. 2 LAYERS OF GRADE D PAPER OVER ALL WOOD BASE SHEATHING (CBC 2506.4)

NOTE: PARAPETS, SATELLITE, ANTENNAE, RAILS, SKYLIGHTS, ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT.

REAR ELEVATION (WEST)

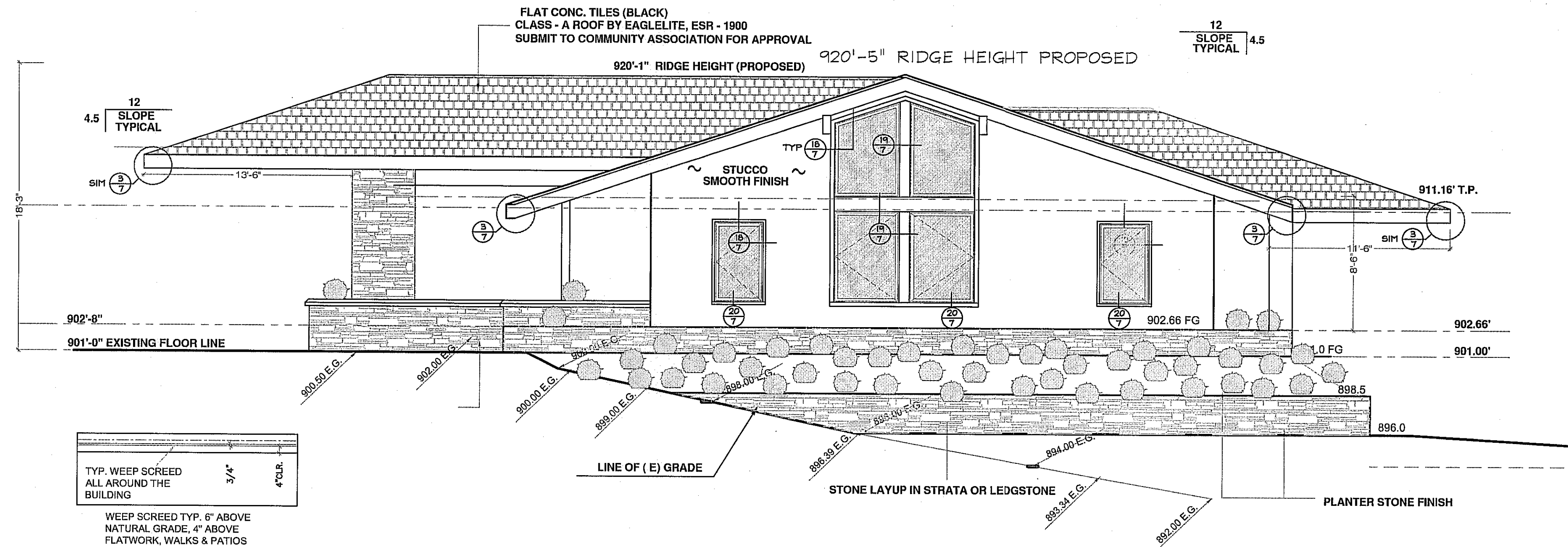
SCALE: 3/16" = 1'-0"

APPROVED
ROLLING HILLS COMMUNITY ASSOCIATION ARCHITECTURAL COMMITTEE
12/20/20
THE FOLLOWING ITEMS MUST BE SUBMITTED TO THE ARCHITECTURAL COMMITTEE FOR APPROVAL:
1. Open and Windows (BRAND/MATL/COLOR)
2. Stairing Material
3. Exterior Lighting (LOCATION & DESIGN)
4. Front Door
5. Storage Door
6. Stone Sample
7. Stair/Trip Sample
8. Garden Lighting (LOCATION & DESIGN)
9. Landscape Plan
SUBMIT ANY MODIFICATIONS FOR APPROVAL PRIOR TO CONSTRUCTION
PAINTED ASSOCIATION



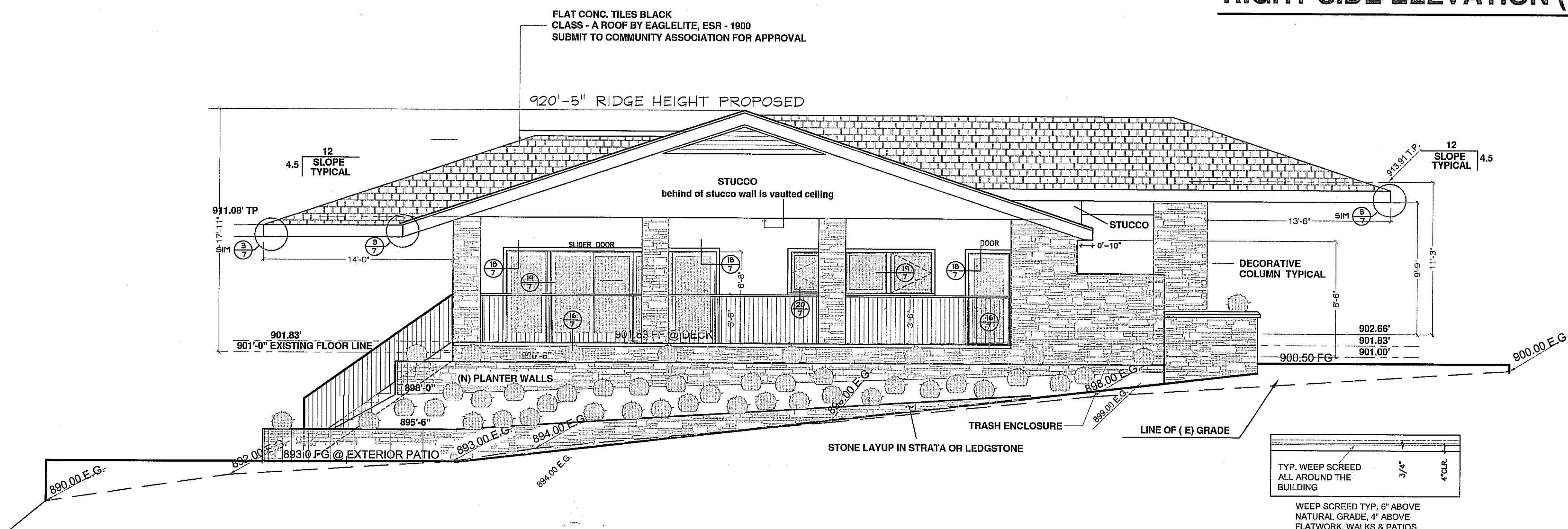
City of Rolling Hills
Planning Department
Approved for Plan Check Only
12/20/20
Date

TO COMPLY WITH REQUIREMENTS PER LARR # 23185
RECEIVED
DEC 18 2020
City of Rolling Hills
By



RIGHT SIDE ELEVATION (NORTH)

SCALE: 3/16" = 1'-0"



LEFT SIDE ELEVATION (SOUTH)

SCALE: 3/16" = 1'-0"

- NOTES
1. STRUCTURE EXTERNAL WALLS - STUCCO - 10 OMEGA WHITE COLOR
 2. ROOF - MATERIAL CONCRETE TILE COLOR BLACK
 3. WINDOWS - FRAME COLOR WHITE - MATERIAL FIBERGLASS
 4. FRONT ENTRANCE - CHESTNUT MAHOGANY
 5. GARDEN WALLS AND COLUMNS - STONE LAYUP IN STRATA OR LEDGSTONE

APPROVED

ROLLING HILLS
COMMUNITY ASSOCIATION
ARCHITECTURAL COMMITTEE

THE FOLLOWING ITEMS MUST BE SUBMITTED TO THE ARCHITECTURAL COMMITTEE FOR APPROVAL:

- Design & Windows (BRAND/MATL/COLOR)
- Roofing Material
- Exterior Lighting (LOCATION & DESIGN)
- Front Door
- Garage Door
- Stone Sample
- Stair/Turn Sample
- Garden Lighting (LOCATION & DESIGN)
- Landscaping Plan

