City of Rolling Hills INCORPORATED JANUARY 24, 1957

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

AGENDA
Regular Planning Commission Meeting

PLANNING COMMISSION
Tuesday, March 15, 2022

CITY OF ROLLING HILLS
6:30 PM

Executive Order N-29-20

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

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

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

Join Zoom Meeting via https://us02web.zoom.us/j/99343882035?pwd=MWZXaG9ISWdud3NpajYwY3dFbllFZz09

Meeting ID: 993 4388 2035 Passcode: 647943

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

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. APPROVE ORDER OF THE AGENDA

This is the appropriate time for the Chair or Commissioners to approve the agenda as is or reorder.

5. BLUE FOLDER ITEMS (SUPPLEMENTAL)

Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.

6. PUBLIC COMMENTS ON NON-AGENDA ITEMS

This section is intended to provide members of the public with the opportunity to comment on any subject thatdoes not appear on this agenda for action. Each speaker will be permitted to speak only once. Writtenrequests, if any, will be considered first under this section.

7. CONSENT CALENDAR

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

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

7.B. MINUTES OF THE FEBRUARY 15, 2022 PLANNING COMMISSION MEETING.
RECOMMENDATION: Approve as presented.
CL_MIN_220215_PC_F.pdf

8. EXCLUDED CONSENT CALENDAR ITEMS

9. PUBLIC HEARINGS ON ITEMS CONTINUED FROM PREVIOUS MEETING

10. NEW PUBLIC HEARINGS

10.A. ZONING CASE 21-29: REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT AND A VARIANCE TO ALLOW A NEW 934-SQUARE-FOOT STABLE AND EXISTING 3,500-SQUARE-FOOT CORRAL TO BE LOCATED WITHIN THE REAR AND SIDE YARD SETBACKS AND EXCEED THE LOT COVERAGE FOR A PROPERTY LOCATED AT 29 CREST ROAD WEST (LOT 174-C-2-MS), ROLLING HILLS, CA (PERRIN).
RECOMMENDATION: Adopt Resolution No. 2022-03 approving a Conditional Use Permit for development of a new 934-square-foot stable and approving a Variance to allow the new stable and existing corral to encroach into the side and rear yard setbacks, and exceed the maximum 20% structural coverage and maximum 35% total lot coverage.
01 Development Table (ZC 21-29).pdf
02 Project Plans 29 Crest Road West (ZC 21-29).pdf
03 PC Minutes and Riding Ring Easement 1973.pdf
04 Vicinity Map - 29 Crest Road West (ZC 21-29).pdf
05 PC Reso 29 Crest Road West (ZC 21-29) Draft.pdf

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

discuss the project, and provide direction to staff and the applicant.
01_Development Table 23 Crest Road E (ZC 21-11).pdf
02_Technical Plans 23 Crest Road E (ZC 21-11) Feb 2022.pdf
03_Architectural Plans 23 Crest Road E (ZC 21-11) Feb 2022.pdf
04_Landscape Plans 23 Crest Road E (ZC 21-11) Feb 2022.pdf
05_Runoff Exhibit 23 Crest Road E (ZC 21-11) Feb 2022.pdf
06_ City Council Reso No 1202 (ZC 902).pdf
07_Vicinity Map - 23 Crest Road E (ZC 21-11).pdf

11. OLD BUSINESS

11.A. CONSIDER A POLICY FOR IMPLEMENTING EXPANDED LOW IMPACT DEVELOPMENT STANDARDS
RECOMMENDATION: Discuss the item and direct staff on implementing a policy for expanding low impact development.
ExpandedLID_presentation.pdf

12. NEW BUSINESS

13. SCHEDULE FIELD TRIPS

14. ITEMS FROM STAFF

15. ITEMS FROM THE PLANNING COMMISSION

16. ADJOURNMENT
Next meeting: Tuesday, April 19, 2022 at 6:30 p.m.via tele-conference.

Notice:

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

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

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

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 7.A
Mtg. Date: 03/15/2022

TO: HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION

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

THRU: ELAINE JENG P.E., CITY MANAGER

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

DATE: March 15, 2022

ATTACHMENTS:

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 7.B
Mtg. Date: 03/15/2022

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

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

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

SUBJECT: **MINUTES OF THE FEBRUARY 15, 2022 PLANNING COMMISSION MEETING.**

DATE: **March 15, 2022**

BACKGROUND:
None.

DISCUSSION:
None.

FISCAL IMPACT:
None

RECOMMENDATION:
Approve as presented.

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

1. CALL MEETING TO ORDER

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

2. ROLL CALL

Commissioners Present:	Cardenas, Cooley, Douglass, Vice Chair Kirkpatrick,
Commissioners Absent:	Chair Chelf
Staff Present:	John Signo, Planning & Community Services Director
	Jane Abzug, City Attorney

3. PLEDGE OF ALLEGIANCE

Planning & Community Services Director John Signo led the Pledge.

4. APPROVE ORDER OF THE AGENDA

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

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

5. BLUE FOLDER ITEMS (SUPPLEMENTAL) – NONE

6. PUBLIC COMMENTS ON NON-AGENDA ITEMS – NONE

7. CONSENT CALENDAR

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

7.B. MINUTES OF THE JANUARY 18, 2022, PLANNING COMMISSION MEETINGS

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

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

8. EXCLUDED CONSENT CALENDAR ITEMS – NONE

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

10. NEW PUBLIC HEARINGS

10.A. SAFETY ELEMENT UPDATE

Presentation by John Signo, Planning & Community Services Director
Lexi Journey from Rincon Consultants.

Motion by Commissioner Cardenas seconded by Commissioner Douglass to adopt Resolution No. 2022-02 recommending adoption of the Safety Element Update and Negative Declaration to the City Council. Motion carried unanimously with the following roll call vote:

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

11. OLD BUSINESS – NONE

12. NEW BUSINESS – NONE

13. SCHEDULED FIELD TRIPS – NONE

14. ITEMS FROM STAFF

14.A. EXPANDED LOW IMPACT DEVELOPMENT PROGRAM

Presentation by John Signo, Planning & Community Services Director

15. ITEMS FROM THE PLANNING COMMISSION – NONE

16. ADJOURNMENT: 6:40 P.M.

The meeting was adjourned at 6:40 p.m. to a regular meeting of the Planning Commission scheduled to be held on Tuesday, March 15, 2022 beginning at 6:30 p.m. via tele-conference.
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Respectfully submitted,

_____
Christian Horvath, City Clerk

Approved,

_____
Brad Chelf, Chair

Agenda Item No.: 10.A
Mtg. Date: 03/15/2022

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

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

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

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

DATE: **March 15, 2022**

BACKGROUND:

Zoning, Location, and Lot Description

The property located at 29 Crest Road West is zoned RAS-2 and has a net lot area of 59,850 square feet (1.37 acres). The lot is developed with a 5,413-square-foot single family residence and a 1,125-square-foot garage. The project site slopes downward from the residence to the rear of the lot. There is a 14-foot grade difference from the residence and pool area to the proposed stable and corral. The existing residence, garage and pool are located on the first pad (34,000 square feet) which is the upper portion of the lot located closest to Crest Road West; the second pad (13,600 square feet) contains a tennis court; the third pad (9,200 square feet) is located in the rear of the property and is currently developed with two freestanding 12-foot-high wooden chicken coops and a 3,500-square-foot white corral.

DISCUSSION:

Applicant Request

The applicant is proposing to build a new 934-square-foot stable and maintain the existing 3,500-square-foot corral fence in the rear portion of the lot. Two new planter walls with a maximum height of four feet are proposed to be installed between the existing tennis court and the stable; this involves 8 cubic yards (cy) of grading (4 cy of cut and 4 cy of fill). In addition,

the two existing chicken coops will be demolished. The stable will include 934 square feet of new flatwork. The new stable would allow the applicant to keep two horses on-site and would allow direct access to John's Canyon Trail and a bridle trail which are located adjacent to the rear and side yard of the project site. No additional landscaping is proposed adjacent to the existing corral.

In the 1960's, the project site was vacant and was part of a larger subdivision that was developed with a community riding ring for use by residents of the City. In 1973, the property owner sought approval of a new home, tennis court, and a stable to be located in the front yard. The request for the stable was rejected by the Planning Commission due to concerns about lot coverage and the proposed location of the stable in the front; however, the property owner agreed to grant an easement to maintain the rear portion of the lot as a horseback riding ring for the community (See attached Planning Commission Minutes dated May 1, 1973). The current property owner/applicant has obtained a quit claim for the community riding ring easement.

Conditional Use Permit (CUP)

As per Rolling Hills Municipal Code Section 17.80.050, a Conditional Use Permit is required for a stable greater than 200 square feet and a corral that is greater than 550 square feet in size. The applicant is requesting approval of a Conditional Use Permit for the proposed 934-square-foot stable and existing 3,500-square-foot corral. The corral was constructed in the 1970s and was used as a community riding ring. The easement for the riding ring has been removed; however, the corral is still intact. The new stable and corral will be situated approximately 8-feet below the existing tennis court on gradually sloping area in the rear portion of the property.

Variances for reduced setbacks and exceedance of lot coverage

The applicant is requesting approval of a variance for a new 934-square-foot stable and an existing 3,500-square-foot corral that will encroach into the required side and rear yard setbacks and exceed the maximum 35% lot coverage.

Variance request to allow a new stable to encroach into the required setbacks:

The RAS-2 Zoning district requires a stable to maintain a minimum 35-foot side yard setback and a 50-foot rear yard setback from other structures. The proposed stable would be setback 32 feet from the east side yard and 30 feet from the west side yard; this would result in an encroachment of 3 feet and a 5 feet, respectively. The stable would be setback 85 feet from the eastern rear property line and 80 feet from the western rear property line; this exceeds the minimum required 50-foot rear yard setback. The setbacks for the proposed stable are shown in the Table 1 below.

Table 1. Setbacks for the New Stable

Setbacks for Stable **RMHC Section 17.18.060.A.2**	**Required**	**Required**	**Meets Code Requirements**

East interior side yard	35’	32’	**No**. A Variance is required for a 3’ encroachment into the required 35’ interior side yard setback
West interior side yard	35’	30’	**No**. A Variance is required for a 5’ encroachment into the required 35’ interior side yard setback
Rear yard	50’	85’ on the east 80’ on the west	Yes. The stable exceeds the minimum required rear yard setback
Setback from the off-site structures on adjacent properties	35’	80’ to 140’	Yes. The stable exceeds the required 35’ setback from neighboring structures.

Variance request to allow an existing corral to encroach into the required setbacks:

The RAS-2 Zoning district requires a corral to maintain a minimum 25-foot side yard setback and a 25-foot rear yard setback. The existing corral was a constructed in the 1970s and was used as a community riding ring; the easement for the riding ring has been removed, however the corral is still intact. The corral has an existing setback of 6 feet from the east side yard and 12.5 feet from the west side yard; this results in an encroachment of 19 feet and 12.5 feet into the required 25-foot side yard setbacks, respectively. The corral has an existing setback of 20 feet from the east rear yard and 10 feet from the west rear yard; this would result in an encroachment of 5 feet and 15 feet into the 25-foot required rear yard setback, respectively. The setbacks for the proposed stable are shown in Table 2 below.

Table 2. Setbacks for the Existing Corral

Setbacks for Corral **RHMC Section 17.18.090.3**	**Required**	**Proposed**	**Meets Code Requirements**
East interior side yard	25’	6’	**No**. A Variance is required for a 19’ encroachment into the required 25’ interior side yard setback
West interior side yard	25’	12’-6”	**No.** A Variance is required for a 12’-6’’ encroachment into the required 25’’ interior side yard setback
Rear yard	25’	20’ on the east 10’ on the west	**No**. A Variance is required for a 5’ and 15’ encroachment into the required 25’ rear yard setback
Setback from a residential structure	35’	57’	Yes. The stable exceeds the required 35’ yard setback from the on-site structure.
Setback from residential structures on adjacent properties	35’	Approx. 50’ to 100’	Yes. The stable exceeds the required 35’ setback from neighboring structures.

Variance request to allow a new stable to exceed the maximum lot coverage.

The minimum lot size for property within the RAS-2 zone is 87,120 square feet. The project

site is 59,850 square feet (1.37 acres) in area which is 27,270 square feet smaller than the minimum lot size for the RAS-2 zoning district. However, since the property was legally subdivided the lot size is considered legal nonconforming. The lot consists of an unusual lot configuration; it is wider in the front and narrows in width as it slopes downward toward the rear of the site.

The proposed structural coverage on the lot is 17,108 square feet (29%) which exceeds the lot coverage limitations (20% maximum permitted); the proposed 934-square-foot stable further increases the existing 38% lot coverage by 2%. The proposed total coverage for structures and flatwork will be 23,933 square feet or 40% which also exceeds the lot coverage limitation of 35% maximum. Therefore, a Variance is required to allow the increase in structural and lot coverage for the proposed stable.

Upon subdivision, this property was burdened with an easement in favor of the adjacent property for a community riding ring. The current property owners were successful in removing the easement; however, the existence of the easement impacted the nature of the development of the project. Additionally, the property occupies the northeast corner of the intersection John's Canyon and Crest Road West. The property was originally developed with a driveway off John's Canyon. To facilitate mail delivery to the corresponding Crest Road East street address, the driveway was relocated from John's Canyon to provide access from Crest Road East. As a result, a large circular motor court was constructed on Crest Road East which accounts for the majority of the excess lot coverage.

MUNICIPAL CODE COMPLIANCE

Area of Disturbance for the Stable and Corral

The project site has been previously disturbed due to development of two freestanding 12-foot tall wood chicken coops and the existing 3,500-square-foot corral which was formerly used as a riding ring. The two chicken coops would be demolished and replaced by a new 934-square-foot stable and the existing corral will remain intact. The new 934-square-foot stable will occupy 2% of the lot; the area of disturbance will increase from 38% to 40%.

Access to Stable

The stable and corral will be accessed via a 6-foot-wide service driveway that on the eastern property line consisting of decomposed granite.

Height of stable and corral fencing

The ridgeline of the new stable would be 14'-6" in height. The existing 3,500-square-foot corral consists of a white three-rail fence. The new stable and the existing corral would be situated approximately 8 feet below the existing tennis court on a gradually sloping area in the rear portion of the property.

Lot Coverage

The proposed structural coverage on the lot will be 17,108 square feet, or 29% of the lot, which exceeds the lot coverage limitations of 20% maximum. The proposed 934-square-foot stable increases the lot coverage by 2%. The proposed total coverage including structures and flatwork will be 23,933 square feet or 40% of the lot area which also exceeds the lot coverage

limitation of 35% maximum. Therefore, a Variance is required to allow the minor increase in lot coverage.

Lot Disturbance

The disturbed area may be up to 60% of the net lot area provided that at no point the slopes resulting from grading are greater (steeper) than 3:1, or three units horizontal (run) to one unit vertical (rise). The proposed project does not include grading as the corral area has been disturbed and has a slope of less than 3:1. Construction of the stable will not increase lot disturbance.

Environmental Review

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

Public Participation

A resident inquired about the number of horses that will be permitted to occupy the stable; however, the Municipal Code does not regulate the number of horses. According to the applicant, there will be no more than two horses in the stable. Secondly, there was a comment about adding more landscaping along the rear property line where the corral is located; there is some vegetation along the rear property line but no additional landscaping is proposed as part of the project.

CRITERIA FOR APPROVAL OF CONDITIONAL USE PERMIT

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

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

CRITERIA FOR VARIANCES

17.38.050 Required Variance findings.

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

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

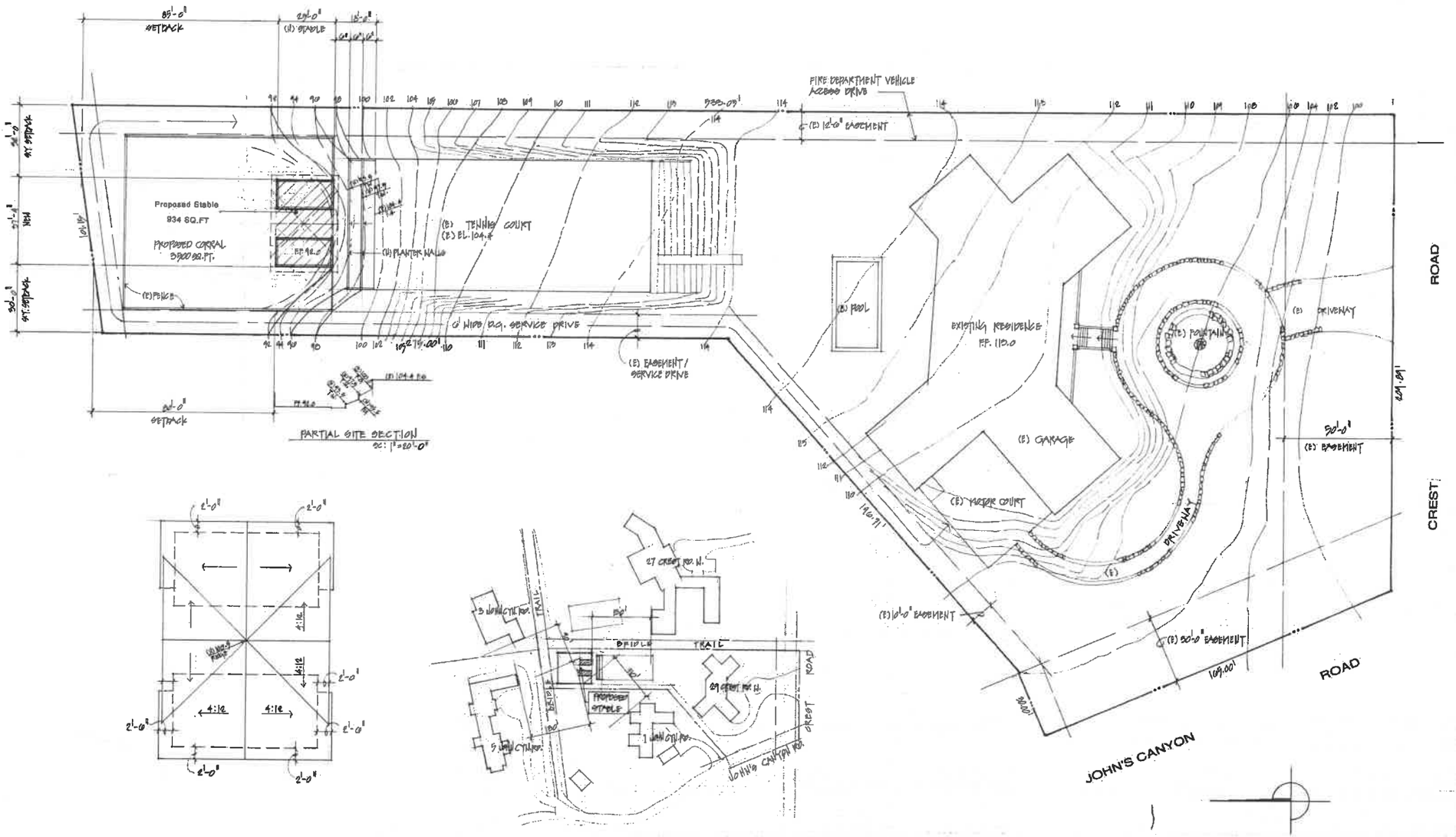
FISCAL IMPACT:
None.

RECOMMENDATION:

Adopt Resolution No. 2022-03 approving the Conditional Use Permit for development of a new 934-square-foot stable and approving a Variance to allow the new stable and existing corral to encroach into the side and rear yard setbacks, and exceed the maximum 20% structural coverage and maximum 35% total lot coverage.

ATTACHMENTS:
01 Development Table (ZC 21-29).pdf
02 Project Plans 29 Crest Road West (ZC 21-29).pdf
03 PC Minutes and Riding Ring Easement 1973.pdf
04 Vicinity Map - 29 Crest Road West (ZC 21-29).pdf
05 PC Reso 29 Crest Road West (ZC 21-29) Draft.pdf

Development Table Zoning Case No. 21-29 (29 CREST ROAD WEST)				
Site Plan Review, Conditional Use Permit and Variance	**EXISTING PAD 1**	**EXISTING PAD 2**	**PROPOSED PAD 3**	**TOTAL**
RAS- 2 Zone Setbacks Front: 50 ft. from front easement line Side: 35 ft. from side property line Rear: 50 ft. from rear easement line	Single family residence, garage, spa, equipment, entryways (SF)	Recreation court (SF)	New Stable and corral (SF)	
Net Lot Area (59,850 s.f.)	37,050	13,600	9,200	59,850
Residence	5,413			5,413
Garage	1,125			1,125
Swimming Pool/Spa	720			720
Pool Equipment	40			40
Guest House				
Stable (min. 450 SF)			934	934
Corral (existing; min. 550 SF)			3,500	3,500
Recreation Court		7,200		
Entryway, Breezeway				
Sheds, Trellises, Gazebo				
Raised Deck				
Barbecue, Outdoor Kitchen				
Water Features, Etc.				
Service Yard	100			100
Total Structure Area	8,974	7,200	934	17,108
Structural Coverage (20% maximum)	15.0%	12.0%	2%	29%
Grading (balanced on site)			4 cy cut and 4 cy fill for planter walls	8 cy
Total Flatwork	6,825			6,825
Total Structural and Flatwork	15,799	7,200	934	23,933
Total Lot Coverage (35% maximum)	26%	12.0 %	2%	40%
Grading (balanced on site)				
Building Pad Coverage (Policy: 30% maximum)	24%	52%	10%	
Disturbed Area (40% maximum; up to 60% with slopes less than 3:1)	No Change	No Change	No Change	No Change



REVISIONS

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3 Malaga Cove Plaza - Suite 202
Palos Verdes Estates - CA - 90274
(310) 378-1365 Fax (310) 378-6293

PERRIN STABLE
29 Crest Road West, Rolling Hills, CA 90274

1

FLOOR PLAN
1/4"=1'-0"

REVISIONS

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PERRIN STABLE
29 Crest Road West, Rolling Hills, CA 90274

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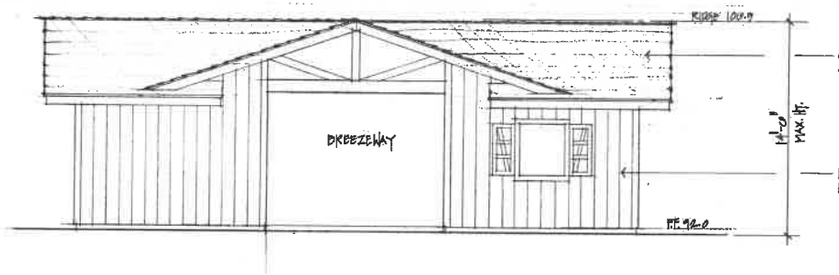
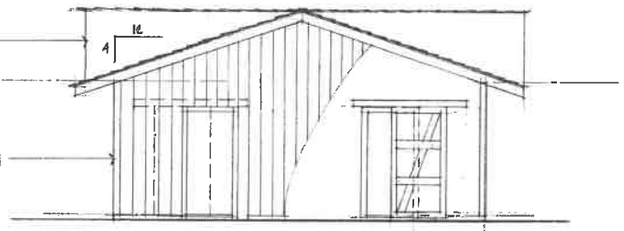
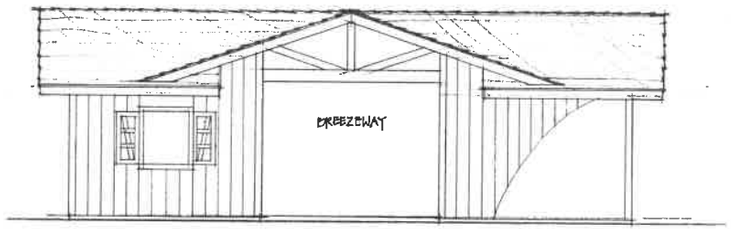


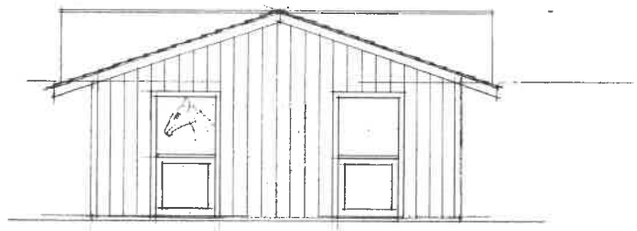
SOUTH ELEVATION
1/4"=1'-0"



EAST ELEVATION
1/4"=1'-0"



NORTH ELEVATION
1/4"=1'-0"



WEST ELEVATION
1/4"=1'-0"

REVISIONS

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Palos Verdes Estates - CA - 90274
(310) 378-1555 Fax (310) 378-4298

PERRIN STABLE
29 Crest Road West, Rolling Hills, CA 90274

3

MINUTES OF THE
ADJOURNED MEETING OF THE PLANNING COMMISSION
CITY OF ROLLING HILLS, CALIFORNIA

May 1, 1973

An adjourned meeting of the Planning Commission of the City of Rolling Hills was held at the Administration Building, 2 Portuguese Bend Road, Rolling Hills, California at 7:30 P.M. Tuesday, May 1, 1973.

CALL TO ORDER

PRESENT:	William Field	
	James Johnston	
	Sidney Morse	
	Joan Saffo	
	Godfrey Pernell, Chairman	
ABSENT:	None	
ALSO PRESENT:	Teena Clifton	City Manager
	William Kinley	City Attorney
	June Cunningham	Secretary
	Richard Anderson	Palnning Advisor
	Arthur Alef	Attorney
	T. Heinsheimer	Resident
	Mr. & Mrs. H. Murdock Jr.	"
	Mrs. S. Morse	"
	E. L. Pearson	"
	S. D. Weiman	"

APPROVAL OF MINUTES 1102

A motion to approve the minutes of the meeting of April 17, 1973 as corrected was made by Commissioner Morse, seconded by Commissioner Johnston and carried unanimously.

ITEMS HELD OVER

GENERAL PLAN, CITY OF ROLLING HILLS 1110

Chairman Pernell re-opened the Public Hearing on the General Plan for the City of Rolling Hills, continued from the meeting of April 17, 1973. The City Manager distributed copies of the Plan as revised and corrected by the Planning Commission at the April 17th meeting.

Following disucssion of the plan as revised and amended, additional corrections, additions and deletions were made. Chairman Pernell closed the Public Hearing on the Plan, and set Tuesday, May 8th at 7:00 A.M. as the date for a special meeting for the purpose of a final review of the General Plan prior to referring the matter to the Council.

ZONING CASE NO. 123, Marvin Nordby 1740

The Manager advised the Commission that she had discussed the matter with Mr. and Mrs. Nordby, and with their contractor, but the corrected plans for the proposed pool had not been submitted as requested.

Chairman Pernell ordered the matter held on the agenda until the next regular meeting of the Planning Commission on May 22, 1973, and said that if the applicant did not comply with the requirements of the City by that date the item would be removed from the agenda.

May 1, 1973

ZONING CASE NO. 124, Stable in Front Yard
ZONING CASE NO. 125, Tennis Court in Side Yard 1850
S. D. WEIMAN, Lot 174C-MS

The Chairman re-opened the hearing on applications by Mr. S. D. Weiman for conditional use permits to construct a stable in the front yard and a tennis court in the side yard of Lot 174C-MS, held over from the meeting of April 17th.

Chairman Pernell advised the Commission that he had received a legal opinion on the matter from the City Attorney, as requested, and Mr. Kinley had stated that a legal document entitled "Easement Agreement and Covenants Running with the Land" dated January 25, 1971, executed by Edward L. Pearson burdens land owned by S. D. Weiman, applicant, and conveys to Mr. Pearson an exclusive easement for the use of real property described therein by Mr. Pearson, his successors, his immediate family and guests. Provisions of Ordinance No. 33, Section 5.04 had been violated by the Agreement, and Mr. Kinley recommended that steps be taken by the owner of the easement to restore the Applicant's lot to its original configuration without the burden of the riding ring easement before any permit should be granted for construction of the improvements planned.

Edward L. Pearson, 1 Johns Canyon Road, advised the Commission that he was the original owner of Lot 174C-MS, consisting of 4+ acres, which he subdivided into two parcels approximately eleven years ago. Three years later he developed a riding ring on the parcel now owned by Mr. Weiman, and for many years it was used by residents throughout the City, and Mr. Pearson assumed all obligations of maintenance, insurance, etc. Approximately three years ago he sold the parcel to a Mr. Howard Meister, who planned to construct a home in the area occupied by the riding facilities. After discussing the matter with Mr. Meister, it was agreed that a portion at the rear of Mr. Meister's lot would be reserved for a ring for use of the Meister and Pearson families, with a stipulation that a stable could not be constructed in the area because of the proximity of other homes in the area which would be adversely affected by a stable. When the property was sold to Mr. Meister the transfer included two agreements, one in favor of Mr. Pearson, his successors, his immediate family and guests, and one in favor of Mr. Meister, his successors, his immediate family and guests, giving both equal easement over the land which was to be developed as a riding ring. In the subsequent sale of the property by Mr. Meister to Mr. Weiman, Mr. Meister's easement was not transferred to the new owner. Mr. Pearson stated that it was his wish to have his easement agreement amended to a non-exclusive easement giving Mr. Weiman full control over the entire parcel, but he wished the restriction on construction of a stable in the area to remain.

Mr. Weiman stated that he was agreeable to the amendment, and requested that Mr. Arthur Alef, his attorney, draw up an amendment satisfactory to him, to Mr. Pearson, the City Attorney and the Planning Commission. Mr. Kinley advised that such an agreement could be drawn, and Chairman Pernell recessed the meeting at 9:15 P.M. so that Mr. Alef could prepare the amendment to the Agreement.

9:30 P.M. - Meeting re-convened

Chairman Pernell re-convened the meeting, and Mr. Alef presented the amendment of the Agreement to the City Attorney and Mr. Pearson. The amendment was acceptable to Mr. Kinley, and Mr. Pearson executed the document, which was then notarized and given to Mr. Alef for recordation. Mr. Kinley advised the Commission that the non-exclusive easement to Mr. Pearson was not in violation of the Zoning Ordinance, and that Mr. S. D. Weiman is the owner of 2.079 acres gross. Chairman Pernell then directed that discussion be resumed.

ZC 125 tennis ct SY Variance 29 Crest W

Mrs. Clifton advised that during a review of the re-numbering of Johns Canyon Road she had contacted the Post Office about the possibility of assigning a Johns Canyon Road address for the Weiman property, as the driveway would be on Johns Canyon Road rather than on Crest Road. The Postmaster said it would be confusing to have the entrance on one street and the address on another, and recommended that the matter be resolved. In the event that the address was changed, the Manager said a variance would not be required, because the stable would be in the side yard, rather than in the front yard.

The Manager stated that no contact was made by any resident in the area who had been advised of the applications, expressing either opposition to or approval of the request for the stable or tennis court. Chairman Pernell said that until action was taken to change the frontage of the parcel the Planning Commission would consider the applications for conditional use permits as submitted.

In discussing the matter Commissioner Johnston stated that in Ordinance No. 113 CREATING A PLANNING COMMISSION AND IMPOSING AND SPECIFYING CERTAIN DUTIES THEREON, Paragraph #3 charges the Commission with "granting of variances and conditional use permits shall be carefully scrutinized-------- to prevent overconstruction of the lot or parcel to be improved", and said that although the Architectural Committee had approved construction of structures as submitted, it was his opinion that if conditional use permits were granted as requested, the parcel would be over-developed, because the acreage of the parcel less easements is approximately 1.4 acres in a 2 acre zone. The house, tennis court and stable as planned would occupy 14,000 square feet of the approximately 59,000 square feet available, and the additiona of a swimming pool and paved driveway with turning area would occupy additonal area. Commissioner Saffo said she agreed that the parcel as shown would be over-developed, and said she was in opposition to approval. Commissioner Morse said he had an objection to a stable in a front or side yard, and felt that a stable in the front yard on Crest Road or in the side yard on Johns Canyon Road would be objectionable.

Mr. Weiman advised the Commission that in planning for development of the parcel he had attempted to comply with the requirements of the Rolling Hills Community Association Building Regulations, which state on page 8 that "Each new site plan-----shall provide adequate space and location for a stable capable of accommodating feed, tack and stall for at least one horse", and further, on page 5, "All buildings, including accessory buildings, shall not cover more than 25% of the area of the entire lot, exclusive of easements"; however, the definition of accessory buildings does not include a tennis court. In view of the concerns expressed by the Planning Commission members, Mr. Weiman advised that he wished to withdraw his applicaton for the stable, and wished the Commission to consider only his application for a variance of 2 1/2 feet in the side yard for construction of a tennis court.

Mr. Pearson said that as a neighbor, he wished to state again that the plan for development of the property as submitted is a contribution to the entire neighborhood, he felt that Mr. Weiman had done an excellent job of planning, and he did not consider it overbuilding of the site. The parcel is one of the most usable parcels in the City, Mr. Pearson said, and could accommodate everything Mr. Weiman planned, and he complimented Mr. Weiman on his approach and conformation to requirements of the City and Association, while maintaining the Rolling Hills atmosphere. The Chairman thereafter closed the Public Hearing.

