



# City of Rolling Hills

INCORPORATED JANUARY 24, 1957

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

**AGENDA**  
**Regular City Council Meeting**

**CITY COUNCIL**  
**Monday, April 11, 2022**

**CITY OF ROLLING HILLS**  
**7:00 PM**

The meeting agenda is available on the City's website. The City Council meeting will be live-streamed on the City's website. Both the agenda and the live-streamed video can be found here:

<https://www.rolling-hills.org/government/agenda/index.php>

Members of the public may submit written comments in real-time by emailing the City Clerk's office at [cityclerk@cityofrh.net](mailto:cityclerk@cityofrh.net). Your comments will become part of the official meeting record. You must provide your full name, but please do not provide any other personal information that you do not want to be published.

Recordings to City Council meetings can be found here:

<https://www.rolling-hills.org/government/agenda/index.php>.

*Next Resolution No. 1294*

*Next Ordinance No. 376*

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **PRESENTATIONS/PROCLAMATIONS/ANNOUNCEMENTS**
  - 4.A. **CITY COUNCIL REORGANIZATION**  
**RECOMMENDATION:**
    - A. **PRESENTATION OF NEW MAYOR AND MAYOR PRO-TEM**
    - B. **PRESENTATION TO MAYOR DIERINGER IN RECOGNITION OF HER SERVICE DURING HER 2021-2022 TERM AS MAYOR**
    - C. **COMMENTS FROM OUTGOING MAYOR**
  - 4.B. **PRESENTATION FROM REPUBLIC SERVICES ON CUSTOMER SERVICE.**  
**RECOMMENDATION: Receive and File.**
5. **APPROVE ORDER OF THE AGENDA**

*This is the appropriate time for the Mayor or Councilmembers to approve the agenda as is or reorder.*
6. **BLUE FOLDER ITEMS (SUPPLEMENTAL)**

*Blue folder (supplemental) items are additional back up materials to administrative reports, changes to the posted agenda packet, and/or public comments received after the printing and distribution of the agenda packet for receive and file.*

  - 6.A. **FOR BLUE FOLDER DOCUMENTS APPROVED AT THE CITY COUNCIL**

## MEETING

### **RECOMMENDATION: Approved**

[CL\\_AGN\\_220411\\_CC\\_BlueFolderItem\\_8C\\_Supplemental.pdf](#)

[CL\\_AGN\\_220411\\_CC\\_BlueFolderItem\\_11A\\_Supplemental.pdf](#)

## **7. PUBLIC COMMENT ON NON-AGENDA ITEMS**

*This is the appropriate time for members of the public to make comments regarding the items **not** listed on this agenda. Pursuant to the Brown Act, no action will take place on any items not on the agenda.*

## **8. CONSENT CALENDAR**

*Business items, except those formally noticed for public hearing, or those pulled for discussion are assigned to the Consent Calendar. The Mayor or any Councilmember 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 Mayor will call on anyone wishing to address the City Council on any Consent Calendar item on the agenda, which has not been pulled by Councilmembers for discussion.*

### **8.A. APPROVE AFFIDAVIT OF POSTING FOR THE CITY COUNCIL REGULAR MEETING OF APRIL 11, 2022**

#### **RECOMMENDATION: Approve.**

[CL\\_AGN\\_220411\\_CC\\_AffidavitofPosting.pdf](#)

### **8.B. APPROVE MOTION TO READ BY TITLE ONLY AND WAIVE FURTHER READING OF ALL ORDINANCES AND RESOLUTIONS LISTED ON THE AGENDA**

#### **RECOMMENDATION: Approve.**

### **8.C. APPROVE THE FOLLOWING CITY COUNCIL MINUTES: MARCH 28, 2022**

#### **RECOMMENDATION: Approve as presented.**

[CL\\_MIN\\_220328\\_CC\\_F\\_A.pdf](#)

### **8.D. PAYMENT OF BILLS**

#### **RECOMMENDATION: Approve as presented.**

[CL\\_AGN\\_220411\\_PaymentOfBills.pdf](#)

### **8.E. REPUBLIC SERVICES RECYCLING TONNAGE REPORT FOR FEBRUARY 2022 AND FORCE MAJEURE NOTIFICATION RELATED TO UNAVAILABILITY OF CVT FACILITY DUE TO FIRE.**

#### **RECOMMENDATION: Receive and file.**

[CL\\_AGN\\_220328\\_UnforeseenCircumstances\\_CVTFire.pdf](#)

[0222 - Rolling Hills YTD Tonnage Report.pdf](#)

### **8.F. APPROVE PROFESSIONAL SERVICES AGREEMENT AND AUTHORIZE THE CITY MANAGER TO EXECUTE A CONTRACT AMENDMENT WITH THE PALOS VERDES PENINSULA LAND CONSERVANCY TO PROVIDE ONE-YEAR FIRE FUEL MAINTENANCE SERVICE FOR PHASE 4 AREA.**

#### **RECOMMENDATION: Approve as presented.**

[CL\\_AGN\\_220411\\_CC\\_PVPLC\\_PSA\\_4thAmendment.pdf](#)

[CL\\_AGN\\_220411\\_CC\\_PVPLC\\_ReducingFuelLoadProject\\_Phase4.pdf](#)

### **8.G. APPROVE FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT WITH HQE SYSTEMS INC. COVERING SUPPLEMENTAL SERVICES FOR A**



NOT-TO-EXCEED AMOUNT OF \$3500.00.

**RECOMMENDATION: Approve as presented.**

[CL\\_AGN\\_220411\\_CC\\_PSA\\_HQE\\_Amendment01.pdf](#)

## 9. EXCLUDED CONSENT CALENDAR ITEMS

## 10. COMMISSION ITEMS

- 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: It is recommended that the City Council receive and file Resolution No. 2022-03 and Zoning Case No. 21-29 for a new stable and planter walls at an existing corral located at 29 Crest Road West.**

[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](#)

[2022-03\\_PC\\_Resolution\\_CUP\\_29CrestRdW\\_E.pdf](#)

## 11. PUBLIC HEARINGS

- 11.A. [CONTINUATION OF APPEAL OF COMMITTEE ON TREES AND VIEWS' DECISION ON VIEW PRESERVATION COMPLAINT - 61 EASTFIELD DRIVE \(JUGE - COMPLAINANT\) AND 59 EASTFIELD DRIVE \(TAMAYO/SIERRA - VEGETATION OWNER\)](#)

**RECOMMENDATION: Consider the appeal and provide direction to staff.**

[City Council Staff Report - Field Trip 040722.pdf](#)

[CL\\_AGN\\_220328\\_StaffReport\\_TVCMeting\\_11.30.21.pdf](#)

[CL\\_AGN\\_220328\\_ArboristReport\\_59-61EastfieldDr.pdf](#)

[CL\\_AGN\\_220328\\_ResolutionNo2021-21-CTV.pdf](#)

[CL\\_AGN\\_220328\\_13A\\_Association.Withdrawal.Complaint.pdf](#)

[CL\\_AGN\\_220328\\_RequestForAppeal.01.27.22\\_PhotosRemoved.pdf](#)

[CL\\_AGN\\_220328\\_13A\\_2007 GEOTECHNICAL ENGINEER INSPECTION REPORT.pdf](#)

[CL\\_AGN\\_220411\\_BlueFolderItem\\_11A\\_Pictures.04.11.22.pdf](#)

## 12. OLD BUSINESS

## 13. NEW BUSINESS

- 13.A. [CONSIDER REQUEST FROM THE ROLLING HILLS COMMUNITY ASSOCIATION NEEDS OF SENIORS COMMITTEE TO IMPROVE CITY HALL CAMPUS AND APPROVE SUGGESTED IMPROVEMENTS.](#)

**RECOMMENDATION: Approve as presented.**

[2022-03-15LtrNeedsOfSeniorCommittee.pdf](#)

## 14. MATTERS FROM THE CITY COUNCIL

- 14.A. [UPDATE ON ROLLING HILLS TENNIS COURTS IMPROVEMENTS TO ADD PICKLEBALL COURTS. \(PIEPER\)](#)  
**RECOMMENDATION:** Receive a presentation from Councilmember Jeff Pieper and provide direction to staff.
- 14.B. [DISCUSS HOLDING AN ANNUAL STATE OF THE CITY EVENT. \(MIRSCH\)](#)  
**RECOMMENDATION:** Consider and provide direction to staff.

**15. MATTERS FROM STAFF**

**16. RECESS TO CLOSED SESSION**

- 16.A. [CONFERENCE WITH LEGAL COUNSEL: ANTICIPATED LITIGATION GOVERNMENT CODE SECTION 54956.9\(d\)\(2\)](#)  
**RECOMMENDATION:** A point has been reached where, in the opinion of the City Council on the advice of its legal counsel, there is a significant exposure to litigation against the City.

**Number of Potential Cases: 1**

**Letter from Californians for Homeownership dated March 3, 2022**

- 16.B. [CONFERENCE WITH LABOR NEGOTIATORS CALIFORNIA GOVERNMENT CODE SECTION 54957.6 CITY DESIGNATED REPRESENTATIVE: CITY MANAGER UNREPRESENTED EMPLOYEE: SENIOR MANAGEMENT ANALYST CANDIDATE](#)  
**RECOMMENDATION:** None.

- 16.C. [CONFERENCE WITH LABOR NEGOTIATOR GOVERNMENT CODE SECTION 54957.6 CITY'S DESIGNATED REPRESENTATIVE: MAYOR BEA DIERINGER UNREPRESENTED EMPLOYEE: CITY MANAGER ELAINE JENG](#)  
**RECOMMENDATION:** None.

**17. RECONVENE TO OPEN SESSION**

**18. ADJOURNMENT**

Next regular meeting: Monday, April 25, 2022 at 7:00 p.m. in the City Council Chamber, Rolling Hills City Hall, 2 Portuguese Bend Road, Rolling Hills, California, 90274.

**Notice:**

*Public Comment is welcome on any item prior to City Council action on the item.*

*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.*

*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.*



## *City of Rolling Hills*

INCORPORATED JANUARY 24, 1957

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**Agenda Item No.: 4.A**  
**Mtg. Date: 04/11/2022**

**TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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

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

**SUBJECT:** CITY COUNCIL REORGANIZATION

**DATE:** April 11, 2022

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**BACKGROUND:**

None.

**DISCUSSION:**

None.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

None.

**ATTACHMENTS:**



## *City of Rolling Hills*

INCORPORATED JANUARY 24, 1957

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**Agenda Item No.: 4.B**  
**Mtg. Date: 04/11/2022**

**TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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

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

**SUBJECT:** PRESENTATION FROM REPUBLIC SERVICES ON CUSTOMER SERVICE.

**DATE:** April 11, 2022

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**BACKGROUND:**

At the March 28, 2022 City Council meeting, Mayor Pro Tem Black voiced concerns about Republic Services customer service including their lack of understanding or knowledge as to what is included in the current contract.

**DISCUSSION:**

None.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

Receive and file.

**ATTACHMENTS:**



## *City of Rolling Hills*

INCORPORATED JANUARY 24, 1957

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**Agenda Item No.: 6.A**  
**Mtg. Date: 04/11/2022**

**TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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

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

**SUBJECT:** FOR BLUE FOLDER DOCUMENTS APPROVED AT THE CITY COUNCIL MEETING

**DATE:** April 11, 2022

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**BACKGROUND:**

None.

**DISCUSSION:**

None.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

Approved.