SUBMIT ANY MODIFICATIONS FOR APPROVAL PRIOR TO CONSTRUCTION

ALL STRUCTURES MUST BE PAINTED ASSOCIATION APPROVED WHITE

NO STRUCTURES, PLANTING OR IRRIGATION IS PERMITTED IN AN ASSOCIATION EASEMENT

City of Rolling Hills
Planning Department

Approved for Plan Check Only
JWE P7/20/20
Date

RECEIVED

DEC 18 2020

City of Rolling Hills

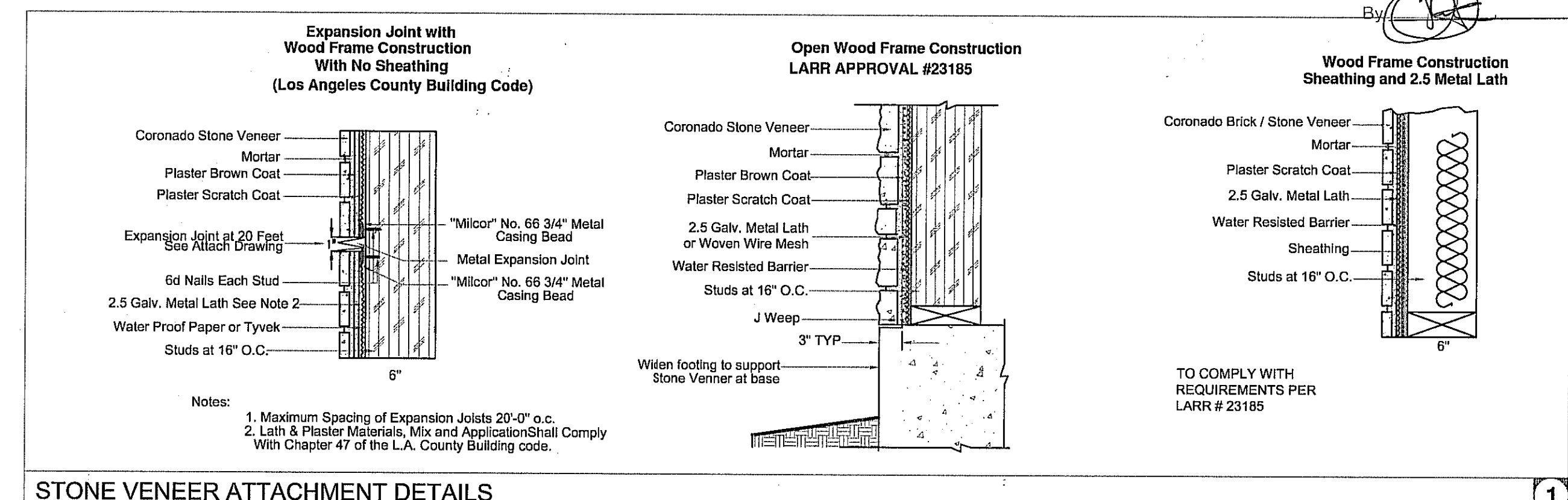
By: [Signature]

NOTES:

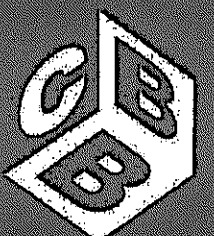
- 1 - EXTERIOR WALL COVERING OVER WEATHER RESISTIVE BARRIER. (CBC 1402.1)

- 2 - TYPICAL STUCCO OVER EXTERIOR LATH; W/MIN. 2 LAYERS OF GRADE D PAPER OVER ALL WOOD BASE SHEATHING (CBC 2506.4)

NOTE: PARAPETS, SATELLITE, ANTENNAE, RAILS, SKYLIGHTS, ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT.



STONE VENEER ATTACHMENT DETAILS



CBB ARCHITECTS

521 W. MOSEBURN
CARPENTERS, CA 90743
TEL: 310.459.0155
WWW.CBBARCHITECTS.COM
CBBARCHITECTS@GMAIL.COM

Stamp:



Legal Description:

LOT#: 3
TRACT#: 26343
M.B.: 815-24-27
APN:7567-017-012

Project Name (Client - Address - City)

Toshiko Nakamura
24 Cinchring Road
Rolling Hills, CA 90274

Use Description:

ELEVATIONS

Date: 05/04/2017

Revision Dates:

02/26/2020

07/15/2020

07/27/2020

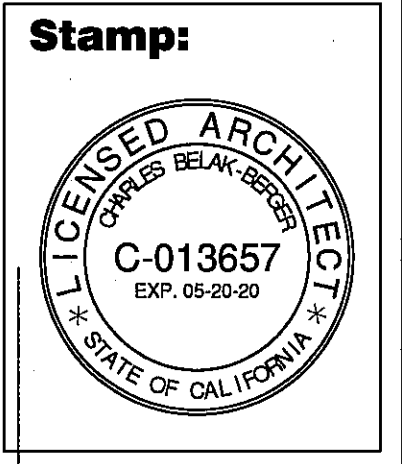
Drawing By:

CBB STAFF

Scale:

Sheet

9

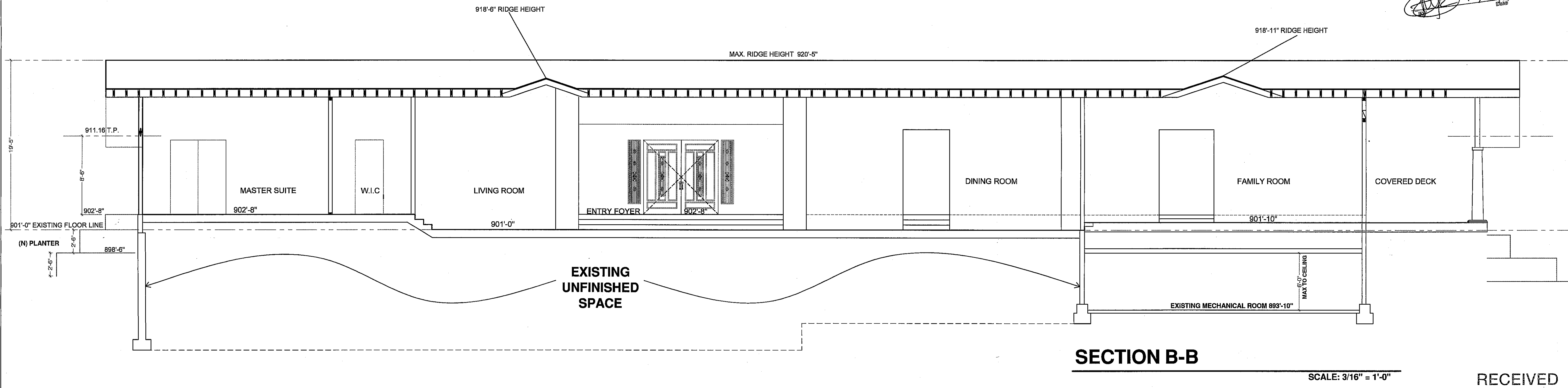
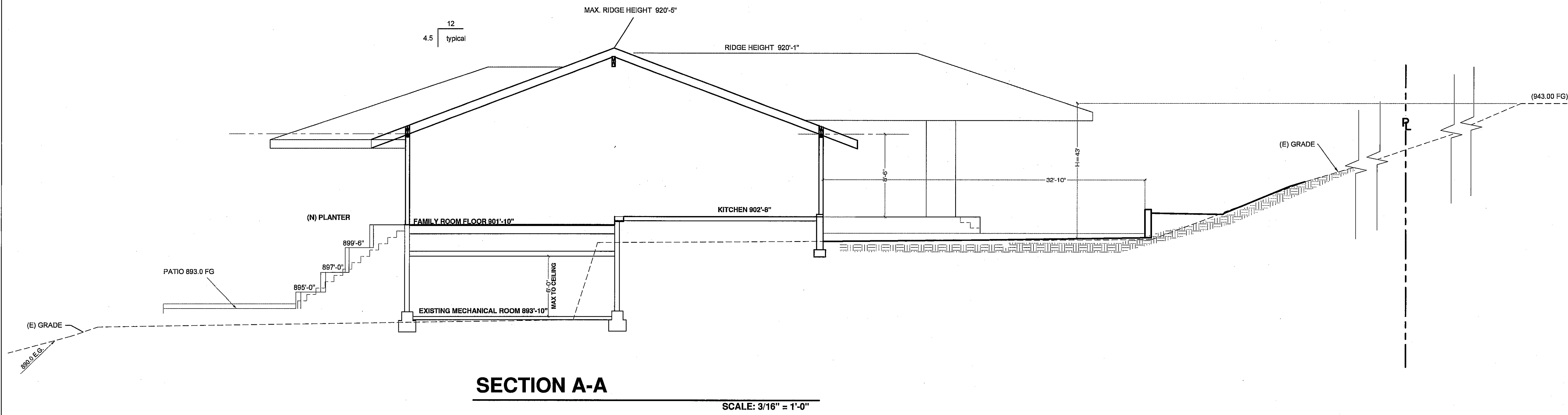


Legal Description:
LOT#: 3
TRACT#: 26343
M.B.: 815-24-27
APN: 7567-017-012

Project Name (Client - Address - City)
Toshiko Nakamura
24 Cinchring Road
Rolling Hills, CA 90274

Use Description:	
SECTIONS	
Date:	05/04/2017
Revision Dates:	
△	06/28/2020
△	12/08/2020
△	
△	
△	
Drawing By:	
CBB STAFF	
Scale:	

Sheet
10



City of Rolling Hills
Planning Department
Approved for Plan Check Only
12/30/20
[Signature]

RECEIVED
DEC 18 2020
City of Rolling Hills
By _____

DIVISION 1: GENERAL REQUIREMENTS

The drawings, specifications, and Contract for Construction shall form the Contract documents for the General Contractor and all subcontractors let on this project. Any work or material shown on the drawings or specified in writing, shall be executed as though covered by both.