Commissioner Morse moved that a conditional use permit be approved for a variance of 2 1/2 feet in the side yard be granted

to Mr. Weiman under Article III, Section 3.07 of Ordinance No. 33. The motion was seconded by Commissioner Field and carried by the following roll call vote:

AYES:	Commissioners Field, Morse, Chairman Pernell
NOES:	Commissioners Johnston, Saffo
ABSENT:	None

The Manager advised Mr. Weiman that the matter would be on the agenda of the Board of Directors of the Rolling Hills Community Association meeting on Thursday, May 3, 1973 at 7:00 A.M.

ADJOURNMENT

There being no further business to come before the meeting, the Chairman adjourned the session at 10:30 P.M. to Tuesday, May 8, 1973 at 7:00 A.M. to consider the General Plan.

City Clerk

APPROVED:

Chairman

2217

378

When Recorded Return to:
HOWARD W. MEISTER, II
9100 Wilshire Boulevard
Beverly Hills, California 90212

DOCUMENTARY TRANSFER TAX $ None
Barbara Stotts — Title Insurance and Trust Company
SIGNED - PARTY OR AGENT — FIRM NAME
As Instructed by Malaga Cruz Pearson

RECORDED AT
REQUEST OF
E INSURANCE & TRUST CO.

FEE $ 6 80/7 C

EASEMENT AGREEMENT AND COVENANTS RUNNING WITH THE LAND

THIS EASEMENT AGREEMENT is made and entered into this 25th day of January, 1971, by and between EDWARD L. PEARSON and BARBARA J. PEARSON (Pearson) and HOWARD W. MEISTER, II and JANET M. MEISTER (Meister).

I. RECITALS

1. Pearson is the owner of the real property described in Exhibits "A" and "B", attached hereto and made a part hereof. Said real property is hereinafter sometimes referred to as Parcel A and Parcel B, respectively.

2. Concurrently herewith Pearson is conveying fee title to Parcel B to Meister.

3. Parcels A and B are adjoining and contiguous parcels.

4. Pearson represents and warrants to Meister that the provisions of this Easement Agreement, and the conveyance of fee title to Parcel B to Meister, do not contravene or violate any applicable Declaration or other instrument containing covenants, conditions and restrictions affecting Parcels A and B nor the applicable ordinances, laws and regulations of the City of Rolling Hills, County of Los Angeles, State of California.

City of Rolling Hills

II. EASEMENT

1. Meister does hereby grant and convey to Pearson an exclusive easement for the use of the surface of the real property described in Exhibit "C" (attached hereto and made a part hereof -- said real property being a part of Parcel B) for the purpose of constructing and maintaining a horseback riding ring, subject to the following:

(a) Said easement shall be and remain for the sole use and purpose of the maintenance of a horseback riding ring to be used by the fee owner of Parcel A and said fee owner's immediate family and guests and for no other purpose; provided, however, notwithstanding the foregoing, Pearson (including his immediate family) shall have the right to make use of the said horseback riding ring in the event Pearson conveys fee title to Parcel A, but such right to be exercised by Pearson (and his immediate family) only for so long as Pearson holds fee title to residential property in the City of Rolling Hills, County of Los Angeles, State of California, and is a

RECORDED IN OFFICIAL RECORDS OF LOS ANGELES COUNTY, CALIF.
55 Min. Past 10 AM FEB 2 1971

2217

bona fide resident therein, and the owner of Parcel A consents thereto in writing, an executed copy of said consent to be delivered to the owner of Parcel B; and

(b) The fee owner of Parcel A shall at all times maintain the easement area including the said horseback riding ring in a state of good condition and repair (including replacement as the same may be required, from time to time) at the sole cost and expense of the said fee owner of Parcel A; and

(c) The fee owner of Parcel A shall and does hereby agree to indemnify and save the fee owner of Parcel B from all liability, damages, cost and expense (including attorneys' fees) arising out of or incurred upon said easement area as described in Exhibit "C" and any use in connection therewith, whether with or without the knowledge or consent of the fee owner of Parcel A; and

(d) All improvements upon or affecting the easement area (including, without limitation, grading, drainage and the like) shall comply with all applicable laws, ordinances and regulations, Pearson hereby agreeing to indemnify and save Meister harmless from any act or alleged act constituting a violation or alleged violation of any such applicable law, ordinance or regulation.

2. The easement herein granted is in perpetuity.

III. COVENANT RUNNING WITH THE LAND

1. Pearson does hereby agree and covenant with respect to the real property described in Exhibit "C" (easement area) as follows:

(a) To maintain the said easement area in a state of good condition and repair (including replacement as the same may be required, from time to time) at the sole cost and expense of the fee owner of Parcel A; and

(b) To indemnify and save the fee owner of Parcel B from all liability, damages, cost and expense (including attorneys' fees) arising out of or incurred upon said easement area and any use in connection therewith, whether with or without the knowledge or consent of the fee owner of Parcel A; and

(c) That all improvements upon or affecting the easement area (including, without limitation, grading, drainage and the like) shall comply with all applicable laws, ordinances and regulations; and

(d) To use the easement only in the manner and for the purpose herein stated, and not otherwise.

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2. The covenants and agreements as contained in this agreement are hereby declared to be covenants running with the land and shall be and hereby are expressed to be for the benefit of Parcel B and the owner or owners thereof, from time to time, and their successors in interest and assigns; and, shall be binding upon the owner or owners of Parcel A, from time to time, and their successors in interest and assigns.

IV. GENERAL PROVISIONS

1. The provisions hereof shall not be effective for any purpose unless and until the same has been executed by the parties hereto, acknowledged, and recorded in the office of the County Recorder of Los Angeles County, California.

2. The provisions hereof shall inure to the benefit of and be binding upon each of the parties hereto and their respective heirs, devisees, personal representatives, successors in interest and assigns.

3. In the event of litigation concerning the use of the easement or the covenants related thereto to be kept and observed by the owner or owners, from time to time, of Parcel A, the prevailing party shall be entitled to costs and attorneys' fees.

IN WITNESS WHEREOF, the parties have executed this Easement Agreement and Covenants Running With the Land as of the day and year first hereinabove written.

EDWARD L. PEARSON

BARBARA J. PEARSON

HOWARD W. MEISTER, II

JANET M. MEISTER

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THOSE PORTIONS OF LOT "H" OF RANCHO LOS PALOS VERDES, IN THE CITY OF ROLLING HILLS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ALLOTTED TO JOTHAM BIXBY BY DECREE OF PARTITION IN ACTION "BIXBY ET AL., VS. BENT ET AL.," CASE NO. 2373, IN THE DISTRICT COURT OF THE 17TH JUDICIAL DISTRICT OF SAID STATE, IN AND FOR SAID COUNTY OF LOS ANGELES AND ENTERED IN BOOK 4 PAGE 57 OF JUDGMENTS IN KTHE SUPERIOR COURT OF SAID COUNTY, DESCRIBED AS FOLLOWS:

ALL OF THAT PORTION OF THE LAND DESCRIBED IN PARCEL NO. 1 OF DEED TO WRESSEY C. COOKE AND WIFE, RECORDED AS DOCUMENT NO. 538 ON JUNE 22, 1944 IN BOOK 20955 PAGE 363, OFFICIAL RECORDS OF SAID COUNTY, LYING NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE SOUTHWESTERLY BOUNDARY OF THE SAID PARCEL NO. 1, DISTANT THEREON SOUTH 70° 05' 10" EAST 209.89 FEET FROM THE SOUTHWESTERLY CORNER THEREOF; THENCE NORTH 19° 54' 50" EAST 50.00 FEET; THENCE NORTH 20° 24' 30" EAST 533.05 FEET TO A POINT IN THE NORTHERLY BOUNDARY OF SAID PARCEL NO. 1 WHICH IS WESTERLY THEREON 355.00 FEET FROM THE MOST EASTERLY CORNER OF SAID PARCEL NO. 1, THENCE ALONG SAID NORTHERLY BOUNDARY, NORTH 78° 14' 20" WEST, 101.15 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 20° 24' 30" WEST, 275.00 FEET; THENCE SOUTH 68° 36' 17" WEST, 196.71 FEET; THENCE SOUTH 87° 17' 40" WEST, 30.00 FEET TO A POINT IN THE WESTERLY BOUNDARY OF SAID PARCEL NO. 1 DISTANT THEREON, NORTH 2° 42' 20" WEST, 165.00 FEET FROM SAID SOUTHWEST CORNER.

3-A

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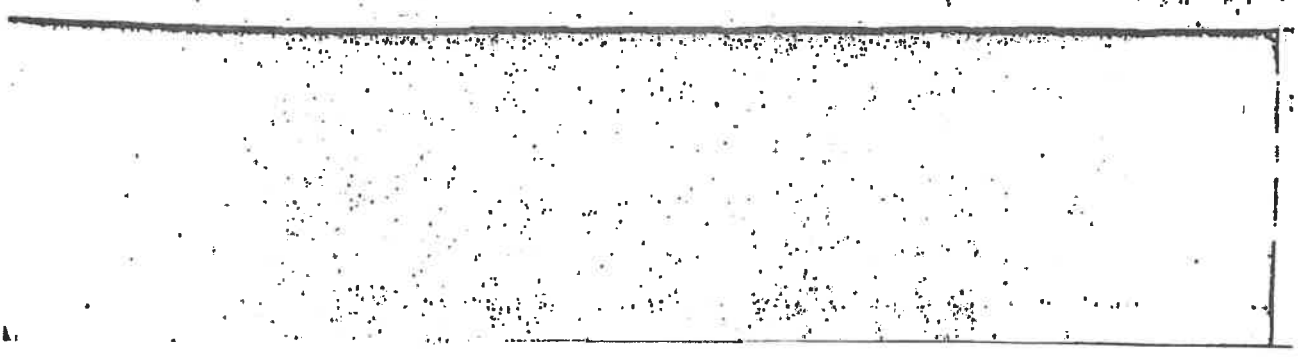

EXHIBIT "B"

Those portions of Lot "H" of Rancho Los Palos Verdes, in the city of Rolling Hills, in the county of Los Angeles, state of California, allotted to Jotham Bixby by decree of partition in action "Bixby et al., Vs. Bent et al.," Case No. 2373, in the district court of the 17th Judicial District of said state, in and for said county of Los Angeles, and entered in book 4 page 57 of judgments in the Superior Court of said county, described as follows:

All of that portion of the land described in Parcel No. 1 of deed to Wressey C. Cooke and wife, recorded as document no. 538 on June 22, 1944 in Book 20955 page 363, offici records of said county, included within the following described lines:

Beginning at a point in the Southerly boundary of the said parcel no. 1, distant thereon South 70° 05' 10" East 209.89 feet from the Southwest corner thereof; thence North 19° 54' 50" East 50.00 feet; thence North 20° 24' 30" East 533.05 feet to a point in the Northerly boundary of said parcel no. 1 which is Westerly thereon 355.00 feet from the most Easterly corner of said parcel no. 1; thence along said Northerly boundary, North 78° 14' 20" West, 101.15 feet; thence South 20° 24' 30" West, 275.00 feet; thence South 68° 36' 17" West, 196.71 feet; thence South 87° 17' 40" West, 30.00 feet to a point in the Westerly boundary of said parcel no. 1, distant thereon North 2° 42' 20" West, 165 feet from said Southwest corner; thence along said Westerly boundary, South 2° 42' 20" East, 165.00 feet to said Southwest corner; thence South 70° 05' 10" East 209.89 feet to the point of beginning.

3-B

EXHIBIT "C"

THAT PORTION OF LOT "H" OF RANCHO LOS PALOS VERDES, IN THE CITY OF ROLLING HILLS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ALLOTTED TO JOTHAM BIXBY BY DECREE OF PARTITION IN ACTION "BIXBY ET AL./" CASE NO. 2373, IN THE DISTRICT COURT OF THE 17TH JUDICIAL DISTRICT OF SAID STATE, IN AND FOR SAID COUNTY OF LOS ANGELES, AND ENTERED IN BOOK 4 PAGE 57 OF JUDGMENTS IN THE SUPERIOR COURT OF SAID COUNTY, DESCRIBED AS FOLLOWS:

ALL OF THAT PORTION OF THE LAND DESCRIBED IN PARCEL NO. 1 OF DEED TO WRESSEY C. COOKE AND WIFE, RECORDED AS DOCUMENT NO. 538 ON JUNE 22, 1944 IN BOOK 20955 PAGE 363, OFFICIAL RECORDS OF SAID COUNTY, INCLUDED WITHIN THE FOLLOWING DESCRIBED LINES:

BEGINNING AT A POINT IN THE SOUTHERLY BOUNDARY OF THE SAID PARCEL NO. 1, DISTANT THEREON SOUTH 70° 05' 10" EAST 209.89 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE NORTH 19° 54' 50" EAST 50.00 FEET; THENCE NORTH 20° 24' 30" EAST 533.05 FEET TO A POINT IN THE NORTHERLY BOUNDARY OF SAID PARCEL NO. 1 WHICH IS WESTERLY THEREON 355.00 FEET FROM THE MOST EASTERLY CORNER OF SAID PARCEL NO. 1 to the true point of beginning; Thence along said northerly boundary, North 78° 14' 20" West, 101.15 feet, thence South 20° 24' 50" East 100.00 feet, thence South 78° 14' 20" East, 101.15 feet, thence North 20° 24' 30" East 100.00 ft to the true point of beginning

3-C

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BK-04960-6384

TO 447 c
(Individual)

TI

STATE OF CALIFORNIA
COUNTY OF Los Angeles } ss.

On January 25, 1971 before me, the undersigned, a Notary Public in and for said State, personally appeared EDWARD L. PEARSON and BARBARA J. PEARSON

known to me

to be the person s whose name s are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

Signature Audrey H. Hearn

Name (Typed or Printed)

STAPLE HERE

OFFICIAL SEAL
AUDREY H. HEARN
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires Nov. 8, 1973

(This area for official notarial seal)

TO 447 c
(Individual)

TI

STATE OF CALIFORNIA
COUNTY OF Los Angeles } ss.

On January 25, 1971 before me, the undersigned, a Notary Public in and for said State, personally appeared HOWARD W. MEISTER, II and JANET M. MEISTER

known to me

to be the person s whose name s are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

Signature Audrey H. Hearn

Name (Typed or Printed)

STAPLE HERE

OFFICIAL SEAL
AUDREY H. HEARN
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires Nov. 8, 1973

(This area for official notarial seal)

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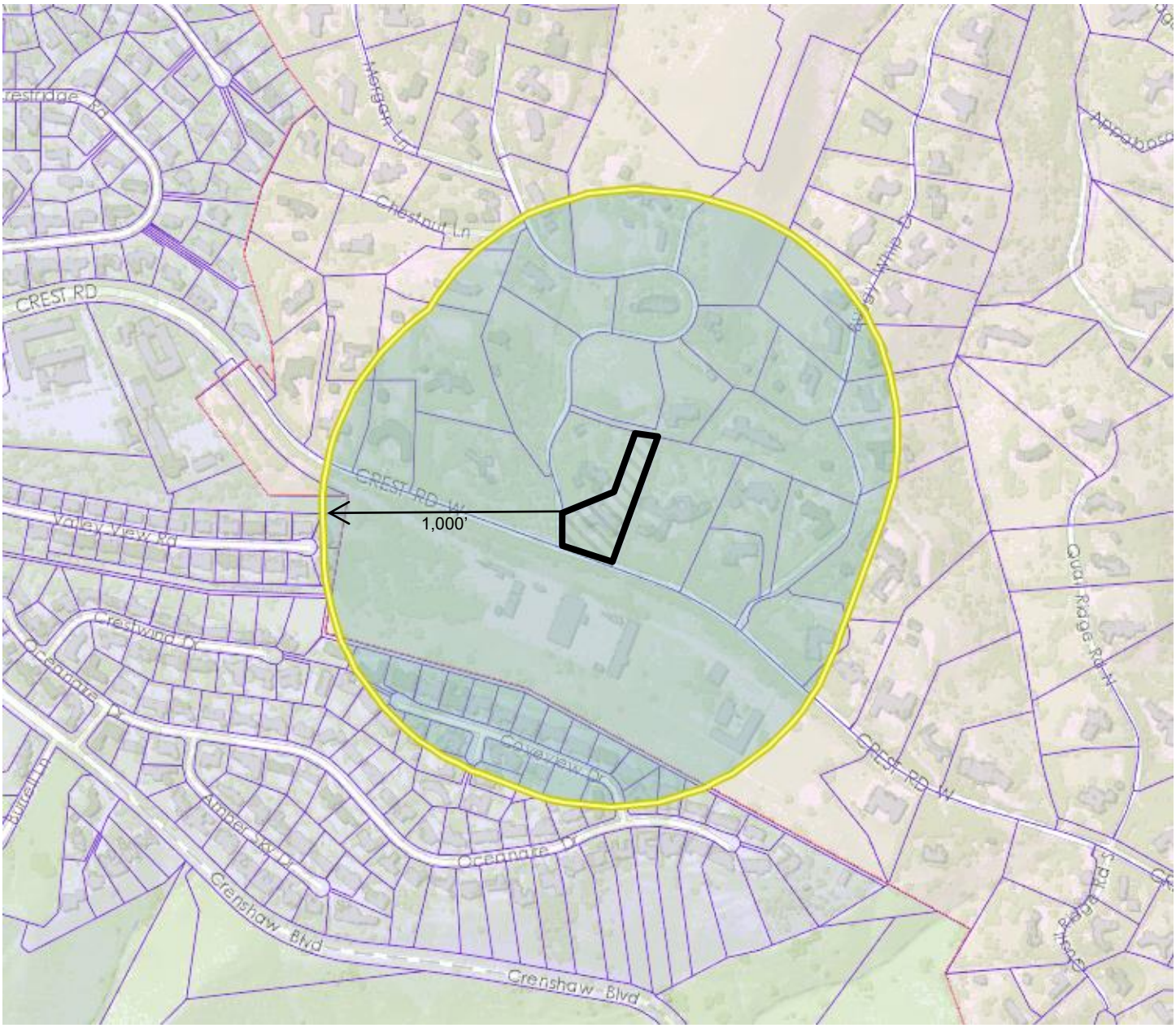

City of Rolling Hills **2 PORTUGUESE BEND ROAD ROLLING HILLS, CA 90274**

TITLE VICINITY MAP **CASE NO.** Zoning Case No. 21-29
Site Plan Review

OWNER Perrin

ADDRESS 29 Crest Road West, Rolling Hills 90274 **SITE**

RESOLUTION NO. 2022-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING A CONDITIONAL USE PERMIT AND A VARIANCE TO ALLOW A NEW 934-SQUARE-FOOT STABLE AND EXISTING 3,500-SQUARE-FOOT CORRAL TO BE LOCATED WITHIN THE REAR AND SIDE YARD SETBACKS AND EXCEED THE LOT COVERAGE FOR THE PROPERTY LOCATED AT 29 CREST ROAD WEST (LOT 174-C-2-MS), ROLLING HILLS, CA (PERRIN)

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

Section 1. Property Owners, Patrick and Donna Perrin, ("Applicant") for the real property located at 29 Crest Road West, Rolling Hills, CA are requesting a Conditional Use Permit and Variance for a new 934-square-foot stable and existing 3,500-square-foot corral to encroach into the required side and rear yards (the "Project"). The project includes two planter walls between the tennis court and corral that will have a maximum height of four feet and requires approximately eight cubic yards of grading. The Project will be located adjacent to trails on the east and north of the stable and corral.

Section 2. The Planning Commission conducted duly noticed public hearings to consider the application at an onsite meeting on March 15, 2022, at 7:30 AM and at its regular meeting on March 15, 2022, at 6:30 PM. Neighbors within a 1,000-foot radius were notified of the public hearings and a notice was published in the Daily Breeze on March 5, 2022. The Owners and their agent were notified of the public hearings in writing by first class mail and the Owners and their agent were in attendance at the hearings.

Section 3. The property is zoned RAS-2 with a net lot area of 59,850 square feet (1.37 acres), which is smaller than the requirements of the RAS-2 zone that requires a minimum net lot area of 87,120 square feet. The lot is developed with a 5,413-square-foot single family residence and a 1,125-square-foot garage. There are three existing building pads on site with approximately 14 feet difference in elevation. The existing residence, garage and pool are located on the highest and largest pad (37,000 square feet) located near Crest Road West; the secondary pad (13,060 square feet) is in the middle of the property and is developed with a tennis court; the third pad (9,200 square feet) is in the rear of the property and includes two 12-foot tall chicken coops and a 3,500-square-foot corral that was constructed as part of a former community horseback riding ring.

Section 4. The Project is exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures), which exempts the construction and location of a limited number of new, small facilities or structures, including accessory structures, such as a stable and corral, because it involves the construction of a 934-square-foot stable and maintenance of an existing 3,500-square-foot corral. The Project is also exempt from the CEQA Guidelines pursuant to Section 15301, Class 1 (Existing Facilities), which exempts the minor alteration of topographical features involving negligible or no expansion of use beyond that existing, because the Project site involves approximately eight cubic yards of grading for new planter walls.

Section 5. Section 17.16.020.A of the Rolling Hills Municipal Code requires a Variance for projects that encroach into the required setbacks and exceed the maximum allowable lot coverage.

Section 6. Section 17.18.060 of the Zoning Ordinance contains conditions for a stable and corral, subject to approval of a conditional use permit. The proposed stable and corral comply with the provisions of this section. With respect to this request for a Conditional Use Permit, the Planning Commission finds as follows:

A. That the proposed conditional use is consistent with the General Plan; The granting of a Conditional Use Permit for the stable and corral would be consistent with the purposes and objectives of the Zoning Ordinance and 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; The nature, condition, and development of adjacent structures have been considered, and the project will not adversely affect or be materially detrimental to these adjacent uses, buildings, or structures because the proposed uses (stable and corral) are located of sufficient distance from nearby residences so as to not impact the view or privacy of surrounding neighbors.

C. That the site for the proposed conditional use is of adequate size and shape to accommodate the use and buildings proposed; The property is adequately sized to accommodate such use, and on an existing level building pad. The proposed use is appropriately located in that it will be sufficiently separated from nearby structures.

D. That the proposed conditional use complies with all applicable development standards of the zone district; The proposed uses (stable and corral) meet the standards for the minimum size and height standards set forth in the Rolling Hill Municipal Code; however, variances are required for encroachments into the required side yard and rear yard setbacks and for exceedance of the maximum lot coverage.

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

F. That the proposed conditional use observes the spirit and intent of this title. The project is harmonious in scale and mass with the site, the natural terrain, and surrounding residences because the proposed use complies with the low-profile residential development pattern of the community and will not give the property an over-built look. Sufficient areas of the lot will remain open and unobstructed. The lot is sufficiently large to accommodate the proposed use.

Section 7. Sections 17.38.010 through 17.38.050 of the Rolling Hills Municipal Code permit approval of a Variance when exceptional or extraordinary circumstances applicable to the property, and not applicable to other similar properties in the same zone, prevent the owner from making use of a parcel of property to the same extent enjoyed by similar properties in the same vicinity. The Applicant requests Variances from Sections 17.18.090.3 and17.16.070.A to allow a stable and corral to encroach into the side and rear yard setbacks, allow the structural coverage to exceed the maximum 20%, and allow the lot coverage to exceed the maximum 35%.

With respect to this request for Variances, the Planning Commission finds as follows:

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

There are several extraordinary circumstances applicable to this property. The minimum lot size for property within the RAS-2 zone is 87,120 square feet. The project site is 59,850 square feet (1.37 acres) which is 27,270 square feet smaller than the minimum lot size; this is considered legal nonconforming. The lot consists of an unusual lot configuration; it is wider in the front and narrows in width as it slopes toward the rear of the site. Upon subdivision, this property was burdened with an easement in favor of the adjacent property for a community riding ring. No other property in the vicinity was burdened with such an easement. The property

owners were successful in removing the easement; however, the existence of the easement impacted the nature of the development of the property. Additionally, the property occupies the northeast corner of the intersection of Johns Canyon Road and Crest Road West. The property has a Crest Road West address but the site was originally developed with a driveway on Johns Canyon Road. To facilitate mail delivery to the corresponding street address, the driveway was relocated to provide access from Crest Road and a large circular motor court was constructed which accounts for the majority of the excess lot coverage. These circumstances do not apply to other properties in the vicinity.

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.

Granting the requested variance for the stable and corral to encroach into the side and rear yard setbacks and to exceed the maximum lot coverage will facilitate construction of a stable on the property. The existing structural coverage is 27% and the existing lot coverage is 38%. The proposed 934-square-foot stable would increase structural and lot coverage by 2% bringing the total to 29% and 40%, respectively. Construction of the stable will result in a minor increase in lot coverage and having a stable and corral on-site is a property right enjoyed by other properties in the vicinity.

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

Granting a variance to construct the proposed stable and corral will not be detrimental to the public welfare and will not be injurious to properties in the vicinity; horse keeping facilities are allowed and encouraged in the Rolling Hills equestrian community. Further, the project will be consistent with other equestrian development in the area.

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

The stable and corral are harmonious in scale and mass with the site, the natural terrain, and surrounding residences because the proposed use complies with the low-profile residential development pattern of the community and will not give the property an over-built look. The lot is sufficient to accommodate the proposed use.

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

A stable and corral are common amenities enjoyed by many properties throughout the City. The proposed project, together with the variances, will be compatible with the objectives, policies, general land uses, and programs specified in the General Plan.

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

Granting a variance to construct the proposed stable and maintain an existing corral will be consistent with the applicable portions of the Los Angeles County Hazardous Waste Management Plan related to siting criteria for hazardous waste facilities.

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

Granting the variance to exceed the maximum lot coverage to construct a two-stall stable will be consistent with the General Plan of the City of Rolling Hills, which allows and encourages horse keeping equestrian facilities in this equestrian community.

Section 8. Based upon the foregoing findings, the Planning Commission hereby approves Zoning Case No. 21-29, a request for a Conditional Use Permit for a 934-square-foot stable and a 3,500-square-foot corral and a Variance to 1) allow the stable to encroach three feet and five feet into the east and west 35-foot side yard setbacks, respectively, while maintaining a minimum setback of 80 feet from the nearest adjacent residences and 2) allow the corral to encroach six feet and 12.6 feet into the east and west side yard setbacks, respectively, and encroach five feet and 15 feet into east and west rear yard setback, respectively, and 3) allow the 934-square-foot stable to further increase the structural coverage from 27% to 29% and total lot coverage from 38% to 40%.

A. The Conditional Use Permit and Variance approval shall expire within two years from the effective date of approval if construction pursuant to this approval has not commenced within that time period, as required by Section 17.42.070 and 17.38.070 of the Rolling Hills Municipal Code, or the approval granted is otherwise extended pursuant to the requirements of those sections.

B. If any condition of this resolution is violated, the entitlement granted by this resolution shall be suspended and the privileges granted hereunder shall lapse and upon receipt of written notice from the City, all construction work being performed on the subject property shall immediately cease, other than work determined by the City Manager or his/her designee required to cure the violation. The suspension and stop work order will be lifted once the Applicant cures the violation to the satisfaction of the City Manager or his/her designee. In the event that the Applicant disputes the City Manager or his/her designee's determination that a violation exists or disputes how the violation must be cured, the Applicant may request a hearing before the City Council. The hearing shall be scheduled at the next regular meeting of the City Council for which the agenda has not yet been posted, the Applicant shall be provided written notice of the hearing. The stop work order shall remain in effect during the pendency of the hearing. The City Council shall make a determination as to whether a violation of this Resolution has occurred. If the Council determines that a violation has not occurred or has been cured by the time of the hearing, the Council will lift the suspension and the stop work order. If the Council determines that a violation

has occurred and has not yet been cured, the Council shall provide the Applicant with a deadline to cure the violation; no construction work shall be performed on the property until and unless the violation is cured by the deadline, other than work designated by the Council to accomplish the cure. If the violation is not cured by the deadline, the Council may either extend the deadline at the Applicant's request or schedule a hearing for the revocation of the entitlements granted by this Resolution pursuant to Chapter 17.58 of the Rolling Hills Municipal Code (RHMC).

C. The Project shall comply with all requirements of the Municipal Code, including the Building and Construction Ordinance and the Zoning Ordinance.

The lot shall be developed and maintained in substantial conformance with the site plan on file dated February 24, 2022, except as otherwise provided in these conditions. The working drawings submitted to the Department of Building and Safety for plan check review must conform to the development plan approved with this application. A copy of the conditions of this Resolution shall be printed on plans approved when a building permit is issued and a copy of such approved plans, including conditions of approval, shall be available on the building site at all times.

The licensed professional preparing construction plans for this Project for Building Department review shall execute a Certificate affirming that the plans conform in all respects to this Resolution approving this Project and including conformance with all of the conditions set forth therein and the City's Building Code and Zoning Ordinance.

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

D. The total overall lot coverage of the net lot area shall not exceed 23,933 square feet or 40%.

E. The total structural coverage of the net lot shall not exceed 17,108 square feet or 29%.

F. The disturbed area of the lot shall not be increased above what is shown on the development table for the application.

G. At any time there are horses on the property, Best Management Practices (BMPs) shall be applied for manure control, including but not be limited to removal of the manure on a daily basis or provision of a receptacle with a tight closing lid that is constructed of brick, stone, concrete, metal, or wood lined with metal or other sound material and that is safeguarded against access by flies. The contents of said receptacles shall be removed once a week. It is

prohibited to dispose of manure or any animal waste into the Municipal Separate Storm Sewer System (MS4) or into natural drainage course.

H. *During construction*, the site shall be maintained in a safe manner so as not to threaten the health, safety, or general welfare of the public.

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

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

K. *During construction,* all parking shall take place on the Project site and, if necessary, any overflow parking shall take place within the unimproved roadway easements located on the north side adjacent to Project site only and shall not obstruct neighboring driveways. During construction, to the maximum extent feasible, employees of the contractor shall car-pool into the City.

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

M. The property owners shall be required to conform to the Regional Water Quality Control Board and County Public Works Department Best Management Practices (BMP's) requirements related to solid waste, drainage and storm water management and comply with the City's Low Impact development Ordinance (LID), if applicable.

N. A minimum of 65% of the construction material spoils shall be recycled and diverted. The hauler shall provide the appropriate documentation to the City.

O. If landscaping of 500 square foot area or greater is introduced or redeveloped, the landscaping shall be subject to the requirements of the City's Water Efficient Landscape Ordinance. Any plants introduced for this Project shall not grow into a hedge but be offset and shall not exceed the ridgeline of the house. The landscape plan shall address the issues provided by the City's landscape consultant in the letter dated March 5, 2022, which is on file at City Hall. The issues include compliance with the Model Water Efficient Landscape Ordinance (MWELO), providing an irrigation plan, and using a plant palette comprised of various hydroseed zones. The landscape plan shall be found in compliance prior to issuance of a building permit.

P. The Project must be reviewed by the Rolling Hills Community Association (RHCA) Architectural Review Committee.

Q. The contractor shall not use tools that could produce a spark, including for clearing and grubbing, during red flag warning conditions. Weather conditions can be found at:

http://www.wrh.noaa.gov/lox/main.php?suite=safetv&page=hazard definitions#FIR

It is the sole responsibility of the property owner and/ or his/her contractor to monitor the red flag warning conditions. Should a red flag warning be declared and if work is to be conducted on the property, the contractor shall have readily available fire distinguisher.

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

S. Until the Applicant executes an Affidavit of Acceptance of all conditions of this approval, the approvals shall not be effective. Such affidavit shall be recorded together with the resolution.

PASSED, APPROVED AND ADOPTED THIS 15th DAY OF MARCH, 2022.

_____
BRAD CHELF, CHAIRMAN

ATTEST:

_____
CITY CLERK

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

Agenda Item No.: 10.B
Mtg. Date: 03/15/2022

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

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

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

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

DATE: **March 15, 2022**

BACKGROUND:

Zoning, Location, and Lot Description

The property is zoned RAS-2 and excluding the roadway easement the lot is 262,368 square feet (6.02 acres) in size. The lot is vacant. The existing topography of the project site slopes down approximately 115 feet from Crest Road East to the lowest portion of the lot.

On January 2017, the City Council adopted a resolution approving an entitlement (ZC 902) for construction of an 11,500 square foot new single family residence with an 11,500 square foot basement and appurtenances (See City Council Resolution 1202). On December 12, 2018, the Planning Commission granted a 2-year time extension for the entitlement ZC 902 to January 23, 2021. Due to COVID-19 several entitlements were placed on hold and Assembly Bill 1561 created an automatic extension of time and for ZC 902 which extend the expiration date to July 22, 2022. However, should the Planning Commission and City Council approve the proposed Project (ZC 21-11), the previous entitlement (ZC 902) will be superseded and no

longer valid.