**ATTACHMENTS:**

[CL\\_AGN\\_220411\\_CC\\_BlueFolderItem\\_8C\\_Supplemental.pdf](#)

[CL\\_AGN\\_220411\\_CC\\_BlueFolderItem\\_11A\\_Supplemental.pdf](#)

## **BLUE FOLDER ITEM (SUPPLEMENTAL)**

*Blue folder (supplemental) items are additional back up materials to administrative reports, changes to the posted agenda packet, and/or public comments received after the printing and distribution of the agenda packet for receive and file.*

### **CITY COUNCIL MEETING April 11, 2022**

#### **8.C APPROVE THE FOLLOWING CITY COUNCIL MINUTES: MARCH 28, 2022**

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

[CL\\_MIN\\_220328\\_CC\\_F\\_A.pdf](#)

## **BLUE FOLDER ITEM (SUPPLEMENTAL)**

*Blue folder (supplemental) items are additional back up materials to administrative reports, changes to the posted agenda packet, and/or public comments received after the printing and distribution of the agenda packet for receive and file.*

### **CITY COUNCIL MEETING April 11, 2022**

**11.A CONTINUATION OF APPEAL OF COMMITTEE ON TREES AND VIEWS' DECISION  
ON VIEW PRESERVATION COMPLAINT - 61 EASTFIELD DRIVE (JUGE -  
COMPLAINANT) AND 59 EASTFIELD DRIVE (TAMAYO/SIERRA - VEGETATION  
OWNER)**

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

[CL\\_AGN\\_220411\\_BlueFolderItem\\_11A\\_Pictures.04.11.22.pdf](#)





## *City of Rolling Hills*

INCORPORATED JANUARY 24, 1957

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**Agenda Item No.: 8.A**  
**Mtg. Date: 04/11/2022**

**TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** CHRISTIAN HORVATH,

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

**SUBJECT:** APPROVE AFFIDAVIT OF POSTING FOR THE CITY COUNCIL  
REGULAR MEETING OF APRIL 11, 2022

**DATE:** April 11, 2022

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**BACKGROUND:**

None.

**DISCUSSION:**

None.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

Approve.

**ATTACHMENTS:**

[CL\\_AGN\\_220411\\_CC\\_AffidavitofPosting.pdf](#)



# Administrative Report

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8.A., File # 1121

Meeting Date: 04/11/2022

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**To: MAYOR & CITY COUNCIL**

**From:** Christian Horvath, City Clerk

**TITLE**

APPROVE AFFIDAVIT OF POSTING FOR THE CITY COUNCIL REGULAR MEETING OF APRIL 11, 2022

**EXECUTIVE SUMMARY**

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

## AFFIDAVIT OF POSTING

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

Legislative Body	City Council
Posting Type	Regular Meeting Agenda
Posting Location	2 Portuguese Bend Road, Rolling Hills, CA 90274 City Hall Window
Meeting Date & Time	April 11, 2022                   7:00pm Open Session

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

*Christian Horvath, City Clerk*

Date: April 7, 2022



## *City of Rolling Hills*

INCORPORATED JANUARY 24, 1957

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**Agenda Item No.: 8.B**  
**Mtg. Date: 04/11/2022**

**TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** CHRISTIAN HORVATH,

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

**SUBJECT:** APPROVE MOTION TO READ BY TITLE ONLY AND WAIVE FURTHER  
READING OF ALL ORDINANCES AND RESOLUTIONS LISTED ON THE  
AGENDA

**DATE:** April 11, 2022

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**BACKGROUND:**

None.

**DISCUSSION:**

None.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

Approve.

**ATTACHMENTS:**



## *City of Rolling Hills*

INCORPORATED JANUARY 24, 1957

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**Agenda Item No.: 8.C**  
**Mtg. Date: 04/11/2022**

**TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** CHRISTIAN HORVATH,

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

**SUBJECT:** APPROVE THE FOLLOWING CITY COUNCIL MINUTES: MARCH 28, 2022

**DATE:** April 11, 2022

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**BACKGROUND:**

None.

**DISCUSSION:**

None.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

Approve as presented.

**ATTACHMENTS:**

[CL\\_MIN\\_220328\\_CC\\_F\\_A.pdf](#)



**1. CALL TO ORDER**

The City Council of the City of Rolling Hills met in person on the above date at 7:00 p.m. Mayor Bea Dieringer presiding.

**2. ROLL CALL**

Councilmembers Present:	Mirsch, Pieper, Wilson, Mayor Pro Tem Black, Mayor Dieringer
Councilmembers Absent:	None
Staff Present:	Elaine Jeng, City Manager Jane Abzug, City Attorney John Signo, Planning & Community Services Director Christian Horvath, City Clerk / Executive Assistant to the City Manager

**3. PLEDGE OF ALLEGIANCE - Mayor Dieringer**

**4. PRESENTATIONS/PROCLAMATIONS/ANNOUNCEMENTS – NONE**

**5. APPROVE ORDER OF THE AGENDA**

Motion by Mayor Pro Tem Black, seconded by Councilmember Wilson to approve order of the agenda. Motion carried unanimously with the following vote:

AYES:	Mirsch, Wilson, Pieper, Black, Mayor Dieringer
NOES:	None
ABSENT:	None

**6. BLUE FOLDER ITEMS (SUPPLEMENTAL)**

City Clerk Horvath provided explanations for what was included in the Blue Folders and what if any differentiation existed between files already in the agenda packet.

Motion by Councilmember Pieper, seconded by Councilmember Mirsch to receive and file supplemental Items for 8.C, 8.D, 11.B, 11.C, 12.A, 13.A, and 13.B. Motion carried unanimously with the following vote:

AYES:	Mirsch, Wilson, Pieper, Mayor Dieringer
NOES:	Black
ABSENT:	None

**7. PUBLIC COMMENT ON NON-AGENDA ITEMS – NONE**

**8. CONSENT CALENDAR**

**8.A. APPROVE AFFIDAVIT OF POSTING FOR THE CITY COUNCIL REGULAR MEETING OF MARCH 28, 2022**

- 8.B. APPROVE MOTION TO READ BY TITLE ONLY AND WAIVE FURTHER READING OF ALL ORDINANCES AND RESOLUTIONS LISTED ON THE AGENDA**
- 8.C. APPROVE THE FOLLOWING CITY COUNCIL MINUTES: MARCH 14, 2022**
- 8.D. PULLED BY COUNCILMEMBER MIRSCH FOR FURTHER DISCUSSION**
- 8.E. RECEIVE AND FILE THE ANNUAL PROGRESS REPORTS FOR THE GENERAL PLAN AND HOUSING ELEMENT**
- 8.F. CONSIDER AND APPROVE THE PLANNED EXPENDITURES FOR FISCAL YEAR 2022-2023 SAFE CLEAN WATER MUNICIPAL PROGRAM FUNDS FOR SUBMISSION TO LOS ANGELES COUNTY FLOOD CONTROL DISTRICT**
- 8.G. RECEIVE AND FILE THE INITIAL JURISDICTION COMPLIANCE REPORT TO BE SUBMITTED TO CALRECYCLE BY APRIL 1, 2022**
- 8.H. RECEIVE AND FILE A REQUEST FOR TIME EXTENSION FOR THE SAFETY ELEMENT UPDATE FROM CALOES**
- 8.I. RECEIVE AND FILE A LETTER FROM THE LOS ANGELES REGIONAL WATER QUALITY CONTROL BOARD REGARDING THE PALOS VERDES PENINSULA WATERSHED MANAGEMENT GROUP'S TIME SCHEDULE ORDER FOR MACHADO LAKE**

Motion by Councilmember Pieper, seconded by Mayor Pro Tem Black to approve Consent Calendar excluding Item 8D. Motion carried unanimously with the following vote:

AYES: Mirsch, Wilson, Pieper, Black, Mayor Dieringer  
NOES: None  
ABSENT: None

## **9. EXCLUDED CONSENT CALENDAR ITEMS**

### **8.D. PAYMENT OF BILLS**

Motion by Councilmember Mirsch, seconded by Councilmember Pieper to receive and file. Motion carried unanimously with the following vote:

AYES: Mirsch, Wilson, Pieper, Black, Mayor Dieringer  
NOES: None  
ABSENT: None

## **10. COMMISSION ITEMS – NONE**

## **11. NEW BUSINESS**

### **11.A. RECEIVE AND FILE A VERBAL REPORT FROM THE LOS ANGELES COUNTY FIRE DEPARTMENT ON FIRE FUEL ABATEMENT ACTIVITIES IN THE CITY OF ROLLING HILLS**

Presentation by Battalion Chief Matt Briones, Los Angeles County Fire Department

No action taken.

**11.B. PROPOSAL FROM PALOS VERDES PENINSULA LAND CONSERVANCY FOR A FOURTH PHASE OF FUEL ABATEMENT IN THE NATURE PRESERVE CLOSEST TO THE CITY OF ROLLING HILLS**

Presentation by Cris Sarabia, Palos Verdes Peninsula Land Conservancy

Motion by Councilmember Pieper, seconded by Mayor Pro Tem Black to put together a Phase 4 contract amendment for an amount not to exceed \$32,400 by excluding proposed specific southernmost sections of Acacia removal near Burma Road/Ichibod Trail. Motion carried unanimously with the following vote:

AYES: Mirsch, Wilson, Pieper, Black, Mayor Dieringer  
NOES: None  
ABSENT: None

**11.C. REVIEW SOLID WASTE COLLECTION SERVICE FEE INCREASE FOR FY 2022-2023 AND CONSIDER SETTING PROPOSITION 218 REQUIRED PROTEST HEARING DATE**

Presentation by Elaine Jeng, City Manager

Motion by Mayor Pro Tem Black, seconded by Councilmember Pieper to have the city absorb the increased fees for FY22/23. Motion carried with the following vote:

AYES: Pieper, Black, Mayor Dieringer  
NOES: Mirsch, Wilson  
ABSENT: None

**12. OLD BUSINESS**

**12.A. RECEIVE ADDITIONAL INFORMATION ON HQE SYSTEMS' PROPOSED OUTDOOR SIREN SYSTEM AND DIRECT STAFF TO CONDUCT A COMMUNITY SURVEY FOR FEEDBACK ON AN OUTDOOR SIREN SYSTEM**

Presentation by Elaine Jeng, City Manager

Public Comment: Arlene Honbo, Alfred Visco

Motion by Mayor Pro Tem Black to not proceed any further. Motion failed for lack of a second.

Motion by Councilmember Pieper, seconded by Councilmember Mirsch to go forward with HQE Systems allocating a budget not to exceed \$3,500 to further investigate potential co-location sites for poles. Motion carried unanimously with the following vote:

AYES: Mirsch, Wilson, Pieper, Black, Mayor Dieringer  
NOES: None  
ABSENT: None

Mayor Dieringer requested to skip Item 12B to allow presenters and public commenters on other items an opportunity to participate earlier in the evening. Without objection, so ordered.

**13. PUBLIC HEARINGS**



**13.A. APPEAL OF COMMITTEE ON TREES AND VIEWS' DECISION ON VIEW PRESERVATION COMPLAINT - 61 EASTFIELD DRIVE (JUGE - COMPLAINANT) AND 59 EASTFIELD DRIVE (TAMAYO/SIERRA - VEGETATION OWNER)**

Presentation by John Signo, Planning & Community Services Director

Public Comment: Edgar Coronado, Joseph Juge

Motion by Councilmember Mirsch, seconded by Councilmember Pieper to continue public hearing to an adjourned regular meeting field trip on April 7, 2022 at 7:00 a.m. and then the April 11<sup>th</sup> Regular City Council meeting. Motion carried unanimously with the following vote:

AYES: Mirsch, Wilson, Pieper, Black, Mayor Dieringer  
NOES: None  
ABSENT: None

**13.B. CONSIDER AND APPROVE RESOLUTION NO. 1291 OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS ADOPTING THE SAFETY ELEMENT UPDATE AND A NEGATIVE DECLARATION FOR THE SAFETY ELEMENT**

Presentation by John Signo, Planning & Community Services Director  
Lexi Journey & Camila Bobroff of Rincon Consultants  
Victoria Boyd & Meghan Gibson of Chambers Group

Motion by Councilmember Mirsch, seconded by Councilmember Pieper to Approve Resolution No. 1291 adopting the Safety Element update and a negative declaration for the Safety Element. Motion carried unanimously with the following vote:

AYES: Mirsch, Wilson, Pieper, Black, Mayor Dieringer  
NOES: None  
ABSENT: None

Mayor Dieringer returned to Item 12B. Without objection, so ordered.