Any conflict or errors in the drawings and specifications shall be reported to the Architect before proceeding. Dimensions are from finish to finish. Dimensions shall not be scaled from the drawings. Dimensions given on the drawings shall be verified by the Contractor in the field. In cases where additions or alterations occur in and around existing structures, the Contractor shall confirm that the dimensions on the plan are consistent with those existing in the field.

All work and workmanship shall comply strictly with the required codes and other governing ordinances. Where work exceeding those requirements is not specifically called for in the Contract Documents, the Building Code shall be considered the minimum standard of performance for the work of the Contract.

GUARANTEE: Except where a guarantee is stipulated, all work and material shall be guaranteed for one (1) Year after completion of the project and acceptance of same.

CHANGES: No changes or deviations in the plans and specifications shall be made except upon written agreement between Owner and Contractor with the addition or deduction therefore appended by the contract. The Architect must be notified of such changes or deviations prior to commencing work.

UNDERGROUND UTILITIES: The Contractor shall verify the location of all underground utilities prior to beginning any demolition excavation or grading.

INSURANCE: The General Contractor and each sub-contractor shall carry insurance to cover public liability and workmen's compensation during the entire job. Certificate of insurance, shall be filed with the owner. The Owner shall maintain during the construction period, fire insurance, to cover the full value of work incorporated into the structure and the materials about the premises intended for use in structure.

CLEAN-UP: Each sub-contractor shall remove all debris from the site resulting from his work. It shall be the responsibility of each sub-contractor to protect the work of each and every other sub-contractor during construction.

FINISH CLEAN-UP: Upon job completion, all glass, mirrors, plumbing fixtures, and fittings shall be cleaned of paint and other debris and left in clean, bright condition. Floors shall be cleaned. All debris shall be removed from the site.

INSPECTION OF SITE: Each Contractor and/or Sub-Contractor shall visit the site and inspect all existing conditions pertaining to his work prior to submitting bids.

PROTECTION: The General Contractor shall protect the house from climatic elements during construction.

LIEN RELEASES: Labor and material lien releases from each supplier or worker who has provided labor and/or on the job to date, shall accompany each request for payment.

TEMPORARY UTILITIES: The General Contractor shall provide temporary electrical, gas, and telephone services to the site at all times. The General Contractor shall provide a temp. chemical toilet for use by the workers during construction.

DIVISION 2: SITE WORK AND DEMOLITION

2.1 DEMOLITION AND CLEARING

WORK INCLUDED: The removal of all landscaping, paving, and walls shall be removed only from the area of new construction, or as indicated on the drawings. Where trees and other elements are in conflict with new construction and must be removed, the Architect and the Owner shall be informed prior to removal. Provide a construction waste bin for storage of debris.

EXAMINATION OF SITES: The Contractor shall carefully inspect the site. No extras shall be allowed for conditions not noted or failure to become acquainted with the existing conditions.

NOTIFY OWNER: The Contractor shall give the Owner seven (7) days before starting site work to allow the Owners to transport and save any landscape elements they choose.

LANDSCAPE SPRINKLER SYSTEMS: If existing sprinkler lines exist, cap off all sprinkler lines in conflict with new construction. Extend sprinkler lines for new landscape areas.

DUST CONTROL: Prevent the spread of dust to occupied portions of the buildings to avoid nuisance in the surrounding area. Sweep and dust the work area at least daily.

PROTECTION OF EXISTING WORK: Protect existing work which is to remain in place or which is to be covered. Provide for temporary walls, shoring, bracing, and supports. Items and finishes which are to remain that are damaged during performance of the work shall be repaired to their original condition or replaced with new. Do not overload structural elements. Care shall be taken to prevent damage to existing curbs, sidewalks, drainage devices, trees and adjacent areas.

WEATHER PROTECTION: Protect building and all materials and equipment from the weather at all times. Have materials and workers ready to provide adequate and approved temporary covering of exposed areas. Temporary coverings shall be installed, as necessary, to insure effectiveness and to prevent displacement.

UNDERGROUND UTILITIES: The Contractor shall verify the location of all underground utilities prior to commencing demolition, excavation or grading.

2.2 SITE GRADING

Prior to the controlled grading operations, the construction area shall be stripped of all vegetation that is present and the debris removed from the site. See soils report for further information.

See Soils report for application of fill or backfill. Clean on site soils may be utilized as fill material. Imported soil shall be predominantly granular, non-expansive and capable of developing the bearing strength required for the project.

FINISH GRADING: Upon completion, all wood, plaster, or other debris shall be cleared from the site. Grading shall be performed so that all surface water drains rapidly away from the structure and then properly to the drainage devices or to the street.

DIVISION 3: CONCRETE

WORK INCLUDED: All footings, foundation walls, slabs, and excavations for same. Reinforcing steel, wire mesh, sand backfill, and form work. Finish walks and stairs indicated on the drawings. Installation of all bolts, anchors, clips, angles, and miscellaneous iron in connection with the concrete work. Stripping forms and removal of all debris and accumulated material upon completion of this work, leaving site in a clean and acceptable condition. Clean form boards and stock.

EXCAVATION: Excavate all footings, slabs, and steps as indicated on the drawings. Surfaces of trenches shall be level and free of loose earth. Footing depths shall be as indicated on the drawings. The Contractor shall visit the site prior to bidding to note any conditions that might affect the excavation. No trenches or excavations five feet or more in depth into which a person is required to descend, are permitted without approved shoring. Verify location of underground utilities prior to commencing excavations.

BACKFILLING: After concrete of foundations has reached its required strength and the forms have been removed, do all backfilling around walls, bringing grade to those required for proper drainage from the structure. Wet and tamp all fill with special attention to areas to receive slabs. If additional backfill material is required, clean dry sand shall be used. Note the "concrete slabs" section for special preparation of base under concrete slabs.

PLACING CONCRETE: Before placing any concrete, all forms shall be true and plumb and shall be thoroughly cleaned. Concrete shall be poured into forms immediately after it is mixed, so that no separation of materials will occur. The freshly poured concrete shall be tamped and rodded thoroughly in order to produce a concrete of max density.

CONCRETE SLABS: See Structural Drawings for Information. A pre-saturation memo from the geologist must be presented to the City prior to pouring the slab.

Over the saturated soil, place a layer of clean, coarse sand 4" thick. Do not place sand if any evidence of cracking has appeared in the sub-soil. If cracking has appeared, re-saturate the soil. Over the sand base, provide a 6 mil Viqueen sheet with all joints made so as to preserve the impervious character. Over the membrane, provide an additional layer of clean, coarse sand leave 2" thick. Over the final sand base, place the concrete slab, as per Structural Drawings.

Smooth concrete slab surfaces are to be troweled to a smooth, hard, impervious surface free from marks and blemishes. The floor shall receive 3 trowelings and should not show a greater variation than 1/8" in 10' when completed. Slabs to receive brick, stone or tile shall have a rough trowel finish. Exterior slabs to have a rock salt finish, U.O.N.

Placing of Reinforcing Steel and Mesh: All bars shall be as shown on drawings, accurately placed and wired into position with 16 gauge annealed wire. Sufficient support shall be provided to hold the reinforcing in place.

CURING CONCRETE: Apply one of the following procedures to concrete not in contact with forms, immediately after completion of placement and finishing. A. Ponding or continuous sprinkling. B. Application of waterproof sheet materials. C. Application of a curing agent. Cure concrete by preserving moisture as specified above for at least 7 days.

DIVISION 4: MASONRY

WORK INCLUDED: Concrete block, brick paving, stone paving, brick veneer, stone veneer, chimney, retaining walls, walls.

CONCRETE BLOCK: Shall be Grade N units conforming to the A.S.T.M. Designation C90 and the requirements of the Quality Control Standards of the Concrete Masonry Association.

PORTLAND CEMENT: Shall conform to ASTM Designation C150.

MORTAR: Shall be freshly prepared and uniformly mixed in the ratio by volumes of 1 part cement, 1/2 part lime putty, 4.5 parts sand, and shall conform to ASTM Designation C270. If plastic type cement is used the lime putty shall be omitted.

REINFORCING STEEL: Shall be deformed bars conforming to appropriate ASTM Designation. Wire reinforcement shall conform to appropriate ASTM Designation.

WORKMANSHIP: Construction shall be of the highest quality workmanship and all walls shall be laid true and plumb. Install anchors, brackets, knockouts, etc. in concrete. Finish all exterior walls to have flush joints ready to receive plaster or waterproofing. Paving to be laid in full bed of mortar. Joints trowled to a smooth light concrete profile.

DIVISION 5: METALS

5.1 METAL CONNECTORS & STRUCTURAL STEEL

METAL CONNECTORS: Gutter and downspouts, miscellaneous saddles, clips, etc. **STRUCTURAL STEEL:** Misc. structural beams, columns, saddles, clips, straps, etc.