DISCUSSION:

Applicant Request

The project consists of grading and construction of a new residence, driveway, guest house, swimming pool, stable and covered turnout and appurtenant structures, on a vacant lot. Four building pads are proposed. The first pad (Pad 1) is located in the upper northwest portion of the lot (Pad 1) is proposed to be developed with a Zen garden (125 square feet), landscaped yard area, concrete stairs, and the primary driveway. The second pad (Pad 2) is located in the upper northeast portion of the lot and is proposed to be developed with a stable (2,260 square feet), loft (196 square feet), covered turnout (1,225 square feet), corral (8,050 square feet) pasture (8,050 square feet) and a secondary service driveway (3,908 square foot) for access to the stable. The third pad (Pad 3) is located in the center of the lot and is proposed to be developed with a residence (8,460 square feet) with a full basement (8,460 square feet and 15' in depth), light wells for the basement emergency egress (124 square feet), two attached garages (1,150 square feet) the primary driveway and motor court (8,050 square feet), guest house (800 square feet), attached covered porches (570 square feet), pool and spa (1,130 square feet) with a trough (130 square feet), pool equipment (48 square feet), pond (200 square feet), service yard (120 square feet), an outdoor kitchen (85 square feet), partition wall (45 square feet), fire pit (30 square feet), and two sheds (120 square feet). The fourth pad (Pad 4) is located in the lower southern portion of the lot and is proposed to be developed with a concrete stairway and a raised deck (520 square feet). The project also includes landscaping, new flatwork including a main driveway and motor court, a secondary driveway to access the stable, new patio areas, a pool deck, and concrete stairs.

Site Plan Review

As per Rolling Hills Municipal Code Section 17.46.020.A.2.a, a Site Plan Review (SPR) is required for a swimming pool that exceeds 800 square feet. The proposed 1,130-square-foot pool and spa exceeds the 800-square-foot limit by 330 square feet. The pool and spa will not encroach into any required yards. The pool and spa will be located behind the house in an area with views of the Pacific Ocean and Santa Catalina Island. Locating these proposed uses on the same pad elevation, behind the residence, eliminates the line of sight to the pool.

Grading

The total grading for the project is proposed to be 64,760 cubic yards (CY): 32,110 CY of cut and 32,110 CY of fill. Grading will be balanced on site.

The upper northwest portion of the lot (Pad 1) includes 1,515 CY of grading for a Zen garden, a level front yard area, concrete stairs and the main driveway to the residence; the depth of the cut will not exceed 6.5' and the fill will be 2'. The upper northeast portion of the lot (Pad 2) includes 10,260 CY of grading for a stable and covered turnout, pasture area and a secondary driveway that would connect to the main driveway as well as provide access to the stable from Crest Road East; the depth of the cut will range from 7.75' to 12.75' and fill will not exceed 6.75'.

The middle portion of the lot (Pad 3) includes 52,425 CY for the new residence, basement, two

attached garages, covered porches, outdoor kitchen, fire pit, pond, sheds, guest house and pool and spa; the depth of the cut will range from 3' to 22' and the fill will range from 5' to 10'. The lower southern portion of the lot (Pad 4) includes 20 CY of grading for a concrete stairway and a 520-square-foot raised deck; the fill will be 1.5' with no cut.

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

Grading (Pads 1- 4)

Area of Grading	CY of Cut	Depth of Cut	CY of Fill	Depth of Fill	Over-Excavation	Re-Compaction	Total CY of Grading
Pad 1: Zen garden and driveway	900	5'-6.5'	615	2'	400	585	1,515
Pad 2: Yard, driveway, corral covered turnout	7,170	7'-12.5'	3,090	6.5-6.75'	1,510	2,215	10,260
Pad 3: Main residence and basement, guest house, yard, pool and spa, driveway and motor court	24,040	3'-22'	28,385	5'-10'	15,600	20,000	52,425
Pad 4: Rear yard, deck	0	0	20	1.5'	0	0	20
Total	32,110	n/a	32,110	n/a	n/a	n/a	**64,220**
Source: Calculations and Bolton Engineering Corp. Technical Site Plan dated Feb. 2022							

Conditional Use Permit

As per Rolling Hills Municipal Code section 17.80.050 a conditional use permit is required for a stable greater than 200 square feet and a corral that is greater than 550 square feet in size. The proposed 1,130 square foot stable and covered turnout exceed the 200-square-foot limit by 930 square feet. The proposed stable and turnout will not encroach into any required setbacks.

As per Rolling Hills Municipal Code section 17.16.210 a conditional use permit is also required to construct a guest house. The proposed 800 square foot guest house includes an attached shed and covered porches; none of these structures will not encroach into any required setbacks.

TRAFFIC COMMISSION REVIEW

Driveways

The proposed primary and secondary driveway aprons require review by the Traffic Commission. The driveway request together with the project is scheduled for the March 24, 2022 Traffic Commission meeting. The City Council makes the final decision on the Traffic

Commission's recommendations.

MUNICIPAL CODE COMPLIANCE

Lot and Building Pad Coverage

The net lot area is 262,368 square feet. The proposed structural coverage is as follows: Pad 1 will not be developed with any structures, Pad 2 will be includes 3,435 square feet or 30.2%, Pad 3 will be 14,717 square feet or 38.11% and Pad 4 will not have any structures. The total structural coverage for the entire lot will be 19,363 square feet or 7.38 % (20% max. permitted)

The proposed flatwork is as follows; Pad 1 includes a portion of the primary driveway and concrete stairs, Pad 2 includes a 3,980 square foot driveway for access to the stable and concrete stairs, Pad 3 includes an 8,050 square foot driveway and motor court, patios a pool deck and Pad 4 includes a 520 square foot raised deck and concrete stairs. The total flatwork for the entire lot will be 16,290 square feet or 6.21%. The total lot coverage (structures and flatworks) will be 35,653 square feet or 13.59% in conformance with lot coverage limitations (35% max. permitted). The total disturbed area for the lot will be 104,850 square feet or 39.96% of the lot (40% maximum permitted).

Stable/Corral

A 2,260-square-foot stable with four stalls, tack room, 196-square-foot loft and 1,225-square-foot covered porch turnout is proposed within the front yard (Pad 2, northeast area of the lot). The ridgeline of the new stable is 18'-3 5/8" in height. A portion of the loft atop the stable would be visible from Crest Road East (See Visual Sims on Sheet A.1.020 of the Architectural Plans). The stable is proposed to be accessed via a secondary 10-foot wide service driveway that would be located on Crest Road East at the northeast side of the lot and will connect to the motor court and main driveway.

Site Access

The apron for the primary driveway will be located on the northwest side of the lot (Pad 1) and will provide access to the motor court and main entry of the residence. The driveway will be 20 feet wide leading to a, 8,050-square-foot motor court with a water feature in front of the main entry to the house and between the two garages. The apron for the secondary driveway will be located on the northeast side of lot (Pad 2) and will provide access to the stable. The secondary driveway will be made of turf pavers. An entry gate with pilasters will be located at each of the driveway entrances.

Walls

Retaining walls, are proposed along the northwest elevation of the house/driveway and the majority of the wall will average out to 2.5' in height with portions of the wall at 5' in height.

Landscaping

The project proposes 5,340 square feet of turf and the following types of trees: Olea duropaea 'Wilsonii' to be kept under 20' height, - Arctostaphylos Manzanita 'Dr. Hurd' 12'-16' - Lagerstroemia 'Natchez' to be kept under 20' height, - Cercis occidentalis 12'-20', - Acer

palmatum ‘Green’ 20’ - Cupressus s. ‘Tiny Tower’ to be trimmed under 20’ height (See Landscape Plans).

Building Height and Pad Elevations (Pads 1 - 4)

The front upper west portion of the lot (Pad 1) will consist of a driveway and Zen garden and 2.5’ high walls and stairs. The stable and covered turnout in the front upper east portion of the lot (Pad 2) will be 18’-3 5/16” in height; the ridgeline of the structures will be 5.2-feet below Crest Road East. The new residence and the two attached garages (Pad 3) will be developed on in the center of the lot and the maximum ridge height will be 15’-7 13/16”; the ridgeline of these structures will be 16.8 feet below Crest Road East. The guest house, shed and covered porches (Pad 3) will be 11’-8 11/16” in height; the ridgeline of the structure will be 21.2 feet below Crest Road East. The lower rear portion of the lot (Pad 4) will consist of concrete stairs and landscaping and an at-grade deck that will be 44.5 feet below Crest Road East. The elevations for the proposed development of the new residence, guest house, stable, pool raised deck etc. and the elevation of Crest Road East and the homes located on the north side of Crest Road East are shown in the table below.

Finished Grade and Ridgeline for Structures (Pads 1 - 4)

Pads	**Finished Surface / Pad Elevation**	**Ridgeline Elevation**	**Height of Structures**
Crest Road East (Road R.O.W.)	1340	N/A	N/A
Pad 1:			
Zen Garden	1323.5	N/A	N/A
Pad 2:			
Stable and covered turnout	1316.5	1334.8	18’-3 5/16”
Secondary driveway	1135-1315	N/A	N/A
Pad 3:			
Main Residence	1307.5	1323.16	15’-7 13/16’
Garages	1306.5	1323.16	
Basement	1292.5	N/A	N/A
Guest House	1307.0	1318.8	11’-8 11/16”
Pond	1306.5	N/A	N/A
Pool and spa,	1306.5	N/A	N/A
Primary Driveway	1325-1310	N/A	N/A

Pad 4: Concrete stairs Raised deck	 1295.5 1285	 N/A N/A	 N/A N/A
18 Crest Road East (Existing Residence north of project site- See Sheet C3.0)	1355 (15' above Crest Road E.)	N/A	N/A
22 Crest Road East (Existing Residence north of project site, See Sheet C3.0)	1365.5 (25' above Crest Road E.)	N/A	N/A
Source: Calculations and Bolton Engineering Corp. Technical Site Plan dated Feb. 2022			

Drainage

A natural drainage course is located along the western portion of the lot and a blue line stream, which is a part of the Klondike Canyon System, is located approximately 200 feet south of the southern property line of the lot. The lot is also located in proximity to the Geotechnical Hazardous area of the City, known as the Flying Triangle. A 2016 geotechnical and geological report for project site stated that the crown of a landslide (Flying Triangle) is about 230 feet west of the southwestern portion of the lot.

The lot drains to the southwest and southeast of the property and the run-off from the main building pad for the residence is proposed to be collected and stored in two cisterns that will be located on the upper northeast portion of the lot under the driveway and two smaller cisterns located on the lower pad. Two dissipaters are proposed on each building pad, on both sides of the development (east and west) to help collect the overflow from the cisterns and to filter stormwater from the building pads.

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

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

Utility Lines / Septic Tank

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

Rolling Hills Community Association Review

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

Public Participation

No calls or letters were received.

Issues of Concerns
Pad 1 in the northwestern corner of the lot shows a zen garden with 1,515 CY of grading. Some of this grading is warranted for the driveway, however, the plan can be revised to minimize the grading to keep as much of the natural topography as possible. This will be consistent with the City's policy to maintain the existing grade.
There are certain details missing from the plans that need to be included. Plans for walls, gates, a fountain, outdoor kitchen, fire pit, service yard, and other accessory structures need to be provided.
Although the septic system needs to be revised by the Los Angeles County Public Health department, the general location should be identified on the plan.

Environmental Review

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

RECOMMENDATION

It is recommended that the Planning Commission provide direction to the applicant and continue the public hearing to occur after the Traffic Commission meeting on March 24, 2022.

SITE PLAN REVIEW CRITERIA

17.46.010 Purpose.

The site plan review process is established to provide discretionary review of certain development projects in the City for the purposes of ensuring that the proposed project is consistent with the City's General Plan; incorporates environmentally and aesthetically sensitive grading practices; preserves existing mature vegetation; is compatible and consistent with the scale, massing and development pattern in the immediate project vicinity; and otherwise preserves and protects the health, safety and welfare of the citizens of Rolling Hills.

17.46.50 required findings.

1. The Commission shall be required to make findings in acting to approve, conditionally approve, or deny a site plan review
2. No project which requires site plan review approval shall be approved by the Commission, or by the City Council on appeal, unless the following findings can be made:
3. The project complies with and is consistent with the goals and policies of the general plan and all requirements of the zoning ordinance; the project substantially preserves the natural and undeveloped state of the lot by minimizing building coverage. Lot coverage requirements are regarded as maximums, and the actual amount of lot coverage permitted depends upon the existing buildable area of the lot;
4. The project is harmonious in scale and mass with the site, the natural terrain and surrounding residences;
5. The project preserves and integrates into the site design, to the greatest extent possible, existing topographic features of the site, including surrounding native vegetation, mature

trees, drainage courses and land forms (such as hillsides and knolls);
6. Grading has been designed to follow natural contours of the site and to minimize the amount of grading required to create the building area;
7. Grading will not modify existing drainage channels nor redirect drainage flow, unless such flow is redirected into an existing drainage course;
8. The project preserves surrounding native vegetation and mature trees and supplements these elements with drought-tolerant landscaping which is compatible with and enhances the rural character of the community, and landscaping provides a buffer or transition area between private and public areas;
9. The project is sensitive and not detrimental to the convenient and safe movement of pedestrians and vehicles; and
10. The project conforms to the requirements of the California Environmental Quality

CONDITIONAL USE PERMIT CRITERIA

17.42.50 Basis for approval or denial of conditional use permit.

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

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

SOURCE: City of Rolling Hills Zoning Ordinance.

FISCAL IMPACT:
None.

RECOMMENDATION:
Open the public hearing, receive public testimony, discuss the project, and provide direction to staff and the applicant.

ATTACHMENTS:
01_Development Table 23 Crest Road E (ZC 21-11).pdf
02_Technical Plans 23 Crest Road E (ZC 21-11) Feb 2022.pdf
03_Architectural Plans 23 Crest Road E (ZC 21-11) Feb 2022.pdf
04_Landscape Plans 23 Crest Road E (ZC 21-11) Feb 2022.pdf
05_Runoff Exhibit 23 Crest Road E (ZC 21-11) Feb 2022.pdf

06_ City Council Reso No 1202 (ZC 902).pdf
07_Vicinity Map - 23 Crest Road E (ZC 21-11).pdf

Development Table Zoning Case No. 2021-11 (23 CREST ROAD EAST)						
Site Plan Review, Conditional Use Permit New 8,460 SF single family residence and 8,460 SF and 1,510 SF garage, 800 sf guest house, 2,260 sf stable new pool and spa, primary driveway / Motor Court secondary driveway for stable access and concrete stairs	**EXISTING** **Vacant Lot**	**PROPOSED PAD NO. 1** **Zen Garden**	**PROPOSED PAD NO. 2** **Stable and Corral**	**PROPOSED PAD NO. 3** **Main Residence, Garages, Guest House, Swimming Pool and Spa, Entryways, Sheds/Trellises, Outdoor kitchen and BBQ, Pond**	**PROPOSED PAD NO. 4** **Raised Deck**	**TOTAL**
RA-S- 2 Zone Setbacks Front: 50 ft. from front easement line Side: 35 ft. from side property line Rear: 50 ft. from rear easement line						
Net Lot Area	262,368 SF	0 SF	11,375 SF	38,620 SF	0 SF	262,368 SF
Residence				8,460 SF		8,460 SF
Garage				750 SF west wing 760 SF east wing		1,510 SF
Swimming Pool/Spa				800 SF Pool 130 SF Spa		1,130 SF
Pool Equipment				48 SF		48 SF
Guest House				800 SF		800 SF
Stable			2,456 SF stable 196 SF Loft			2,456 SF
Recreation Court						N/A
Entryway, Breezeway			1,225 SF	160 SF		2,165 SF
Attached Covered Porches				Guest House 570 SF		570 SF
Light wells for Basement				154 SF		154 F
Sheds, Trellises, Gazebo				400 SF		400 SF
Raised Deck					520 SF	520 SF

Barbecue, Outdoor Kitchen, Fire Pit				570 SF		570 SF
Water Features, Etc. (Pond)				200 SF		200 SF
Service Yard				120 SF		120 SF
	EXISTING	**PROPOSED PAD NO. 1**	**PROPOSED PAD NO. 2**	**PROPOSED PAD NO. 3**	**PROPOSED PAD NO. 4**	**TOTAL**
Total Structure Area		0 SF	3,681 SF	14,717 SF	520 SF	19,363 SF
Structural Coverage (20% maximum)		0%	32.36%	38.11%	0 %	7.38%
Grading (balanced on site) INCLUDING POOL EXCAVATION		1,515 CY (900 CY Cut and 615 CY Fill)	10,260 CY (7,170 CY Cut and 3,090 CY Fill)	52,425 CY (24,040 CY Cut and 28,385 CY Fill)	20 CY (0 CY Cut and 20 CY Fill)	64,220 CY (32,110 CY Cut and 32,110 CY Fill)
Total Lot Coverage (35% maximum)						35,653 SF (13.59 %)
Stable min. 450 SF				2,260 stable 196 loft		2,456 SF
				1,225 covered turnout		1,225 SF
Corral min. 550 SF				8,050		8,050 SF

DARK MOON RANCH
NEW RESIDENTIAL ESTATE

23 CREST ROAD EAST
ROLLING HILLS, CA 90274





VICINITY MAP
SCALE: 1"= 300'

1. 2 Crest Rd E
2. 2 Georgeff Rd3
3. Georgeff Rd
4. 8 Crest Rd E
5. 1 Crest Rd E
6. 12 Crest Rd E
7. 1 Georgeff Rd
8. 6 Cinchring Rd
9. 5 Crest Rd E
10. 52 Portuguese Bend Rd
11. 7 Crest Rd E
12. 16 Crest Rd E
13. 18 Crest Rd E
14. 22 Crest Rd E
15. 26 Crest Rd
16. 30 Crest Rd E
17. 34 Crest Rd E
18. 5 Ranchero Rd
19. 17 Crest Rd E
20. Address Not Available
21. 29 Crest Rd E
22. 33 Crest Rd E
23. 1 Southfield Dr
24. 4 Ranchero Rd
25. 11 Ranchero Rd
26. 2 Ranchero Rd
27. 51 Portugese Bend Rd
28. 54 Protugese Bend Rd
29. 56 Protugese Bend Rd
30. 58 Portugese Bend Rd
31. 35 Crest Rd E
32. 3 Southfield Dr
33. 53 Protugese Bend Rd
34. Address Not Available
35. 62 Portugese Bend Rd
36. 60 Portugese Bend Rd
37. 5 Ringbit Rd W
38. 7 Southfield Dr
39. Address Not Available

PROJECT INFORMATION

Owner

Owner: Dark Moon Ranch LLC
470 East Paces Ferry, NE #470
Atlanta, GA 30505

Legal Description

Address: 23 Crest Road East
Rolling Hills, CA 90274

APN: 7567-011-020

Tract: LACA Map No. 51

Lot: #132

Zoning Summary

Zone: RAS-2

Setbacks:
Front: 50'
Rear: 50'
Side: 35'
Equestrian: 25' from Side Roadway Easement or Rear Property Line

Required Reviews:
Site Plan Review: New Structures, Pool > 800 s.f.
Grading
Walls: 5' Max, <2.5' Average
Raised Deck

Variance: Equestrian Facilities in Front Yard

Conditional Use Permit:
Equestrian Stable 17.18.060
Corral > 500 S.F. 17.18.090
Guest House 17.16.210.A.5

Project Summary

Work Description:
Construction of new stable, covered turnout, and corral
Construction of new residence w/ basement, attached garage, covered entry, attached porches, pool and spa, outdoor kitchen, fire pit, raised deck, and sheds
Construction of Guest House
Construction of Zen Garden
Construction of retaining walls 5.0' maximum height, not to exceed 2.5' average.
Grading to create pads for above items.

Low Impact Development

Designated Project: Yes: Over 10,000 s.f. of impervious surfaces

Selected BMPs: Filterra Planter Boxes & Cistern Collectors

Consultants

Civil Engineer Tavisha Ales RCE83446
Bolton Engineering Corporation
25834 Narbonne Ave. Suite 210
Lomita, CA 90717

Architect Anthony Spann AIA
Harris Design
6430 W. Sunset Blvd #1506
Los Angeles, CA 90028

Soils & Geology Hamilton and Associates
1641 Border Avenue
Torrance, CA 90501

Overall Site Quantities		
Site Structural Coverage		
Existing Net Lot Area	262,368	
Proposed Net Lot Area	0	
Total Net Lot Area	262,368	
Existing Site Structures	0	0.00%
Proposed Site Structures	19,718	
Total Structural Coverage	19,718	7.52%
w/ Deductions	19,363	7.38%
Site Hardscape		
Existing Site Hardscape	0	0.00%
Proposed Site Hardscape	16,290	
Total Site Hardscape	16,290	6.21%
Total Site Structural & Flatwork Coverage	36,008	13.72%
Total Site Structural & Flatwork Coverage w/ Deductions	35,653	13.59%
Disturbed Area		
Existing Disturbed Area	0	0.00%
Proposed Disturbed Area	104,850	
Total Disturbed Area	104,850	39.96%

Grading Quantities	
Pad 1: Garden	
Cut (C.Y)	500
Fill (C.Y)	30
Over-Ex (C.Y)	400
Re-Compaction (C.Y)	585
Total Grading (C.Y)	**1,515**
Pad 2: Stable	
Cut (C.Y)	5,660
Fill (C.Y)	875
Over-Ex (C.Y)	1,510
Re-Compaction (C.Y)	2,215
Total Grading (C.Y)	**10,260**
Pad 3: Main Residence and Guest House	
Cut (C.Y)	8,440
Fill (C.Y)	8,385
Over-Ex (C.Y)	15,600
Re-Compaction (C.Y)	20,000
Total Grading (C.Y)	**52,425**
Pad 4: Observation Deck	
Cut (C.Y)	0
Fill (C.Y)	20
Over-Ex (C.Y)	0
Re-Compaction (C.Y)	0
Total Grading (C.Y)	**20**
OVERALL SITE GRADING	
Cut (C.Y)	14,600
Fill (C.Y)	9,310
Over-Ex (C.Y)	17,510
Re-Compaction (C.Y)	22,800
Total Grading (C.Y)	**54,220**
Total EXPORT (C.Y)	**0**
Total Allowable EXPORT (C.Y)	**4,755**

Pad 1 Garden Pad Quantities		
Pad Coverage		
Existing Pad Area	0	
Proposed Pad Area	125	
Total Pad Area	125	
Pad Structures		
Existing Pad Structures	0	
Proposed Pad Structures	0	
Total Pad Structures	0	0.00%
W/ Deductions	0	0.00%

Note: Pad is mostly in the setback and cannot be counted which is why the coverage is >100%

Pad 2 STABLE Pad Quantities		
Pad Coverage		
Existing Pad Area	0	
Proposed Pad Area	11,375	
Total Pad Area	11,375	
Pad Structures		
Existing Pad Structures	0	
Proposed Pad Structures	3,681	
Total Pad Structures	3,681	32.36%
W/ Deductions	3,435	30.20%

Pad 3 Main Res. & Guest House Pad Quantities		
Pad Coverage		
Existing Pad Area	0	
Proposed Pad Area	38,620	
Total Pad Area	38,620	
Pad Structures		
Existing Pad Structures	0	
Proposed Pad Structures	15,517	
Total Pad Structures	15,517	40.18%
W/ Deductions	14,717	38.11%

Pad 4 RAISED DECK Pad Quantities		
Pad Coverage		
Existing Pad Area	0	
Proposed Pad Area	0	
Total Pad Area	0	
Pad Structures		
Existing Pad Structures	0	
Proposed Pad Structures	520	
Total Pad Structures	520	N/A
W/ Deductions	520	N/A

No pad as it is a raised deck

LEGEND

PROPERTY LINE
EASEMENT
SETBACK
(P) LIMIT OF GRADING
(P) RETAINING WALL
(E) CONTOUR 1300
(P) CONTOUR 1100
(P) STRUCTURE
(P) HARDSCAPE
(P) BASEMENT
(P) STABLE LOFT
(P) CURB
(P) ATTACHED PORCH
(P) CORRAL
(P) KEYWAY
(P) PERVIOUS ACCESS

ABBREVIATIONS

(E)	EXISTING
(F)	FUTURE
(P)	PROPOSED
BW	BOTTOM OF WALL
FF	FINISHED FLOOR
FG	FINISHED GRADE
FS	FINISHED SURFACE
LW	LIGHT WELL
TP	TOP OF PILASTER
TW	TOP OF WALL

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

OVERALL SITE PLAN
SCALE: 1" = 30'
1 C0.0

SHEET INDEX

COVER SHEET....C0.0
TOPOGRAPHIC SURVEY....C0.1
OVERALL SITE: DEVELOPED PADS....C1.0
ENLARGED SITE PLAN: ZEN GARDEN....C1.1
ENLARGED SITE PLAN: STABLE....C1.2
ENLARGED SITE PLAN: MAIN RES + GUEST HOUSE....C1.3
SITE SECTIONS....C2.0
SITE SECTIONS....C2.1
SITE SECTIONS....C2.2
NEIGHBORING LOT VIEW PLAN....C3.0
NEIGHBORING LOT SECTION PLAN....C3.1
COLOR MAP....CM
TECHNICAL SITE PLAN....TSP
RUNOFF EXHIBIT....RE

Bolton Engineering Corp.
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Revisions	By

REGISTERED PROFESSIONAL ENGINEER
TAVISHA M. ALES
No.83446
Exp. 3-31-23
CIVIL
STATE OF CALIFORNIA

CLIENT: DARK MOON RANCH, LLC
470 EAST PACES FERRY, NE #370
ATLANTA, GA 30305

PRELIMINARY: FOR PLANNING PURPOSES

TITLE: COVER SHEET
NEW RESIDENCE, GUEST HOUSE, STABLE, GARDEN & POOL
23 CREST ROAD EAST
ROLLING HILLS, CA 90274

Date: January 13, 2022
Scale: AS SHOWN
Drawn: TMA
Checked: TMA
Job No. 21315
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Of 13 Sheets

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CREST ROAD

17 CREST ROAD EAST
APN 7567-011-022

29 CREST ROAD EAST
APN 7567-011-022

SUBJECT PARCEL
23 CREST ROAD EAST
APN 7567-011-020

CONC
BRUSH
DENSE TREES
TRAIL
DIRT
ASPH
POOL
FOUNDATION
HOUSE

AERIAL SURVEY PERFORMED BY BART AND WALTERS. DATE: MARCH 25, 2013

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

TOPOGRAPHIC SURVEY
SCALE: 1" = 30'
1 / C0.1

PRELIMINARY: FOR PLANNING PURPOSES

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470 EAST PACES FERRY, NE #370
ATLANTA, GA 30305

TITLE: TOPOGRAPHIC SURVEY
EXISTING SITE CONDITIONS
23 CREST ROAD EAST
ROLLING HILLS, CA 90274

Date:	January 13, 2022
Scale:	AS SHOWN
Drawn:	TMA
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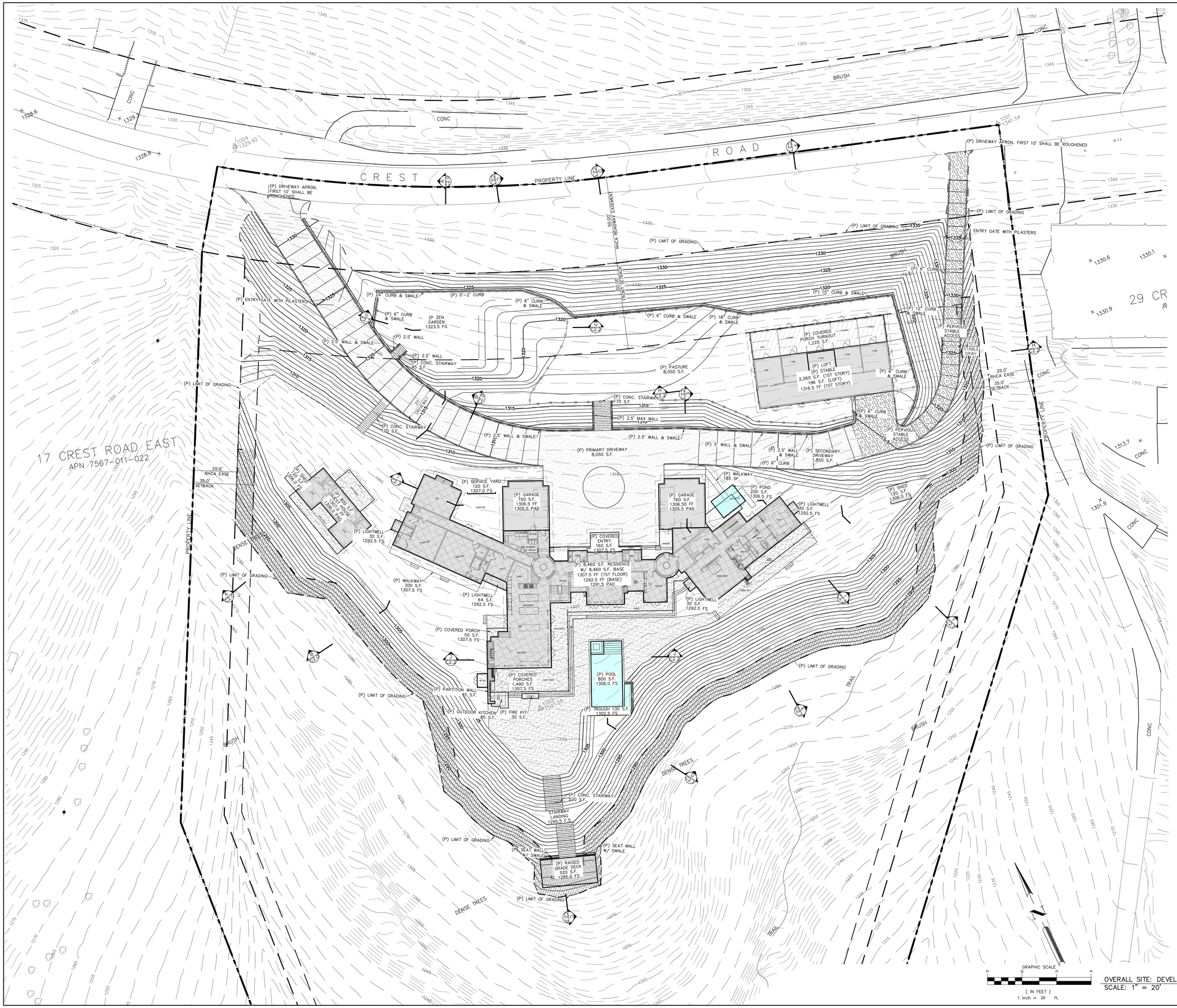

LEGEND

- PROPERTY LINE
- EASEMENT
- SETBACK
- (P) LIMIT OF GRADING
- (P) RETAINING WALL
- (E) CONTOUR 1300
- (P) CONTOUR 1100
- (P) STRUCTURE
- (P) HARDSCAPE
- (P) BASEMENT
- (P) STABLE LOFT
- (P) CURB
- (P) ATTACHED PORCH
- (P) CORRAL
- (P) KEYWAY
- (P) PERVIOUS ACCESS

GRAPHIC SCALE
20 0 20 40
(IN FEET)
1 inch = 20 ft.