**12.B. APPROVE PRIORITIES/GOALS FOR FISCAL YEARS 2022-2023 AND 2023-2024 DEVELOPED AS A PART OF THE 2022 STRATEGIC PLANNING WORKSHOP; DISCUSS POTENTIAL BUDGET ITEMS TO SUPPORT THE 2022 CITY COUNCIL PRIORITIES; AND PROVIDE DIRECTION TO STAFF**

Presentation by Elaine Jeng, City Manager

Motion by Mayor Pro Tem Black, seconded by Councilmember Pieper to approve the FY 22/23 and FY 23/24 priorities and goals. Motion carried unanimously with the following vote:

AYES: Mirsch, Wilson, Pieper, Black, Mayor Dieringer  
NOES: None  
ABSENT: None

Motion by Councilmember Mirsch, seconded by Councilmember Pieper to receive and file potential budget item and increase Wildfire Mitigation/Emergency Preparedness suggested budget allocation by an additional \$200,000.00. Motion carried unanimously with the following vote:

AYES: Mirsch, Wilson, Pieper, Black, Mayor Dieringer

NOES: None  
ABSENT: None

**14. MATTERS FROM THE CITY COUNCIL**

Councilmember Mirsch announced that there would be a special Fire Fuel Committee meeting on March 30th in addition to the regularly scheduled meeting on April 20th.

Mayor Pro Tem Black made further comments about Republic Services customer service issues, as well as noting the cellular service and internet service

**15. MATTERS FROM STAFF – NONE**

**16. RECESS TO CLOSED SESSION**

**16.A. CONFERENCE WITH LABOR NEGOTIATOR GOVERNMENT CODE SECTION 54957.6  
CITY'S DESIGNATED REPRESENTATIVE: MAYOR BEA DIERINGER  
UNREPRESENTED EMPLOYEE: CITY MANAGER ELAINE JENG**

Mayor Dieringer recessed the City Council to Closed Session at 9:55 p.m.

**17. RECONVENE TO OPEN SESSION**

The City Council reconvened to Open Session at 11:02 p.m. and there was no reportable action.

**18. ADJOURNMENT: 11:02 P.M.**

The meeting was adjourned at 11:02 p.m on March 28, 2022. The next regular meeting of the City Council is scheduled to be held on Monday, April 11, 2022 beginning at 7:00 p.m. in the City Council Chamber at City Hall, 2 Portuguese Bend Road, Rolling Hills, California. It will also be available via City's website link at: <https://www.rolling-hills.org/government/agenda/index.php>

All written comments submitted are included in the record and available for public review on the City website.

Respectfully submitted,

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Christian Horvath, City Clerk

Approved,

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James Black, M.D., Mayor



*City of Rolling Hills*

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 8.D  
Mtg. Date: 04/11/2022

**TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL  
**FROM:** CHRISTIAN HORVATH,  
**THRU:** ELAINE JENG P.E., CITY MANAGER  
**SUBJECT:** PAYMENT OF BILLS  
**DATE:** April 11, 2022

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**BACKGROUND:**

None.

**DISCUSSION:**

None.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

Approve as presented.

**ATTACHMENTS:**

[CL\\_AGN\\_220411\\_PaymentOfBills.pdf](#)

CITY OF ROLLING HILLS  
ACH22-069 & ACH22-070 & ACH-22-071, AP22-66  
Check Run 03-22-2022 through 04-11-2022

Check No.	Check Date	Payee	Description	Amount
027553	4/11/2022	Alan Palermo Consulting	Feb. 27- April 2 Svcs - City Hall ADA, Sewer, Block Captain	1,760.00
027554	4/11/2022	Chambers Group	Professional Services February 2022 Project 21330	5,967.93
027555	4/11/2022	Delta Dental	Dental Coverage April 2022	824.49
027556	4/11/2022	Elaine Jeng	Reimbursement Expenses 12.21 - 03.22	240.50
027557	4/11/2022	Environmental Design Associates	Landscape Plan Review, 2021 MWLO annual report	1,250.00
027558	4/11/2022	Executive Suite Services Inc.	March 2022 Monthly Janitorial Svcs	1,700.00
027559	4/11/2022	Forum Info-Tech, Inc./Levelcloud	April Cloud Hosting	5,219.70
027560	4/11/2022	Race Communications	March 2022 Internet charges	1,020.23
027561	4/11/2022	SIR SPEEDY	100 Information brochures	248.78
027562	4/11/2022	Vision Service Plan - (CA)	Vision Coverage April 2022	108.85
ACH-028	3/22/2022	CalPERS	PERS PAYMENT PR ENDING 03/22/22	2,921.80
ACH-029	3/22/2022	CalPERS	PERS HEALTH FOR APRIL 2022	9,305.07
ACH-030	3/22/2022	CalPERS	PERS RETIREMENT 3/11/22 SUPPLEMENT	93.43
ACH-031	4/6/2022	California Water Service Co.	Water Usage 2 26 2022 to 03 25 2022 Rolling	575.62
ACH-032	4/6/2022	California Water Service Co.	Water Usage 2 26 22 to 3- 25 22 Rancho	607.48
ACH-033	4/6/2022	The Gas Company	Gas Usage 2 9 2022 to 3 11 2022	235.80
ACH-034	4/6/2022	Southern California Edison	Electricity Usage 02 16 2022 to 3-17-2022	342.96
ACH-035	4/8/2022	Vantagepoint Transfer Agents - 306580	ICMA Employee Contribution- PR Ending 04/05/2022	1,362.91
PR LINK	4/8/2022	PR LINK - Payroll & PR Taxes PR#7	Payroll Processing Fee PR#7 03/23/22 to 04/05/2022	65.48
PR LINK	4/8/2022	PR LINK - Payroll & PR Taxes PR#7	Pay Period - PR#7 03/23/22 to 04/05/2022	17,894.90

Report Total

**51,745.93**

I, Elaine Jeng, City Manager of Rolling Hills, California certify that the above demands are accurate and there is available in the General Fund a balance of 51,745.93 for the payment of above items.

04/07/2022

Elaine Jeng, P.E., City Manager



## *City of Rolling Hills*

INCORPORATED JANUARY 24, 1957

**Agenda Item No.: 8.E**  
**Mtg. Date: 04/11/2022**

**TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** CHRISTIAN HORVATH,

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

**SUBJECT:** REPUBLIC SERVICES RECYCLING TONNAGE REPORT FOR  
FEBRUARY 2022 AND FORCE MAJEURE NOTIFICATION RELATED  
TO UNAVAILABILITY OF CVT FACILITY DUE TO FIRE.

**DATE:** April 11, 2022

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**BACKGROUND:**

Accompanying this month's tonnage report is a letter from Republic services regarding a fire at their CVT facility in Anaheim which processes residential recyclables and organic materials. The City's collected materials are being diverted to other facilities on a temporary basis while the CVT facility is unavailable.

**DISCUSSION:**

None.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

Receive and file.

**ATTACHMENTS:**

[CL\\_AGN\\_220328\\_UnforeseenCircumstances\\_CVTFire.pdf](#)  
[0222 - Rolling Hills YTD Tonnage Report.pdf](#)



February 28, 2022

Via Email: [Citymanager@cityofrh.net](mailto:Citymanager@cityofrh.net)

Elaine Jeng, P.E.  
City Manager  
City of Rolling Hills  
2 Portuguese Bend Road  
Rolling Hills, CA 90274

Re: *Force Majeure* Notification Pursuant to Amended and Restated  
Agreement for Residential Solid Waste Management Services;  
Unavailability of CVT Facility Due to Fire

Dear Ms. Jeng:

I am writing to notify the City that the CVT processing facility located in Anaheim, one of our facilities providing recyclable materials and organics waste processing services, experienced a serious fire event on Sunday evening, February 20, 2022. Facility damage assessments are ongoing, but we have been notified as of Friday February 25, 2022, that because of significant damage sustained to the facility and processing equipment as a result of the fire, the CVT facility will not be available for use to process the City's residential recyclables and organic materials for the foreseeable future. Please accept this as our letter notification of a *force majeure* event pursuant to section 27.1 of the Agreement for Solid Waste and Recyclables Collection Services ("Franchise Agreement") resulting from the fire affecting our ability to perform processing of the City's residential recyclables and organic materials under the terms of the Franchise Agreement.

The City's collected materials are being diverted to other facilities on a temporary basis pending our having a more detailed understanding of the length of time the CVT facility will be unavailable.

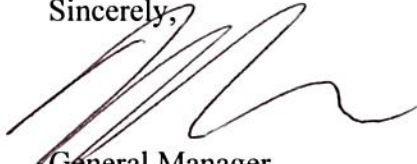
Please note that our collection operations in the City are not impacted; residential routes will continue to be serviced in accordance with our Franchise Agreement requirements.

We expect to be better able to assess the extent of CVT facility damage and the timeframe required to restore facility operations, including on a partial basis, within the next several weeks.

Ms. Elaine Jeng, P.E.  
City Manager  
February 24, 2022  
Page 2 of 2

If you have any questions or should need any additional information regarding the fire and our services, please let me know and I will respond as quickly as I can.

Sincerely,



General Manager

Cc: City Attorney  
Best, Best & Krieger  
1230 Rosecrans Avenue, Suite 110  
Manhattan Beach, CA 90266  
Email: [MJenkins@localgovlaw.com](mailto:MJenkins@localgovlaw.com)





CITY OF ROLLING HILLS RESIDENTIAL FRANCHISE  
2022

Year 2022  
Franchise Y/N Y

Month	Commodity	Tons Collected	Tons Recovered	Tons Disposed	Diversion %
Jan	Greenwaste	98.26	98.26	-	100.00%
	Trash	156.54	-	156.54	0.00%
Jan Total		254.80	98.26	156.54	38.56%
Feb	Greenwaste	93.00	93.00	-	100.00%
	Trash	134.41	-	134.41	0.00%
Feb Total		227.41	93.00	134.41	40.90%
Grand Total		482.21	191.26	290.95	39.66%

Contract Requires 30% Household - 191.26



## *City of Rolling Hills*

INCORPORATED JANUARY 24, 1957

**Agenda Item No.: 8.F**  
**Mtg. Date: 04/11/2022**

**TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** CHRISTIAN HORVATH,

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

**SUBJECT:** APPROVE PROFESSIONAL SERVICES AGREEMENT AND AUTHORIZE THE CITY MANAGER TO EXECUTE A CONTRACT AMENDMENT WITH THE PALOS VERDES PENINSULA LAND CONSERVANCY TO PROVIDE ONE-YEAR FIRE FUEL MAINTENANCE SERVICE FOR PHASE 4 AREA.

**DATE:** April 11, 2022

---

**BACKGROUND:**

On March 28, 2022, the City Council voted unanimously to direct staff to prepare an amendment with the Palos Verdes Peninsula Land Conservancy for one year maintenance of the Phase 4 area for a not to exceed amount of \$32,400.00 by excluding proposed specific southernmost sections of Acacia removal near Burma Road/Ichibod Trail.