MATERIALS: See material specifications on drawings.

WORKMANSHIP: All fabrication to be by a licensed fabricator per current ASCE specifications. All field welding to have deputy inspection provide certificate of approval. Welds shall conform to the standard code for arc and gas welding of the American Welding Society, E-70 electrodes for A36 steel.

Before fabrication, shop drawings and erection diagrams shall be prepared by the steel fabricator and submitted to the Architect. Any proposed deviations additions or questions shall be noted conspicuously and clearly on solid drawings.

All exposed exterior iron work shall be galvanized. Finish all items free of kinks, twists, burrs, and open joints. Grind and finish smooth all exposed joints. Touch up all field welds.

5.3 ORNAMENTAL IRON

WORK INCLUDED: Decorative iron accessories, including wrought iron railings, window grills.

MATERIALS:

WROUGHT IRON: Standard grade steel.

FINISH: All exterior wrought iron to be galvanized. All interior wrought iron to be delivered with prime finish.

DIVISION 6: WOOD AND PLASTICS

6.1 ROUGH CARPENTRY

WORK INCLUDED: All labor and equipment necessary for the erection of the rough framing as indicated on the drawings, including wood siding and trelis. Installation of window frames and wood door jambs. Provide cutting notching, furring, blocking, backing, and heading as required by any sub-contractor.

FRAMING LUMBER: Douglas Fir Coast Region of grade indicated on the drawings. All exposed members shall be clear, bright stock, selected for appearance. All wood sills on concrete shall be pressure treated Douglas Fir.

ROUGH HARDWARE: All rough hardware including screws, nails, sheet metal, joist hangers, and similar parts shall be furnished and installed as part of this section. Nails shall be per structural drawings. Nails shall be galvanized where exposed. All nails shall be common nails. Where nail guns are used, provide Structural Engineer with list of intended fasteners.

WORKMANSHIP: All rough carpentry shall be erected true, plumb, and square. Lumber shall be cut and method of framing shall be as indicated on the drawings and as required by governing codes. Care shall be taken in the placement of joists and studs so as not to interfere with the installation of recessed lights or other fixtures in locations indicated on the drawings. Warped slabs and joists shall not be used.

6.2 FINISH CARPENTRY AND MILLWORK

WORK INCLUDED: Exterior wood trim, interior wood base, crown molding and casing. Installing both accessories, finish hardware, closet poles, and wardrobe shelving. Hanging doors.

Cabinet work to be installed by the Cabinet Contractor. Door/window Sub-Contractor.

FRENCH DOOR/FIXED SASH INSTALLATION: Hang all exterior French doors and fixed sash with removable glass stops on the outside.

HARDWARE: Door butt shall be furnished by the Contractor, pair and one-half per door. All exterior doors shall have pair and one-half butts. Latch sets, lock sets, and other hardware to be furnished under the "Finish Hardware Allowance". Bath Accessories shall be as specified under "Bath Accessories Allowance" and installed by Contractor.

6.3 CABINETS

WORK INCLUDED: All cabinets and shelving. All hinges, catches, pulls and any other accessories and hardware with the call be as indicated on the drawings. Cabinets include any special hardware, shop drawings and installation as noted on the drawings. Include matching face panels for refrigerator/freezer, and ice maker, and other appliances.

WORKMANSHIP: All work shall conform to the Woodwork Institute of California requirements for "Custom" quality cabinets. All material on natural finished cabinets shall match in color and grain including bottoms and upper cabinets.

CABINET EXTERIORS: Face frames and panels, door and drawer fronts shall be as specified by the Architect or interior design.

CABINET INTERIORS: Shall be white melamine.

SIDES & PARTITIONS: Shall be 1/2" minimum thick.

BACKS & PARTITIONS: Shall be 1/2" minimum thick.

BACKS FOR UPPER & LOWER CANNETS: 1/2" min. thick.

SHELVING: Shall be 3/4" thick white melamine. All exposed edges shall be as directed on the drawings. Adjustable shelving shall be supported on drilled holes and clips.

DRAWERS: Shall have hardwood sides, bottoms and backs. All drawers shall have self closing metal guides and shall be the full depth of the cabinets in which they are installed.

COUNTER TOPS: Shall be properly finished to receive the finished material. Tops to receive granite shall have full support over dishwasher and other open areas.

DOOR STYLE: See Interior Design. Verify with Owner.

HINGES: Shall be concealed, 95 degree opening.

CABINET PULLS: Shall be under "Finish Hardware Allowance".

EXTERIOR FINISH: See Interior Design. Verify with Owner.

SHOP DRAWINGS: The Contractor shall submit to the Architect for approval, shop drawings showing method of construction and finish dimensions on all cabinets and cabinet openings. Work shall not commence without this approval. The Contractor shall specify in his shop drawings the manufacturer and model number of all hardware to be used.

DIVISION 7: THERMAL AND MOISTURE PROTECTION

7.1 WEATHER RESISTIVE BARRIER

WEATHER RESISTIVE BARRIER: Waterproof Building Paper or Asphalt saturated felt to comply with UBC standard 14-1.

7.2 ROOFING

See roofing specifications on plans

7.4 UNDER TILE WATERPROOFING:

All exterior wood floors to receive tile to be waterproofed. Use AW-700 or equal. Hot-fused underlayment shall be applied over a flood coat of asphalt to floor and walls. Call for inspection by Building Inspector.

WATER TEST: Water test finished membrane prior to placement of topping materials.

PROTECTION: Protect membrane after completion from damage.

INSPECTION: The waterproofing Contractor shall examine all surfaces on which this work is to be applied and shall notify the Architect in writing prior to starting work of any defects which he considers detrimental to the proper installation of his materials.

7.5 INSULATION

WORK INCLUDED: Provide and install fiberglass insulation batts in walls and ceilings as called for on the drawings and required by the California Energy Standards TITLE 24 & Energy Calculations. All windows/doors are to have weather-stripping as per Manufacturer's requirements.

MATERIALS: Light density, foil faced, thermal insulation. Thickness to be as noted on the drawings.

7.6 SHEET METAL

WORK INCLUDED: Furnish and install all sheet metal, including gutters, downspouts, flashings, roof jacks, fascia, and any other sheet metal necessary to insure a tight waterproof structure.

MATERIALS: Shall be 24 gage galvanized steel sheets U.N.O.

7.7 SKYLIGHTS

WORK INCLUDED: Labor and materials necessary for proper installation of skylights. Skylights to be Velux, acrylic bronze. Size to be as noted on the drawings: U.N.O.

INSTALLATION: The skylight shall be installed only by workmen experienced, skilled, and trained in the erection of skylights. Caulk and seal all joints as necessary to insure a watertight structure. Provide primer, bond breaker tape, backer rod as required. Upon completion of the job, clean all components and glass and remove all surplus materials from the job site. Test for watertightness.

GUARANTEE: Certify that the installation will be completely free of defects in materials and workmanship shall remain completely watertight for a period of 5 years.

7.3 BELOW GRADE WATERPROOFING AND DAMPROOFING: Shall be MIRA-DRY 860 self adhering sheet applied waterproof membrane by Corliss on concrete exterior walls below grade indicated on drawings.

Protection Course Insulation Board and perforated pipe in filter fabric (filter sack) to be included as part of materials required.

INSTALLATION: Follow all manufacturers recommendations. Coordinate with Structural and Geotechnical recommendations. Apply succeeding courses as per manufacturers requirements allowing each course to dry before application of the next course or courses.

MEMBRANE PROTECTION: Install insulation panels. Protect the system from injury during application. Install bracing necessary to hold panels in place during backfill operations.

BACKFILL: Depailling of backfill shall be made in such a manner to prevent injury to the finished work.

7.8 CAULKING AND SEALANT

Caulk all joints as necessary, with one component urethane construction sealant to insure a complete watertight structure. Provide primer, bond breaker tape, backer rod as required for complete installation.

WORK INCLUDED: Throughout the work, seal and caulk all joints where shown on the Drawings and elsewhere as required to provide a positive barrier against passage of moisture and passage of air.

MATERIALS: To be a one part urethane or latex construction sealant conforming to federal spec TT-S-00230C, Type II, Class "C" or better. Color to match adjacent surface.

INSTALLATION: Minimum size of joint to receive sealant shall not be less than 1/4" x 1/4". The depth of the joint shall not exceed the width of the joint. Sealant shall be applied 1/2" For joints exceeding 1/2" width, the depth should be one-half that of the width. All joints shall have straight smooth sides and be either square, rectangular or "Y" shaped. Joints to be sealed shall be free of all traces of corrosion, rust, form release agent, grease, loose aggregates, moisture, dust, waterproofing compounds, sealers, coatings and all other contaminants.

DIVISION 8: DOORS AND WINDOWS

8.1 DOORS

WORK INCLUDED: Furnish doors as indicated on the drawings. See Door Schedule for Raised Panel Interior Doors.