OVERALL SITE: DEVELOPED PADS
SCALE: 1" = 20'
1 / C1.0

PRELIMINARY: FOR PLANNING PURPOSES

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470 EAST PACES FERRY, NE #370
ATLANTA, GA 30305

TITLE: OVERALL SITE: DEVELOPED PADS
NEW RESIDENCE
23 CREST ROAD EAST
ROLLING HILLS, CA 90274

Date: January 13, 2022
Scale: AS SHOWN
Drawn: TMA
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Job No. 21315
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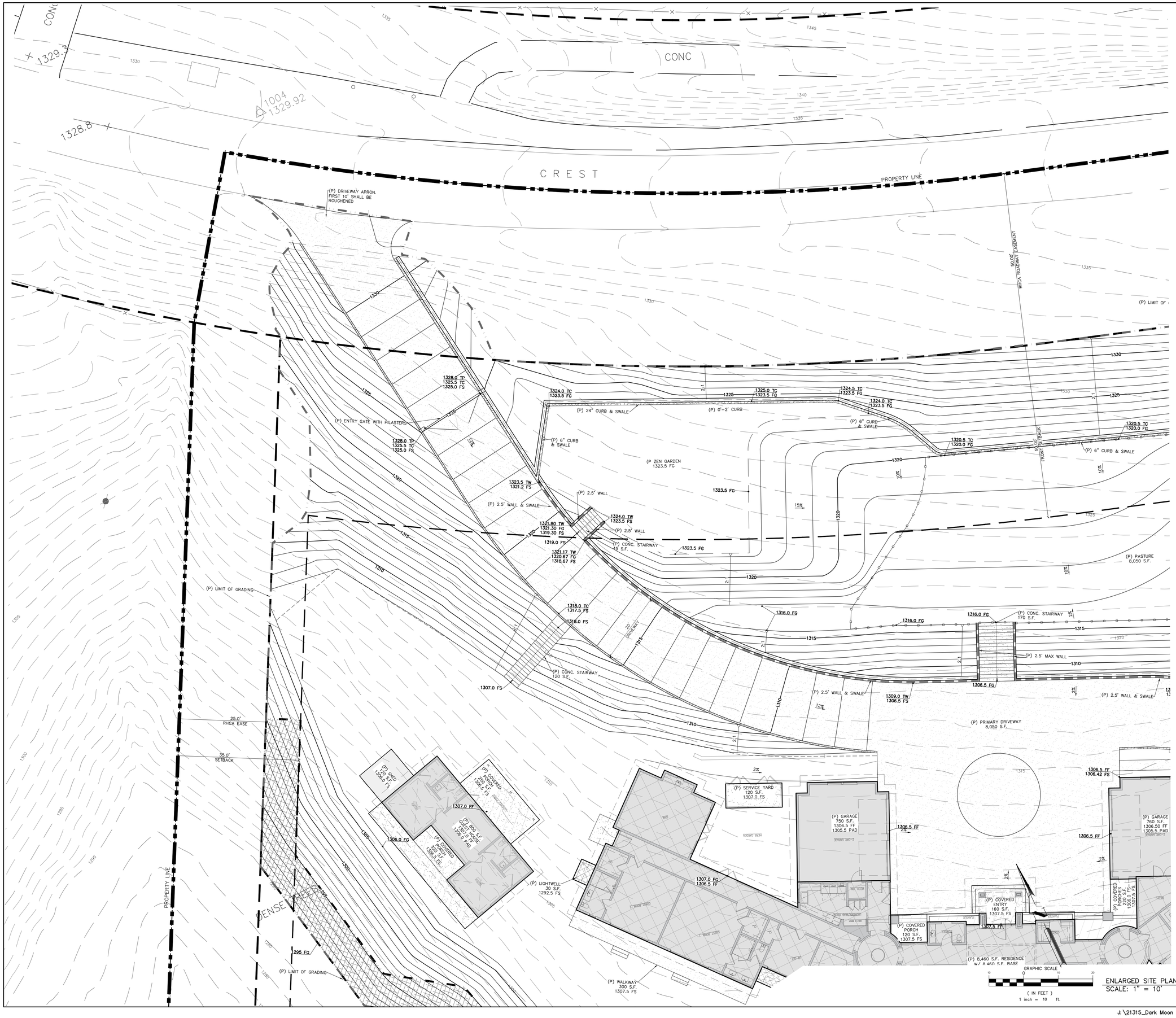

Pad I Garden Pad Quantities		
Pad Coverage		
Existing Pad Area	0	
Proposed Pad Area	125	
Total Pad Area	125	
Pad Structures		
Existing Pad Structures	0	
Proposed Pad Structures	0	
Total Pad Structures	0	0.00%
W/ Deductions	0	0.00%

Note: Pad is mostly in the setback and cannot be counted which is why the coverage is >100%

LEGEND

- PROPERTY LINE
- EASEMENT
- SETBACK
- (P) LIMIT OF GRADING
- (P) RETAINING WALL
- (E) CONTOUR
- (P) CONTOUR
- (P) STRUCTURE
- (P) HARDSCAPE
- (P) BASEMENT
- (P) STABLE LOFT
- (P) CURB
- (P) ATTACHED PORCH
- (P) CORRAL
- (P) KEYWAY
- (P) PERVIOUS ACCESS

ENLARGED SITE PLAN: ZEN GARDEN
SCALE: 1" = 10'

1 / C1.1

PRELIMINARY: FOR PLANNING PURPOSES

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CLIENT: DARK MOON RANCH, LLC
470 EAST PACES FERRY, NE #370
ATLANTA, GA 30305

TITLE: ENLARGED SITE PLAN: ZEN GARDEN
NEW RESIDENCE
23 CREST ROAD EAST
ROLLING HILLS, CA 90274

Date: January 13, 2022
Scale: AS SHOWN
Drawn: TMA
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BRUSH

ROAD

PROPERTY LINE

50.00' RHCA ROADWAY EASEMENT

FRONT SETBACK

A 1001
1341.54

(P) DRIVEWAY APRON, FIRST 10' SHALL BE ROUGHENED

(P) LIMIT OF GRADING

(P) ENTRY GATE WITH PILASTERS

1338.0 TP
1335.5 TC
1335.0 FS

(P) 6" CURB

(P) 15" CURB & SWALE

(P) 12" CURB & SWALE

(P) 6" CURB & SWALE

(P) 18" CURB & SWALE

(P) PASTURE
8,050 S.F.

(P) COVERED PORCH TURNOUT
1,225 S.F.

(P) LOFT

(P) STABLE
2,260 S.F. (1ST STORY)
196 S.F. (LOFT)
1316.5 FF (1ST STORY)

(P) PERVIOUS STABLE ACCESS

10' STABLE DRIVE

(P) 6" CURB & SWALE

(P) CONC. STAIRWAY
170 S.F.

(P) 2.5' MAX WALL

(P) 2.5' WALL & SWALE

(P) 5' WALL & SWALE

(P) PERVIOUS STABLE ACCESS

(P) PRIMARY DRIVEWAY
8,050 S.F.

(P) SECONDARY DRIVEWAY
1,850 S.F.

(P) 6" CURB

(P) WALKWAY
185 SF

(P) POND
200 S.F.
1306.5 FS

(P) LIGHTWELL
30 S.F.
1292.5 FS

(P) HARDSCAPE
225 S.F.
1307.0 FS

(P) SHED
120 S.F.
1306.0 FS

(P) GARAGE
750 S.F.
1306.5 FF
1305.5 PAD

(P) GARAGE
780 S.F.
1306.50 FF
1305.5 PAD

(P) COVERED ENTRY
160 S.F.
1307.5 FS

(P) COVERED PORCH
220 S.F.
1306.0 FS

(P) LIMIT OF GRADING

25.0' RHCA EASE

35.0' SETBACK

CONC

PROPERTY LINE

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

ENLARGED SITE PLAN: STABLE
SCALE: 1" = 10'

1
C1.2

Pad 2 STABLE Pad Quantities		
Pad Coverage		
Existing Pad Area	0	
Proposed Pad Area	11,375	
Total Pad Area	11,375	
Pad Structures		
Existing Pad Structures	0	
Proposed Pad Structures	3,681	
Total Pad Structures	3,681	32.36%
W/ Deductions	3,435	30.20%

STABLE USEAGE SUMMARY	
STALLS	990
CENTER AISLE	1,005
TACK	265
LOFT (FEED ROOM)	196
TOTAL AREA	**2,456**
USES PERCENTAGE BREAKDOWN	
AGRICULTURAL USES	89.21%
TACK USES	10.79%

LEGEND

- PROPERTY LINE
- EASEMENT
- SETBACK
- (P) LIMIT OF GRADING
- (P) RETAINING WALL
- (E) CONTOUR 1300
- (P) CONTOUR 1100
- (P) STRUCTURE
- (P) HARDSCAPE
- (P) BASEMENT
- (P) STABLE LOFT
- (P) CURB
- (P) ATTACHED PORCH
- (P) CORRAL
- (P) KEYWAY
- (P) PERVIOUS ACCESS

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No.83446
Exp. 3-31-23
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STATE OF CALIFORNIA

CLIENT: DARK MOON RANCH, LLC
470 EAST PACES FERRY, NE #370
ATLANTA, GA 30305

PRELIMINARY: FOR PLANNING PURPOSES

TITLE: ENLARGED SITE PLAN: STABLE & CORRAL
NEW RESIDENCE
23 CREST ROAD EAST
ROLLING HILLS, CA 90274

Date: January 13, 2022
Scale: AS SHOWN
Drawn: TMA
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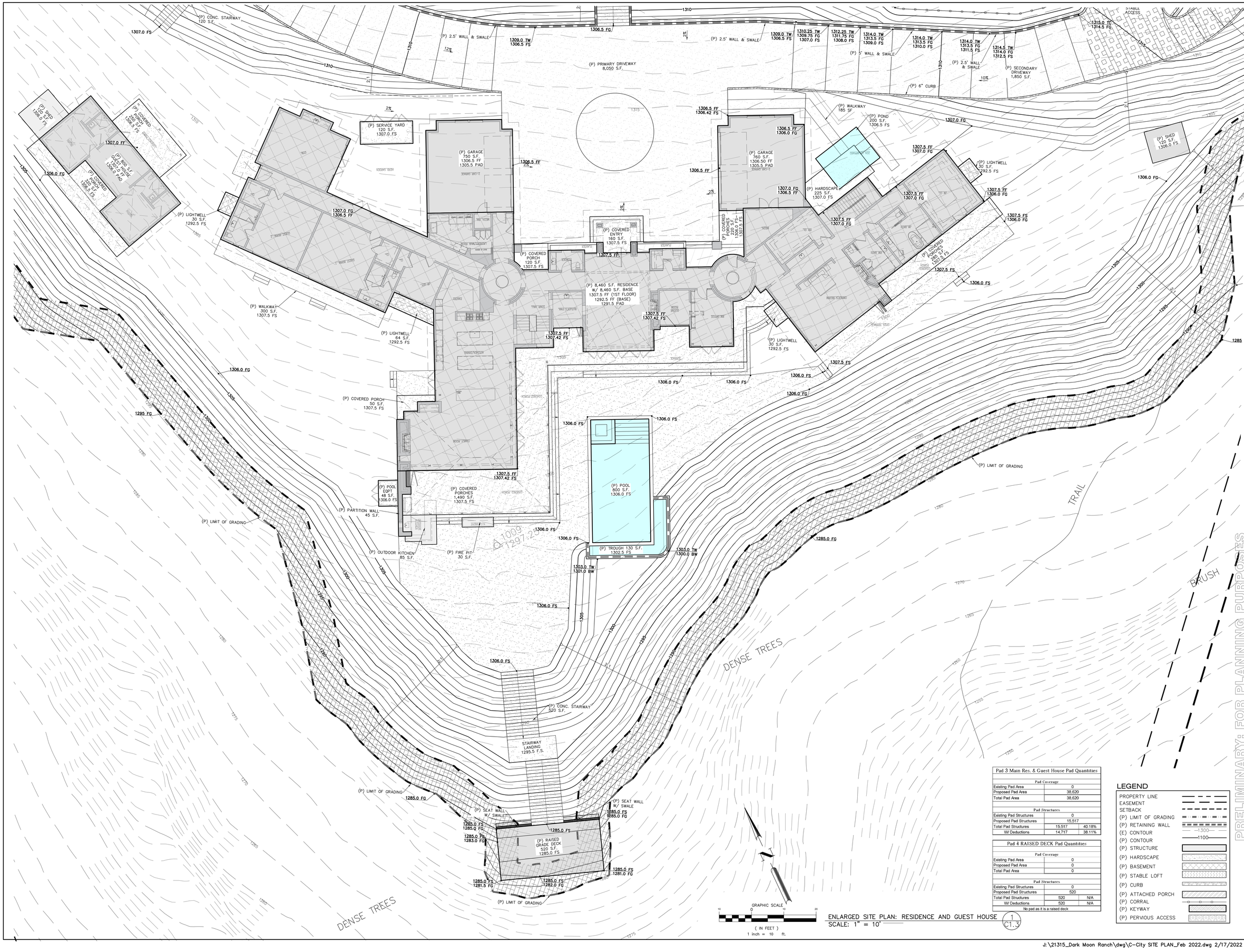

ENLARGED SITE PLAN: RESIDENCE AND GUEST HOUSE
SCALE: 1" = 10'

Pad 3 Main Res. & Guest House Pad Quantities		
Pad Coverage		
Existing Pad Area	0	
Proposed Pad Area	38,620	
Total Pad Area	38,620	
Pad Structures		
Existing Pad Structures	0	
Proposed Pad Structures	15,517	
Total Pad Structures	15,517	40.18%
W/ Deductions	14,717	38.11%

Pad 4 RAISED DECK Pad Quantities		
Pad Coverage		
Existing Pad Area	0	
Proposed Pad Area	0	
Total Pad Area	0	
Pad Structures		
Existing Pad Structures	0	
Proposed Pad Structures	520	
Total Pad Structures	520	N/A
W/ Deductions	520	N/A
No pad as it is a raised deck		

LEGEND

- PROPERTY LINE
- EASEMENT
- SETBACK
- (P) LIMIT OF GRADING
- (P) RETAINING WALL
- (E) CONTOUR
- (P) CONTOUR
- (P) STRUCTURE
- (P) HARDSCAPE
- (P) BASEMENT
- (P) STABLE LOFT
- (P) CURB
- (P) ATTACHED PORCH
- (P) CORRAL
- (P) KEYWAY
- (P) PERVIOUS ACCESS

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CIVIL
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CLIENT: DARK MOON RANCH, LLC
470 EAST PACES FERRY, NE #370
ATLANTA, GA 30305

TITLE: ENLARGED SITE PLAN: RESIDENCE & GUEST HOUSE
NEW RESIDENCE
23 CREST ROAD EAST
ROLLING HILLS, CA 90274

Date: January 13, 2022
Scale: AS SHOWN
Drawn: TMA
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Job No. 21315
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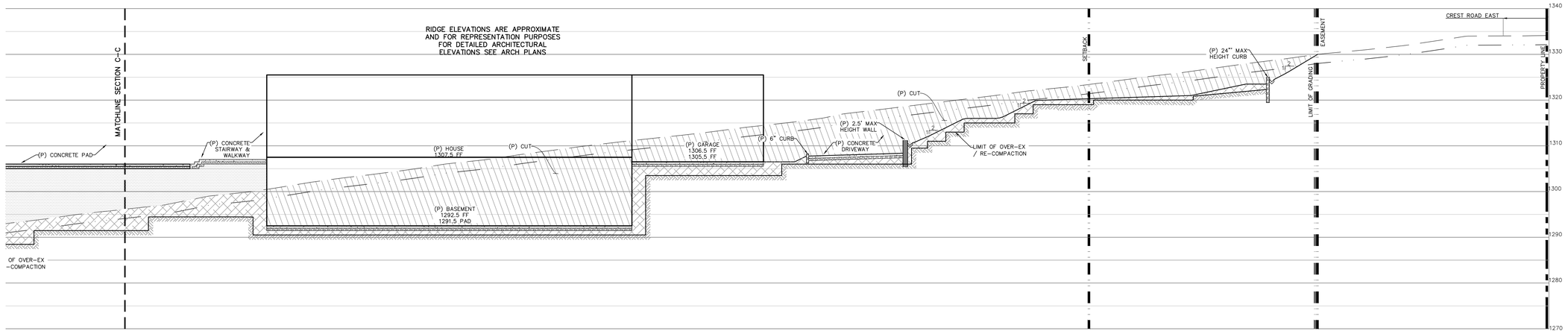
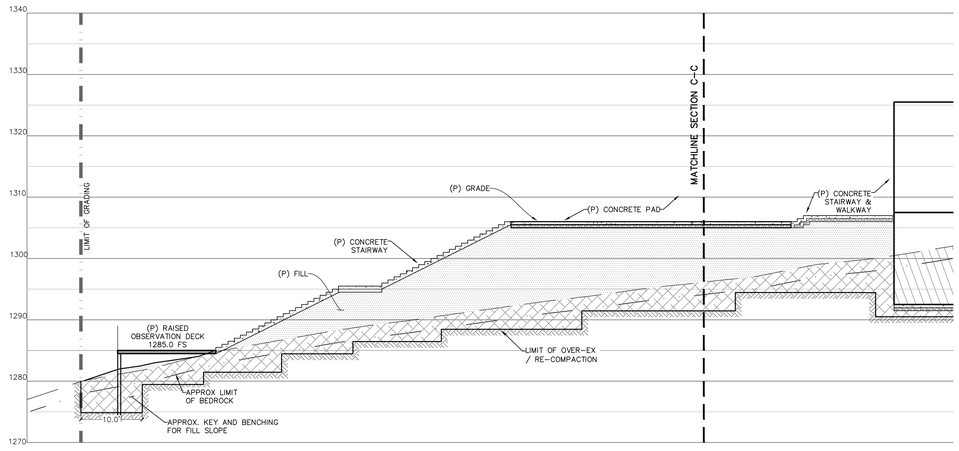


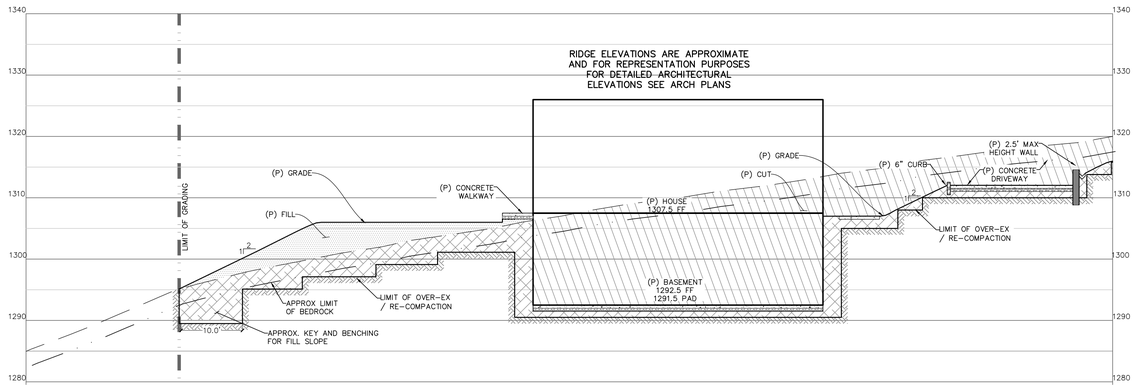
SECTION C-C
SCALE: 1" = 10'

C
C2.0



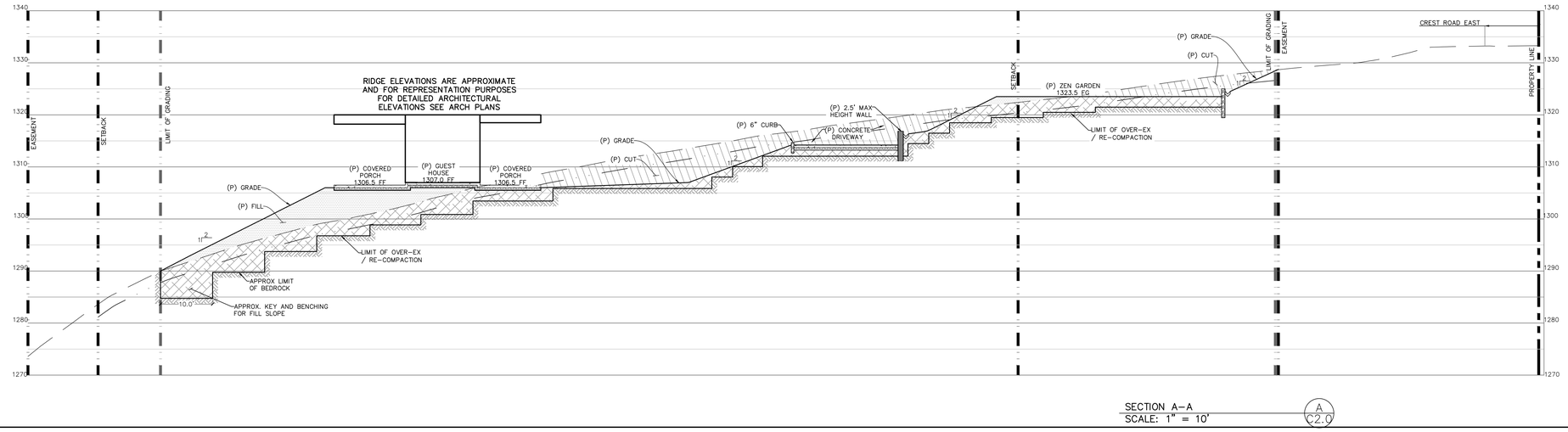
SECTION C-C
SCALE: 1" = 10'

C
C2.0



SECTION B-B
SCALE: 1" = 10'

B
C2.0



SECTION A-A
SCALE: 1" = 10'

A
C2.0

SECTIONS LEGEND

PROPERTY LINE	
EASEMENT	
SETBACK	
EXISTING GRADE	
PROPOSED GRADE	
(P) LIMIT OF GRADING	
(P) FENCE	
(P) CUT	
(P) FILL	
(P) OVER-EXCAVATION	
LIMITS OF BEDROCK	

PRELIMINARY; FOR PLANNING PURPOSES

Revisions	By

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Exp. 3-31-23
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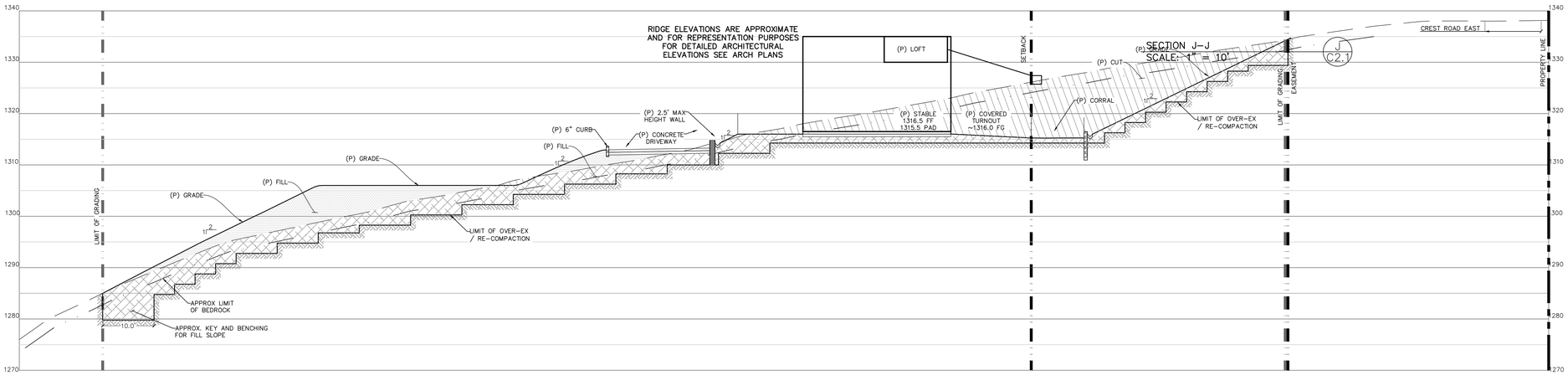
STATE OF CALIFORNIA

CLIENT: DARK MOON RANCH, LLC
470 EAST PACES FERRY, NE #370
ATLANTA, GA 30305

TITLE: SITE SECTIONS
NEW STABLE & RIDING RING
23 CREST ROAD EAST
ROLLING HILLS, CA 90274

Date: January 13, 2022
Scale: AS SHOWN
Drawn: TMA
Checked: TMA
Job No. 21315
Sheet
C2.0
Of 13 Sheets

J:\21315_Dark Moon Ranch\dwg\C-City SITE PLAN_Feb 2022.dwg 2/17/2022 1:28:49 PM

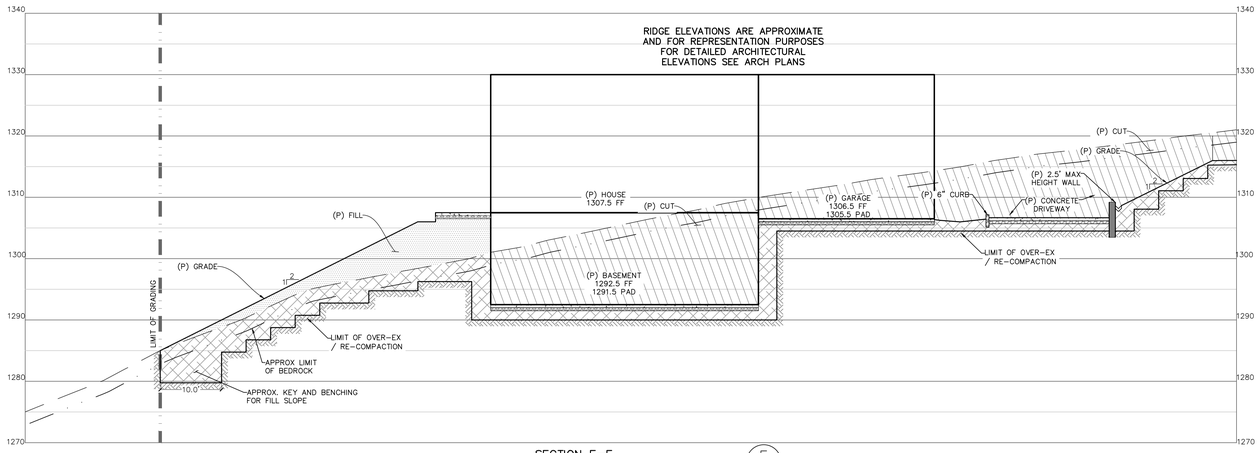


SECTION J–J
SCALE: 1" = 10'

J
C2.1

SECTION F–F
SCALE: 1" = 10'

F
C2.1

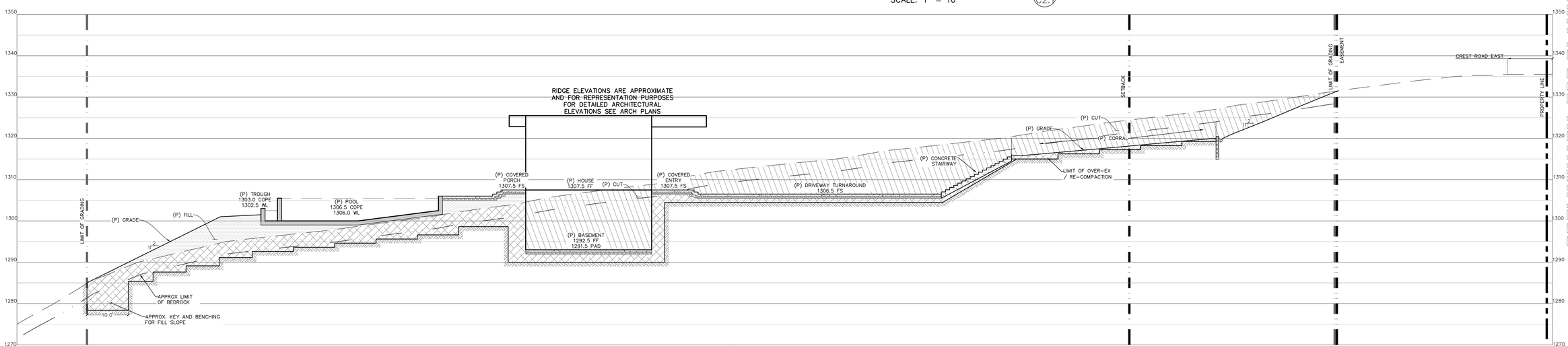


SECTION E–E
SCALE: 1" = 10'

F
C2.1

SECTIONS LEGEND

- PROPERTY LINE
- EASEMENT
- SETBACK
- EXISTING GRADE
- PROPOSED GRADE
- (P) LIMIT OF GRADING
- (P) FENCE
- (P) CUT
- (P) FILL
- (P) OVER-EXCAVATION
- LIMITS OF BEDROCK



SECTION D–D
SCALE: 1" = 10'

D
C2.0

PRELIMINARY: FOR PLANNING PURPOSES

Revisions	By

Bolton Engineering Corp.
Civil Engineering and Surveying
25834 Narbonne Avenue Suite 210
Lomita, Ca. 90717
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REGISTERED PROFESSIONAL ENGINEER
TAVISHA M. ALES
No.83446
Exp. 3-31-23
CIVIL
STATE OF CALIFORNIA

CLIENT: DARK MOON RANCH, LLC
470 EAST PACES FERRY, NE #370
ATLANTA, GA 30305

TITLE: SITE SECTIONS
NEW STABLE & RIDING RING
23 CREST ROAD EAST
ROLLING HILLS, CA 90274

Date:	January 13, 2022
Scale:	AS SHOWN
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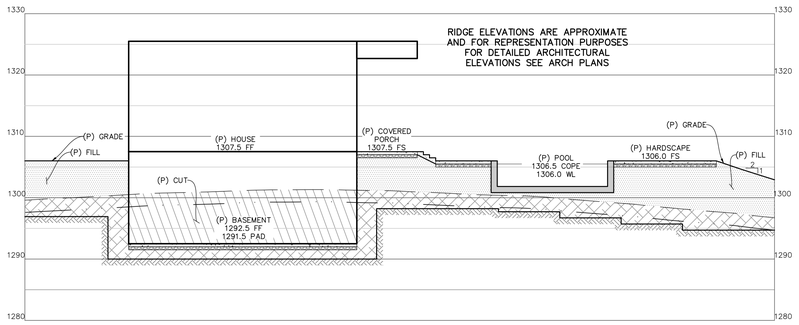
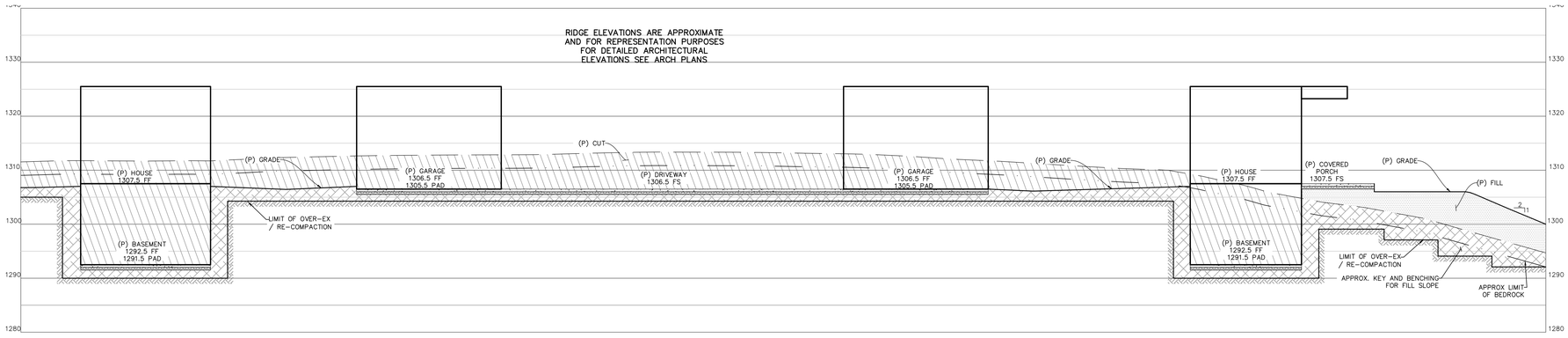


SECTION J–J
SCALE: 1" = 10'

J
C2.2

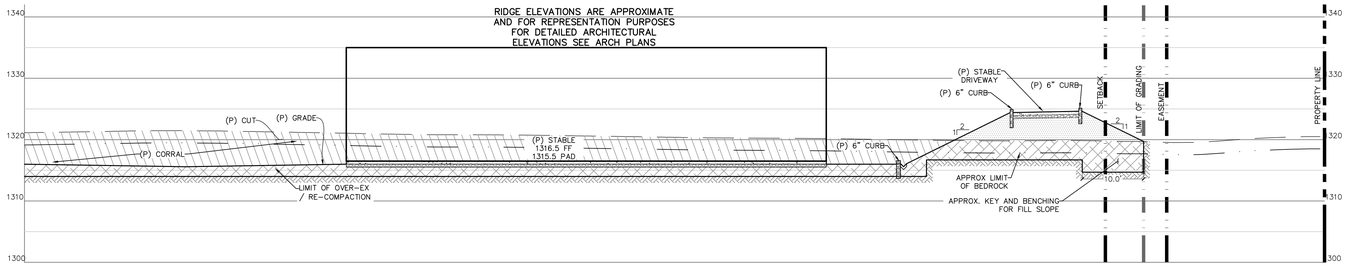


SECTIONS LEGEND

PROPERTY LINE	
EASEMENT	
SETBACK	
EXISTING GRADE	
PROPOSED GRADE	
(P) LIMIT OF GRADING	
(P) FENCE	
(P) CUT	
(P) FILL	
(P) OVER-EXCAVATION	
LIMITS OF BEDROCK	

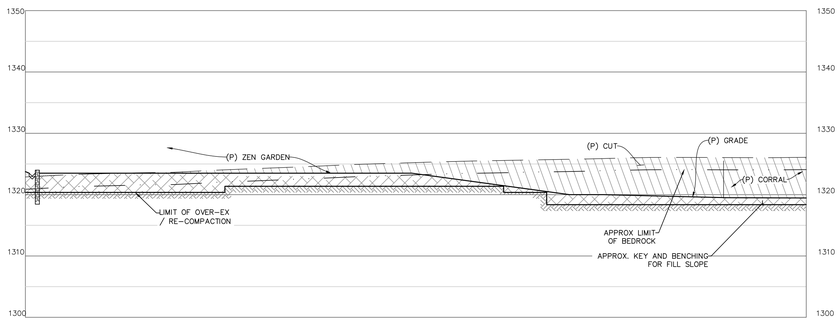
SECTION I–I
SCALE: 1" = 10'

I
C2.2



SECTION H–H
SCALE: 1" = 10'

H
C2.2



SECTION G–G
SCALE: 1" = 10'

G
C2.2

PRELIMINARY; FOR PLANNING PURPOSES

Revisions	By

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REGISTERED PROFESSIONAL ENGINEER
TAVISHA M. ALLS
No. 83446
Exp. 3-31-23
CIVIL
STATE OF CALIFORNIA

CLIENT: DARK MOON RANCH, LLC
470 EAST PACES FERRY, NE #370
ATLANTA, GA 30305

TITLE: SITE SECTIONS
NEW STABLE & RIDING RING
23 CREST ROAD EAST
ROLLING HILLS, CA 90274

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Of	13 Sheets

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EXISTING RESIDENCE
1354.5 PAD
1355.0 F.F.