**DISCUSSION:**

None

**FISCAL IMPACT:**

Phase 4 will cost \$32,400.00

**RECOMMENDATION:**

Approve as presented.

**ATTACHMENTS:**

[CL\\_AGN\\_220411\\_CC\\_PVPLC\\_PSA\\_4thAmendment.pdf](#)

[CL\\_AGN\\_220411\\_CC\\_PVPLC\\_ReducingFuelLoadProject\\_Phase4.pdf](#)

## **CITY OF ROLLING HILLS**

### **FOURTH AMENDMENT TO AGREEMENT FOR FIRE FUEL ABATEMENT**

**THIS FOURTH AMENDMENT TO AGREEMENT FOR FIRE FUEL ABATEMENT** is made and entered into as of April 11, 2022 by and between the **CITY OF ROLLING HILLS**, a municipal corporation ("City") and the **PALOS VERDES PENINSULA LAND CONSERVANCY**, a California public benefit corporation ("Conservancy").

### **R E C I T A L S**

A. City and Conservancy entered into an Agreement for Fire Fuel Abatement dated October 21, 2019 whereby Conservancy is obligated to remove the fire fuel on the land under the City's control as a fire hazard abatement measure for the direct benefit of Rolling Hills residents (the "Agreement").

B. In 2020, the City paid Conservancy the fixed sum of \$34,200 for services rendered under the Agreement.

C. City and Conservancy entered into a First Amendment to Agreement for Fire Fuel Abatement dated June 8, 2020 to expand the scope of work and increase the cost to include additional areas of work and work days for acacia and non-native shrub/tree removal and mustard mowing services (the "First Amendment").

D. In 2020, the City paid Conservancy the fixed sum of \$50,000 for services rendered under the First Amendment. In 2020, the City also paid Conservancy \$12,000 for annual mowing services. The total amount the City paid to the Conservancy in 2020, for all services was \$96,200.

E. City and Conservancy entered into a Second Amendment to Agreement for Fire Fuel Abatement dated July 13, 2021 to expand the scope of work and add funds for the expanded scope of work (the "Second Amendment"). In 2021, the City paid Conservancy the fixed sum of \$119,800.

F. On February 28, 2022, City and Conservancy entered into a Third Amendment to

- 1 -

Agreement for Fire Fuel Abatement to expand the scope of work for phase III maintenance in 2022 and add funds for the expanded scope of work (the "Third Amendment").

G. City and Conservancy now desire to enter into this Fourth Amendment to the Agreement for Fire Fuel Abatement to expand the scope of work for phase IV work and add funds for the expanded scope of work (the "Fourth Amendment").

H. Conservancy has represented to City that it has the expertise, experience, and qualifications to perform or cause the performance of the services.

**NOW, THEREFORE**, in consideration of the foregoing and the covenants and agreements set forth below, City and Conservancy agree as follows:

1. City and Conservancy agree to amend and supplement the Scope of Services attached to the Agreement as Exhibit A, the Scope of Services (Supplemental) attached to the Second Amendment as Exhibit A, and the Scope of Services (Second Supplemental) attached to the Third Amendment as Exhibit A with the Scope of Services (Third Supplemental) attached to this Fourth Amendment as Exhibit A and incorporated herein by reference.

2. Section 2 "Compensation" of the Agreement is amended to read as follows:

A. In 2021, City shall pay Conservancy the fixed sum of \$87,000 for the services described in Exhibit A (Supplemental), and \$32,800 for mowing services (\$12,000 for annual mowing services and \$20,800 for follow up mustard mowing services), for a total amount not to exceed \$119,800, and representing the total compensation for all work, labor, equipment, materials and expenses incurred by Conservancy in 2021. Conservancy shall submit an invoice to City upon completion of the services and the City will make payment within 10 days of the close of the month in which work was performed.

B. In 2022, City shall pay Conservancy for the services described in Exhibit A (Second Supplemental) and Exhibit A (Third Supplemental) \$72,600 for mowing services (\$37,800 for annual mowing services and \$34,800 for follow up mustard mowing services) and \$13,200 for acacia cutting and chipping for a total amount not to exceed \$85,800, representing the total compensation for all work, labor, equipment, materials and expenses incurred by Conservancy in 2022. Conservancy shall submit an invoice to City upon completion of the services and the City will make payment within 10 days of the close of the month in which work was performed.

C. In 2023, City shall pay Conservancy \$20,800 for follow up mustard mowing services.

D. Prevailing Wage. Conservancy or its contractor shall abide by the minimum prevailing rate of wages as determined by the State of California, Department of Industrial Relations for each craft, classification, or type of workman employed to carry out provisions of the Agreement. During the term of this Agreement, Conservancy shall keep on file sufficient

evidence of its employee compensation to enable verification of compliance of Prevailing Wages as established by State of California, Department of Industrial Relations.

3. All terms and conditions of the Agreement not amended by the First Amendment, Second Amendment, Third Amendment, and this Fourth Amendment remain in full force and effect.

**IN WITNESS WHEREOF** the parties hereto for themselves, their heirs, executors, administrators, successors, and assigns do hereby agree to the full performance of the covenants herein contained and have caused this Third Amendment to be executed by setting hereunto their names, titles, hands, and seals this 11th day of April 2022.

**CONSERVANCY:** \_\_\_\_\_  
\_\_\_\_\_  
(Title)

**CITY:** \_\_\_\_\_  
Elaine Jeng, City Manager of the City of Rolling Hills

Attested: \_\_\_\_\_  
Christian Horvath, City Clerk of the City of Rolling Hills

Date: \_\_\_\_\_

**EXHIBIT A  
(THIRD SUPPLEMENTAL)**

- 4 -

Fire Fuel Abatement  
Fourth Amendment to Agreement



## **Proposal to the City of Rolling Hills Fuel Load Reduction in 2022(Phase 4)**

Submitted by the Palos Verdes Peninsula Land Conservancy

The Palos Verdes Peninsula Land Conservancy (Conservancy) is continues to be intimately aware of the fire concerns on the Palos Verdes Peninsula, and continues to discuss measures to reduce fire risk with the four peninsula cities. Conservancy staff members work with City of Rolling Hills staff to implement fuel modification work as required by County Department of Agriculture Weights and Measures as part of landowner responsibilities for fuel modification near adjacent homes as well as measures above and beyond. Additionally, the Conservancy clears over 90 acres of weeds in restoration sites within the Palos Verdes Nature Preserve and clears 30+ miles of trails annually. This weeding approach is very specialized and must be accomplished while complying with the NCCP/HCP implementation guidelines and respecting the natural resources on the preserve. We understand that the city desires to continue to prioritize efforts to reduce fuel load in Preserve areas, and the Conservancy understands that vegetation exists beyond current fuel mod zones that pose fire threats. Therefore, the Conservancy is offering technical expertise to aid the City and augment city staff in the effort to continue reduce fuel load vegetation by targeting the removal of invasive plants such as Acacia and Mustard and other non-native plants, which in turn improves habitat for local wildlife, including the federally threatened coastal California gnatcatcher, the cactus wren, a state species of concern and the federally endangered Palos Verdes Blue Butterfly.

This proposal outlines the potential areas for this extra 2022 work. The areas identified in Portuguese Bend Reserve include the areas abutting and leading into Rolling Hills in Portuguese Canyon, Ishibashi Canyon and Paintbrush Canyon. **In total, an approximate 7 acres are proposed for fuel load reduction in the Preserve. This work can be completed in less than 4 weeks by simultaneously removing Acacia and mowing dry brush in order to complete this work in a timely manner during fire season. For these additional efforts, the Conservancy requests a one-time grant from the city up to \$39,000 for the proposed work outlined herein.** The Conservancy understands the city's timing considerations and would be prepared to begin the work as soon as funding is made available.

The Conservancy has identified the priority removal of tall Acacia shrubs due to their combustible nature (Acacia shrub contain an estimated 90% dry plant matter and volatile resins) and their prevalence throughout the Preserve and border areas. The locations for the proposed Acacia removal were chosen due to prior fires occurring in those areas, proximity to homes and risk to the community as well as the ecological benefits of invasive plant removal. Fire agencies agree that Acacia is a highly flammable plant and that it should be removed wherever possible. It was included as a high-hazard plant in the L.A. County Fire Department's recently published "Ready! Set! Go!" pamphlet. This proposal also includes the removal of other non-native shrubs and trees



like Chinese Pistache, Myoporum and Ash trees. Mustard when dry, continues to be a high fire risk species. The continued expansion of mowing areas is also included in this proposal.

The Conservancy, as Habitat Managers for the Preserve, has qualified experts on staff with the experience required to oversee the work to be performed and will assure the correct and safe removal of the invasive plants using the best techniques at the most efficient cost. The results of this work will be shared with the City provided at the conclusion of the work performed.

Where possible and with simpler tasks, volunteers will be deployed to augment the work volume and control costs. In ongoing maintenance activities, the Conservancy will create internship and volunteer opportunities for invasive plant management to keep the Acacia from re-invading the areas and to assist in monitoring activities. In this way, additional valuable learning opportunities will be made available to local youth.

As projects are completed and conditions are assessed, restoration in these locations may be appropriate and funding may be pursued, since this proposal does not include replanting in the Acacia removal sites.

### **Acacia Removal**

Approximately 1.5 acres

These Acacia removal sites are situated in the northern portion of Portuguese Bend Reserve along the border with the city of Rolling Hills. A fire occurred at this location in 2009 burning approximately 230 acres. Much of the vegetation was burned, including the non-native Acacia, which has since begun to grow back from stump sprouting and seed germination.

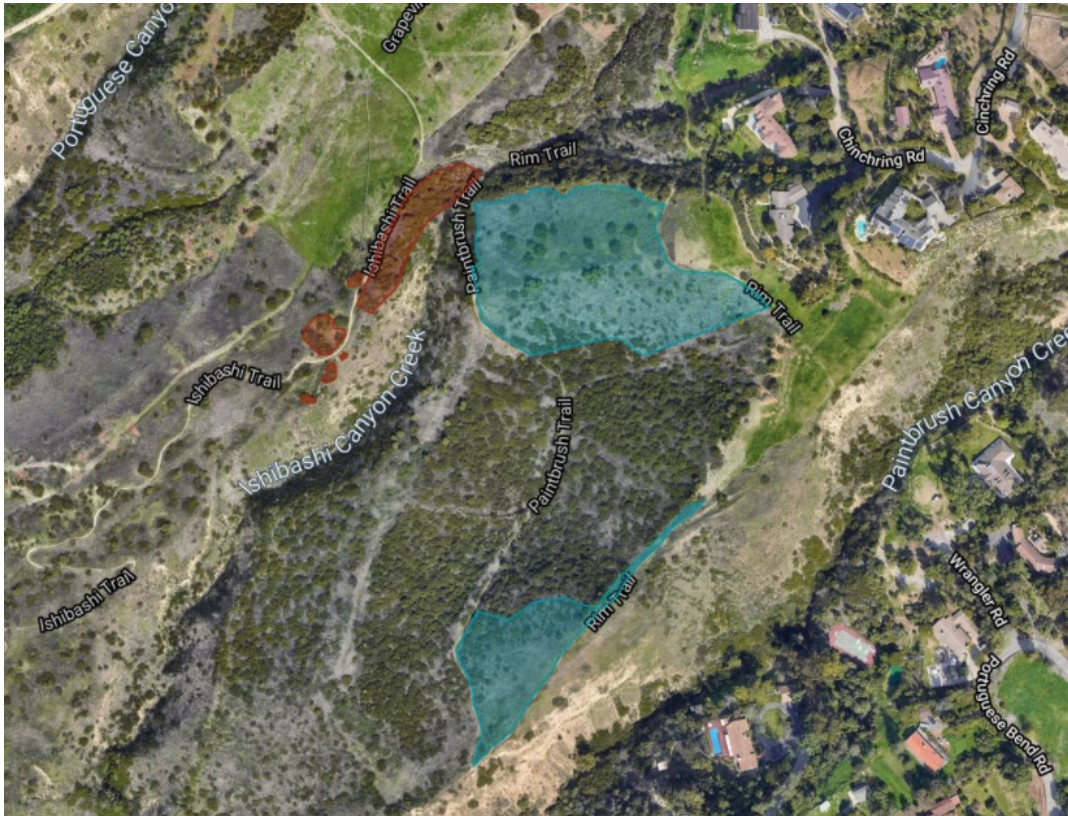
It is recommended that crews enter the area on foot as possible and remove shrubs with chainsaws and lighter equipment. Trees should be chipped in designated areas and treated to prevent regrowth. The site will be monitored for seed germination and removal.