8.2 WINDOWS

Work included: Casement, double hung and fixed windows, complete with glass, weather stripping and hardware and screen.

Windows: Shall conform with the drawings and window schedule and shall be of the size, thickness and type indicated. Windows shall be manufactured in accordance with the applicable requirements of the California Building Code.

Installation: Windows shall be as per the window schedule. Windows shall be expertly hung and shall fit snug against stops, and shall fit accurately and hang free from hinge board with uniform clearance of 1/16" at heads and jacks. Finish hardware, except hinges, shall be removed for painting and finishing, and reinstalled after painting and finishing are completed and dried.

6.3 FINISH HARDWARE AND BATH ACCESSORIES

The following items shall be furnished and installed by the General Contractor: including door butts and closet poles. The following items shall be furnished from the "Hardware Allowance" and "Bath Accessories Allowance" and installed by the General Contractor: door locksets and latch sets, not otherwise specified, recessed jamb bolts, towel bars, bathroom accessories and cabinet pulls.

8.4 MIRRORS

WORK INCLUDED: Provide glass mirrors as shown on drawings.

MATERIALS: Mirror shall be 1/4" thick plate or float glass. Provide other materials, not specifically described by drawings, but required for a complete and proper installation.

Inspect each piece of mirror installation: immediately prior to the start of installation. Attach with clips, fasteners, and mastic and set mirror in a manner which provides the greatest possible degree of uniformity in appearance.

DIVISION 9: FINISHES

9.1 EXTERIOR FINISH

WORK INCLUDED: Exterior siding or lath and plaster walls as indicated on the drawings.

EXTERIOR SIDING: Lap Siding to be Hardiplank by James Hardie or equal. Follow all Manufacturers recommendations.

EXTERIOR PLASTERING: Prepare a sample of the finish color and texture for approval by Architect & Owner prior to starting finish coat.

Apply up to three coats of cement plaster composed of waterproof plastic Portland cement and clean port sharp sand. These three coats must have minimum thickness of 7/8" when finished. First coat to be thoroughly cure scratched and allowed to set a minimum of 48 hours. Second coat to maintain a uniform thickness and be allowed to set a minimum of 7 days. Both first and second coats shall be kept wetted down during the entire setting period. Finish coat shall be integral color as selected by the Architect and Owner. Details at corners, doors and windows shall be as per drawings.

PROTECTION: The Contractor shall protect and thoroughly clean oil glass, window and door frames and wood.

CLEAN-UP: This Contractor shall remove all debris created by siding work or plastering from the site.

9.2 TILE WORK:

WORK INCLUDED: Provide and install Tile on walls, floors and cabinets as shown on the drawings, as specified herein, and as needed for a complete and proper installation.

MATERIALS: As indicated on the drawings. All ceramic tile shall be as per Architectural or Interior design drawings.

GROUT: Color to be approved by Architect.

INSTALLATION: Tile shall be installed in accordance with CBC.

CLEANING: Immediately after tile is installed, remove any cement, thin set mortar, or grout thoroughly from tile surface with damp cloth or sponge.

SEALER COAT: The tile contractor to seal all the tile work with sealers approved for such tiles.

SHOP DRAWINGS: Contractor shall provide shop drawings to scale showing joint locations, detail, dimensions, and methods of installation. Shop drawings shall be approved by the Architect prior to commencing work.

CLEAN-UP AND DISPOSAL: At frequent intervals during and again upon completion of work remove from the building and site all disused tools and equipment, surplus materials, rubbish, debris, dust and dirt, and leave all areas affected by the work of this Division in a clean acceptable condition as approved by the Architect.

9.3 PAINTING:

WORK INCLUDED: All labor and material necessary for painting as specified herein, noted on the drawings or as necessary to complete the job.

MATERIALS AND WORKMANSHIP: Paints shall be Ameritone, Frazee, Sherwin-Williams, Dunn Edwards or Sinalco. Stains shall be Minwax or Olympia. Paint and stain shall be on the premises in unbroken containers and mixed in accordance with the manufacturers directions in order to insure a first class job. All surfaces shall be inspected by the painter prior to commencing work. Any surface not suitable to receive a first class finish shall be brought to the attention of the General Contractor and corrections made. All surfaces shall be free of defects, dust, grease, or any other imperfections that would impair the finished work. All work shall be thoroughly sanded between coats. All nail holes, cracks and joints are to be puttyed and sanded. All putty to be properly tinted for surfaces to receive natural finish. Any electrical switch plates or similar devices will be removed during painting and replaced upon completion.

Waxes, rugs, etc., shall be removed from the job at the end of each day. All frames and wood trim to receive paint shall be primed upon delivery to the job before installation. Contractor to provide two samples of all finishes to the Architect for approval prior to commencing work.

EXTERIOR WORK: Wood doors, window trim, and other surfaced wood (new painted); one coat alkyd resin primer, two coats alkyd resin semi-gloss trim paint.

STUCCO: W.O. two coats of paint at all new stucco surfaces. Color to be approved by the Architect and Owner.

Wood doors, windows, trim, and other surfaced wood (existing): prepare surface to a sound base, spot prime as necessary, two coats alkyd resin semi-gloss trim paint.

SHEET METAL: Wash with acetic acid, one coat galvanized iron primer, two coats alkyd industrial enamel.

INTERIOR WORK: Sailer, putty defects, sand, resal and two finish coats.

Plaster/Stucco: Prepare as above, prime only as necessary where patched.

Wood Stained/Painted: Fill and spike, one coat wood primer, two coats acrylic latex or alkyd enamel, see drawings.

UPON COMPLETION: All paint spots, stains, dirt and any other foreign matter shall be removed. Refuse resulting from this work shall be removed. One gallon of each color shall be left with the owner in a sealed container, marked plainly. Repair or point damage caused by other trades, which shall be adjusted by trade responsible if necessary. Final touch up or repair shall be performed without additional cost to the owner.

9.4 WOOD FLOORING:

WORK INCLUDED: All labor and material to install wood flooring as indicated in the drawings. All wood trim necessary for a complete job.

The Sub-contractor for this portion of the work shall examine all surfaces to receive his material. He shall report to the General Contractor all conditions which will affect the satisfactory execution of his work or endanger its permanency, and he shall not proceed with his work until surfaces are in satisfactory condition.

Material: Select solid oak 3/4" thick plank flooring, width 4" Installation Over Wood Joists and Plywood Subfloor: For plank or strip floors apply a sub floor cover of 15 lb. asphalt saturated felt, with edges lapped 4 inches laid loose before surface flooring is installed. Install hardwood floor directly over with blind nailing as per manufacturer's specs.

Finish: One coat duro-seal stain, wax and buff (except at kitchen and laundry room). At kitchen, porch, mud room, pantry, and laundry room one coat duro-seal stain, two coats flat urethane.

NEW INTERIOR DRYWALL: All interior walls to receive 5/8" thick drywall with round metal corner beads. All joints to be properly taped and filled with putty. After sanding the joints, contractor to apply a finish putty coat over all drywall surfaces and finish with sandpaper ready for paint.

Use 5/8" green board Type X at all bathroom interiors.

9.5 CARPET:

RESOLUTION NO. 2021-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL FOR SITE PLAN REVIEW FOR GRADING AND RETAINING WALLS ABOVE THREE FEET; A CONDITIONAL USE PERMIT FOR A DETACHED MIXED-USE STRUCTURE; VARIANCES TO LOCATE THE MIXED-USE STRUCTURE PARTIALLY IN THE FRONT YARD AREA AND TO ALLOW A WALL UP TO FOUR FEET HIGH ALONG THE DRIVEWAY INTO THE FRONT YARD AND A WALL BEHIND THE PROPOSED MIXED-USE STRUCTURE TO EXCEED FIVE FEET ON A LOT LOCATED AT 24 CINCHRING ROAD (LOT 18-3-CH), ROLLING HILLS, CA, (NAKAMURA). PROJECT HAS BEEN DETERMINED TO BE EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

Section 1. An application was duly filed by Mr. and Mrs. Takashi Nakamura (“Applicants”) with respect to real property located at 24 Cinchring Road (Lot 18-3-CH), Rolling Hills, requesting a Site Plan Review for grading of 390 cubic yards of cut and 390 cubic yards of fill and for portions of a driveway retaining wall above three feet high, a Conditional Use Permit for construction of a 1,400 square foot mixed use structure to contain a 650 square foot garage and 750 square foot recreation room, and Variances to locate the mixed use structure partially in the front yard area, to construct a four-foot high wall that extends down slope of the driveway into the front yard, and to construct the rear wall of the mixed use structure over the maximum 5-foot high limitation.