EXISTING RESIDENCE
1365.0 PAD
1365.5 F.F.

18 CREST ROAD EAST
APN 7567-016-013

22 CREST ROAD EAST
APN 7567-016-012

29 CREST ROAD EAST
APN 7567-011-022

CREST ROAD

PROPERTY LINE

(P) DRIVEWAY APRON. FIRST 10' SHALL BE ROUGHENED

(P) ENTRY GATE WITH PILASTERS

(P) LIMIT OF GRADING

(P) PRIMARY DRIVEWAY 8,050 S.F.

(P) SECONDARY DRIVEWAY 150 S.F.

(P) PASTURE 8,050 S.F.

(P) ZEN GARDEN 1323.5 FG

(P) COVERED PORCH TURNOUT 1,225 S.F.

(P) LOFT
(P) STABLE 2,260 S.F. (1ST STORY)
196 S.F. (LOFT)
1316.5 FF (1ST STORY)

(P) PERVIOUS STABLE ACCESS

(P) 8,460 S.F. RESIDENCE W/ 8,460 S.F. BASE
1307.5 FF (1ST FLOOR)
1292.5 FF (BASE)
1291.5 PAD

(P) GARAGE 750 S.F. 1306.5 FF 1305.5 PAD

(P) GARAGE 760 S.F. 1306.50 FF 1305.5 PAD

(P) SERVICE YARD 120 S.F. 1307.0 FS

(P) COVERED ENTRY 160 S.F. 1307.5 FS

(P) COVERED PORCH 50 S.F. 1307.5 FS

(P) COVERED PORCHES

(P) POOL 660 S.F.

(P) POND 200 S.F. 1306.5 FS

(P) WALKWAY 185 SF

(P) WALKWAY 300 S.F. 1307.5 FS

(P) LIGHTWELL 30 S.F. 1292.5 FS

(P) LIGHTWELL 64 S.F. 1292.5 FS

(P) LIGHTWELL 20 S.F. 1292.5 FS

(P) SHED 120 S.F. 1308.0 FS

(P) SHED 800 S.F. 1307.0 FF 1306.0 PAD

(P) 2.5' WALL & SWALE

(P) 5' WALL & SWALE

(P) 2.5' MAX WALL

(P) CONC. STAIRWAY 70 S.F.

(P) CONC. STAIRWAY 120 S.F.

(P) 2.5' WALL

(P) 2.5' WALL & SWALE

(P) 6" CURB & SWALE

(P) 18" CURB & SWALE

(P) 24" CURB & SWALE

(P) 0'-2" CURB

(P) 15" CURB & SWALE

(P) 12" SWALE

(P) 6" CURB

(P) 6" CURB & SWALE

(P) 2.5' WALL & SWALE

(P) 2.5' WALL

(P) CONC. STAIRWAY 25 S.F.

(P) ENTRY GATE WITH PILASTERS

(P) LIMIT OF GRADING

(P) LIMIT OF GR

(P) RETAINING WALL

(P) 2.5' MAX WALL

(P) 2.5' WALL & SWALE

(P) 5' WALL & SWALE

(P) 6" CURB

(P) 6" CURB & SWALE

(P) PERVIOUS STABLE ACCESS

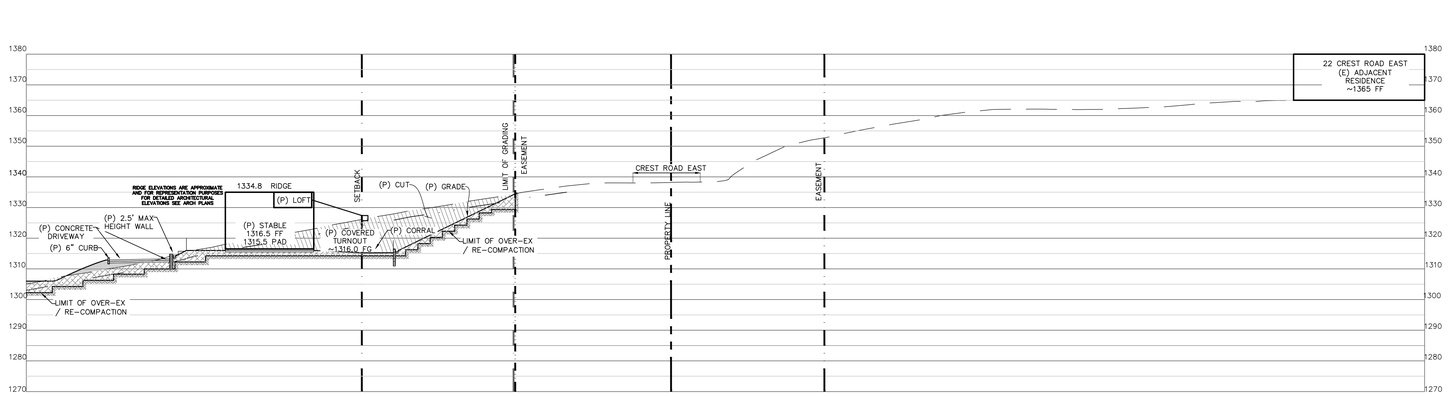
(P) LIMIT OF GRADING

(P) PERVIOUS STABLE ACCESS

(P) LIMIT OF GRADING

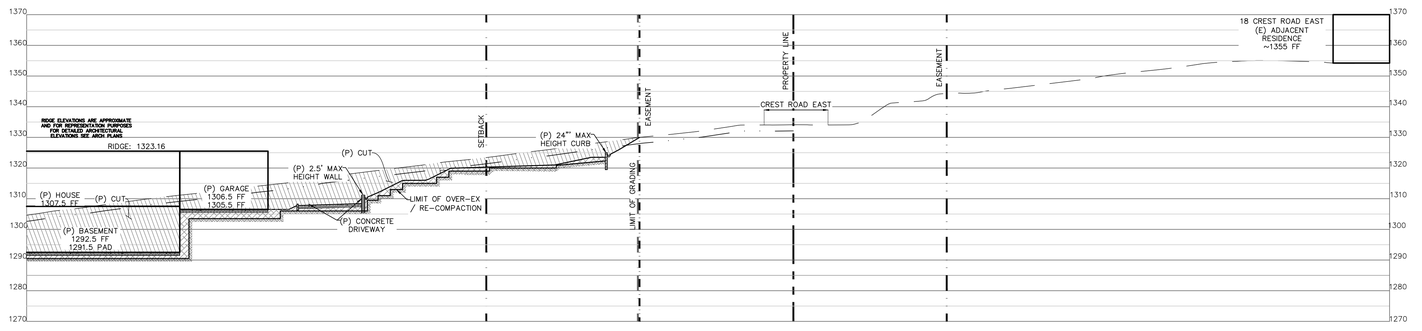
(P) LIMIT OF GRADING

(P) LIMIT OF GRADING



SECTION L–L
SCALE: 1" = 20'

L
C3.1



SECTION K–K
SCALE: 1" = 20'

K
C3.1

SECTIONS LEGEND

PROPERTY LINE	
EASEMENT	
SETBACK	
EXISTING GRADE	
PROPOSED GRADE	
(P) LIMIT OF GRADING	
(P) FENCE	
(P) CUT	
(P) FILL	
(P) OVER-EXCAVATION	
LIMITS OF BEDROCK	

PRELIMINARY: FOR PLANNING PURPOSES

Revisions	By

Bolton Engineering Corp.
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REGISTERED PROFESSIONAL ENGINEER
TAVISHA M. ALLEN
No. 83446
Exp. 3-31-23
CIVIL
STATE OF CALIFORNIA

CLIENT: DARK MOON RANCH, LLC
470 EAST PACES FERRY, NE #370
ATLANTA, GA 30305

TITLE: NEIGHBORING VIEWS
SITE SECTIONS
23 CREST ROAD EAST
ROLLING HILLS, CA 90274

Date: January 13, 2022
Scale: AS SHOWN
Drawn: TMA
Checked: TMA
Job No. 21315
Sheet C3.1
Of 13 Sheets

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CREST ROAD

PROPERTY LINE

50.00' RHCA ROADWAY EASEMENT

50.00' FRONT SETBACK

(P) DRIVEWAY APRON, FIRST 10' SHALL BE ROUGHENED

(P) ENTRY GATE WITH PILASTERS

(P) LIMIT OF GRADING

(P) 24" CURB & SWALE

(P) 0'-2' CURB

(P) 6" CURB & SWALE

(P) 18" CURB & SWALE

(P) 15" CURB & SWALE

(P) 12" CURB & SWALE

(P) 2.5' WALL & SWALE

(P) 2.5' WALL

(P) CONC. STAIRWAY 6 S.F.

(P) CONC. STAIRWAY 20 S.F.

(P) CONC. STAIRWAY 320 S.F.

(P) 2.5' MAX. WALL

(P) 5' WALL & SWALE

(P) PARTITION WALL 45 S.F.

(P) OUTDOOR KITCHEN 85 S.F.

(P) FIRE PIT 30 S.F.

(P) TROUGH 130 S.F. 1302.5 FS

(P) SEAT WALL W/ SWALE

(P) RAISED GRADE DECK 520 S.F. 1285.0 FS

(P) SEAT WALL W/ SWALE

(P) COVERED PORCHES 1,490 S.F. 1307.5 FS

(P) COVERED PORCH 50 S.F. 1307.5 FS

(P) COVERED ENTRY 160 S.F. 1307.5 FS

(P) COVERED PORCH TURNOUT 1,225 S.F.

(P) PERVIOUS STABLE ACCESS

(P) 10' STABLE DRWY.

(P) 20' DRIVEWAY

(P) SECONDARY DRIVEWAY 1,850 S.F.

(P) PRIMARY DRIVEWAY 8,050 S.F.

(P) WALKWAY 185 S.F.

(P) WALKWAY 300 S.F. 1307.5 FS

(P) WALKWAY 185 S.F.

(P) SERVICE YARD 120 S.F. 1307.0 FS

(P) SHED 150 S.F. 1306.0 FS

(P) SHED 150 S.F. 1306.0 FS

(P) POND 200 S.F. 1306.5 FS

(P) LIGHTWELL 30 S.F. 1292.5 FS

(P) LIGHTWELL 64 S.F. 1292.5 FS

(P) LIGHTWELL 30 S.F. 1292.5 FS

(P) LIGHTWELL 30 S.F. 1292.5 FS

(P) GARAGE 750 S.F. 1306.5 FF 1305.5 PAD

(P) GARAGE 760 S.F. 1306.50 FF 1305.5 PAD

(P) 8,460 S.F. RESIDENCE W/ 8,460 S.F. BASE 1307.5 FF (1ST FLOOR) 1292.5 FF (BASE) 1291.5 PAD

(P) POOL 800 S.F. 1306.0 FS

(P) PERVIOUS STABLE ACCESS

(P) 6" CURB & SWALE

(P) 6" CURB

(P) 2.5' WALL & SWALE

PAD 1

PAD 2

PAD 3

PAD 4

GARDEN CUT: 125 C.Y. FILL: 30 C.Y.

(P ZEN GARDEN 1323.5 FG

MAIN DRWY CUT: 1,850 C.Y. FILL: 310 C.Y.

CORRAL CUT: 2,000 C.Y. FILL: 0 C.Y.

STABLE BLDG CUT: 830 C.Y. FILL: 0 C.Y.

STABLE DRWY CUT: 300 C.Y. FILL: 370 C.Y.

GUEST HOUSE CUT: 20 C.Y. FILL: 110 C.Y.

RESIDENCE + BASE CUT: 5,155 C.Y. FILL: 0 C.Y.

POOL CUT: 0 C.Y. FILL: 125 C.Y.

RAISED DECK CUT: 0 C.Y. FILL: 0 C.Y.

STAIRWAY LANDING 1295.5 F.S.

(P) LIMIT OF GRADING

(P) DAYLIGHT LINE

(P) CUT

(P) FILL

(P) LIMIT OF GRADING

(P) DRIVEWAY APRON, FIRST 10' SHALL BE ROUGHENED

(P) ENTRY GATE WITH PILASTERS

(P) LIMIT OF GRADING

(P) LIMIT OF GRADING

(P) LIMIT OF GRADING

CREST ROAD

PROPERTY LINE

50.00' RHCA ROADWAY EASEMENT

50.00' FRONT SETBACK

(P) DRIVEWAY APRON. FIRST 10' SHALL BE ROUGHENED

(P) ENTRY GATE WITH PILASTERS

(P) LIMIT OF GRADING

(P) 24" CURB & SWALE

(P) 0'-2' CURB

(P) 6" CURB & SWALE

(P) 15" CURB & SWALE

(P) 12" CURB & SWALE

(P) 18" CURB & SWALE

(P) 2.5' WALL & SWALE

(P) 2.5' WALL

(P) 5' WALL & SWALE

(P) 2.5' MAX. WALL

(P) CONC. STAIRWAY 70 S.F.

(P) CONC. STAIRWAY 20 S.F.

(P) CONC. STAIRWAY 520 S.F.

STAIRWAY LANDING 1295.5 F.S.

(P) 2.5' WALL & SWALE

(P) 2.5' WALL & SWALE

(P) 6" CURB

(P) SECONDARY DRIVEWAY 1,850 S.F.

(P) PERVIOUS STABLE ACCESS

(P) 10' STABLE DRWY.

(P) PRIMARY DRIVEWAY 8,050 S.F.

(P) ZEN GARDEN 1323.5 FG

(P) PASTURE 8,050 S.F.

(P) COVERED PORCH TURNOUT 1,225 S.F.

(P) LOFT (P) STABLE 2,260 S.F. (1ST STORY) 196 S.F. (LOFT) 1316.5 FF (1ST STORY)

(P) SERVICE YARD 120 S.F. 1307.0 FS

(P) GARAGE 750 S.F. 1306.5 FF 1305.5 PAD

(P) GARAGE 760 S.F. 1306.50 FF 1305.5 PAD

(P) WALKWAY 185 SF

(P) POND 200 S.F. 1306.5 FS

(P) LIGHTWELL 30 S.F. 1292.5 FS

(P) SHED 150 S.F. 1306.0 FS

(P) 8,460 S.F. RESIDENCE W/ 8,460 S.F. BASE 1307.5 FF (1ST FLOOR) 1292.5 FF (BASE) 1291.5 PAD

(P) COVERED ENTRY 160 S.F. 1307.5 FS

(P) WALKWAY 300 S.F. 1307.5 FS

(P) LIGHTWELL 64 S.F. 1292.5 FS

(P) COVERED PORCH 50 S.F. 1307.5 FS

(P) COVERED PORCHES 1,490 S.F. 1307.5 FS

(P) POOL 800 S.F. 1306.0 FS

(P) TROUGH 130 S.F. 1302.5 FS

(P) PARTITION WALL 45 S.F.

(P) OUTDOOR KITCHEN 85 S.F.

(P) FIRE PIT 30 S.F.

(P) SEAT WALL W/ SWALE

(P) RAISED GRADE DECK 520 S.F. 1285.0 FS

PAD 1

PAD 2

PAD 3

PAD 4

25.0' RHCA EASE

35.0' SETBACK

17 CREST ROAD EAST
APN 7567-011-022

29 CREST ROAD EAST
APN 7567-011-022

29 CREST ROAD EAST
APN 7567-011-022

SUBJECT PARCEL
23 CREST ROAD EAST
APN 7567-011-020

LEGEND

- PROPERTY LINE
- NET LOT AREA
- EASEMENT
- SETBACK
- (P) PADS
- (P) LIMIT OF GRADING
- (P) DAYLIGHT LINE
- (P) CUT
- (P) FILL
- (E) CONTOUR 1300
- (P) CONTOUR 1100
- (P) STRUCTURE
- (P) HARDSCAPE
- (P) COVERED PORCH
- (P) CORRAL
- (P) RETAINING WALL

TECHNICAL SITE PLAN
SCALE: 1" = 20'

GRAPHIC SCALE
20 0 20 40
(IN FEET)
1 inch = 20 ft.

PRELIMINARY; FOR PLANNING PURPOSES

Revisions	By

Bolton Engineering Corp.
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Exp. 3-31-23
CIVIL
STATE OF CALIFORNIA

CLIENT: DARK MOON RANCH, LLC
470 EAST PACES FERRY, NE #370
ATLANTA, GA 30305

TITLE: TECHNICAL SITE PLAN
NEW RESIDENTIAL DEVELOPMENT
23 CREST ROAD EAST
ROLLING HILLS, CA 90274

Date: January 13, 2022
Scale: AS SHOWN
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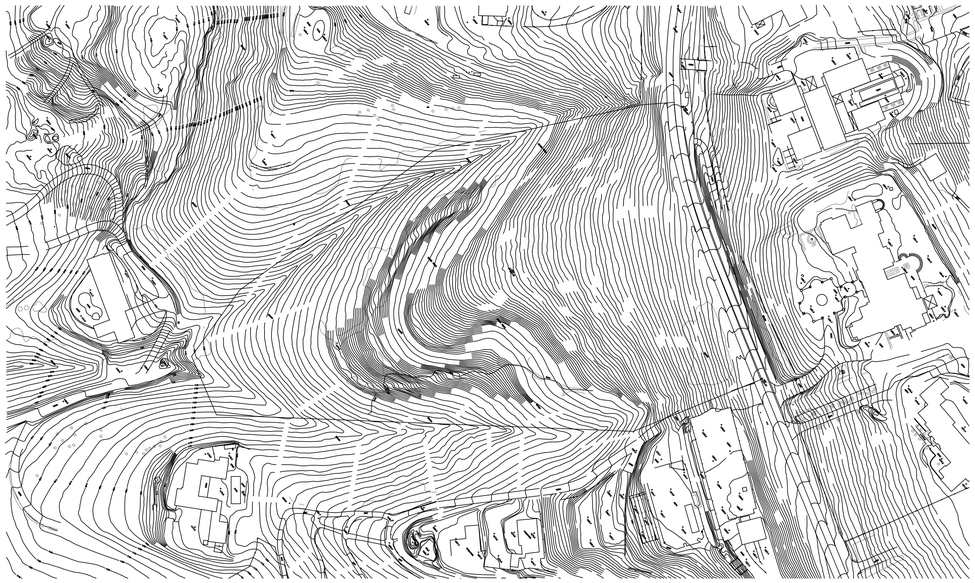
23 Crest Road East



EXISTING SURVEY
SCALE: N.T.S.



(P) SITE PLAN ARIEL VIEW
SCALE: N.T.S.

LOT DESCRIPTION:

SITE ADDRESS — 23 Crest Road East, Rolling Hills, CA 90274

LOT AREA — 30,575 SF (7.0194 AC)

APN # — 4567-011-020

ZONING — RHRAS2

FIRE ZONE: — HIGH OR VERY HIGH FIRE SEVERITY ZONE

SETBACKS:

FRONT YARD:	50' FROM FRONT EASEMENT
REAR YARD:	50' FROM PROPERTY LINE
SIDE YARD:	35' FROM PROPERTY LINE

PARKING:
2 CAR GARAGE (MAIN HOUSE)
1 CAR STALL (GUEST HOUSE)

SQUARE FOOTAGE CALCS:
NOTE: CONCEPT REVIEW ONLY
ALL AREAS ARE APPROXIMATE

MAIN RESIDENCE:	8,460 SF
BASEMENT:	8,460 SF
GUEST HOUSE:	800 SF
BARN:	2,456 SF

PROJECT INFORMATION
SCALE: N.T.S.

SHEET INDEX

	COVER SHEET
A-1.001	SITE PHOTOS
CIVIL	
C0.0	COVER SHEET
C0.1	TOPOGRAPHIC SURVEY
C1.0	ENLARGED SITE PLAN: ADU
C1.1	ENLARGED SITE PLAN: STABLE
C1.2	ENLARGED SITE PLAN: MAIN RES + GUEST HOUSE
C2.0	SITE SECTIONS
C2.1	SITE SECTIONS
CM	COLOR MAP
H	HYDROLOGY
ARCHITECTURE	
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A-1.020	PHOTO SIMULATION
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A-2.010	(P) MAIN HOUSE FIRST FLOOR PLAN
A-2.020	(P) MAIN HOUSE ROOF PLAN
A-2.030	(P) MAIN HOUSE EXTERIOR ELEVATIONS
A-2.100	(P) GUEST HOUSE PLANS & ELEVATIONS
A-2.300	(P) STABLE PLANS & ELEVATIONS
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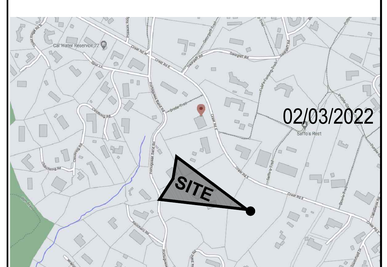
LH-1.0	HARDSCAPE PLAN
LP-1.0	PLANTING PLAN
LP-2.0	PLANT PALETTE
LP-3.0	RENDERED CONCEPT PLAN



VICINITY MAP
SCALE: N.T.S.

HARRISON DESIGN

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Los Angeles, CA 90028
phone: (310) 888-8747
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www.harrisondesign.com

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SINGLE FAMILY RESIDENCE

23 CREST ROAD EAST
ROLLING HILLS, CA 90274

stamps

issue

1	08-24-2021 PLANING SUBMITTAL

date

scale

drawn — checked AS

project no. 204950

title COVER SHEET

sheet number

NOT RELEASED FOR CONSTRUCTION

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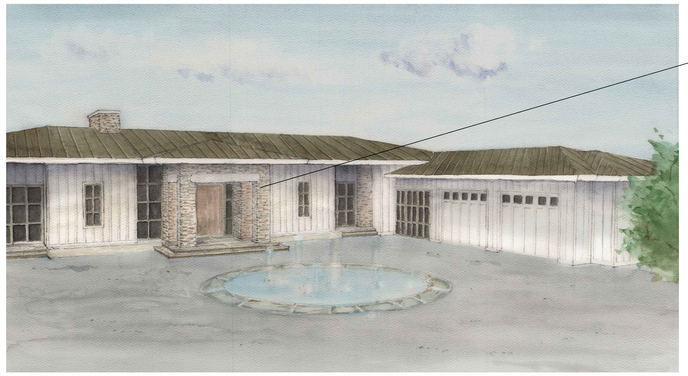
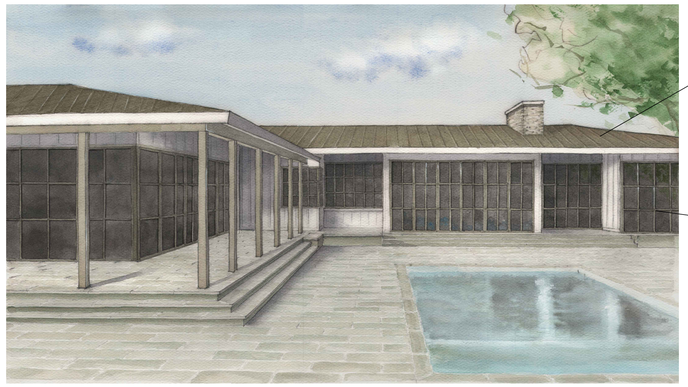
L:\Projects\204950 23 Crest Rd East Mixon\Drawings\Current\204950-A1000-Cover Sheet-LA.dwg Feb 18, 2022 - 3:55pm





EXTERIOR STONE
SYDNEY PEAK STONE
LAID IN STRATA

11 RENDERING IMAGE - FRONT DOOR





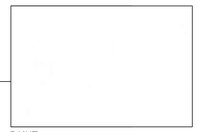
ROOF
SIMULATED SLATE ROOF
703 CHARCOAL BLACK
BY INSPIRE SLATE (OR EQUAL)



DOORS & WINDOWS
DARK BRONZE
METAL BY ARCADIA (OR EQUAL)

12 RENDERING IMAGE - POOL TERRACE





PAINT
WHITE DEW380
DUNN EDWARDS (OR EQUAL)

13 RENDERING IMAGE - STABLE



6 INSPIRATIONAL IMAGE



1 INSPIRATIONAL IMAGE



7 INSPIRATIONAL IMAGE



2 INSPIRATIONAL IMAGE



8 INSPIRATIONAL IMAGE



3 INSPIRATIONAL IMAGE



9 INSPIRATIONAL IMAGE



4 INSPIRATIONAL IMAGE

10 INSPIRATIONAL IMAGE



5 INSPIRATIONAL IMAGE

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SINGLE FAMILY RESIDENCE

23 CREST ROAD EAST
ROLLING HILLS, CA 90274

stamps

issue

1	08-24-2021 PLANING SUBMITTAL

02/03/2022

date

scale

drawn AS | checked

project no. 204950

title INSPIRATION & RENDERING IMAGES

sheet number R-1

L:\Projects\204950 23 Crest Rd East Mount\Drawings\Current\204950A1001-Inspirational Images.dwg Feb 18, 2022 - 12:41pm

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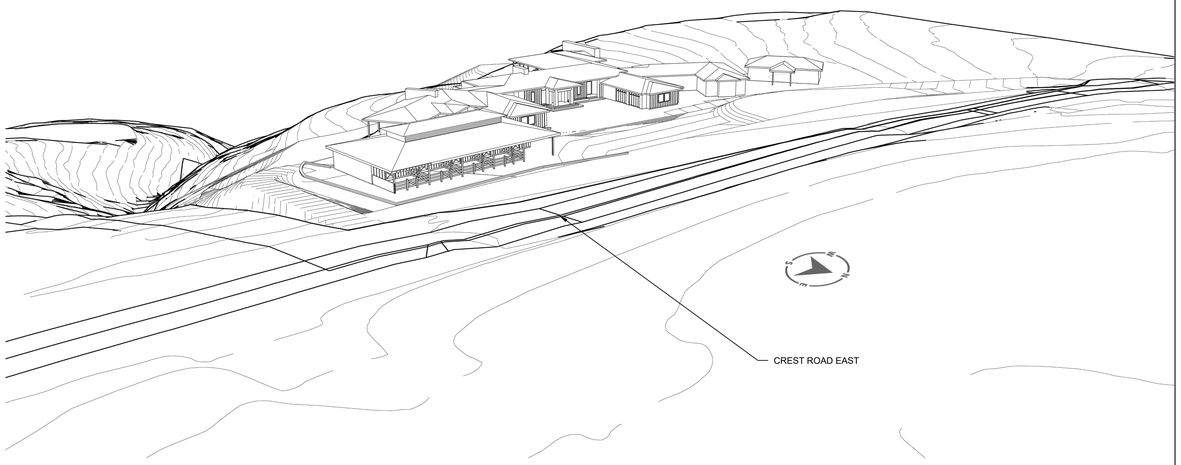
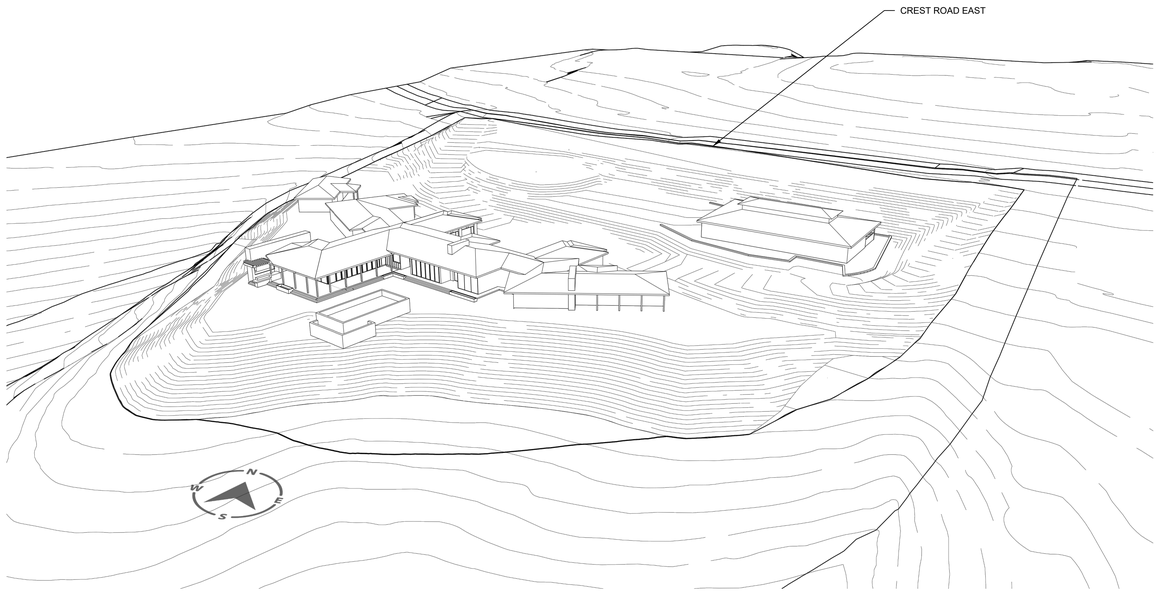
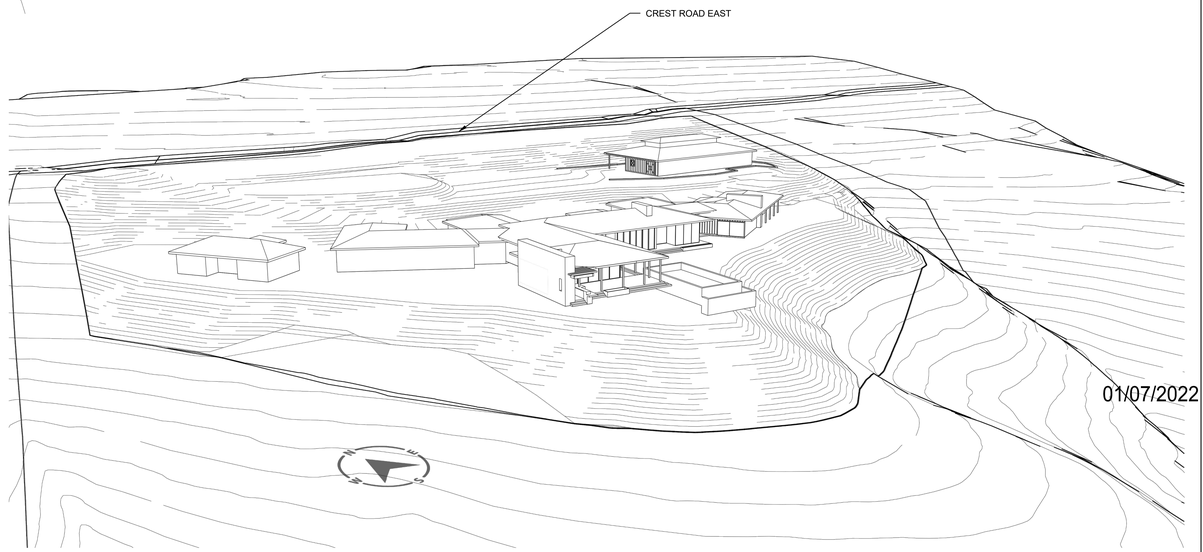


1 MASSING MODEL - LOOKING NORTH WEST
SCALE: NTS



3 MASSING MODEL - LOOKING NORTH
SCALE: NTS



2 MASSING MODEL - LOOKING NORTH EAST
SCALE: NTS

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ROLLING HILLS, CA 90274

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1	08-24-2021 PLANING SUBMITTAL

date

scale

drawn | checked AS

project no. 204950

title SITE MASSING MODEL

sheet number A-1.010

L:\Projects\204950 23 Crest Rd East\Revit Model\Current\204950-A1010-Site Massing Model.dwg Jan 06, 2022 - 2:38pm

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A



B



C



GUEST HOUSE LOCATION
F



STABLE LOCATION BIRDS EYE
D



MAIN HOUSE LOCATION
E



MAIN HOUSE LOCATION BIRDS EYE
E



KEY MAP

02/03/2022

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ROLLING HILLS, CA 90274

stamps

issue

1	08-24-2021 PLANING SUBMITTAL

date

scale

drawn | checked AS

project no. 204950

title SITE PHOTOS

sheet number A-1.001

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L:\Projects\204950 23 Crest Rd East\Mood\Drawings\Current\204950A1001-Site Photos.dwg Feb 18, 2022 - 2:15pm