The Acacia throughout this area totals approximately 1.5 acres. This site is known habitat of the federally threatened coastal California gnatcatcher and the cactus wren, a state species of concern as well as other species of concern.

### **Mowing Area**

Approximately 5.5 acres

There is a large stand of invasive mustard in west of Paintbrush Canyon that is dry and can be mowed. This site is adjacent to historical farmland and were disked in subsequent years, so the loose soils have provided a disturbance regime which is particularly favorable to mustard and non-native grasses and weeds. Approximately 5.5 acres of mustard is at this location. Slopes are very steep and high quality coastal sage scrub habitat is scattered throughout the slope. Careful consideration to not damage native plants and close oversight will be needed. In response to community concern about the vast expanse of dry mustard growth at Portuguese Bend Reserve, the Conservancy will oversee mowing in this area and conduct bird nesting surveys.



**Acacia Removal Site in Red Polygon, Mowing Sites in Blue**



**Acacia Removal Site in Red Polygon**

## **Budget**

The budget reflects a typical detailed tree and shrub removal project within the preserve with minimal disturbance to native habitat and to the surrounding vegetation, following NCCP/HCP protocols. Careful non-native tree removals proposed in this project, increase the habitat value for the federally threatened coastal California gnatcatcher and cactus wren, a state species of concern, as well as other native species while providing public benefit. These costs reflect the estimated time it would take the contractors to complete the project using hand tools and machinery to either chip tree material or haul plant material offsite and oversight and bird monitoring by Conservancy biologists to assure that best management practices are implemented (ie. minimization and avoidance measures such as nesting bird surveys are required by the NCCP/HCP).

These costs are based on best estimates provided by contractors for the Acacia removal and for mowing as two separate projects. For maximum benefit for fuel load reduction and habitat, both projects are recommended to be completed concurrently.

<b>Project</b>	<b>Acres</b>	<b>Budget</b>
Acacia Cutting and Chipping	~1.5	\$13,200
Mowing of mustard	~5.5	\$25,800
<b>One-time Project Total</b>	<b>~7.5</b>	<b>\$39,000</b>

## **Other Project Considerations**

This project is a worthwhile investment into the long-term benefit of the communities adjacent to the open space and wildlife within. While more costly per acre to implement new, labor-intensive work than annual fuel modification weed whacking efforts, removing Acacia and other non-native trees is a positive, visible impact to the landscape and a one-time project cost to the City in these target areas. This is unlike areas of mustard which, while needed to reduce fire threat, require annual treatment and ongoing maintenance costs. To help ensure that this investment is successful, the Conservancy recommends annual monitoring of areas to prevent regrowth. This project strategy is supported by the Fire Department, which has identified Acacia removal as a priority effort to reduce fire fuel load in the Preserve. This project is also responding to the nearby community requests to respond to nuisance Acacia and mustard near homes on the Preserve border.

## **Community Partnerships**

As part of the Conservancy's collaborative approach, we partner with various organizations to complete projects and provide various benefits to the community. If the timing and logistics are appropriate, we would work with some of our partner organizations to add to the costs savings. We work with the Los Angeles Zoo and Botanical Gardens which accept fresh Acacia greenery for the enhancement of their animal's physical and mental health. We will save many of the straight long branches from the Acacia tree for delineation of trails and to provide ground snags for lizards and insects. We also have a partnership with the local schools that offer woodworking classes for instructional teaching. Lastly, if the material does not contain seeds, we will use the chipped wood as a mulch in fuel modification zones to keep weeds down into the future.

The Conservancy will also engage the local colleges with applicable internships which allow students to gain a better understanding of the natural world, resource management and gain experience to prepare to enter the workforce. Thousands of hours of intern assistance with projects have been logged and counting. By engaging these students who span from across the globe, we are creating a lasting experience and leaving a lasting impression of the great natural habitat that exists on the peninsula.

Currently the Conservancy is hosting an Americorp team and if schedule permits, the team will assist with this project.

## **Potential for Restoration and Supplemental Work**

As these projects are completed, the cleared land can provide opportunity for habitat restoration and enhancement. A species that is potentially applicable to many of the local habitat types of Palos Verdes, is our local cactus. While no plant is fireproof, there are certain characteristics which make some plants more resistive to fire, such as cactus. Where applicable cactus can be

planted and maintained until establishment, if supplemental funding is available. Mature cactus holds a mutual relationship with the cactus wren, a state species of concern, since the cacti needles protect young nestlings from predators, providing the best habitat.

To make a larger impact, the Conservancy typically plants mature cactus that is appropriate for immediate nesting, giving us more value per dollar spent. The approximate cost for planting and maintaining a 1 acre cactus restoration project over a 5 year span is approximately \$30,000, and the Conservancy would be pleased to provide a restoration plan for lands along the Rolling Hills border of the Preserve for the benefit of community and wildlife.



## *City of Rolling Hills*

INCORPORATED JANUARY 24, 1957

**Agenda Item No.: 8.G**  
**Mtg. Date: 04/11/2022**

**TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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

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

**SUBJECT:** APPROVE FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT WITH HQE SYSTEMS INC. COVERING SUPPLEMENTAL SERVICES FOR A NOT-TO-EXCEED AMOUNT OF \$3500.00.

**DATE:** April 11, 2022

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**BACKGROUND:**

On March 14, 2022, the City Council unanimously voted to direct staff to go forward with HQE Systems allocating a budget not to exceed \$3,500 to further investigate potential co-location sites for poles.

**DISCUSSION:**

None.

**FISCAL IMPACT:**

Fiscal impact will not exceed \$3500.00.

**RECOMMENDATION:**

Approve as presented.

**ATTACHMENTS:**

[CL\\_AGN\\_220411\\_CC\\_PSA\\_HQE\\_Amendment01.pdf](#)



## **FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT**

THIS FIRST AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT ("First Amendment") is made and entered into this 11<sup>th</sup> day of April, 2022, by and between the CITY OF ROLLING HILLS, a California municipal corporation (hereinafter the "CITY"), and HQE Systems, Inc., a California corporation with its principal office at 42075 Remington Avenue, Suite #109, Temecula, California 92590 (hereinafter the "CONSULTANT"). CITY and CONSULTANT are sometimes referred to in this First Amendment individually as a "Party" and collectively as the "Parties."

### **RECITALS**

A. CITY and CONSULTANT have entered into that certain Professional Services Agreement for Emergency Communications System services last executed on August 26, 2021 (the "Agreement").

B. CONSULTANT rendered services under the Agreement, and the CITY paid \$3,280.00 for such services.

C. The Parties now desire to amend the Agreement in order to extend the term, provide for additional services to be rendered by CONSULTANT, and provide for additional compensation to CONSULTANT ("First Amendment").

Now, therefore, for and in consideration of the mutual covenants and conditions herein contained, CITY and CONSULTANT agree the following terms, as set forth in this First Amendment.

1. Section 2 "Scope of Work" of the Agreement is amended to read as follows:

CONSULTANT shall provide the services described in the Scope of Services attached to the Agreement as Exhibit A and incorporated therein by reference. CONSULTANT shall also provide the following supplemental services ("Supplemental Services"):

Execute Task 2.1 of the Project Scope set by the City and all of the specified essential tasks outlined by the City as the sub-tasks. Create the tentative plan of action based on information captured from the City.

The term of the Agreement shall be from August 26, 2021 to August 26, 2023 unless terminated sooner pursuant to the provisions of this Agreement. Such term may be extended upon written agreement of both CITY and CONSULTANT.

2. Section 3 "Cost" of the Agreement is amended to read as follows:

The CITY agrees to pay CONSULTANT for the Scope of Services attached to the Agreement as Exhibit A and incorporated therein by reference, a fixed fee of Three

Thousand Two Hundred Eighty Dollars (\$3,280). The CITY agrees to pay CONSULTANT for the Supplemental Services, a fixed fee of Three Thousand Five Hundred Dollars (\$3,500). These amounts include the cost for the services and all expenses, travel and mileage, attendance at meetings, and reimbursable expenses.

3. Section 4 "Method of Payment" of the Agreement is amended to read as follows:

Upon full execution of the Agreement and this First Amendment, CONSULTANT shall submit an invoice in duplicate and addressed to the CITY OF ROLLING HILLS, CITY MANAGER, 2 Portuguese Bend Road, Rolling Hills, CA 90274. CITY shall remit payment for the Services within fourteen (14 days) of receiving the invoices.

4. Except as amended by this First Amendment, all provisions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment on the date and year first written above.

**CITY OF ROLLING HILLS**

**HQE SYSTEMS, INC.**

\_\_\_\_\_  
ELAINE JENG, City Manager

\_\_\_\_\_  
HENRY HERNANDEZ, Chief Operating Officer

ATTEST:

\_\_\_\_\_  
CHRISTIAN HORVATH, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
MICHAEL JENKINS  
CITY ATTORNEY





## *City of Rolling Hills*

INCORPORATED JANUARY 24, 1957

**Agenda Item No.: 10.A**  
**Mtg. Date: 04/11/2022**

**TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL**

**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: April 11, 2022**

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### **BACKGROUND:**

On March 15, 2022, the Planning Commission conducted a public hearing field trip at 29 Crest Road West to become familiar with the proposal for a new stable and garden walls at an existing corral. The Planning Commission continued the public hearing to the evening meeting in which it voted unanimously to adopt Resolution No. 2022-03 approving the project with conditions.

### **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**

<b>Setbacks for Stable</b> <b>RMHC Section 17.18.060.A.2</b>	<b>Required</b>	<b>Required</b>	<b>Meets Code Requirements</b>
East interior side yard	35'	32'	<b>No.</b> A Variance is required for a 3' encroachment into the required 35' interior side yard setback
West interior side yard	35'	30'	<b>No.</b> 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 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**

<b>Setbacks for Corral</b> <b>RHMC Section 17.18.090.3</b>	<b>Required</b>	<b>Proposed</b>	<b>Meets Code Requirements</b>
East interior side yard	25'	6'	<b>No.</b> A Variance is required for a 19' encroachment into the required 25' interior side yard setback
West interior side yard	25'	12'-6"	<b>No.</b> 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	<b>No.</b> 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.