Section 2. The Planning Commission conducted duly noticed public hearings to consider the application at its Adjourned Regular Meeting on March 16, 2021 at 7:30 a.m. and at its Adjourned Regular Meeting on March 30, 2021 at 6:30 p.m. Notice of the public hearings were published in the Palos Verdes Peninsula Newspaper on March 5, 2021 and March 19, 2021 for the March 16, 2021 and March 30, 2021 public hearings, respectively. Notice of the public hearings were also mailed to all residents within 1000 square feet of 24 Cinchring Road on March 4, 2021 and March 18, 2021 for the March 16, 2021 and March 30, 2021 public hearings, respectively. Agendas were posted at City Hall and on the City website on March 12, 2021 at 4 PM and March 26, 2021 at 4 PM for the March 16, 2021 and March 30, 2021 public hearings. Evidence was presented by persons interested in affecting said proposal and from members of the City staff and the Planning Commission at the public hearings. The Applicants and their representative were in attendance at the public hearings.

Section 3. In or around 1976, a 3,746 square foot residence with a 600 square foot attached garage was constructed at 24 Cinchring Road pursuant to architectural plans designed by the architect C. Hovland. The Applicants submitted an application for a major remodel designed by architect Charles Belak-Berger to reconstruct the single-family dwelling within the existing footprint and to construct an 850 square foot addition. On December 3, 2019, Applicants flagged the entire proposed roof line and addition; the City verified the staking conformed with the plans

underlying the application. That same day, the City notified in writing by regular mail the owners of property located within one thousand feet of the exterior property line of 24 Cinchring Road of the proposed project. On December 16, 2019, the City received an objection from the property owners of the property located at 26 Cinchring Road. The City did not receive any other objections to the proposed plan. Accordingly, the project qualified for administrative review and did not warrant review by the Planning Commission. On December 30, 2020, City staff administratively approved the application for the residential remodel. With the conversion of the attached two-car garage to living space, Applicants must construct a two-car garage elsewhere on the property.

Section 4. 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 mixed use structure and widening of the driveway to 20 feet which requires two walls. 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 mixed use structure will consist of a three car garage and recreation room and qualifies as new construction of small structures. Further the retaining walls ranging from a few inches up to six feet in height (one wall has two 4-foot high sections totaling approximately 140 linear feet and another is six feet high totaling 64 linear feet) qualify as construction of small structures. These walls are necessary for purposes of construction of the mixed use structure and widening of the driveway.

Section 4. There exists a 50-foot Flood Hazard Area along the southern property line and a 40-foot Flood Hazard Area along the northern property line of subject property. Any construction or grading in these Flood Hazard Areas must be reviewed and approved by the by the Building and Safety Department and any other appropriate agency.

Section 5. The Rolling Hills Municipal Code requires Site Plan Review for a project that proposes grading pursuant to RHMC Section 17.46.020(A)(1) and walls over three feet high under RHMC Section 17.16.190(F). The project proposes grading of 390 cubic yards of cut and 390 cubic yards of fill and two walls one of which is up to four feet high in two sections totaling approximately 140 feet long and the second of which is six feet high by approximately 64 feet long. The Planning Commission makes the following findings:

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

The grading is necessary for the widening of the main driveway to meet Fire Code access requirements and to access the mixed use structure, including garage required by the Municipal Code. The Fire Code requires a 20-foot driveway, clear of any horizontal or vertical obstructions, to accommodate the width and height of a fire truck and its equipment. Grading for the secondary driveway is required to access the required garage that will serve the existing residence. Due to the current topography of the lot, a retaining wall ranging from a few inches high to a maximum

of four feet high by approximately 140-feet long will be needed to support and stabilize the proposed cut and fill for the proposed driveways. A six-foot high by approximately 64-foot long wall is also needed to retain the soil behind the mixed use structure but will not be visible from any other property. To minimize grading and maximize preservation of the existing terrain, the proposed mixed-use will be built partially into the hillside in the front yard. The six-foot high by 64-foot long wall will retain the cut portion of the hillside. Variances to locate the mixed use structure partially in the front yard and to construct a section of a four-foot high wall in the front yard and the six-foot high by 64-foot long mixed-use retaining wall above the maximum five feet are the subject of approval in this Resolution.

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

The mixed use structure will be located on existing secondary pad where a previous stable was located. Using an existing pad minimizes potential lot disturbance resulting from grading for the proposed mixed-use structure. The pad expansion will be kept to a minimum by not exceeding the required vehicular access requirements. The maximum heights of walls are necessary to stabilize and support the proposed driveways and vehicular access in front of the garage.

C. The project is harmonious in scale and mass with the site, the natural terrain and surrounding residences. The proposed development, as conditioned, is harmonious in scale and mass with the site. The proposed project is located out of sight of the street and will be visible to one neighbor, and is consistent with the scale of the neighborhood when compared to properties in the vicinity.

The site is currently developed with a single family residence and the area surrounding the residence has been graded in the past to accommodate a pool and stable that have been demolished. The grading will increase lot disturbance by less than 3%. Disturbance to the existing terrain will be kept at a minimal by not exceeding code requirements. The grading serves the construction of the mixed use structure and related driveways. The proposed mixed use is 1,400 square feet with a maximum height of 13.5 feet and is located on a lower pad than the primary residence and is tucked into the hillside. The mixed-use is low in profile, and the massing is partially screened by the hillside from the adjacent neighbors. The front façade of the mixed-use structure will be seen from the adjacent land conservancy site and trail but is minimally visible from public view due to being setback from the edge of slope. The walls are necessary to stabilize and support the proposed driveways and vehicular access in front of the garage and will also be screened by landscaping to minimize visual impact and improve aesthetics.

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

The site is already developed with a single family residence and has been graded to accommodate a pool and stable that have been demolished. The location of the mixed-use structure minimizes lot disturbance by using an existing pad that previously accommodated a stable and will require minimal grubbing and clearing of the site. The mixed-use structure will be tucked into the

hillside to minimize expansion of the secondary building pad and thus, minimize alteration to the existing terrain. In addition, the project will be conditioned to use native vegetation that will blend in with the surrounding area while complying with the Fire Department's Fuel Modification requirements. The walls will be screened by native vegetation to minimize its visual impact.

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

The location of the mixed use was previously graded to accommodate a stable and access to the stable. The majority of the grading is required to meet emergency access and access to the required garage. The location of the mixed use structure and required retaining walls have been designed to minimize disturbance to the natural terrain of the site.

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

The location of the mixed use was previously graded to accommodate a stable and access to the stable. The majority of the grading is required to meet emergency access and access to the required garage. The grading will incorporate water catchment systems to minimize impact to the hillside. Majority of the site will remain permeable and undisturbed to allow water to penetrate naturally into the ground. The walls support the location of the mixed use structure and vehicular access to minimize the amount of grading and redirect drainage flow into an existing drainage course.

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 location of the mixed-use structure minimizes lot disturbance by using an existing pad that previously accommodated a stable and will require minimal grubbing and clearing of the site. No mature trees will be eliminated as a result of the project. The project will incorporate landscaping that has been approved by the Fire Department in conformance with its fire fuel modification standards. The project also incorporates landscaping and planting in front of the retaining walls to minimize their visual impact.

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

The project will not change the on- and off-site circulation patterns. The location of the mixed use structure uses existing access that previously provided access to a stable. The access will be improved to accommodate vehicular access to the required garage. The primary access to the site will remain in the same location and will be widened to 20 feet to accommodate emergency fire vehicles. The retaining walls will help guide drivers and pedestrians to different uses located on the 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 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 mixed use structure and widening of the driveway to 20 feet which requires two walls. The 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 mixed use structure and two walls one, of which has two sections up to 4 feet high totaling 140 feet long and the second of which is a 6 feet high by 64 feet long, similarly qualify as construction of small structures.

Section 6. The Rolling Hills Municipal Code require a Conditional Use Permit for a project a mixed use structure pursuant to RHMC Section 17.16.040(A)(3) subject to certain conditions pursuant to RHMC Section 17.16.210(A)(6). The project proposes to construct a new mixed use structure consisting of a 650 square foot detached garage and 750 square foot recreation room. The Planning Commission makes the following findings:

A. That the proposed conditional use (a mixed use structure) is consistent with the General Plan. The mixed use structure consisting of a 650 square foot detached garage and 750 square foot recreation room is consistent with similar uses in the community and is a permitted use with a CUP. Although the mixed use structure requires a variance to allow it in the front yard, the positioning of the mixed use structure will be located where a previous stable was located. Therefore, it will not change the existing configuration of the structures on the lot and will minimize the amount of disturbance on the lot. Further, adequate area remains on the property to construct a stable and corral in the future. Lastly, the proposed structure is tucked into the hillside at a lower pad elevation than the existing residence thus, it is partially screened by the natural terrain of the site and additional landscaping will minimize visual impact from public view.

B. That the nature, condition and development of adjacent uses, buildings and structures have been considered, and that the use will not adversely affect or be materially detrimental to these adjacent uses, building or structures. The mixed use structure will be on a lower pad than the residence and is almost 200 feet from nearby residences so that the structure will not impact the privacy of surrounding neighbors. Due to the existing development, location, and configuration of the residence, the Applicants are limited in where a garage could be constructed. Due to the location of the existing driveway, it is impossible to construct a garage on the other side of the residence. In addition, the proposed size and height of the mixed use structure blends in with the scale of the existing development in the neighborhood. The proposed grading required to construct the mixed-use is minimized by locating the structure on a previously graded pad and with existing access to the pad.