NOT RELEASED FOR CONSTRUCTION



APPROXIMATE
PROPERTY LINE

APPROXIMATE
PROPERTY LINE

PHOTO SIMULATION A - EXISTING VIEW FROM CREST ROAD EAST



APPROXIMATE
PROPERTY LINE

APPROXIMATE
PROPERTY LINE

PHOTO SIMULATION B - VISIBLE PROPOSED STRUCTURES VIEWED FROM CREST ROAD EAST



APPROXIMATE
PROPERTY LINE

APPROXIMATE
PROPERTY LINE

PHOTO SIMULATION C - VISIBLE PROPOSED STRUCTURES AND
STRUCTURES BEYOND VIEW FROM CREST ROAD EAST

02/03/2022

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1	08-24-2021 PLANING SUBMITTAL

date

scale

drawn | checked AS

project no. 204950

title PHOTO SIMULATION

sheet number A-1.020

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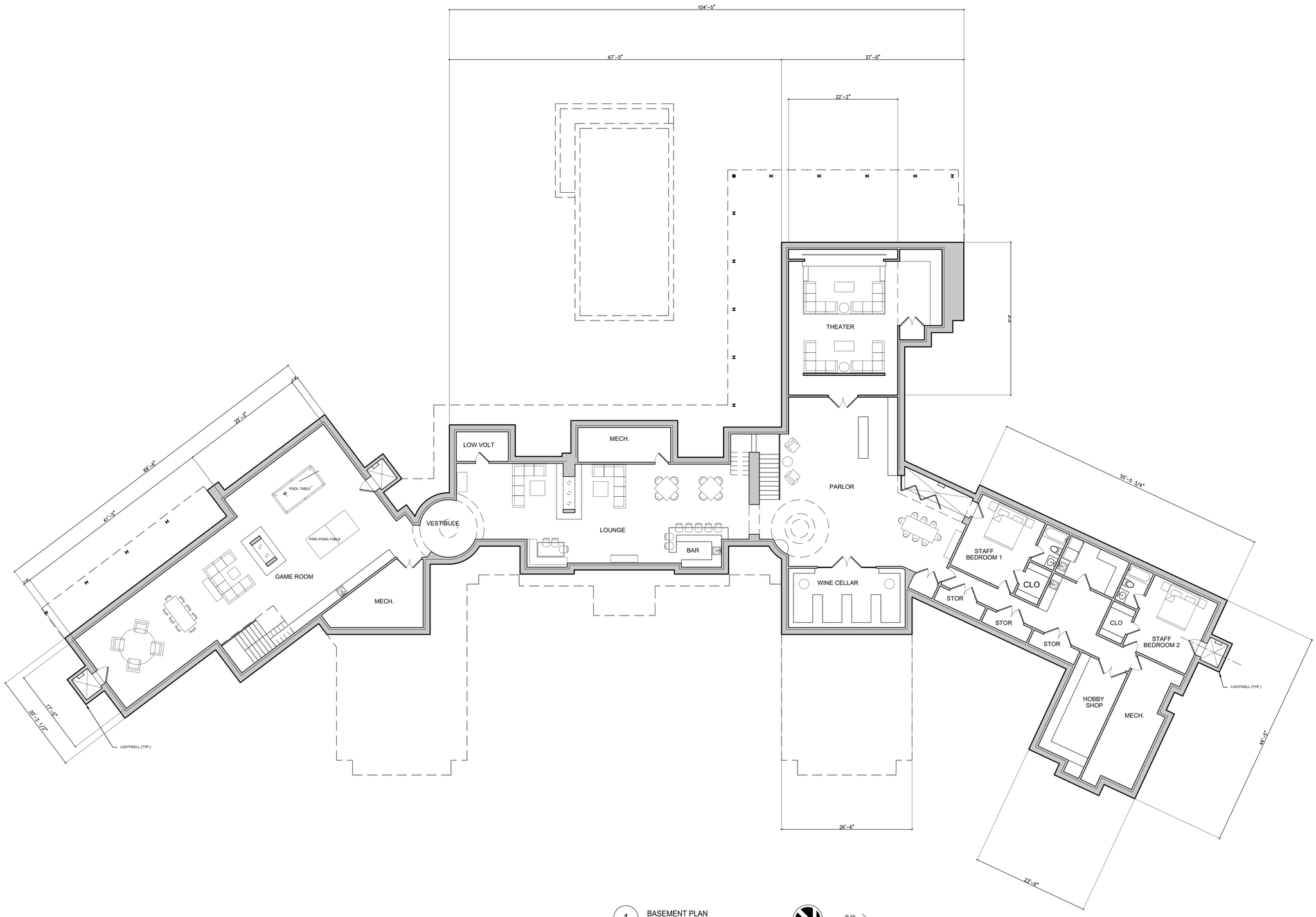

1 BASEMENT PLAN
SCALE: 1/8" = 1'-0"

PLAN NORTH

02/03/2022

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stamps

issue

1	08-24-2021 PLANING SUBMITTAL

date

scale 1/8" = 1'-0"

drawn AS checked

project no. 204950

title MAN HOUSE BASEMENT PLAN

sheet number A-2.000

L:\Projects\204900\23 Crest Rd Dark Moon\Drawings\Current\204950-A2000-Floor Plan.dwg Feb 03, 2022 - 12:16pm

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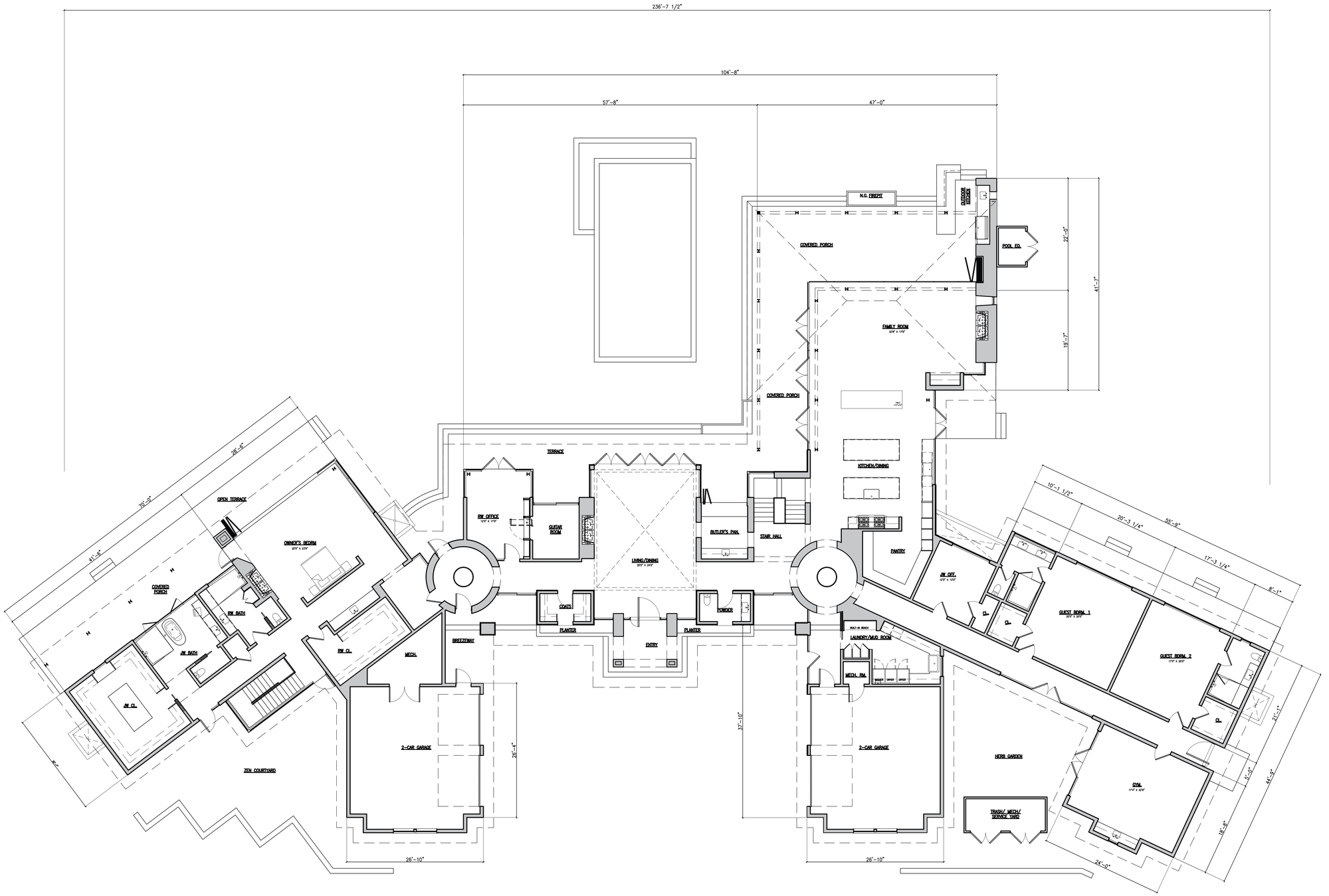

1 MAIN HOUSE FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

PLAN NORTH

02/03/2022

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stamps

issue

1	08-24-2021 PLANING SUBMITTAL

date

scale 1/8" = 1'-0"

drawn | checked AS

project no. 204950

title MAIN HOUSE FIRST FLOOR PLAN

sheet number A-2.010

L:\Projects\204950 23 Crest Rd East_Mount\Drawings\Current\204950-A2000-Floor Plan.dwg Feb 03, 2022 - 12:16pm

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ROOF NOTES

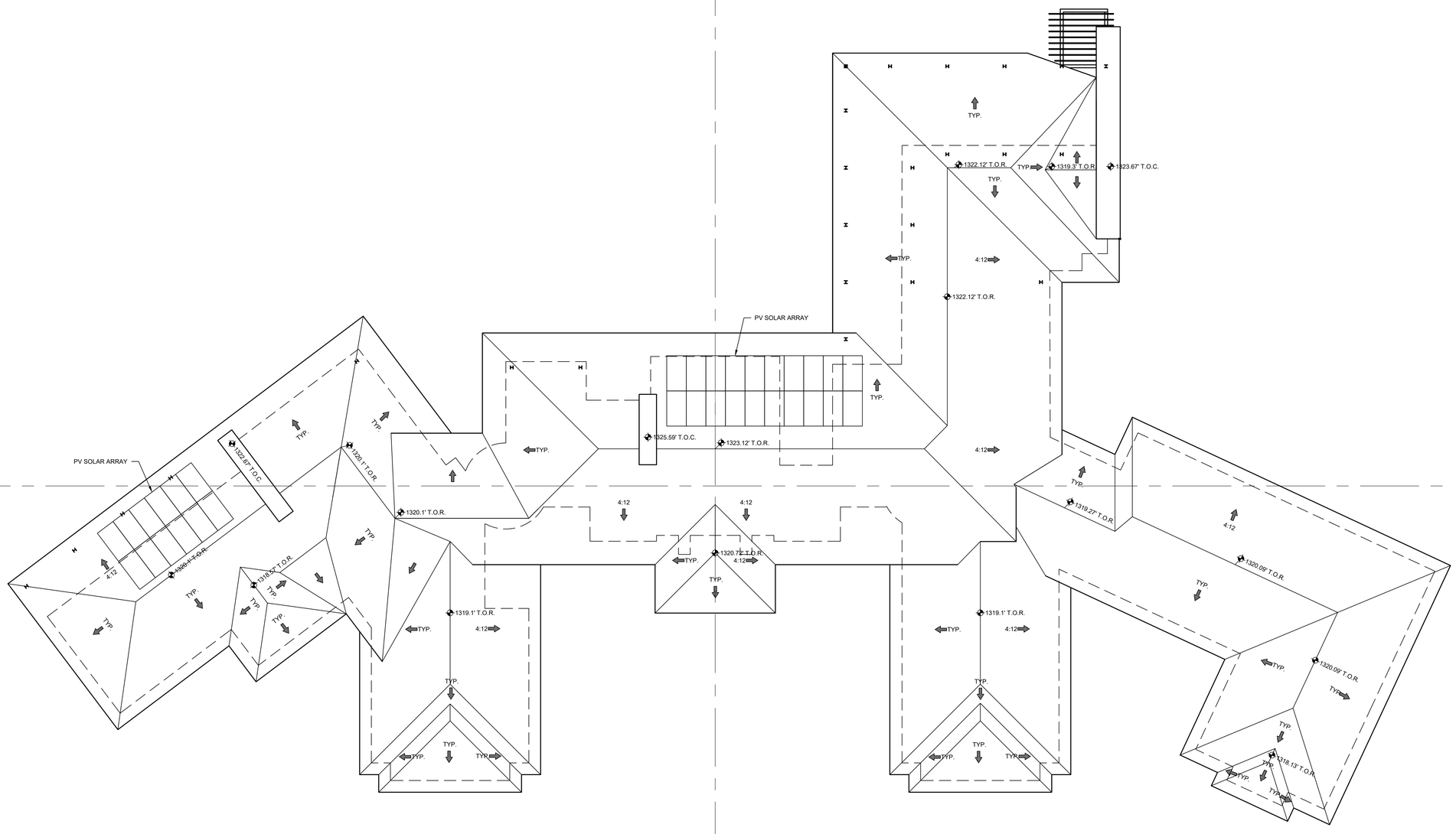
1. ROOF PITCH: 4:12
2. MATERIAL: 703 CHARCOAL BLACK SLATE BY INSPIRE SLATE
3. MAIN HOUSE ROOF PLATE HEIGHT CALCULATION:

   TOTAL PLATE LENGTH (PERIMETER): 918'-6"

   8'-6" LENGTH: 593'-5" = 64.6% > 50% MINIMUM

   9'-6" LENGTH: 167'-1" = 18.2% < 30% MAX

   10'-6" LENGTH: 158'-0" = 17.2% < 20% MAX



1 MAIN HOUSE ROOF PLAN
SCALE: 1/16" = 1'-0"

PLAN NORTH

02/03/2022

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ROLLING HILLS, CA 90274

stamps

issue

1	08-24-2021 PLANING SUBMITTAL

date

scale 1/8" = 1'-0"

drawn | checked AS

project no. 204950

title MAIN HOUSE ROOF PLAN

sheet number A-2.020

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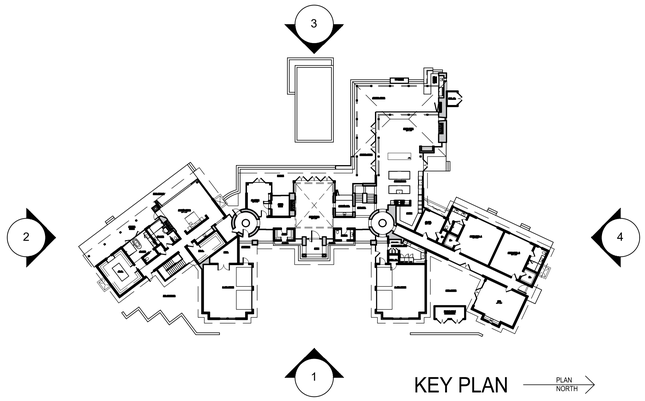
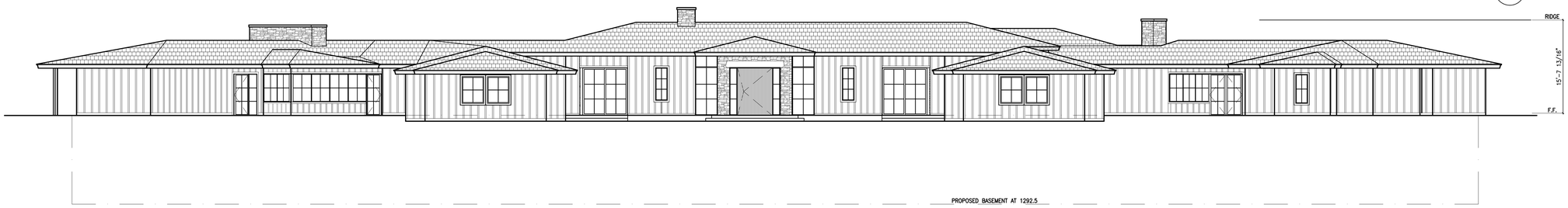


KEY PLAN

PLAN NORTH



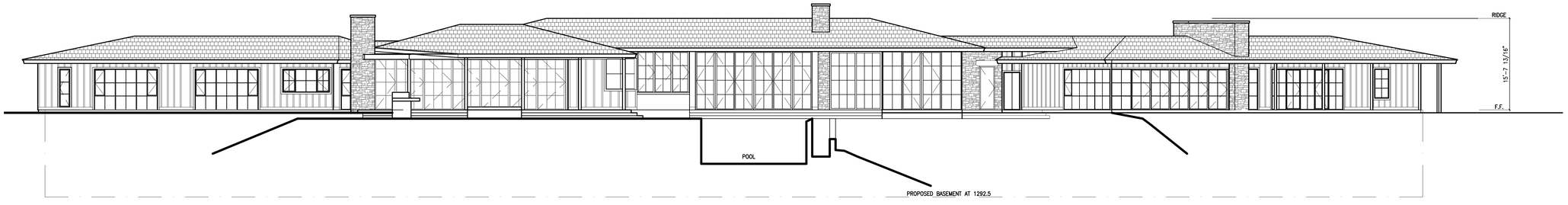
1 EAST ELEVATION

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



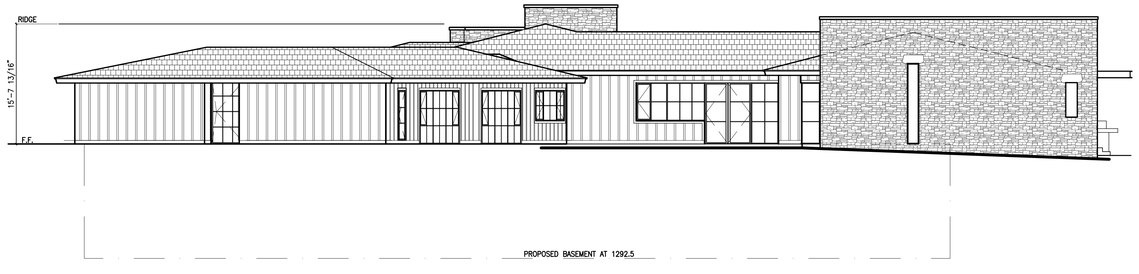
2 SOUTH ELEVATION

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



3 WEST ELEVATION

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



4 NORTH ELEVATION

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

02/03/2022

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23 CREST ROAD EAST
ROLLING HILLS, CA 90274

stamps

issue

1	08-24-2021 PLANING SUBMITTAL

date

scale 1/8" = 1'-0"

drawn | checked AS

project no. 204950

title MAIN HOUSE EXTERIOR ELEVATIONS

sheet number A-2.030

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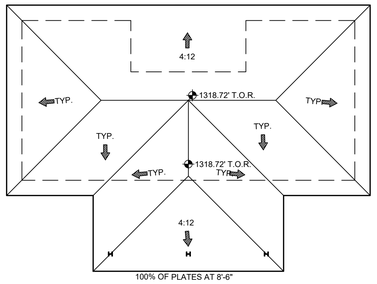
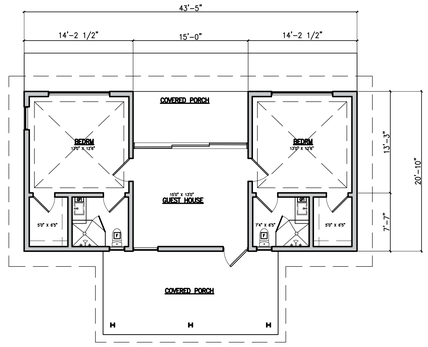
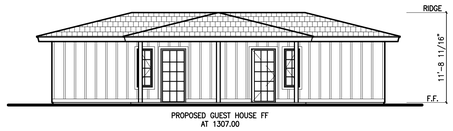


100% OF PLATES AT 8'-6"

4 GUEST HOUSE ROOF PLAN
SCALE: 1/8" = 1'-0"

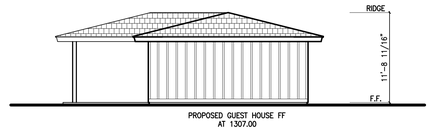


1 GUEST HOUSE FLOOR PLAN
SCALE: 1/8" = 1'-0"



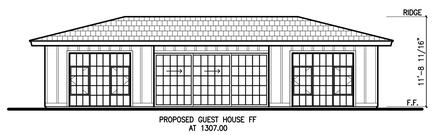
PROPOSED GUEST HOUSE FF
AT 1307.00

5 EAST ELEVATION
SCALE: 1/8" = 1'-0"



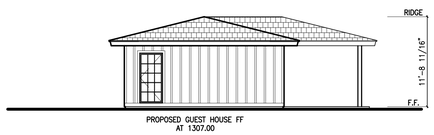
PROPOSED GUEST HOUSE FF
AT 1307.00

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



PROPOSED GUEST HOUSE FF
AT 1307.00

6 WEST ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED GUEST HOUSE FF
AT 1307.00

3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

ROOF NOTES

1. ROOF PITCH: 4:12
2. MATERIAL: 703 CHARCOAL BLACK SLATE BY INSPIRE SLATE
3. GUEST HOUSE ROOF PLATE HEIGHT CALCULATION:

   TOTAL PLATE LENGTH (PERIMETER): 164'-3"

   8'-6" LENGTH: 164'-3" = 100% > 50% MINIMUM

   9'-6" LENGTH: 0"-0" = 0% < 30% MAX

   10'-6" LENGTH: 0'-0" = 0% < 20% MAX

02/03/2022

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SINGLE FAMILY RESIDENCE

23 CREST ROAD EAST
ROLLING HILLS, CA 90274

stamps

issue

1	08-24-2021 PLANING SUBMITTAL

date

scale 1/8" = 1'-0"

drawn checked AS

project no. 204950

title GUEST HOUSE PLANS & ELEVATION

sheet number A-2.100

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ROOF NOTES

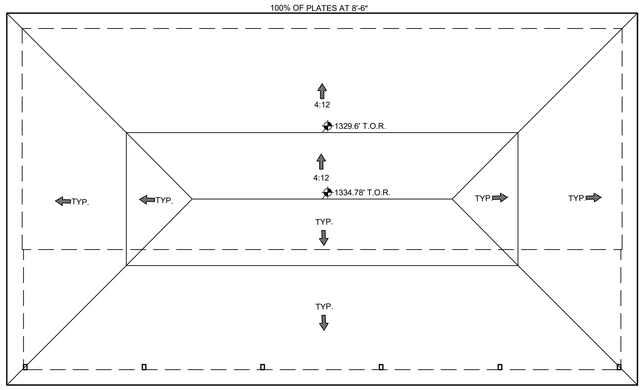
1. ROOF PITCH: 4:12
2. MATERIAL: 703 CHARCOAL BLACK SLATE BY INSPIRE SLATE
3. STABLE ROOF PLATE HEIGHT CALCULATION:

   TOTAL PLATE LENGTH (PERIMETER): 261'-6"

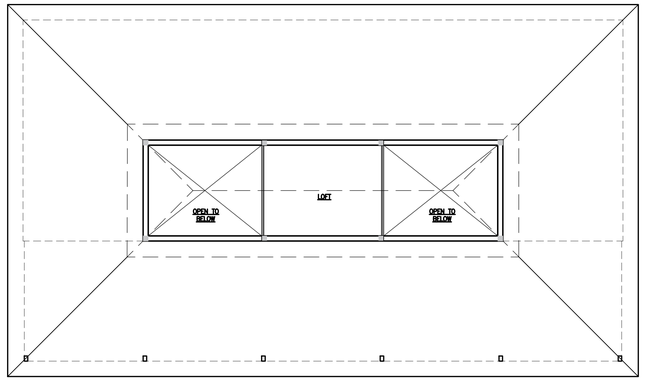
   8'-6" LENGTH: 261'-6" = 100% > 50% MINIMUM

   9'-6" LENGTH: 0"-0" = 0% < 30% MAX

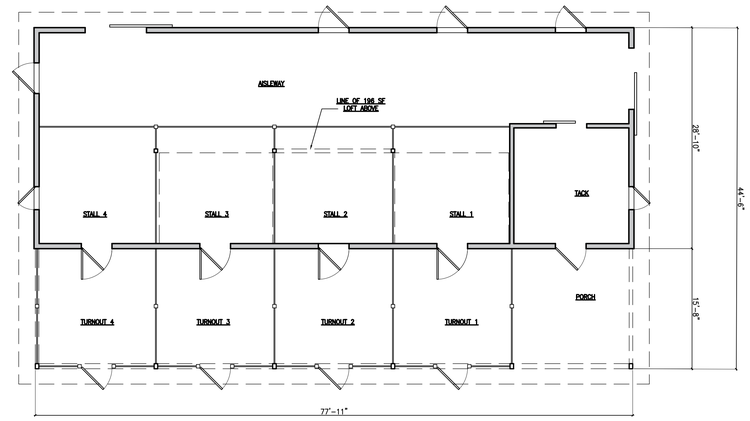
   10'-6" LENGTH: 0'-0" = 0% < 20% MAX



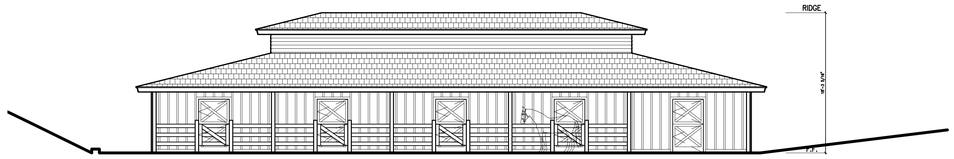
7 STABLE ROOF PLAN
SCALE: 1/8" = 1'-0"



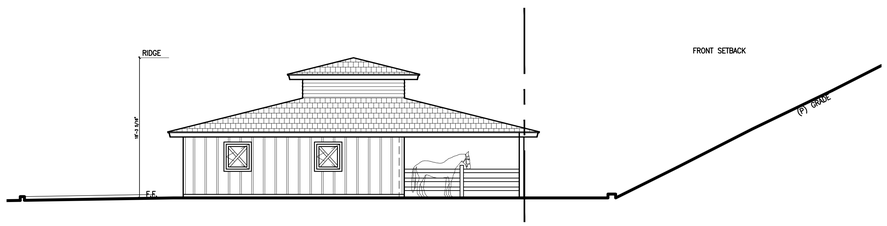
4 LOFT PLAN
SCALE: 1/8" = 1'-0"



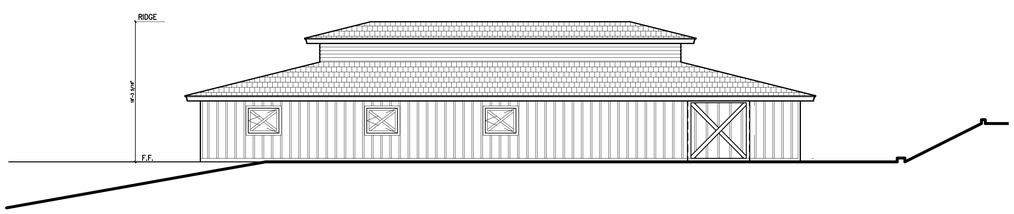
1 STABLE FLOOR PLAN
SCALE: 1/16" = 1'-0"



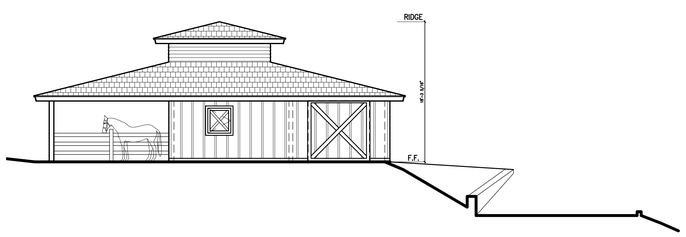
5 WEST ELEVATION
SCALE: 1/8" = 1'-0"



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



6 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

02/03/2022

HARRISON DESIGN

6430 W. Sunset Blvd, Suite 1506,
Los Angeles, CA 90028
phone: (310) 888-8747
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SINGLE FAMILY RESIDENCE

23 CREST ROAD EAST
ROLLING HILLS, CA 90274

stamps

issue

1	08-24-2021 PLANING SUBMITTAL

date

scale 1/8" = 1'-0"

drawn — checked AS

project no. 204950

title STABLE PLANS & ELEVATIONS

sheet number A-2.300

L:\Projects\204950 23 Crest Rd East\Models\Drawings\Current\204950-A2000-Floor Plan.dwg Feb 03, 2022 - 12:17pm

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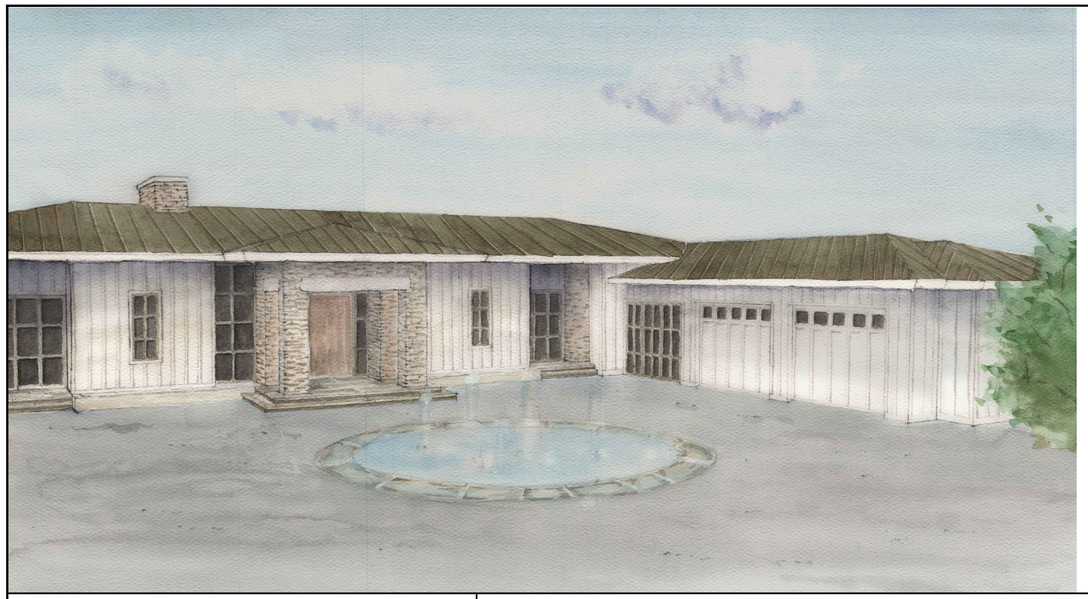

23 CREST ROAD EAST
ROLLING HILLS, CA 90274

PLAN CHECK SUBMITTAL - CITY OF ROLLING HILLS

KSA Inc. Landscape Studio
Ph. 310 574 4460
Fx. 310 574 4462
6150 Washington Boulevard
Culver City, CA 90232

Project Name:

DARK MOON RANCH, LLC
23 CREST ROAD EAST
ROLLING HILLS, 90274

Consultants:

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WILLIAMS
470 EAST PACES FERRY, NE #370
ATLANTA, GA 30305

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HARRISON DESIGN
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25834 NARBONNE AVE. #210
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310-325-5580

Approvals

Revisions:

No.	Description	Date

Key plan:

Scale:

Sheet Title:
COVER SHEET

Date: 02.16.2022

Scale:

L0.0

ABBREVIATIONS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
AGG.	AGGREGATE	MAN.	MANUFACTURER
ALT.	ALTERNATE	M.O.	MASONRY OPENING
A.B.	ANCHOR BOLT	MAT.	MATERIAL
&	AND	MAX.	MAXIMUM
∠	ANGLE	MECH.	MECHANICAL
APP.	APPROXIMATE	MEMB.	MEMBRANE
A.D.	AREA DRAIN	MTL.	METAL
ASPH.	ASHALT	MIN.	MINIMUM
@	AT	MISC.	MISCELLANEOUS
BC	BEGINNING OF CURVE	MTD.	MOUNTED
BM.	BEAM	N/A	N/A
BLK.	BLOCK	(N)	NEW
BOT.	BOTTOM	NOM.	NOMINAL
B.O.W.	BOTTOM OF WALL	N.I.C.	NOT IN CONTRACT
BLDNG.	BUILDING	N.T.S.	NOT TO SCALE
C.B.	CATCH BASIN	NO.	NUMBER
CENT.	CENTER	O.C.	ON CENTER
℄	CENTERLINE	O.D.	OUTSIDE DIAMETER
CER. TILE	CERAMIC TILE	O.	OVER
CLR.	CLEAR	OPEN.	OPENING
COL.	COLUMN	OPP.	OPPOSITE
CONC.	CONCRETE	P/C	
CONST.	CONSTRUCTION	PR.	PAIR
CONT.	CONTINUOUS	PNTD.	PAINTED
C.J.	CONTROL JOINT	PL.	PLATE
D.F.	DRINKING FOUNTAIN	PLYWD.	PLYWOOD
DET.	DETAIL	P.T.	PRESSURE TREATED
DIA.	DIAMETER	P.I.P.	POURED IN PLACE
DIM.	DIMENSION	QNTY.	QUANTITY
DN.	DOWN	Q.T.	QUARRY TILE
DRWG.	DRAWING	R.	RADIUS
E.	EAST	REF.	REFERENCE
(E)	EXISTING	REINF.	REINFORCED
EA.	EACH	REQ.	REQUIRED
EC	END OF CURVE	R.	RISER
EL.	ELEVATION	RM.	ROOM
ELEC.	ELECTRICAL	R.O.	ROUGH OPENING
ENCL.	ENCLOSURE	SHT.	SHEET
ENG.	ENGINEER	SIM.	SIMILAR
EQ.	EQUAL	SPEC.	SPECIFICATION
EQUIP.	EQUIPMENT	SQ.	SQUARE
EXPAN.	EXPANSION	S.F.	SQUARE FEET
E.J.	EXPANSION JOINT	STAND.	STANDARD
EXT.	EXTERIOR	STA.	STATION
F.T.	FEET	ST.	STEEL
F.J.	FLOOR JOIST	STRUCT.	STRUCTURAL
F.F.	FINISH FLOOR	SYM.	SYMMETRICAL
FTG.	FOOTING	T&B	TOP AND BOTTOM
GALV.	GALVINIZED	THK.	THICK
GA.	GAUGE	T.O.CONC.	TOP OF CONCRETE
GR.	GRADE	T.O.C.	TOP OF CURB
GRND.	GROUND	T.O.P.	TOP OF PAVEMENT
HRDWRE.	HARDWARE	T.O.W.	TOP OF WALL
HT.	HEIGHT	T.	TREAD
H.P.	HIGH POINT	TYP.	TYPICAL
HOR.	HORIZONTAL	UNFIN.	UNFINISHED
H.B.	HOSE BIBB	V.I.F.	VERIFY IN FIELD
I.D.	INCH	VERT.	VERTICAL
IN.	INSIDE DIAMETER	W.I.	WROUGHT IRON
INT.	INTERIOR	W/	WITH
INV.	INVERT	WD.	WOOD
JNT.	JOINT	WTRPRF.	WATERPROOF
L.P.	LOW POINT	WT.	WEIGHT
LT.	LIGHT	YD.	YARD