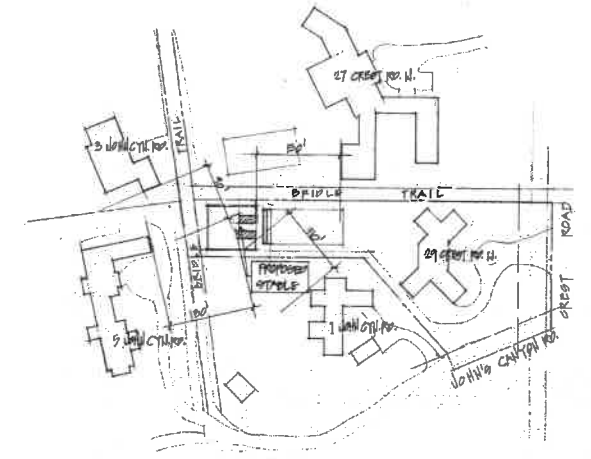
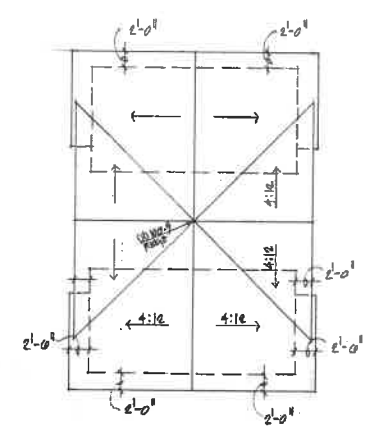
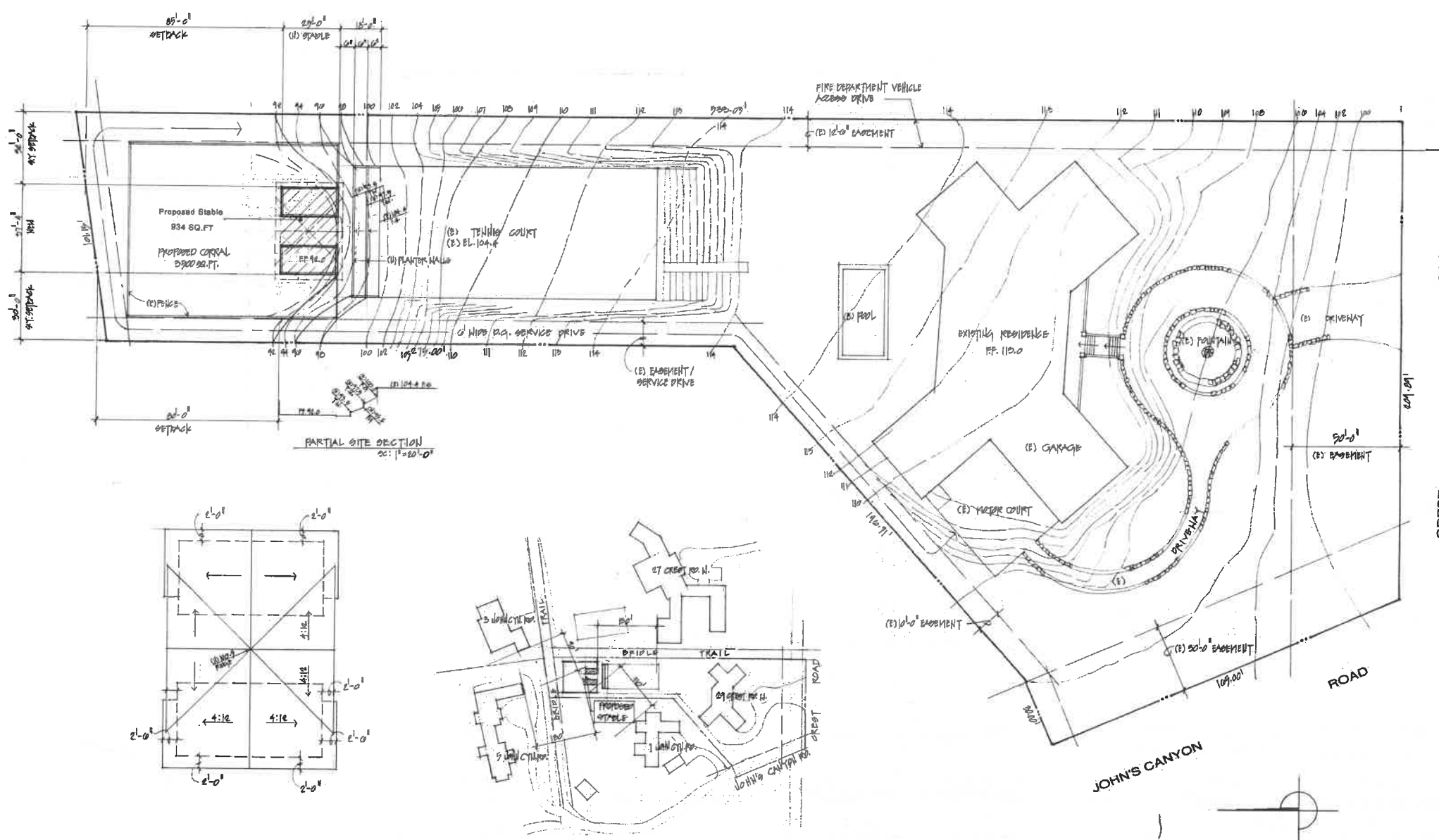
### **RECOMMENDATION:**

It is recommended that the City Council receive and file Resolution No. 2022-03 and Zoning Case No. 21-29 for a new stable and planter walls at an existing corral located at 29 Crest Road West.

### **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](#)  
[2022-03\\_PC\\_Resolution\\_CUP\\_29CrestRdW\\_E.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
<b>RAS- 2 Zone Setbacks</b> 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
<b>Total Structure Area</b>	8,974	7,200	934	17,108
<b>Structural Coverage (20% maximum)</b>	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
<b>Total Structural and Flatwork</b>	15,799	7,200	934	23,933
<b>Total Lot Coverage (35% maximum)</b>	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



**PLOT PLAN**  
1"=20'-0"

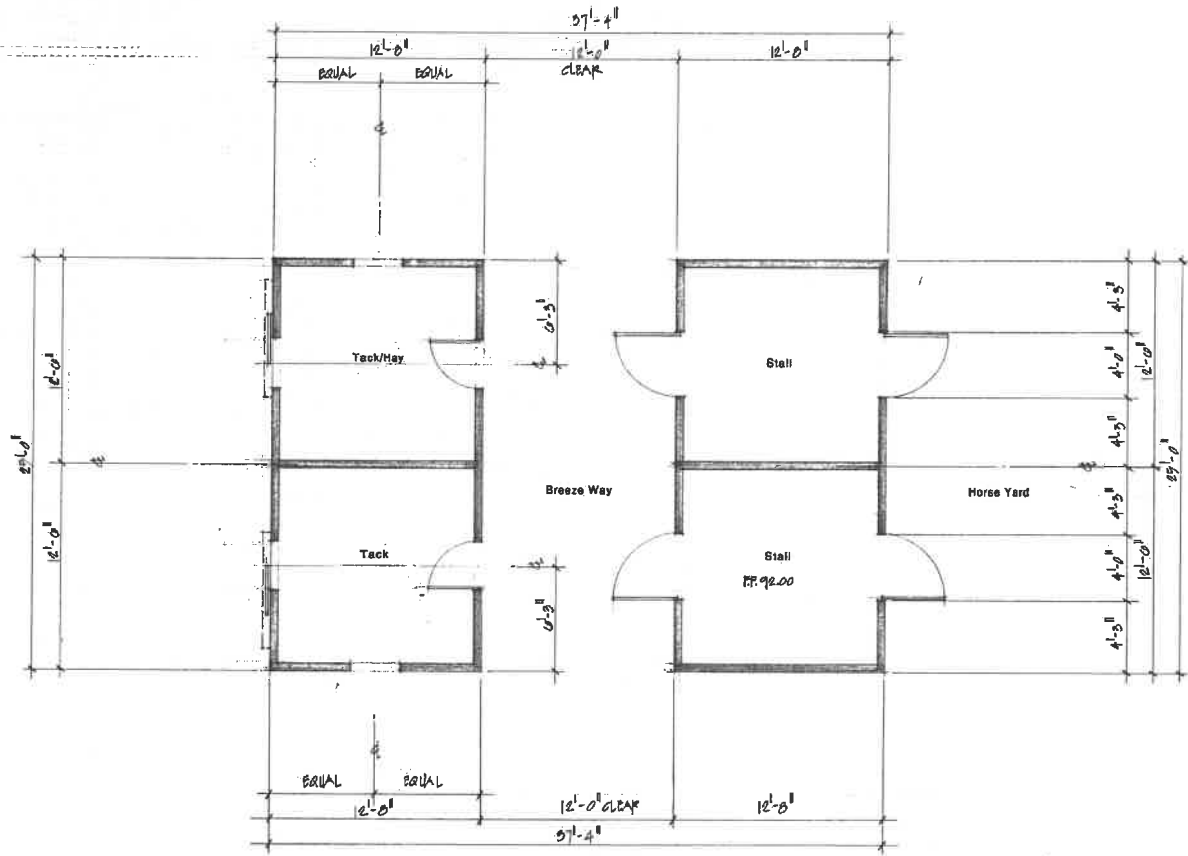
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RUSSELL BARTO - AIA - ARCHITECT  
 3 Malaga Cove Plaza, Suite 202  
 Palos Verdes Estates, CA 90274  
 (310) 378-1355 Fax (310) 378-5339

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



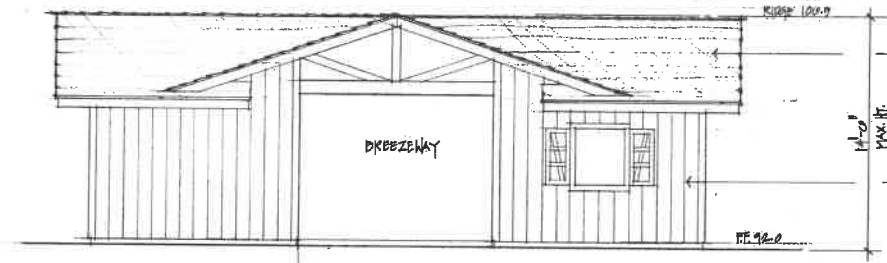


FLOOR PLAN  
1/4"=1'-0"

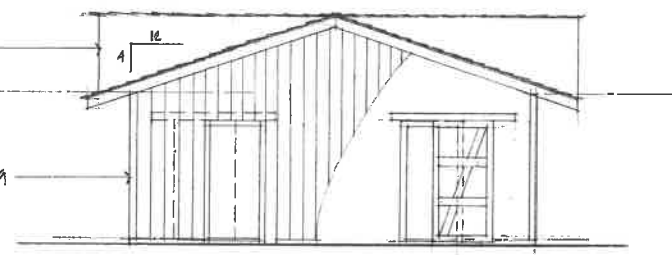
PERRIN STABLE  
29 Crest Road West, Rolling Hills, CA 90274

RUSSELL E. BARTO, AIA, ARCHITECT  
3 Malaga Cove Plaza - Suite 202  
Palo Verde Estates, CA 90274  
(310) 376-1355 Fax (310) 376-0286

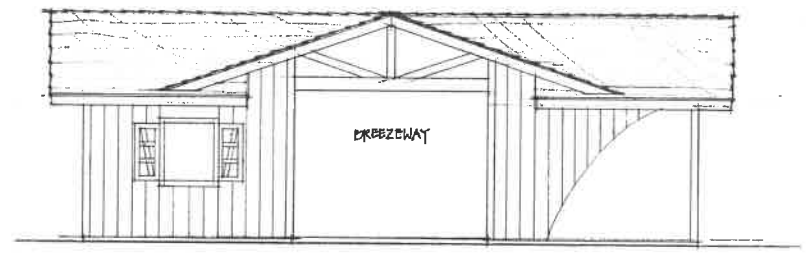
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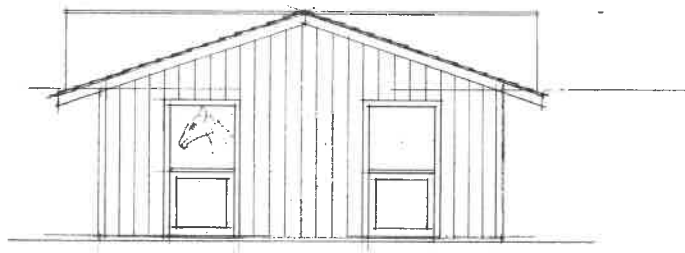
**SOUTH ELEVATION**  
1/4"=1'-0"



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



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



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

REVISIONS

RUSSELL E. BARTO - AIA - ARCHITECT  
2 Belling Cove Plaza - Suite 202  
Belling Cove Estates - CA - 90274  
(310) 276-1335 Fax (310) 276-4238

PERRIN STABLE

29 Crest Road West, Rolling Hills, CA 90274

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	Planning 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 discussion 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.