C. That the site for the proposed conditional use is of adequate size and shape to accommodate the use and buildings proposed. The mixed use structure is located on the existing secondary building pad, which is at a lower elevation than the primary building pad. Although the secondary pad will need to be expanded to accommodate the required vehicle turning radius in front of the garage, it is the only area that will cause the least disturbance to the natural terrain of the site. Placing the proposed mixed used in another location will result in significant grading of

the hillside and will most likely require higher retaining walls to support and stabilize the cut and fill. The current site is already developed with the existing secondary building pad and the existing access which help minimize grading and allow for shorter walls.

D. That the proposed conditional use complies with all applicable development standards of the zone district. The mixed use structure complies with all applicable development standards of the zone district as approved by this Resolution. Although the mixed use structure requires a variance to allow it in the front yard, the positioning of a majority of the mixed use structure will be located where a previous stable was located. Therefore, it will not change the existing configuration of the structures on the lot and will minimize the amount of disturbance on the lot. The proposed location was previously used for a stable and access to the stable. Thus, the project causes minimal impact to the previously disturbed site. Even with the additional grading, the project complies with the code requirement as to disturbance on the lot.

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 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. The zoning code requires a minimum of a two-car garage. The construction of the mixed use structure allows the Applicants the ability to meet this requirement. Construction of the mixed use structure in the front yard, allows the Applicants to minimize the amount of grading on the lot. Even with the construction of the mixed use structure, there is sufficient set aside area on the property for a future stable and corral. Allowing the mixed-use would allow the applicant the same rights to amenities enjoyed by other residents in the community.

Section 7. The Rolling Hills Municipal Code requires a Variance for a mixed use structure that projects into the front yard pursuant to RHMC Sections 17.16.210(A)(6) and 17.12.250, for a wall that projects into the front yard pursuant to RHMC Section 17.16.190(F), and for a wall that exceeds five feet in height pursuant to RHMC Section 17.16.190(F). The project proposes to locate a mixed use structure partially in front yard area, to construct a wall that extends down slope of the driveway into the front yard, and to construct a wall over the maximum 5 foot limitation along the mixed use structure. The Planning Commission makes the following findings:

A. That there are exceptional or extraordinary circumstances or conditions applicable to the property that do not apply generally to other properties in the same vicinity and zone. The lot is unique in that it is a landlocked lot and takes access over another property. It does not front any street. The existence of two Flood Hazard Areas on the property, one along the front (50 feet in depth) and one along the rear (40 feet in depth) dictate the determination of the setbacks.

The mixed use structure exceeds the leading edge of the house and thus requires a variance. The proposed location of the mixed use is the most viable location in that it will cause the least amount of grading and disturbance on site. The proposed location is where a previous stable was located. The location of the mixed use structure will preserve nearly all of the existing open space of the property and afford space for a future stable and corral. The existing pad has existing access that will be widened to meet vehicular access requirements. Due to the widening of the driveway

to accommodate Fire Department access and vehicular access to the garage, retaining walls will be needed to stabilize and support the proposed cut and fill. To accommodate the location of the mixed use structure and widening of the driveway to meet code requirements, one retaining wall requires projection into the front yard while the other retaining wall requires height above 5 feet. The walls be screened with landscaping to minimize visual impact to surrounding properties, the trail, and land conservancy site. The six-foot high walls will be located behind the mixed-use and will not be seen.

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

The mixed use structure location is the most viable location because it is currently a graded pad with existing access to the site. The mixed-use location will help preserve the natural terrain of the rest of the site. Relocating the mixed-use at a different location will cause significant grading due to the natural topography of the site and will result in higher retaining walls and could potentially cause drainage flow to change. The current location minimizes the heights of the retaining walls from a few inches to six feet, with the highest points being hidden from view behind the mixed-use structure. The location of the mixed use structure and location and height of the retaining walls are necessary to protect the undeveloped portion of the property while allowing the Applicants to meet code requirements relating to the two-car garage and 20 foot wide driveway.

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

The location of the mixed-use structure in the front yard and into the hillside will protect the undeveloped portion of the property and will minimize disturbance on site, which provides benefits to other nearby properties. The retaining walls allow proper access to the mixed use structure and widening of the driveway. The widening of the driveway to allow proper Fire Department access in the event of an emergency which will benefit the site and surrounding sites. The retaining walls will be screened and will not have any adverse impacts to public welfare or cause injury to the other properties or improvements within the vicinity. The mixed use structure and retaining walls will be constructed according to the Building Code.

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

The granting of relief from the code will allow the applicant to enjoy the same rights enjoyed by other residents in the community. Many of the development in the City have approved mixed-use structures. The garage is required by code to serve the existing residence. In order to construct the mixed-use structure, Fire and Building Code compliant driveways are needed. To meet these code requirements, Applicants must construct a wall that projects into the front yard and a wall that exceeds 5 feet. To minimize visual impact of the walls, Applicants will landscape the front of the walls to help improve aesthetics.

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

The location of the mixed use structure and location of the wall in the front yard and the height of the wall above 5 feet allow Applicants to enjoy the same rights as other residents of the

community. The mixed-use structure consisting of a three-car garage and recreation room are amenities that many residents in the community have on their properties. The two-car garage is a required by code. The only viable place to have the garage/mixed-use is the proposed location. The proposed location results in the least disturbance to the site while allowing other required uses (i.e., the stable and corral) to occur in the future. The retaining walls are necessary to build the mixed-use structure and to allow access to emergency responders. The natural topography limit the buildable area on site and the use of the secondary pad allows for minimal disturbance that will preserve the natural terrain of the site.

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

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

The mixed-use structure and required retaining walls comply with the vision of the general plan. The mixed use structure and walls preserve the rural character of the City. The mixed-use structure is 1,400 square feet and 13.5 feet in height. The mass and scale of the structure are consistent with the neighborhood character. Being tucked into the hillside on a lower pad provide screening from adjacent properties. The retaining walls are required to allow fire access to the site and vehicular access to the proposed garage. One retaining wall will project into the front yard and ranges from a few inches to 4 feet high. The second retaining wall ranges from a few inches to a maximum six feet high. The highest portions of the mixed-use retaining wall will not be visible because it will be located behind the mixed-use. The visible portions of the walls will be screened with landscaping. The location of the mixed use will cause the least disturbance to the natural terrain thus preserving the natural grade and drainage in the area.

Section 8. Based upon the foregoing findings of this Resolution, the Planning Commission hereby approves the Site Plan Review for grading of 390 cubic yards of cut and 390 cubic yards of fill and retaining walls one of which has two sections that are 4 feet high totaling approximately 140 linear feet and the second of which is a 6-foot high by approximately 64 foot long wall, a Conditional Use Permit for construction of a 1,400 square foot mixed use structure to contain a 650 square-foot garage and 750 square-foot recreation room, and Variances to locate the mixed use structure partially in front yard area, to construct a four-foot high wall that extends down slope of the driveway into the front yard, and to construct a retaining wall over the maximum 5-foot limitation as part of the mixed use structure subject to the following conditions:

A. The Site Plan, CUP and Variances approvals shall expire within two years from the effective date of approval if grading or construction has not commenced within two years of the approval as defined in RHMC §§ 17.46.080, 17.42.070, 17.38.070, respectively, unless otherwise extended pursuant to the requirements of those code sections.

B. If any condition of this Resolution is violated, the entitlement granted by this Resolution shall be suspended and the privileges granted hereunder shall lapse and upon receipt of written notice from the City, all construction work being performed on the subject property shall

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

C. All requirements of the Building Code and the Zoning Ordinance including outdoor lighting requirements, roofing material requirements, stable and corral area set aside requirements and all other requirements of the zone in which the subject property is located must be complied with, unless otherwise set forth in this approval.

D. The project shall be developed and maintained in substantial conformance with the Site Plan on file in the City Planning Department dated March 4, 2021 or as may be further amended and approved by the Los Angeles County Building Department, the City's Community Services and Planning Director, or Planning Commission pursuant to Section 17.38.065, 17.42.065, and 17.46.070.