SITE PLAN



SCALE: NTS

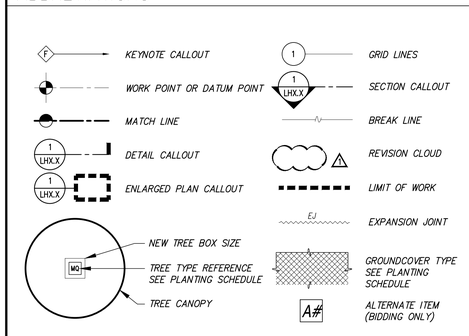
DESCRIPTION OF SCOPE OF WORK

LANDSCAPE DESIGN FOR 23 CREST ROAD EAST INCLUDES :

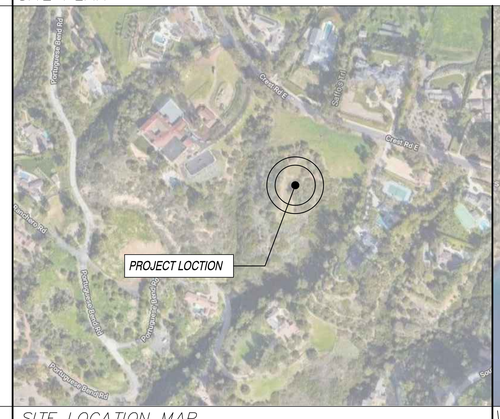
1. NEW POROUS STONE PAVERS WITH 4" SPACING FOR GRASS
2. NEW STONE PAVERS SET ON MORTAR
3. NEW POOL AND SPA
4. SCORED CONCRETE DRIVEWAY WITH GATE
5. PASTURE
6. MOTOR COURT WITH CENTRAL FOUNTAIN
7. GRASSCRETE DRIVEWAY
8. ZEN GARDEN
9. CITRUS ORCHARD
10. SCULPTURE GARDEN
11. VEGETABLE GARDEN
12. DECOMPOSED GRANITE PATH
13. CONCRETE STEPS TO OBSERVATION DECK
14. OBSERVATION DECK
15. OUTDOOR KITCHEN AND DINING AREA
16. PATIO & SEATING AREA
17. ROSE GARDEN

PAGE	SHEET	SHEET NAME
01	L0.0	INDEX SHEET
02	LH1.0	HARDSCAPE PLAN
03	LP1.0	PLANTING PLAN
04	LP2.0	PLANTING PALETTE
05	LP3.0	RENDERED CONCEPT PLAN FOR REFERENCE ONLY

DRAWING SYMBOLS



SITE LOCATION MAP



VICINITY MAP



PROJECT INFORMATION

OWNER:
RICHARD AND JODY WILLIAMS
STREET ADDRESS
470 EAST PACES FERRY,
NE #370
ATLANTA, GA 30305

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LOS ANGELES, CA 90067
TEL: 310-888-8748

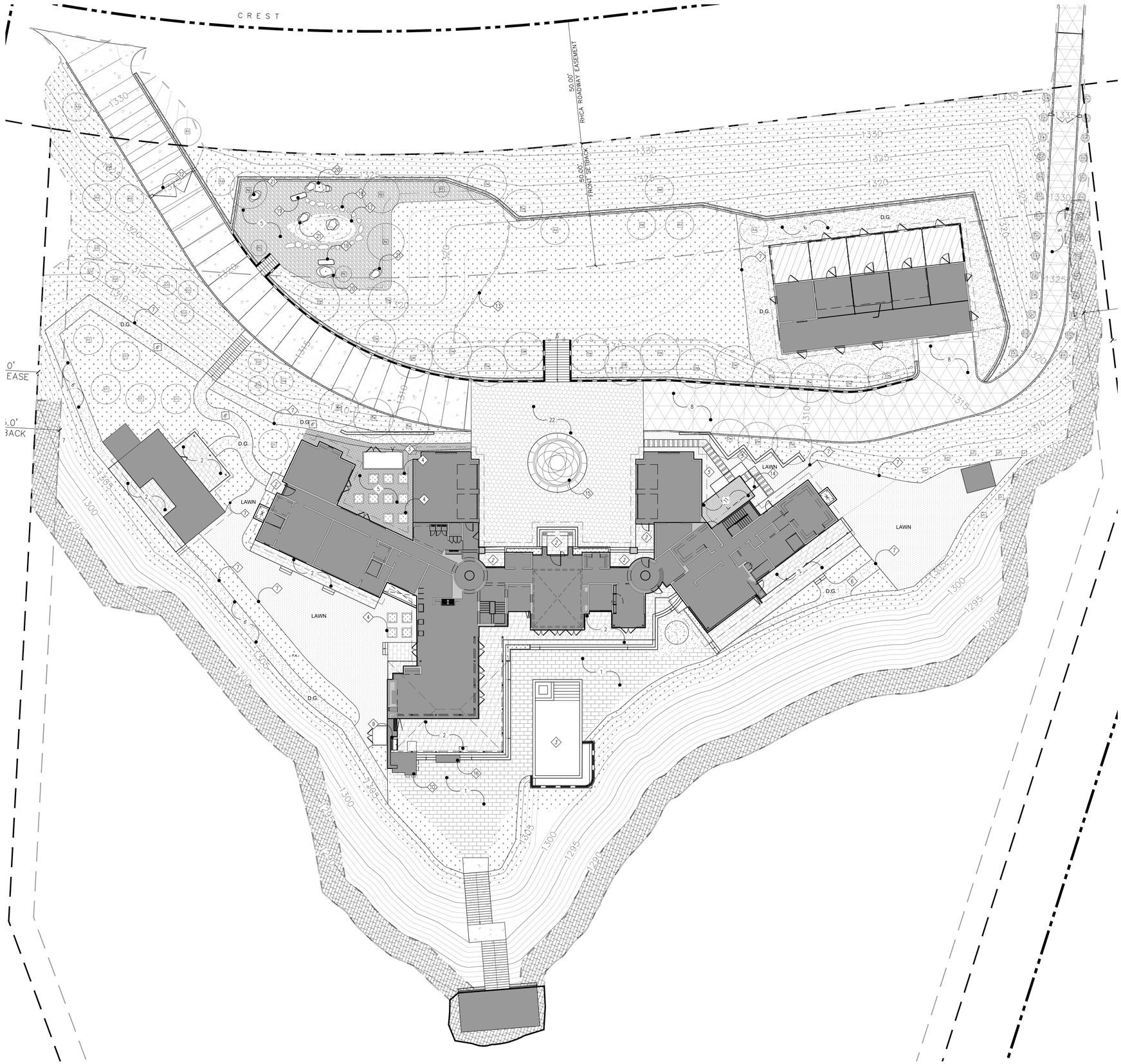
LANDSCAPE ARCHITECT:
KSA DESIGN STUDIO
6150 WASHINGTON BOULVARD,
CULVER CITY CA 90230
310.574.4460

LOT DESCRIPTION:

23 CREST ROAD EAST
ROLLING HILLS, CA 90274

LOT\PARCEL AREA:	*30,575 SF*
ASSESSOR PARCEL NO. (APN):	*4567-011-020*
ZONE:	*RHRAS2*

SHEET INDEX



KEYNOTE	SYMBOL	MATERIAL	DETAIL
1		LIME STONE PAVERS, 36"X18", ¾" THICK,4" SPACING GRASS IN BETWEEN SET ON MORTAR MFTR:ECO OUTDOOR SERIES:DAUVILLE,FINISH: STRAIGHT CUT	
2		LIME STONE PAVERS, 36"X18", ¾" THICK SET ON MORTAR MFTR:ECO OUTDOOR SERIES:DAUVILLE, FINISH: STRAIGHT CUT	
3		NEW POOL &SPA BY OTHERS	
4		WOODEN RAISED VEGETABLE PLANTER 4'WX4'LX30"H , NATURAL OIL FINISH	
5		ROCK PEA GRAVEL SUPPLIER: SOUTHWEST BOULDER & STONE, COLOR: TAN COLOR	
6		DECOMPOSED GRANITE "PARADISE GOLD" WITH STABILIZER 4" THICKNESS W/ GRAVEL BASE AND 2 OZ. FILTER FABRIC	
7		STEEL EDGING, MANUF: PERMALOCK, FINISH: BLACK ¼" X 4" OR ⅛" X 6" NEEDED. MODEL: PROLINE COLOR : BRONZE DURAFLEX	
8		GRASS DRIVEWAY TURF PAVER SUBSTRATE MFTR: NDS MAT: TURF TRACK GRASS PAVER, TT24 COLOR: BLACK	
9		BUILT-IN BBQ AND OUTDOOR KITCHEN. OWNER TO SPECIFY	
10		OUTDOOR DINING ISLAND COUNTER TOP: POLISHED FINISH NATURAL STONE	
11		WOOD DECK: IPE 1X6, FINISH: PENOFIN TREANPARENT ARCHITECTURAL GRADE SATIN O/ 2X P.T. WOOD FRAMING	
12		CUSTOM MADE WROUGHT IRON CAR GATE, AUTOMATIC, PER ARCHITECT	
13		FENCE BY ARCHITECT	
14		POND BY OTHERS	
15		WATER FEATURE BY OTHERS	
16		CUSTOM BUILT FIRE PIT	
17		PLANTED BERM	
18		1-1/2" THICK ARIZONA FLAGSTONE 18"-24" DIAMETER TYP. 4" SAND OR DECOMPOSED GRANITE SET	
19		STONE SEAT	
20		BOULDER WATER FEATURE	
21		STONE BOULDER 18"-24" DIAMETER MIN. 18" OVERALL APPROX. HEIGHT, 6" BURIED WITH 12" EXPOSED COLOR: ARIZONA BUFF OR EQUAL. (TYP)	
22		CRUSHED BLUESTONE GRAVEL	

MATERIAL SCHEDULE

- LANDSCAPE
- HARDSCAPE
- PROPOSED TREE: SEE PLANTING SCHEDULE

16' 8' 0' 16' 32'
GRAPHIC SCALE SCALE: 1" = 16'-0"

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Culver City, CA 90232

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HARDSCAPE PLAN

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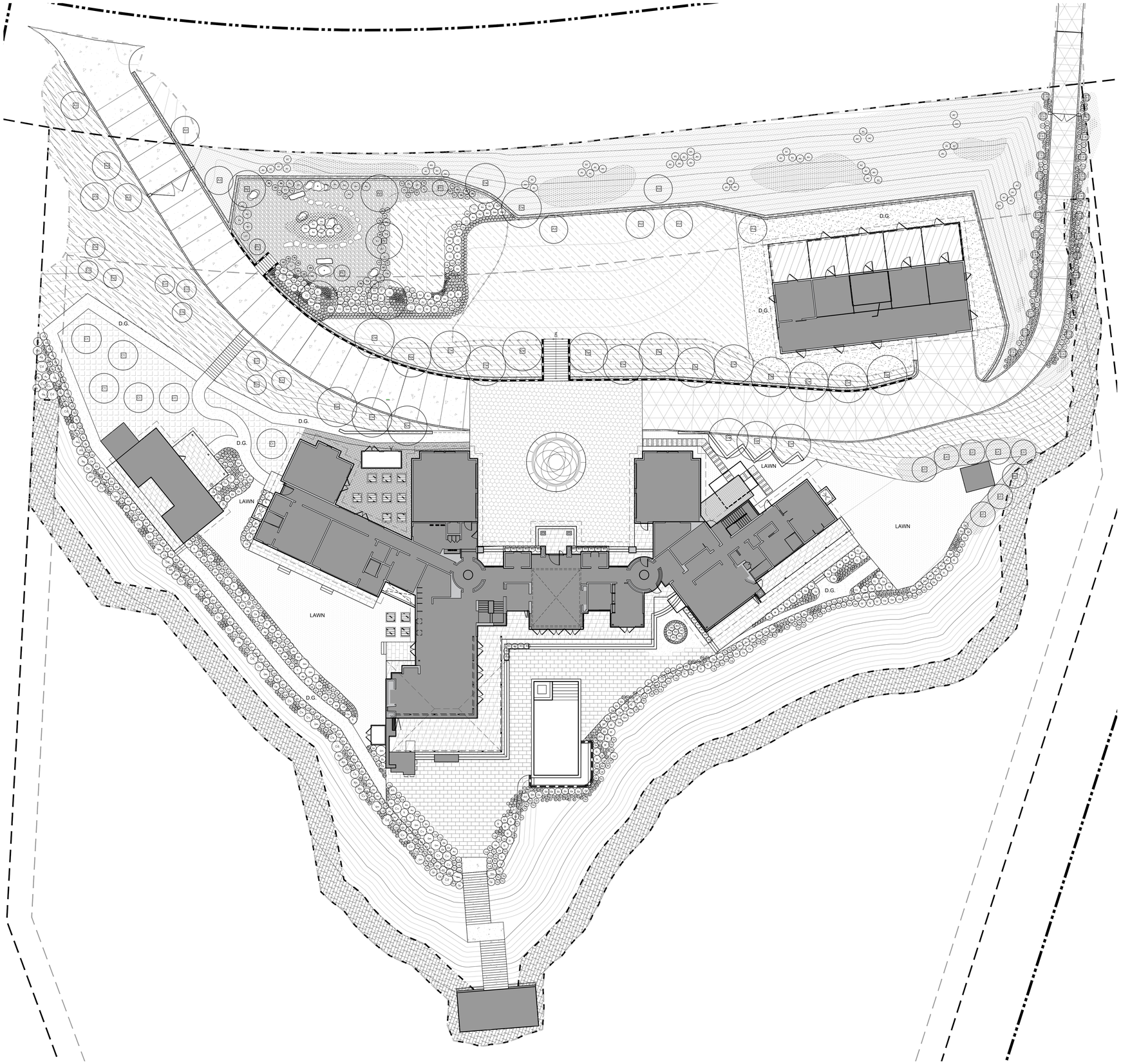

PLANTING SCHEDULE

TREES

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS	W.UCOLS	HEIGHT
OE	24	24" BOX	OLEA EUROPAEA 'WILSONII'	OLIVE TREE	MULTI-TRUNK	L	PRUNED TO BE UNDER 20'
AU	11	24" BOX	ARCTOSTAPHYLOS MANZANITA 'DR. HURD'	DR. HURD MANZANITA	MULTI-TRUNK	L	HEIGHT 12'-16'
LI	8	24" BOX	LAGERSTROEMIA 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	MULTI-TRUNK	M	PRUNED TO BE UNDER 20'
CO	9	24" BOX	CEROS OCCIDENTALIS	WESTERN REDBUD	MULTI-TRUNK	L	HEIGHT: 12'-20'
AP	3	24" BOX	ACER PALMATUM 'SIREEN'	JAPANESE MAPLE	STANDARD	M	MAX HEIGHT: 20'
CS	28	24" BOX	CUPRESSUS SEMPERVIRENS 'TINY TOWER'	'TINY CYPRESS' ITALIAN CYPRES		L	PRUNED TO BE UNDER 20'
CI	6	15 GAL	CITRUS TREES	MEYER LEMON IMPROVED TAROCCO BLOOD ORANGE VALENCIA ORANGE CALIFORNIA HONEY MANDARIN	MULCH ALONG DRIPLINE	M	MULCH ALONG DRIPLINE
PT	3	15 GAL	PINUS THUNBERGII	JAPANESE BLACK PINE	SCULPTURAL TRUNK	M	PRUNED INTO SCULPTURAL FORM

SHRUBS

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS	W.UCOLS	SPACING
AS	13	5 GAL	ARCTOSTAPHYLOS 'JOHN DOURLEY'	JOHN DOURLEY MANZANITA	XX	L	xx
AT	50	5 GAL	AGAVE ATTENUATA VAR. 'RAY OF LIGHT'	RAY OF LIGHT FOX TAIL AGAVE	XX	L	xx
AA	7	5GAL	ARTEMISIA 'POWIS CASTLE'	WORMWOOD	XX	M	xx
AC	69	5 GAL	ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH	XX	VL	xx
AM	46	5 GAL	AQUILEGIA FORMOSA	RED OR SCARLET COLUMBINE	XX	L	xx
BP	207	5 GAL	BALLOTA PSEUDODICTAMNUS	GRECIAN HOREHOUND	XX	VL	xx
BG	138	XX	BOUTELOUA GRACILIS 'BLOND AMBITION'	BLUE GRAMA	XX	L	xx
CE	185	5 GAL	CAREX DIVULSA	EUROPEAN GREY SEDGE	XX	L	
CA	10	5 GAL	CALLISTEMON 'LEPTEN'S'	PURPLE BOTTLEBRUSH	XX	L	XX
CV	26	5 GAL	CALLISTEMON VIMINALIS	WEEPING BOTTLEBRUSH		L	
CH	8	5 GAL	CEANOTHUS 'DARK STAR'	DARK STAR CEANOTHUS	XX	L	XX
DS	15	5 GAL	DISTUS PURPUREUS	ORCHID ROCKROSE	XX	L	XX
DX	42	5 GAL	DISTUS X PULVERULENTUS 'SUNSET'	MAGENTA ROCKROSE		L	
DB	12	5 GAL	DIANELLA REVOLUTA	FLAX LILY	XX	L	XX
EA	90	5 GAL	ERIGERON KARVINSKIANU	SANTA BARBARA DAISY	XX	VL	XX
EO	65	5 GAL	EUPHORBIA CHARACIAS WULFENII	MEDITERRANEAN SPURGE	XX	VL	XX
EC	9	5 GAL	GALVEZIA JURCEA	BAJA BUSH SNAPDRAGON	XX	VL	XX
GI	179	5 GAL	GAURA LINDHEIMERI	GAURA	XX	L	XX
GO	12	5 GAL	GERANIUM INCANUM	CARPET GERANIUM	XX	L	XX
GM	20	5 GAL	GREVILLEA 'MOONLIGHT'	MOONLIGHT SAGE	XX	L	XX
IO	65	5 GAL	IRIS DOUGLASIANA	DOUGLAS IRIS	XX	L	XX
LG	130	5 GAL	LAVANDULA 'GODDWIN CREEK'	GODDWIN CREEK LAVENDER	XX	L	XX
LH	71	5 GAL	LAVANDULA X INTERMEDIA 'PROVENCE'	BLUE LAVANDIN	XX	L	XX
LS	4	5 GAL	LYGEUM SPARTUM	FALSE ESPARTO GRASS	XX	L	XX
LT	122	5 GAL	LEYMUS TRITOIDES 'LAGUNITA	LAGUNITA WILD RYE'	XX	L	XX
M	6	5 GAL	MIMULUS SPEC.	MONKEY FLOWER	XX	L	XX
PS	15	5 GAL	PENSTEMON SPECTABILIS	SHOWY PENSTEMON	XX	L	XX
SG	93	5 GAL	SALVIA CHAPENSIS	GARNET SAGE	XX	M	XX
SH	11	5 GAL	SALVIA SPATHACEA	HUMMINGBIRD SAGE	XX	L	XX
SI	44	5 GAL	SALVIA LEUCANTHA 'MIDNIGHT'	PURPLE MEXICAN SAGE	XX	L	XX
SM	21	5 GAL	SALVIA MERICANA 'LIMELIGHT'	LIMELIGHT MEXICAN SAGE	XX	M	XX
SR	7	5 GAL	SANTOLINA ROSMARINIFOLIA	GREEN SANTOLINA	XX	L	XX
T	14	5 GAL	TAGETES LEMONII	MEXICAN MARIGOLD	XX	L	XX
TL	--	5 GAL	TRICHOSTEMA LANATUM	WOOLY BLUE CURLS	XX	VL	XX
PW	4	5 GAL	PITTOSPORUM TOBIRA 'WHEELER'S DWARF'	WHEELER'S DWARF JAPANES PITTOSPRUM	XX	M	XX
PL	24	5 GAL	PITTOSPORUM TOBIRA 'CREME DE MINTHE'	CREAM DE MINT DWARF MOCK ORANGE	XX	M	XX
MI	17	5 GAL	MESTRINGIA FRUTICOSA 'BLUE GEM'	BLUE GEM MESTRINGIA	XX	L	XX
OI	7	5 GAL	OSMANTHUS FRAGRANS	SWEET OLIVE	XX	M	XX
AL	20	5 GAL	ACADIA CODNATA 'COUSIN ITT'	COUSIN ITT ACADIA	XX	M	XX
BM	27	1 GAL	BUXUS MICROPHYLLA 'JAPONICA'	JAPANESE BOXWOOD	XX	M	XX
AH	11	1 GAL	ACHILLEA MILLEFOLIUM	COMMON YARROW	XX	L	xx

GROUNDCOVER

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS	W.UCOLS	SPACING
	X	SEEDS	CYNODON DACTYLON FESTUCA ARUNDINACEA LEYMUS CONDENSTATUS POA PRATENSIS	BERMUDA GRASS TALL FESCUE RYEGRASS KENTUCKY BLUEGRASS	XX	M	--
	X	SEEDS	FESTUCA ARUNDINACEA FESTUCA IDAHOENSIS LEYMUS CONDENSTATUS MARLENEMOLA INSENS POA SECUNDA SCEDULORASS MELICA IMPERFECTA	TALL FESCUE IDAHO FESCUE CANYON PRINCE GIANT WILD RYE DEER GRASS PINE BLUEGRASS ONIONGRASS	XX	M	--
	X	1 GAL	LANTANA MONTEVIDENSIS 'SPREADING WHITE'	WHITE TRAILING LANTANA	XX	L	24" O.C.
	X	SEEDS	ESCHSCHOLZIA CALIFORNICA LUPINUS	CALIFORNIA POPPY LUPINE	XX	L	--
	X	X	CEANOTHUS 'JOYCE COULTER'	JOYCE COULTER CEANOTHUS	XX	L	36" O.C.
	X	X	ARCTOSTAPHYLOS 'PACIFIC MIST'	--	XX	L	36" O.C.
	X	SOD	MARATHON II	DWARF TALL FESCUE	XX	H	36" O.C.
	X	1 GAL	OPHIOPOGON JAPONICUS	MONDO GRASS	XX	M	XX
	X	--	VEGETABLE BEDS	MONDO GRASS	XX	M	XX

ROSES

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS	W.UCOLS	SPACING
RO	32	5 GAL	ROSA 'ABRAHAM DARBY' ROSA CORNELIA ROSA GERTRUDE 'JEKYLL' ROSA GRAHAMROSA MOLINEUX ROSA WILLIAM SHAKESPEARE'	SHRUB ROSES	XX	M	--

16' 8' 0' 16' 32'
GRAPHIC SCALE SCALE: 1" = 16'-0"

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TREES


OLEA EUROPAEA 'WILSONII'
FRUITLESS OLIVE TREE


ARCTOSTAPHYLOS MANZANITA
'DR. HURD'


LAGERSTROEMIA INDICA 'NATCHEZ'
NATCHEZ CRAPE MYRTLE


CERCIS OCCIDENTALIS
WESTERN REDBUD


ACER PALMATUM 'GREEN'
JAPANESE MAPLE

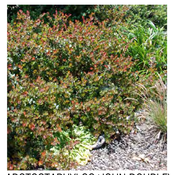

CUPRESSUS S. 'TINY TOWER'
TINY CYPRESS ITALIAN CYPRES


PINUS THUNBERGII
JAPANESE BLACK PINE


CITRUS TREES

SHRUBS


AGAVE ATTENUATA ' RAY OF LIGHT'
RAY OF LIGHT AGAVE


ARCTOSTAPHYLOS 'JOHN DOURLEY'
JOHN DOURLEY MANZANITA


ARTEMISIA 'POWIS CASTLE'
WORMWOOD


ARTEMISIA CALIFORNICA
CALIFORNIA SAGEBRUSH


AQUILEGIA FORMOSA
RED COLUMBINE


BALLOTA PSEUDODICTAMNUS
GRECIAN HOREHOUND


BOUTELOU GRACILIC 'BLOND AMBITION'
BLUE GRAMA


CAREX DIVULSA
EUROPEAN GREY SEDGE


CALLISTEMON 'JEFFER'S'
PURPLE BOTTLEBRUSH


CALLISTEMON VIMINALIS
WEEPING BOTTLEBRUSH


CEANOTHUS 'DARK STAR'
DARK STAR MOUNTAIN LILAC


CISTUS PURPUREUS
ORCHID ROCKROSE


CISTUS xPULVERULENTUS 'SUNSET'
MAGENTA ROCKROSE


DIANELLA REVOLUTA
FLAX LILY


ERIGERON KARVINSKIANU
SANTA BARBARA DAISY


EUPHORBIA CHARACIAS WULFENII
'MEDITERRANEAN SPURGE


GAVEZIA SPECIOSA 'FIRECRACKER'
ISLAND SNAPDRAGON


IRIS DOUGLASIANA
DOUGLAS IRIS


LAVANDULA 'GOODWIN CREEK'
GOODWIN CREEK LAVENDER


LAVANDULA X INTERMEDIA 'PROVENCE'
BLUE LAVENDER


LYGEUM SPARTUM
FALSE ESPARTO GRASS


LEYMUS TRITICOIDES LAGUNITA
LAGUNITA WILD RYE


MIMULUS SPECIES
MONKEY FLOWER


PENSTEMON SPECTABILIS
SHOWY PENSTEMON


SALVIA CHIAPENSIS
GARNET SAGE


SALVIA SPATHACEA
HUMMINGBIRD SAGE


SALVIA LEUCANTHA 'MIDNIGHT'
PURPLE MEXICAN SAGE


SALVIA MEXICANA 'LIMELIGHT'
LIMELIGHT MEXICAN SAGE


SANTOLINA ROSMARINIFOLIA
GREEN SANTOLINA


TAGETES LEMONII
MEXICAN MARIGOLD


TRICHOSTEMA LANATUM
WOOLY BLUE CURLS


PITTOSPORUM TOBIRA 'WHEELER'S DWARF'
WHEELER'S DWARF JAPANESE PITTOSPORUM

PITTOSPORUM TOBIRA 'CREME DE MINTHE'
CREAM DE MINT DWARF MOCK ORANCE

PITTOSPORUM TOBIRA
MOJO PITTOSPORUM

WESTRINGIA FRUTICOSA 'BLUE GEM'

OSMANTHUS FRAGRANS
SWEET OLIVE

ACACIA COGNATA 'COUSIN ITT'
COUSIN ITT ACACIA

BUXUS MICROPHYLLA 'JAPONICA'
JAPAN

ACHILLEA MILLEFOLIUM MOONSHINE
YARROW

GROUNDCOVERS / SEEDS

CYNODON DACTYLON
BERMUDAGRASS

FESTUCA ARUNDIANCEA
TALL FESCUE

LEYMUS CONDENSTATUS
RYEGRASS

POA PRATENSIS
KENTUCKY BLUEGRASS

FESTUCA IDAHOENSIS
IDAHO FESCUE

MUHLENBERGIA RIGENS
DEER GRASS

NASSELLA PULCHRA
PURPLE NEDLESSGRASS

MELICA IMPERFECTA
ONIONGRASS

LANTANA MONTEVIDENSIS
'SPREADING WHITE' LANTANA

LUPINUS
LUPINE

ESCHSCHOLZIA CALIFORNICA
CALIFORNIA POPPY

CEANOTHUS 'JOYCE COULTER'
JOYCE COULTER CEANOTHUS

ARCTOSTAPHYLOS 'PACIFIC MIST'

SOD - MARATHON II

OPHIOPOGON JAPONICUS
MONDO GRASS

ROSA ABRAHAM DARBY
ABRAHAM DARBY SHRUB ROSE

ROSA CORNELIA
CORNELIA SHRUB ROSE

ROSA GERTRUDE 'JEKYLL'
GERTRUDE JEKYLL SHRUB ROSE

ROSA MOLINEUX
MOLINEUX SHRUB ROSE

ROSA WILLIAM SHAKESPEARE
SHAKESPEAR SHRUB ROSE

KSA Inc.
Landscape Studio
Ph. 310 574 4460
Fx. 310 574 4462
6150 Washington Boulevard
Culver City, CA 90232

Project Name:
DARK MOON RANCH, LLC
23 CREST ROAD EAST
ROLLING HILLS, 90274

Consultants:

OWNER
WILLIAMS
420 EAST PACES FERRY,
NE #370
ATLANTA, GA 30305

ARCHITECT
HARRISON DESIGN
1875 CENTURY PARK,
EAST, SUITE 1300
LOS ANGELES, CA 90067
310-888-8748

CIVIL ENGINEER
BOLTON ENGINEERING
CIVIL ENGINEERING AND SURVEYING
25834 NARBONNE AVE. #210
LOMITA, CA 90717
310-325-5580

Approvals

Revisions:

No.	Description	Date

Key plan:

Scale:

Sheet Title:
PLANT
PALETTE

Date: 02.16.2022

Scale:

LP2.0

RENDERED CONCEPT PLAN
FOR REFERENCE ONLY

16' 8' 0' 16' 32'
GRAPHIC SCALE SCALE: 1" = 16'-0"

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Revisions:

No.	Description	Date

Key plan:

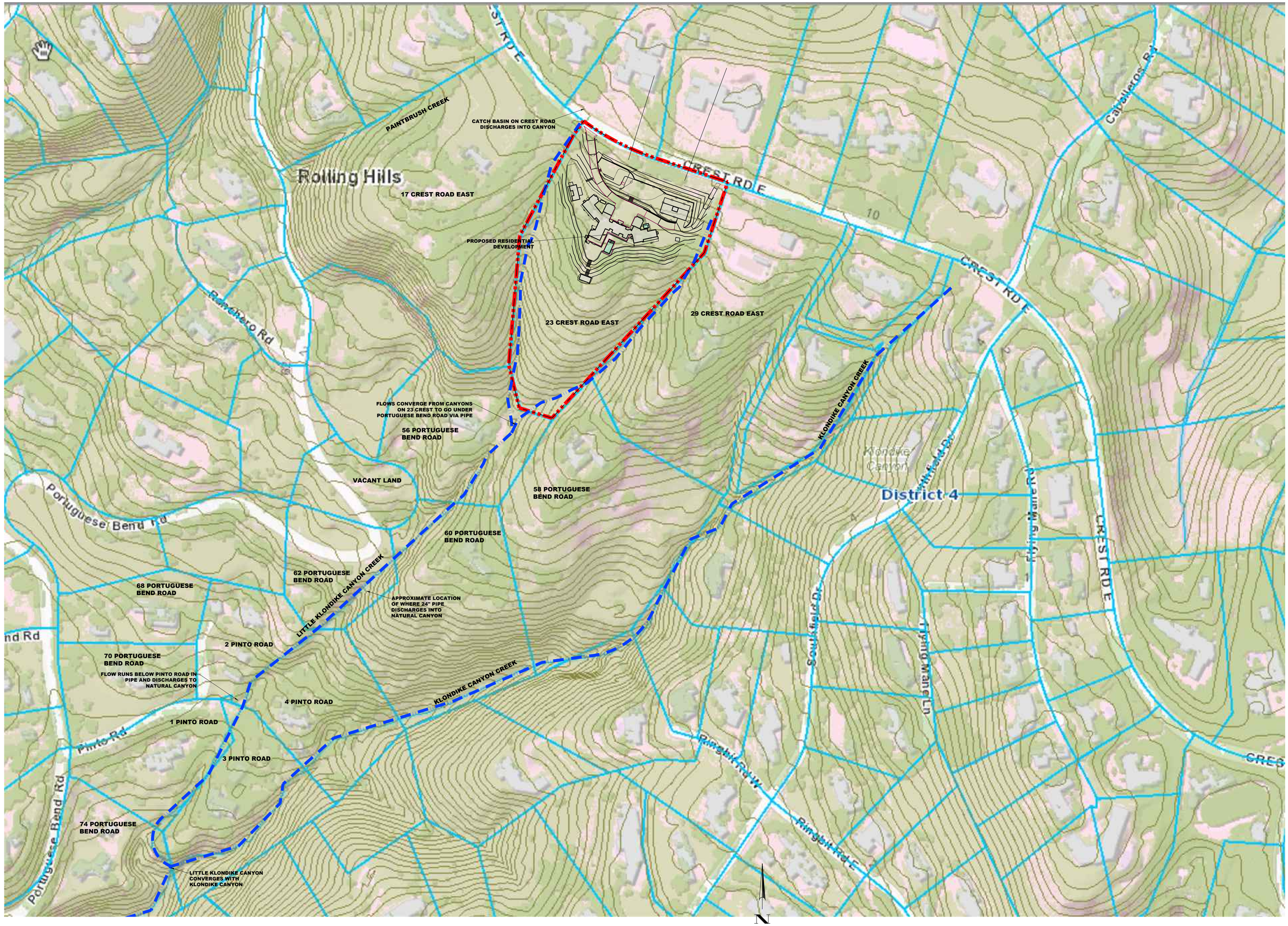
Scale:

Sheet Title:
RENDERED
CONCEPT PLAN

Date: 02.16.2022

Scale:

LP3.0



N

KLODIKE CANYON RUNOFF EXHIBIT
SCALE: 1" = 100'

1
H1

GRAPHIC SCALE
100 0 100 200
(IN FEET)
1 inch = 100 ft.