May 1, 1973

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 addition of a swimming pool and paved driveway with turning area would occupy additional 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 application 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 over-building 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

May 1, 1973

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

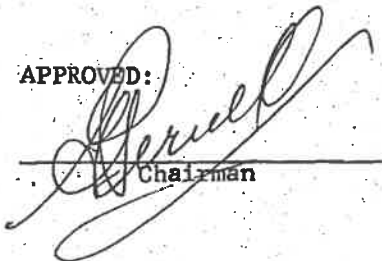
The Manager advised Mr. Weiman that the matter would be on the  
agenda of the Board of Directors of the Rolling Hills Community  
Association meeting on Thursday, May 3, 1973 at 7:00 A.M.

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

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

2217

378

DOCUMENTARY TRANSFER TAX \$ <u>None</u>	
Title Insurance and Trust Company	
SIGNED - PARTY OR AGENT	PRINT NAME
As instructed by <u>Melva C. Pearson</u>	

RECORDED AT  
REQUEST OF  
INSURANCE & TRUST CO.

FEES 687 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.

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

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OF LOS ANGELES COUNTY, CALIF.  
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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.

2217



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

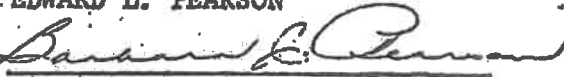
1. The provisions hereof shall not be effective for any purpose unless and until the same has been executed by the parties hereto, acknowledged, and recorded in the office of the County Recorder of Los Angeles County, California.

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

2217

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, 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

2217

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, 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  $70^{\circ} 05' 10''$  East 209.89 feet from the Southwest corner thereof; thence North  $19^{\circ} 54' 50''$  East 50.00 feet; thence North  $20^{\circ} 24' 30''$  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  $78^{\circ} 14' 20''$  West, 101.15 feet; thence South  $20^{\circ} 24' 30''$  West, 275.00 feet; thence South  $68^{\circ} 36' 17''$  West, 196.71 feet; thence South  $87^{\circ} 17' 40''$  West, 30.00 feet to a point in the Westerly boundary of said parcel no. 1, distant thereon North  $2^{\circ} 42' 20''$  West, 165 feet from said Southwest corner; thence along said Westerly boundary, South  $2^{\circ} 42' 20''$  East, 165.00 feet to said Southwest corner; thence South  $70^{\circ} 05' 10''$  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 DIXBY BY DECREE OF PARTITION IN ACTION "DIXBY 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  $70^{\circ} 05' 10''$  EAST 209.89 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE NORTH  $19^{\circ} 54' 50''$  EAST 50.00 FEET; THENCE NORTH  $20^{\circ} 24' 30''$  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  $78^{\circ} 14' 20''$  West, 101.75 feet, thence South  $20^{\circ} 24' 50''$  East 100.00 feet, thence South  $78^{\circ} 14' 20''$  East, 101.15 feet, thence North  $20^{\circ} 24' 30''$  East 100.00 ft to the true point of beginning.

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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

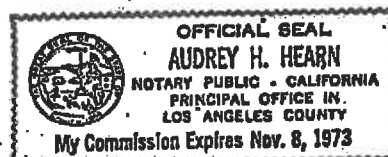
known to me  
to be the person S whose name S are subscribed  
to the within instrument and acknowledged that they  
executed the same.

WITNESS my hand and official seal.

Signature

Audrey H. Hearn

Name (Typed or Printed)



(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

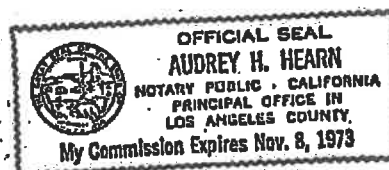
known to me  
to be the person S whose name S are subscribed  
to the within instrument and acknowledged that they  
executed the same.

WITNESS my hand and official seal.

Signature

Audrey H. Hearn

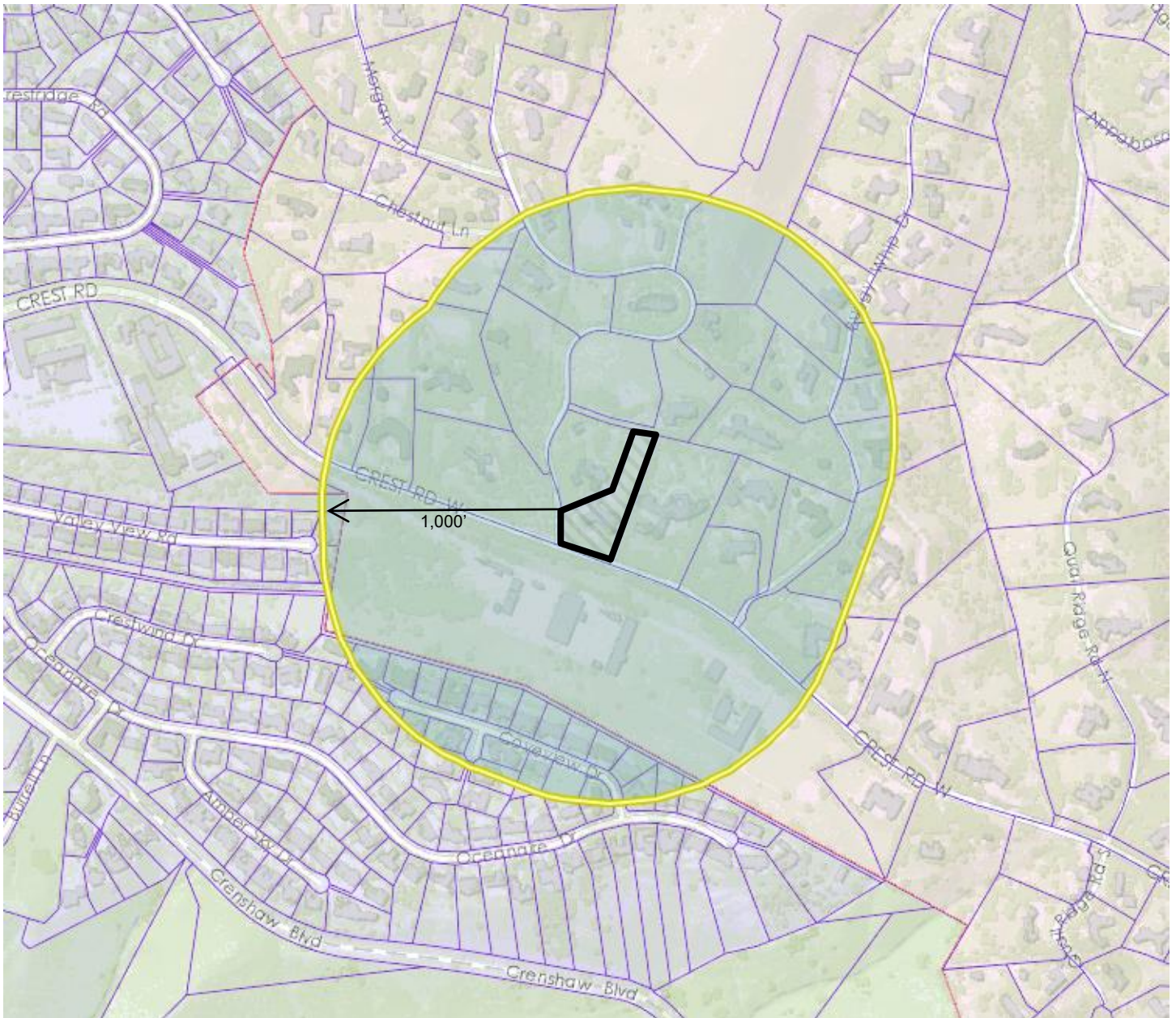
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*City of Rolling Hills*

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 P.M. 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 and 17.16.070.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. All graded areas shall be landscaped. In addition, the planter area between the tennis court and new stable, and the corral fence along the rear property line shall be screened from the neighbors and a landscaping plan shall be submitted to the City for review and approval. If landscaping of 500 square feet 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 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:

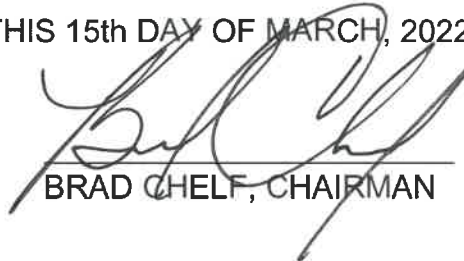
<http://www.wrh.noaa.gov/lox/main.php?suite=safetv&page=hazarddefinitions#FIR>

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 extinguisher.

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  
Christian Horvath

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.



## *City of Rolling Hills*

INCORPORATED JANUARY 24, 1957

**Agenda Item No.: 11.A**  
**Mtg. Date: 04/11/2022**

**TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL**

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

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

**SUBJECT: CONTINUATION OF APPEAL OF COMMITTEE ON TREES AND VIEWS' DECISION ON VIEW PRESERVATION COMPLAINT - 61 EASTFIELD DRIVE (JUGE - COMPLAINANT) AND 59 EASTFIELD DRIVE (TAMAYO/SIERRA - VEGETATION OWNER)**

**DATE: April 11, 2022**

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### **BACKGROUND:**

On March 28, 2022, the City Council opened the public hearing, took public testimony, discussed the item, and continued it to April 7, 2022, at 7 a.m. to a field trip at the subject properties. On April 7, 2022, the City Council conducted the field trip at the subject properties to better understand the view impairment complaint. The City Council visited the property located at 61 Eastfield Drive (Juge, Complainant) to observe the alleged view impairment from the viewing point caused by vegetation located at 59 Eastfield Drive (Sierra and Tamayo, Vegetation Owners). The City Council also visited 59 Eastfield Drive to better understand the location and type of the vegetation. The City Council continued the public hearing to April 11, 2022.

### **History**

On September 4, 2019, the City received a View Preservation Application from Mr. Joseph Juge at 61 Eastfield Drive (Complainant) regarding vegetation located on Mr. Julio Sierra and Dr. Beatriz Tamayo's property at 59 Eastfield Drive (Vegetation Owners). The application was found to be insufficient because the parties had not gone through initial reconciliation and mediation as described in Rolling Hills Municipal Code (RHMC) Section 17.26.040.

On October 28, 2020, Mr. Juge filed another application requesting review by the Committee on Trees and Views (CTV). The application included correspondences showing initial reconciliation and mediation were attempted, which continued until October 9, 2020, when the Vegetation owners asked about the responsibility for the mediator's fee. Records show that the Complainant never responded to the question, thus ending all communication between the two parties. Complainant claimed that he met the requirements of the Municipal Code because the mediation phase exceeded the 60-day period. Per the Municipal Code, the Complainant may proceed to an advisory hearing before the CTV if the Vegetation Owners fail to respond

within 60 days. In this case, the Vegetation Owners responded to the request for mediation, however, the Complainant stopped communicating. Based on this action, the mediation phase was not completed.