E. The mixed-use structure shall not exceed 1,400 square feet as measured from the outside walls, and may contain a not to exceed 650 square foot garage and not to exceed 750 square foot recreation room. The mixed-use structure may not exceed 13.5 feet in height, and is further subject to the following conditions:

- a. Vehicular access to the mixed-use structure shall not occur within an easement or within twenty-five feet of the side or rear lot line. The vehicular access, past the main residential access, shall be a minimum of 12 feet wide with roughened surface for equestrian passage, and a not to exceed 3 foot retaining wall and a 3 foot railing or three-rail fence along the south side of the driveway.
- b. That portion of the structure designed or intended to be used for a garage, shall be separated by an interior common wall from the portion of the structure used as a recreational use. The interior common wall shall be constructed in the same manner as found in attached townhouse construction. No access from the interior of the portion used for a garage to the interior of the portion used for the other use shall be permitted;

- c. For the portion of the structure intended to be used as a garage, there shall be no sleeping quarters, occupancy or tenancy, kitchen or kitchen facilities in any portion of the detached mixed-use structure. However, the following may be allowed in the recreation room: a sink, microwave, hot plate and under a counter refrigerator.
- d. Where the garage or the recreation room as specified on the approved plan is converted to another use, or if the proportions of any approved use is changed without required approvals, the permit granting the mixed use structure may be revoked, pursuant to Chapter 17.58, and the structure shall be removed at the cost of the property owner.
- e. If any conditions of the permit are violated, or if any law, statute or ordinance is violated, the permit may be revoked and the privileges granted by the permit shall lapse, provided that the Applicants have been given written notice to cease such violation and have failed to do so for a period of thirty days, and further provided that the Applicants have been given an opportunity for a hearing.

F. The driveway shall not exceed 20 feet in width. The wall, which will be constructed along the western portion of the main driveway, shall not exceed 4 feet in height at any one point and 140 feet long. The wall, which will be constructed as part of the mixed-use, shall not exceed 6 feet in height at any one point and 64 feet long. If required by the Building and Safety Department, a rail or other type of fence may be constructed on top of the retaining wall for safety of cars and pedestrians. In addition to County Building and Safety, access to the project shall be reviewed and approved by the Fire Department.

G. There shall be a minimum of 8'3" distance from the outer edge of the recreation room to the top of the slope, for safe passage to the area of a future stable and corral. The retaining wall behind the structure shall not exceed 6 feet in height and 64 feet in length.

H. There shall be a minimum of 25-foot back up area from the garage portion of the mixed-use structure.

I. All utility lines serving the mixed-use structure and the residence shall be placed underground.

J. Structural lot coverage shall not exceed 8,257 square feet or 11.0% in conformance with lot coverage limitations of the Zoning Ordinance.

K. Total lot coverage of structures and paved areas shall not exceed 18,767 square feet or 25.5% in conformance with lot coverage limitations of the Zoning Ordinance.

L. The disturbed area of the lot shall not exceed 28,050 square feet or 37.9%, which is in conformance with 40% maximum lot disturbance limitations.

M. Residential building pad coverage on the 15,520 square foot building pad shall not exceed 6,105 square feet or 39.3%. The coverage on the 4,984 square foot garage/stable building pad shall not exceed 1,850 square feet or 37.4%, which includes the future stable.

N. Grading for this project shall not exceed 390 cubic yards of cut and 390 cubic yards of fill and shall be balanced on site.

O. The property on which the project is located shall contain a set aside area to provide an area meeting all standards for a stable, corral with access thereto as is shown on the plan dated March 4, 2021.

P. 65% of the demolition and construction materials shall be recycled/diverted. Prior to granting a final inspection, verification to be submitted to staff regarding the amount of recycled/diverted material and where it was taken on forms provided by the City. The hauling company shall obtain a hauling permit and pay the applicable fees. The applicant shall apply for a Construction and Demolition Debris permit if clearing, grubbing and demolition will take place prior to issuance of the Final Planning Approval.

Q. Throughout the construction process the easterly property line along the driveway shall be staked and no construction or grading shall take place beyond the property line.

R. No irrigation or drainage device may be located on a property in such a manner as to contribute to erosion or in any way adversely affect easements, natural drainage course or a trail. Drainage for this project shall be approved by the Building and Safety Department.

S. All graded areas shall be landscaped. Landscaping shall be designed using native plants, shrubs and trees. Any new trees and shrubs planned to be planted in conjunction with this project shall, at maturity, not be higher than the ridge height of the mixed-use structure. No plants shall be planted, which would result in a hedge like screen.

T. The landscaping shall be subject to the requirements of the City's Water Efficient Landscape Ordinance, (Chapter 13.18 of the RHMC), and shall be submitted to the City prior to obtaining a grading permit. .

U. There exists a 50-foot Flood Hazard Area along the southern property line and a 40-foot Hoed Hazard Area along the northern property line on subject property. No construction, grading, or any other construction activity may take place in these Flood Hazard Areas unless approved by the Building and Safety Department and other appropriate agencies. There shall be no dumping of debris, trees, or any other flatters into the canyons and flood hazard areas.

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

W. During construction, activities shall conform with air quality management district requirements, stormwater pollution prevention practices, county and local ordinances, and engineering practices so that people and property are not exposed to undue vehicle trips, noise, dust, objectionable odors, landslides, mudflows, erosion, or land subsidence.

X. During construction, to the extent feasible, all parking shall take place on the project site, but if necessary, any overflow parking may take place within the nearby roadway easements, without blocking access to and over the common driveway to the residences adjacent thereto.

Y. The Applicants shall be responsible for keeping the common access roadway in good condition during the entire construction process and shall, at their sole expense, make necessary repairs to the common access roadway should any damage occur during construction of their project.

Z. During construction, the Applicants 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.

AA. If an above ground drainage design is utilized, it shall be designed in such a manner as not to cross over any equestrian trails. Any drainage system shall not discharge water onto a trail, shall incorporate earth tone colors, including in the design of the dissipater and be screened from any trail and neighbors views to the maximum extent practicable, without impairing the function of the drain system.

BB. 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.wrhn.noaa.gov/lox/main.php?suite=safety&page=hazard_definitions#FIRE. It is the sole responsibility of the property owner and/or his/her contractor to monitor the red flag warning conditions. Should a red flag warning be declared and if work is to be conducted on the property, the contractor shall have readily available fire extinguisher.

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

DD. Prior to finaling of the project an "as graded" and "as constructed" plans and certifications, including certifications of ridgelines of the structures, shall be provided to the Planning Department and the Building Department to ascertain that the completed project is in compliance with the approved plans. In addition, any modifications made to the project during construction, shall be depicted on the "as built/as graded" plan and one hardcopy and one electronic copy shall be submitted to the Planning Department prior to issuance of the Final Certificate of Occupancy.

EE. The project shall be reviewed and approved by the Rolling Hills Community Association Architectural Review Committee prior to the issuance of any permits.

FF. The working drawings submitted to the County Department of Building and Safety for plan check review shall conform to the development plan described in Condition D.

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

HH. Prior to the issuance of building or grading permits, 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 against the Property. Applicants shall be and remain in compliance with all conditions of this permit.

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

JJ. The applicant shall comply with the Requirements of the Fire Department for access, water flow and fire fuel modification prior to issuance of the Building permit.

KK. The conditions of approval enumerated in this Resolution shall be printed on the front sheet of the development plans and shall be available at the site at all times.

LL. Before construction, Applicants shall clear the property of any dead or alive tumbleweed or dead tree, shrub, palm frond or other plant.

MM. Applicants shall remove the temporary construction fence on the site and obtain a permit for a new temporary construction fence pursuant to RHMC Section 17.48.040. Such fence shall not be placed beyond Applicants’ property line.

NN. Throughout the construction process, no construction shall take place beyond the property line.

OO. Applicants shall indemnify, protect, defend, and hold the City, and/or any of its officials, officers, employees, agents, departments, agencies, authorized volunteers and instrumentalities thereof, harmless from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to arbitrations, mediations, and other such procedures), judgments, orders, and decisions (collectively “Actions”), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City) for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Code of Civil Procedure Sections 1085 or 1094.5, or any other federal, state, or local constitution, statute, law, ordinance, charter, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City’s defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by

the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.

PP. Prior to building plan review submittal, applicants shall provide revised plans showing location of stable and corral on the mixed use pad.

PASSED, APPROVED AND ADOPTED THIS 30TH DAY OF MARCH 2021.

BRAD CHELF, CHAIRMAN

ATTEST:

ELAINE JENG, ACTING CITY CLERK

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

I certify that the foregoing Resolution No. 2021-04 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL FOR SITE PLAN REVIEW FOR GRADING AND TWO WALLS ABOVE THREE FEET; A CONDITIONAL USE PERMIT FOR A DETACHED MIXED-USE STRUCTURE; VARIANCES TO LOCATE THE MIXED-USE STRUCTURE PARTIALLY IN THE FRONT YARD AREA AND TO ALLOW A WALL ALONG THE DRIVEWAY AND BEHIND THE PROPOSED MIXED-USE STRUCTURE TO EXCEED FIVE FEET ON A LOT LOCATED AT 24 CINCHRING ROAD (LOT 18-3-CH), ROLLING HILLS, CA, (NAKAMURA). PROJECT HAS BEEN DETERMINED TO BE EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO SECTION 15303 (NEW CONSTRUCTION).

was approved and adopted at an adjourned regular meeting of the Planning Commission on March 30, 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 Officer

ACTING CITY CLERK