LEGEND

- SUBJECT PARCEL
- NEIGHBORING PROPERTY LINES
- FLOW PATH IN CANYONS

Revisions	By

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

REGISTERED PROFESSIONAL ENGINEER
TAVISHA M. BOLTON
No.83446
Exp. 3-31-23
CIVIL
STATE OF CALIFORNIA

CLIENT: DARK MOON RANCH, LLC
470 EAST PACES FERRY, NE # 370
ATLANTA, GA 30305

TITLE: KLODIKE CANYON RUNOFF EXHIBIT
PROPOSED DEVELOPMENT @ 23 CREST ROAD EAST
23 CREST ROAD EAST
ROLLING HILLS, CA 90274

Date: February 17, 2022
Scale: AS SHOWN
Drawn: TMA
Checked: DJB
Job No. 21315
Sheet: RE
Of 1 Sheets

J:\21315_Dark Moon Ranch\dwg\1-Runoff Exhibit.dwg 2/17/2022 12:41:25 PM

RESOLUTION NO. 1202

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS APPROVING A REQUEST FOR A SITE PLAN REVIEW FOR GRADING AND CONSTRUCTION OF A NEW RESIDENCE WITH BASEMENT, GARAGES, COVERED PORCHES, SWIMMING POOL WITH A SPA, RETAINING WALLS AND NEW DRIVEWAY; AND REQUEST FOR CONDITIONAL USE PERMIT TO CONSTRUCT A GUESTHOUSE AND STABLE WITH LOFT AND CORRAL AND RELATED IMPROVEMENTS IN ZONING CASE NO. 902 AT **23 CREST ROAD EAST,** LOT 132A-MS, (HYNES). THE PROJECT WAS DETERMINED TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

THE CITY COUNCIL DOES HEREBY FIND, RESOLVE AND ORDER AS FOLLOWS:

Section 1. Initially, in March 2016 an application was duly filed by Mr. and Mrs. James Hynes with respect to real property located at 23 Crest Road East, Rolling Hills (Lot 132A-MS) requesting a Site Plan Review, Conditional Use Permit, and Variance to allow for the construction of a new 11,500 square foot residence and 11,500 square foot basement, two attached garages totaling 1,540 square feet, 900 square foot swimming pool with spa, an 800 square foot guesthouse in the front yard, 7,150 square foot tennis court and related miscellaneous outdoor structures all requiring over 62,000 cubic yards of grading. Following several public hearings and field visits by the Planning Commission and interested members of the public, the applicants scaled down the project. During the City Council proceedings, described below, the applicants further scaled down the project.

Section 2. The Planning Commission conducted duly noticed public hearings to consider the application at their regular meeting on April 19, 2016, May 17, 2016, and at a field visit on May 17, 2016. Following the May 2016 meeting the applicants scaled down the project by removing the tennis court, relocating the guesthouse, proposing a stable, reducing the grading quantities and disturbance of the lot, driveway and the size of the residence. Additional public hearings were held on June 21, 2016, July 19, 2016, and at a field trip on July 19, 2016. Throughout the process, neighbors within 1,000-foot radius were notified of the public hearings and a notice was published in the Peninsula News on April 7, 2016 and June 9, 2016. The applicants and their agents were notified of the public hearings in writing by first class mail and the applicants and agents were in attendance at the hearings evidence was heard and presented from all person interested in affecting said proposal, and from members of the City staff.

Section 3. During the proceedings, the Planning Commission and several neighbors in addition to expressing concerns with the mass of the structures, length of the residence, grading and the impact and aesthetics of the overall development on Crest Road East properties, were concerned with the geology, soil stability, drainage and water run-off from the proposed project and its impact on the downhill properties. The City's drainage and grading engineer and the supervising Building and Safety engineer were present at several meetings and addressed the Commission. The applicants revised their drainage plans, provided hydrology study and included cistern system to retain the run-off from the property.

Section 4. The Planning Commission at their August 16, 2016 meeting adopted a Resolution approving the revised project. Following Planning Commission approval of the project, the City Council at their September 12, 2016 took jurisdiction of the project. Pursuant to Section 17.54.015 of the Rolling Hills Municipal Code, a review hearing for cases taken under jurisdiction by the City Council shall be conducted as de novo hearings.

Section 5. The City Council conducted duly noticed public hearings to consider the application on October 4, 2016, in the field, at their regularly scheduled meeting on October 10, 2016, and on January 9, 2017. Neighbors within 1,000-foot radius were notified of the public hearings and a notice was published in Palos Verdes Peninsula News on September 22, 2016. In addition, the Agenda for City Council's meetings is printed in the City's Newsletter. The applicants were notified of the public hearings in writing by first class mail. Evidence was heard and presented from all persons interested in affecting said proposal and from members of the City staff, City's drainage and grading engineer, neighbors and applicant's engineer and attorney and the City Council had reviewed, analyzed and studied said proposal.

Section 6. At the public hearings several residents expressed concerns regarding the stability, erosion and mostly water run-off from the proposed project and the impact on the downhill properties. Both, Lisa Naslund, the City's grading and drainage engineer and the applicants' engineer discussed the building code requirements for handling post development storm water on properties; what

studies and reports would be required and the issues that the reviewing engineer would be looking at. The applicants' engineer prepared several hydrology studies and responses to City Council concerns and to residents' statements and letters. According to the applicants' engineer, the project will retain and slow down more run-off on site post construction than what is currently retained.

At the October 10, 2016 City Council meeting, members of the City Council also expressed concerns with the size of the residence, grading quantities, steepness of the resulting slopes and visibility of the proposed project from Crest Road, the City's main thoroughfare, and appointed Councilmembers Black and Pieper to an Ad Hoc Committee to work with the applicants to provide an improved and more acceptable project. Following a meeting with the Ad Hoc Committee and several revisions, on January 3, 2017, the applicants submitted a revised project to the City Council. Following lengthy discussion and objections from a couple of residents regarding the drainage and results of the applicants' hydrology study, members of the City Council by a vote 4-1, at the January 9, 2017 meeting, directed staff to prepare a Resolution approving the revised project.

Section 7. The City Council finds that the project is exempt from the California Environmental Quality Act, (CEQA) pursuant to Section 15303 (new construction of single family residence and accessory structures), and Section 15061(b)(3) (common sense exemption) of the CEQA guidelines.

Section 8. – Site Plan Review-Proposed Development. Section 17.46.030 requires a development plan to be submitted for Site Plan Review and approval before any grading requiring grading permit or any new building or structure may be constructed or any expansion, addition, alteration or repair to existing buildings may be made which involve changes to grading or an increase to the size of the building or structure by not more than 999 square feet in any thirty-six (36) month period. The grading for the development and the new structures require Site Plan Review. The pool/spa requires a Site Plan Review due to the grading and the size (over 800 sq. ft. surface water area), and the dissipater retaining wall require a Site Plan Review due to its height of 5'.

With respect to the Site Plan for the development, the City Council hereby approves the request for Site Plan Review in Zoning Case No. 902 to build the proposed project and makes the following findings:

A. The proposed development is compatible with the General Plan, the Zoning Ordinance and surrounding uses because the proposed structures comply with the General Plan requirement of low profile, low-density residential development with sufficient open space between surrounding structures and maintaining sufficient setbacks to provide buffers between residential uses. The net lot area of the lot is over 6 acres and the lot is adjacent to other large lots along Crest Road East, where most of the development will take place. The stable and corral promote the rural, equestrian character of Rolling Hills. None of the structures are in setbacks.

The project conforms to Zoning Code lot coverage requirements, including lot disturbance. The net lot area of the lot is 262,368 square feet. The structural net lot coverage is proposed at 18,659 square feet or 7.1%, which includes all of the structures; with allowance for permitted deductions the structural lot coverage will be 6.9%, (20% max. permitted); and the total lot coverage proposed, including the driveway would be 35,749 square feet or 13.6% excluding permitted deductions, (35% max. permitted). The disturbed area of the lot is proposed to be 36.5%.

B. The project substantially preserves the natural and undeveloped state of the lot by minimizing building coverage. The topography and the configuration of the lot have been considered, and it was determined that the proposed development will not adversely affect or be materially detrimental to adjacent uses, buildings, or structures, because the proposed project will be constructed partially on the existing undulated (not steep) area of the lot, will be the least intrusive to surrounding properties, will be screened and landscaped with trees and shrubs, is of sufficient distance from nearby residences so that it will not impact the view or privacy of surrounding neighbors, and will allow the owners to enjoy their property without deleterious infringement on the rights of surrounding property owners. The proposed project would be located on a gentler slope of the property and leaving the steeper and more densely vegetated areas in their natural state to the south, along with the natural drainage course. The revised project provides for less than the maximum permitted slope gradient in areas that would be most visible from Crest Road E.

The project promotes equestrian uses, therefore furthering the City's goal to remain an equestrian community.

C. The proposed development, as conditioned, is harmonious in scale and mass with the site, and is consistent with the scale of the neighborhood when compared to new residences in the vicinity of said lot. The development plan takes into consideration the views from Crest Road East and the development will be sunk and moved back from Crest Road East, so that views from the road will not be blocked. The residence is proposed on the shallowest sloped area with a basement being added to increase the residence size while reducing the footprint. The slopes being created have been rounded and it was attempted to mimic the existing slope in the area.

Significant portions of the lot will be left undeveloped. The project will be screened from the road and all neighbors. During the review process, at suggestions from the City Council and addressing the neighbors' concerns, the applicant scaled down the grading areas and the project in general to retain as much of the natural terrain as possible and not greatly affect the lower building pad.

D. The development plan will introduce additional landscaping, which is compatible with and enhances the rural character of the community, and the landscaping will provide a buffer or transition area between private and public areas. There will be some clearing of existing landscaping due to overgrowth and improper maintenance that has become a fire hazard.

E. The proposed development is sensitive and not detrimental to the convenience and safety of circulation for pedestrians and vehicles because the new 20' driveway will be safe to drive on as two cars can safely pass one another. There is ample parking in the garages and there is a proposed parking pad at the front of the house, outside of all setbacks, so all visitor parking will be contained on site. An adequate driveway is proposed to safely accommodate horse trailers to the stable and corral area. The Traffic Commission reviewed the proposed driveways and has recommended approval.

Section 9 – Conditional Use Permits. Sections 17.18.060 and 17.18.090 of the Rolling Hills Municipal Code permit approval of a stable over 200 square feet and corral over 550 square feet with a Conditional Use Permit. The proposed 1,300 square foot stable with 792 square foot loft and corral comply with all requirements of these sections. An 800 square foot guesthouse is proposed. Section 17.16.210 (A)(5) of the Zoning Ordinance contains conditions for a guesthouse, subject to approval of a conditional use permit. All of the detached structures comply with the provisions and conditions for such structures. With respect to this request for Conditional Use Permit, the City Council finds as follows:

A. Conditionally permitted uses are not outright permitted by the Rolling Hills Municipal Code. The City Council must consider applications for a Conditional Use Permit and may, with such conditions as are deemed necessary, approve a conditional use which will not jeopardize, adversely affect, endanger or to otherwise constitute a menace to the public health, safety or general welfare or be materially detrimental to the property of other persons located in the vicinity of such use.

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

C. The nature, condition, and development of adjacent structures have been considered, and the project will not adversely affect or be materially detrimental to these adjacent uses, buildings, or structures because the proposed uses (stable/corral, and guesthouse) are located in the middle of a 6.0 acre lot and their general location is of sufficient distance from nearby residences so as to not impact the view or privacy of surrounding neighbors. The proposed stable is to be located adjacent to the corral and a path designated for equestrian uses that runs from the stable to the road above is separate from the other outdoor living areas on the property and will be comprised of decomposed granite.

D. The project is harmonious in scale and mass with the site, the natural terrain, and surrounding residences because the proposed uses comply with the low profile residential development pattern of the community and will not give the property an over-built look, and areas will remain open and unobstructed. The lot is 6.0 acres net in size and is sufficiently large to accommodate the proposed uses.

The stable will be compatible with the uses in the surrounding area because Rolling Hills is an equestrian community and stables are encouraged. The stable will look like a stable and with the corral will promote open space on the pad.

The guesthouse will be compatible with the uses in the surrounding area because it will have the same architectural design as the house and is in the rear yard and is an amenity other residences in Rolling Hills enjoy.

E. The proposed conditional uses comply with all applicable development standards of the zone district and requires Conditional Use Permits pursuant to Sections 17.18.060, 17.18.090, 17.16.210(A)(5) of the Zoning Ordinance.

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

Section 10. Based upon the foregoing findings, and the evidence in the record, the City Council hereby approves Zoning Case No. 902 request for a Site Plan Review and Conditional Use Permits for the construction of a new 10,400 square foot residence, 10,400 square foot basement, 1,120 square foot garage, 475 square foot entry, a total of 2,869 square feet covered porches - 2,500 sq.ft. at main residence, 264 sq.ft. at the stable and 105 sq.ft. at the guest house; a new pool and spa totaling 864 square feet with a 60 square foot pool equipment area, a 171 square foot service yard, a 250 square foot outdoor kitchen, a 350 square feet detached trellis near the proposed 800 square foot guest house, a two-story stable with 1,300 square feet on the first level and a 792 square foot loft, a new driveway and turnaround access, a pervious access to the stable, several retaining walls and grading of a total of 48,180 cubic yards of dirt; (the dirt from the basement, 5,750 c.y. may be exported), subject to the following conditions:

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

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

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

D. The lot shall be developed and maintained in substantial conformance with the site plan on file dated January 3, 2017, except as otherwise provided in these conditions. The working drawings submitted to the Department of Building and Safety for plan check review shall conform to the approved development plan. All conditions of the Site Plan Review and Conditional Use Permit approvals shall be incorporated into the building permit working drawings, and where applicable complied with prior to issuance of a grading or building permit from the building department.

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

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

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

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

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

G. Structural lot coverage of the lot shall not exceed 18,659 square feet or 7.1% of the net lot area, in conformance with lot coverage limitations, and with the permitted allowances 18,189 square feet or 6.9% coverage, (20% maximum).

The total lot coverage proposed, including structures and flatwork, shall not exceed 35,749 square feet or 13.6%, of the net lot area, excluding deductions, in conformance with lot coverage limitations (35% maximum).

H. The disturbed area of the lot, including the approved stable and corral shall not exceed 36.5%; over a 95,850 square feet surface area. Grading for this project shall not exceed a total of 48,180 cubic yards of which 5,750 c.y from the basement may be exported.

I. The residential building pad is proposed at 41,660 square feet and shall not exceed coverage of 14,680 square feet or 35.3% with allowed deductions. The stable pad is proposed at 11,100 square feet and shall not exceed 2,259 square feet of coverage or 20.4%.

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

K. Access to the stable and to the corral shall be decomposed granite or like, 100% pervious roughened material.

L. Per Section 17.16(A)(5)(c) of the zoning ordinance, only one sanitary facility consisting of a shower, sink, and a toilet and a kitchenette is permitted in the guesthouse; there shall be no parking area within 50-feet of the guesthouse; no renting of the guesthouse is permitted.

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

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

O. The pool equipment area shall be enclosed and the enclosure screened with landscaping. Per LA County Building Code, pool barrier/fencing shall be required.

P. The applicant shall comply with all requirements of the Lighting Ordinance of the City of Rolling Hills (RHMC 17.16.190 E), pertaining to lighting on said property; roofing and material

requirements of properties in the Very High Fire Hazard Severity Zone, and all other ordinances and laws of the City of Rolling Hills and the LA County Building Code.

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

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

S. Prior to issuance of a final construction approval of the project, all graded slopes shall be landscaped. Prior to issuance of building permit, a landscaping plan shall be submitted to the City in conformance with Fire Department Fuel Modification requirements and requirements for graded slopes. The landscaping shall not form a hedge like screen but be offset. The height of any new trees and shrubs to be planted in conjunction with this project shall not at any time exceed the ridgeline of the roof of the structures, which they are screening. In order to preserve the sightline of the view from Crest Road East, the height of any landscaping planted on the property along the Crest Road E. roadway easement, or along the front of the residence shall be maintained so as not to exceed three (3) feet from the road elevation. The landscaping plan shall utilize to the maximum extent feasible, plants that are native to the area, are water-wise and are consistent with the rural character of the community.

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

T. The dissipaters and pool equipment area shall be screened with landscaping. Sound attenuating equipment shall be installed to dampen the sound from the pool equipment area and the pool pump. The project shall utilize the most quiet and technologically advanced equipment to dampen the sound.

U. The setback lines and roadway easement lines in the vicinity of the construction for this project shall remain staked throughout the construction. During construction a construction fence shall be installed.

V. Perimeter easements, including roadway easements and trails, if any, shall remain free and clear of any improvements including, but not be limited to fences-including construction fences, any hardscape, driveways, landscaping, irrigation and drainage devices, except as otherwise approved by the Rolling Hills Community Association.
In addition, any construction facility, such as a construction trailer/office or portable toilets, to a maximum extent practicable, shall be located in a manner not visible from the street, and be in a location satisfactory to City staff.

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

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

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

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

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

AB. The contractor shall not use tools that could produce a spark, including for clearing and grubbing, during red flag warning conditions. Weather conditions can be found at: http://www.wrh.noaa.gov/lox/main.pho?suite=safety&page=hazard_definitions#FIRE.

It is the sole responsibility of the property owner and/or his/her contractor to monitor the red flag warning conditions. Should a red flag warning be declared and if work is to be conducted on the property, the contractor shall have readily available fire extinguisher.

AC. The property owners shall be required to conform with the Regional Water Quality Control Board and County Public Works Department Best Management Practices (BMP's) requirements related to solid waste, drainage, cistern construction and maintenance, septic tank construction and maintenance in conformance with the County Health Department, storm water drainage facilities management, and to the City's Low Impact development Ordinance (LID).

AD. 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 competed project is in compliance with the approved plans. In addition, any modification made to the project during construction, shall be depicted on the "as built/as graded" plan.

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

PASSED, APPROVED AND ADOPTED THIS 13th DAY OF FEBRUARY, 2017.

BEA DIERINGER, MAYOR

ATTEST:

HEIDI LUCE, CITY CLERK

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

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

I certify that the foregoing Resolution No. 1202 entitled:

> A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS APPROVING A REQUEST FOR A SITE PLAN REVIEW FOR GRADING AND CONSTRUCTION OF A NEW RESIDENCE WITH BASEMENT, GARAGES, COVERED PORCHES, SWIMMING POOL WITH A SPA, RETAINING WALLS AND NEW DRIVEWAY; AND REQUEST FOR CONDITIONAL USE PERMIT TO CONSTRUCT A GUESTHOUSE AND STABLE WITH LOFT AND CORRAL AND RELATED IMPROVEMENTS IN ZONING CASE NO. 902 AT **23 CREST ROAD EAST,** LOT 132A-MS, (HYNES). THE PROJECT WAS DETERMINED TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

was approved and adopted at a regular meeting of the City Council on February 13, 2017, by the following roll call vote:

AYES: Councilmembers Black, Mirsch, Pieper and Mayor Dieringer.

NOES: Councilmember Wilson.

ABSENT: None.

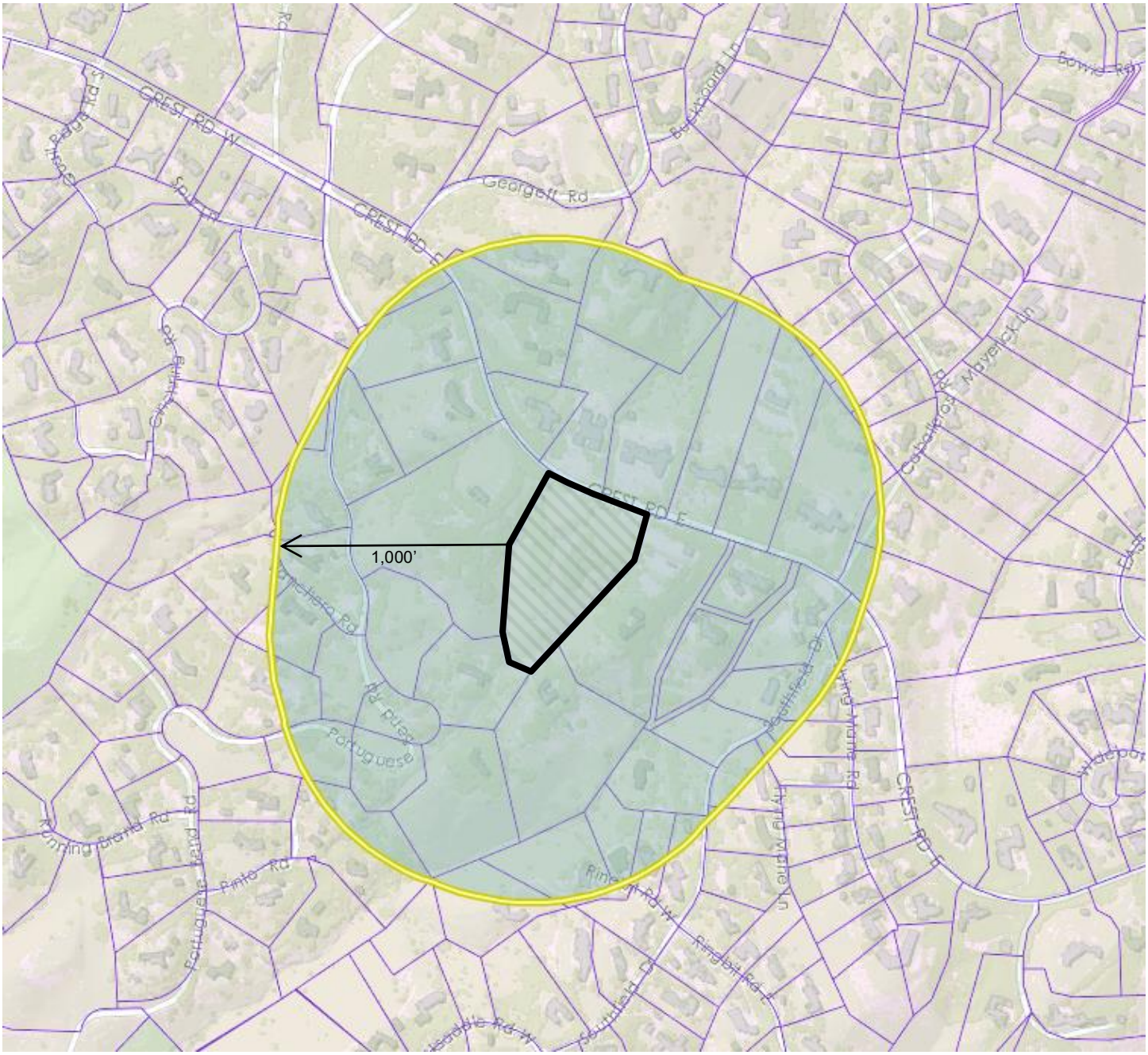
ABSTAIN: None.

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

Administrative Offices.

Heidi Luce

HEIDI LUCE, CITY CLERK



City of Rolling Hills **2 PORTUGUESE BEND ROAD ROLLING HILLS, CA 90274**

TITLE VICINITY MAP **CASE NO.** Zoning Case No. 21-11
Site Plan Review

OWNER Williams

ADDRESS 23 Crest Road East, Rolling Hills 90274 **SITE**

Agenda Item No.: 11.A
Mtg. Date: 03/15/2022

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

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

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

SUBJECT: **CONSIDER A POLICY FOR IMPLEMENTING EXPANDED LOW IMPACT DEVELOPMENT STANDARDS**

DATE: **March 15, 2022**

BACKGROUND:

On September 27, 2021, the City Council and Planning Commission held a joint study session to discuss stormwater mitigation measures on private improvement projects. Staff gave a presentation on stormwater harvesting, site design practices, and capital improvements identified via future monitoring. Staff presented examples of permeable paving to improve drainage by percolating rainwater into the ground, and the benefits of rain gardens and bioswales. Staff indicated the City is projected to receive up to $100,000 per year in Safe Clean Water municipal funds (Measure W) based on a parcel tax of 2.5 cents per square foot of impermeable surface. These funds can be used to support low impact development (LID) because they improve surface water quality by reducing stormwater runoff. So far the City has been using these funds for water quality monitoring and planning, including the canyon monitoring and hydrology study to document the City's retention of the 85th%/24-hr storm runoff. The funds could be used to distribute and install rain barrels, offer incentives to property owners to replace impervious hardscape with permeable paving, and/or provide offsets of the differential cost between impervious paving and permeable paving on discretionary projects.

DISCUSSION:

LID is an approach to managing stormwater on development projects by retaining and detaining stormwater onsite to preserve natural hydrology, thereby lessening adverse downstream water quality impacts and simultaneously reducing flooding and erosion impacts on downstream properties.

A fundamental element of LID is effective site design. Effective site design preserves and/or creates natural landscape features that promote percolation of stormwater on-site, minimizes impermeable surfaces that create runoff, and uses permeable paving for exterior paved surfaces. Effective site design can be applied to all new and redevelopment projects during planning and design in order to protect the natural canyon drainage system and downstream properties and to support compliance with the municipal stormwater permit.

The following site design requirements are readily implemented without the need for advanced hydrologic retention calculations or engineering services beyond what would be otherwise undertaken for development projects, and can be applied to all new and redevelopment projects:

1. At least 50% of new paved areas with slopes less than 10% to be constructed of permeable surfaces.
2. Runoff from impermeable surfaces can be diverted to permeable surfaces as follows:
    - Show on plans that impermeable surfaces (e.g., driveways, roofs, and patios) drain toward permeable paving or landscaped areas.
    - A minimum of 90% of impermeable surface areas to be routed toward permeable paving and/or vegetated areas.
        - If runoff from impermeable surfaces is directed to landscaped areas equipped with automatic irrigation systems, such irrigation systems shall be furnished with a weather-based irrigation controller including a rain shut-off sensor.
3. If runoff from roofs is collected via rain gutters and downspouts, either direct the runoff to permeable paving surfaces or to one or more rain gardens following sizing guidelines in South Bay Homeowner's Guide to Rainwater Harvesting. (Properties in the landslide area are exempt from the requirement to install a rain garden to manage concentrated flows from roofs and should consult a geotechnical engineer or geologist before doing so.)

At the project applicant's discretion, advanced stormwater management technologies that require specialized engineering design services may be utilized for stormwater management on new and redevelopment projects to address runoff from some or all of the project areas in lieu of one or more of the foregoing requirements. Examples of advanced technologies include:

4. Cisterns to harvest rainwater from roofs for beneficial use for irrigation require complex design requirements, proper foundation design and/or soils report to support the load, special plumbing permits and a water balance analysis.
5. Dry wells are an effective method for stormwater retention from impermeable surfaces; however, they require a geotechnical report and percolation test and must be designed by a professional engineer or geologist. Additionally, properties in the landslide area should not install dry wells unless a licensed geotechnical engineer or geologist is consulted and approves the design.

FISCAL IMPACT:
None.

RECOMMENDATION:
Discuss the item and direct staff on implementing a policy for expanding low impact development.

ATTACHMENTS:
ExpandedLID_presentation.pdf

APPROACH FOR ENHANCING STORMWATER MANAGEMENT THROUGH EFFECTIVE SITE DESIGN

TO DETAIN AND RETAIN STORMWATER ON PROPERTIES

TO REDUCE EROSION AND DEBRIS FLOWS DURING STORMS

SUPPORT CITY'S STORMWATER PERMIT COMPLIANCE VIA RETENTION





BENEFITS OF STORMWATER DETENTION & RETENTION

DETENTION

- SLOWS STORMWATER FLOW AND RUNOFF
- PROVIDES TIME FOR STORMWATER TO PERCOLATE
- REDUCES PEAK FLOW RATE AND VOLUME IN DOWNSTREAM CHANNELS

RETENTION

- STORES WATER IN SOIL VADOSE ZONE
- PROMOTES DEEP ROOT GROWTH, DROUGHT RESILIENCE
- BENEFITS LANDSCAPING BY FLUSHING SALTS FROM SOIL

SITE DESIGN PRACTICES



Use permeable/porous paving for patios, walkways, motor courts



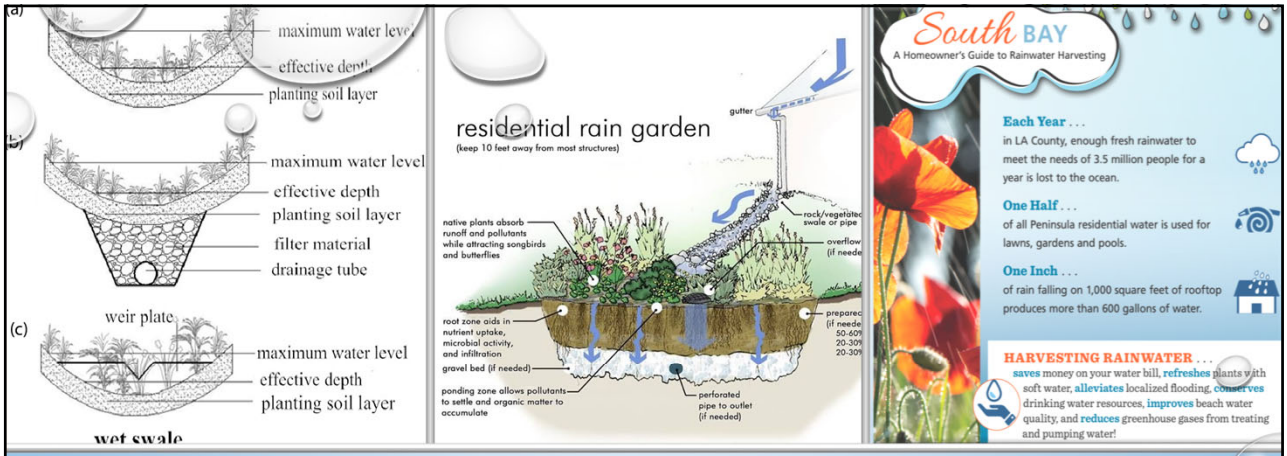
Divert runoff from impermeable areas to vegetated areas or permeable hardscape



Divert roof runoff to landscaped areas or rain garden



AT LEAST 50% OF NEW EXTERIOR PAVING TO BE PERMEABLE (AREAS ≥10% SLOPE EXCLUDED)



DIRECT 90% OF RUNOFF FROM IMPERMEABLE SURFACES TO PERMEABLE PAVING OR LANDSCAPED AREAS

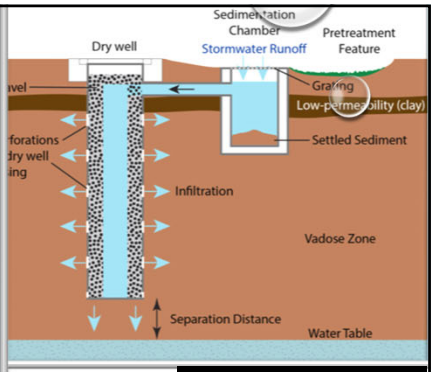
IF IRRIGATED, EQUIP WITH WEATHER-BASED IRRIGATION CONTROLLER INCLUDING AUTOMATIC RAIN SHUTOFF SENSOR



OPTIONAL:
ADVANCED STORMWATER MANAGEMENT TECHNOLOGIES

Require specialized engineering design services

- Dry wells:
  - Geotechnical report
  - Percolation test
- Cisterns
  - Water balance analysis for sizing
  - Foundation design
  - Geotechnical report
  - Special plumbing permits

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QUESTIONS & DISCUSSION