On June 1, 2021, staff informed the CTV on the actions that had taken place. The parties were advised to continue and complete the mediation phase with the caveat for an end date.

On August 17, 2021, staff reported to the CTV that both parties had not settled on a mediator and a new deadline was set for October 5, 2021.

On September 1, 2021, the Vegetation Owners emailed the Complainant and copied staff that they have decided to withdraw their intention to mediate.

On October 5, 2021, November 2, 2021, November 3, 2021 (site visit), November 9, 2021, and November 16, 2021, the CTV held meetings to discuss the application. Ultimately, it was decided that an arborist be selected to provide an evaluation of the vegetation.

On November 17, 2021, the Complainant sent the City a list of four arborists. The City contacted all four, but only one responded, Mr. Gregory MacDonald. Mr. MacDonald was ultimately retained after both parties agreed to his services.

On November 30, 2021, at 10:00 a.m., the arborist conducted a site inspection at both properties and prepared a written report for tree maintenance and restoration that was presented to the CTV at its evening meeting on November 30, 2021 at 5:30 p.m. At the evening meeting, the CTV adopted Resolution No. 2021-21-CTV advising on the view preservation dispute. The Committee made several recommendations for restorative actions and preventative measures, which are described in Resolution No. 2021-21-CTV.

On January 27, 2022, the City received an appeal of Resolution No. 2021-21-CTV from the Vegetation Owners' attorney, Mr. Edgar Coronado.

## **DISCUSSION:**

The purpose of the field trip was to familiarize the Councilmembers on the properties and the view preservation being sought. A viewing point needs to be established and a determination needs to be made on if there is a view impairment. Per Section 17.26.020 of the Rolling Hills Municipal Code, the following terms are defined as follows:

- "View impairment" means any obstruction of a pre-existing view by vegetation on another property within the City that significantly diminishes that pre-existing view.
- "Pre-existing view" means the view that existed at any time since the complainant's property was most recently purchased for fair market value through an arm's length purchase or sale, as evidenced by a deed. The pre-existing view cannot be the result of a natural disaster or illegal activities.
- "View" means a visually impressive scene or vista, such as the Pacific Ocean, off-shore islands, mountains, lights of the Los Angeles basin, the Palos Verdes Hills and canyons, the Los Angeles Harbor and/or Long Beach Harbor, and similar, as observed from a viewing point. A view may include structures or vegetation in the foreground or background of the view seeker's property. A "view" may be observed from one or more viewing point, and may be panoramic.
- "Viewing point" means any view from the primary living area or active use area of a



primary residence, excluding views from minor rooms, such as garages or closets, and also includes views from accessory buildings or structures, including pool decks and gazebos, but excluding animal pens, aviaries, corrals, greenhouses, porte cocheres, riding rings, run-in sheds, sheds, stable/barns, free-standing storage rooms, and tack rooms.

Pursuant to RHMC Section 17.25.040.D, if either party is not satisfied by the recommendations of the CTV, said party may request a public hearing before the City Council to review the decision of the CTV. The City Council shall be guided by the evaluation criteria set forth in Section 17.26.050, and the hierarchy of restorative actions set forth in Section 17.26.060.

**17.26.050 - Considerations for applying the view preservation ordinance.**

A. The following nonexclusive factors, for which the parties can prove by a preponderance of the evidence, are to be considered in determining whether a pre-existing view has been obstructed:

1. The viewing point(s) from which the view is observed;
2. The extent of the view obstruction, both currently and at the maximum height the tree/vegetation is likely to reach (as described by the most current edition of the New Sunset Western Garden Book);
3. The quality of the view, including the existence of landmarks, vistas, or other unique view features;
4. The extent to which trees and/or vegetation have grown to obscure the enjoyment of the view from the claimant's property since the claimant acquired his/her property;
5. The extent to which the vegetation on the property preserves privacy (visual and auditory), wind screening, energy conservation, and/or climate control;
6. The extent to which the vegetation owner can establish the earliest known date when the complained of vegetation was planted or existed on the vegetation owner's real property; and
7. The degree to which the complainant diligently tried to protect and maintain their view through informal agreements with the vegetation owner or prior vegetation owner(s) and to initiate initial discussions with the current vegetation owner; and the degree to which the current vegetation owner has reasonably participated in initial discussions.

B. The following applicable, nonexclusive factors, for which the parties can prove by a preponderance of the evidence, may be considered in determining the appropriate restorative action, if any is necessary:

1. The variety of tree, its projected rate of growth (as described by the most current edition of the New Sunset Western Garden Book) and maintenance requirements;
2. The aesthetic quality of the tree(s), including but not limited to species characteristics, size, growth, form and vigor;
3. Location with respect to overall appearance, design or use of the tree on the vegetation owner's property, including, but not limited to blending, buffering, or reduction in the scale or mass of a structure;
4. Soil stability provided by the tree(s), considering soil structure, degree of slope and extent of the tree's root system;
5. The extent to which the vegetation owner can establish the earliest known date when the complained of vegetation was planted or existed on the vegetation owner's real property;
6. Privacy (visual and auditory) and wind screening provided by the tree(s) to the tree

owner and to neighbors;

7. Energy conservation, shade and/or climate control provided by the trees;
8. Wildlife habitat provided by the trees.

**17.26.060 - Restorative action.**

A. Restorative actions may include, but are not limited to, the following, in order of preference, assuming no countervailing health or safety interest(s) exist:

1. Lacing. Lacing is the most preferable pruning technique that removes excess foliage and can improve the structure of the tree.
2. Crown Raising.
3. Crown Reduction. Crown reduction is preferable to tree removal, if it is determined that the impact of crown reduction does not destroy the visual proportions of the tree, adversely affect the tree's growth pattern or health, or otherwise constitute a detriment to the tree(s) in question.
4. Heading Back. Heading back is only to be permitted for trees specifically planted and maintained as a hedge, espalier, bonsai, or in pollard form and if restoration actions in subsections (A) through (C) of this section will not accomplish the determined preservation action and the subsequent growth characteristics will not create a future obstruction of greater proportions.
5. Topping. Topping is only to be permitted for trees/vegetation species for which it is appropriate.
6. Removal. Removal may be considered when the above-mentioned restoration actions are judged to be ineffective and may be accompanied by replacement plantings or appropriate plant materials to restore the maximum benefits lost due to vegetation removal.

B. Restorative action shall include written conditions (including ongoing maintenance), directions, and a schedule by which the mandates must be completed, and may be made to run with the land and apply to successors in interest. The complainant may bear the cost of the initial restorative action, unless the parties agree to share the costs in some other manner. Subsequent maintenance of the vegetation in question may be performed at the cost and expense of the owner of the property on which the vegetation is growing, unless otherwise agreed to by the parties or required pursuant to any final arbitration agreement or court order. The vegetation shall be maintained so as not to allow for future view impairments.

C. In cases where restorative action may affect the health of a tree, such actions should be carried out in accordance with standards established by the International Society of Arboriculture for use in the State of California. Severe pruning (heading back and/or topping) should be avoided due to the damage such practice causes to the vegetation's form and health. Where removal is required, replacement by appropriate species should be considered.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

Consider the appeal and provide direction to staff.

**ATTACHMENTS:**

[City Council Staff Report - Field Trip 040722.pdf](#)

CL\_AGN\_220328\_StaffReport\_TVCMeting\_11.30.21.pdf  
CL\_AGN\_220328\_ArboristReport\_59-61EastfieldDr.pdf  
CL\_AGN\_220328\_ResolutionNo2021-21-CTV.pdf  
CL\_AGN\_220328\_13A\_Association.Withdrawal.Complaint.pdf  
CL\_AGN\_220328\_RequestForAppeal.01.27.22\_PhotosRemoved.pdf  
CL\_AGN\_220328\_13A\_2007 GEOTECHNICAL ENGINEER INSPECTION REPORT.pdf  
CL\_AGN\_220411\_BlueFolderItem\_11A\_Pictures.04.11.22.pdf



## *City of Rolling Hills*

INCORPORATED JANUARY 24, 1957

**Agenda Item No.: 4.A**  
**Mtg. Date: 04/07/2022**

**TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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

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

**SUBJECT:** FIELD TRIP ON APPEAL OF COMMITTEE ON TREES AND VIEWS' DECISION ON VIEW PRESERVATION COMPLAINT - 61 EASTFIELD DRIVE (JUGE - COMPLAINANT) AND 59 EASTFIELD DRIVE (TAMAYO/SIERRA - VEGETATION OWNER)

**DATE:** April 07, 2022

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### **BACKGROUND:**

On March 14, 2022, the City Council opened the public hearing, took public testimony, and continued the item to a field trip at the properties on April 7, 2022, at 7:00 a.m.

### **DISCUSSION:**

The purpose of the field trip is so the Councilmembers can become familiar with the properties and the view preservation being sought. A viewing point needs to be established and a determination needs to be made on if there is a view impairment. Per Section 17.26.020 of the Rolling Hills Municipal Code, the following terms are defined as follows:

- "View" means a visually impressive scene or vista, such as the Pacific Ocean, off-shore islands, mountains, lights of the Los Angeles basin, the Palos Verdes Hills and canyons, the Los Angeles Harbor and/or Long Beach Harbor, and similar, as observed from a viewing point. A view may include structures or vegetation in the foreground or background of the view seeker's property. A "view" may be observed from one or more viewing point, and may be panoramic.
- "View impairment" means any obstruction of a pre-existing view by vegetation on another property within the City that significantly diminishes that pre-existing view.
- "Viewing point" means any view from the primary living area or active use area of a primary residence, excluding views from minor rooms, such as garages or closets, and also includes views from accessory buildings or structures, including pool decks and gazebos, but excluding animal pens, aviaries, corrals, greenhouses, porte cocheres, riding rings, run-in sheds, sheds, stable/barns, free-standing storage rooms, and tack rooms.

### **FISCAL IMPACT:**

None.

**RECOMMENDATION:**

Conduct a field trip at the properties involved and continue the public hearing to the regularly scheduled City Council meeting on April 11, 2022.

**ATTACHMENTS:**

[Photos from Mr. Juge residence 10.5.21 - CC Attachment.pdf](#)

[Photo Key - CC Attachment.pdf](#)

[Juge \\_ Tamayo.Sierra View Case Agenda Packet 10.05.21 CTV Meeting - pgs 174-191 - CC Attachment.pdf](#)

[Juge \\_ Tamayo.Sierra View Case Agenda Packet 10.05.21 CTV Meeting - pgs 63-66 - CC Attachment.pdf](#)

The photos were taken by Staff from Mr. Juge's residence (61 Eastfield Drive) at the Field Trip Meeting on October 5, 2021.



The photos taken by Staff from Mr. Joe Juge's residence located at 61 Eastfield Drive on 10.05.21





The photos taken by Staff from Mr. Joe Juge's residence located at 61 Eastfield Drive on 10.05.21





The photos taken by Staff from Mr. Joe Juge's residence located at 61 Eastfield Drive on 10.05.21





The photos taken by Staff from Mr. Joe Juge's residence located at 61 Eastfield Drive on 10.05.21





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The photos taken by Staff from Mr. Joe Juge's residence located at 61 Eastfield Drive on 10.05.21





The photos taken by Staff from Mr. Joe Juge's residence located at 61 Eastfield Drive on 10.05.21





The photos taken by Staff from Mr. Joe Juge's residence located at 61 Eastfield Drive on 10.05.21

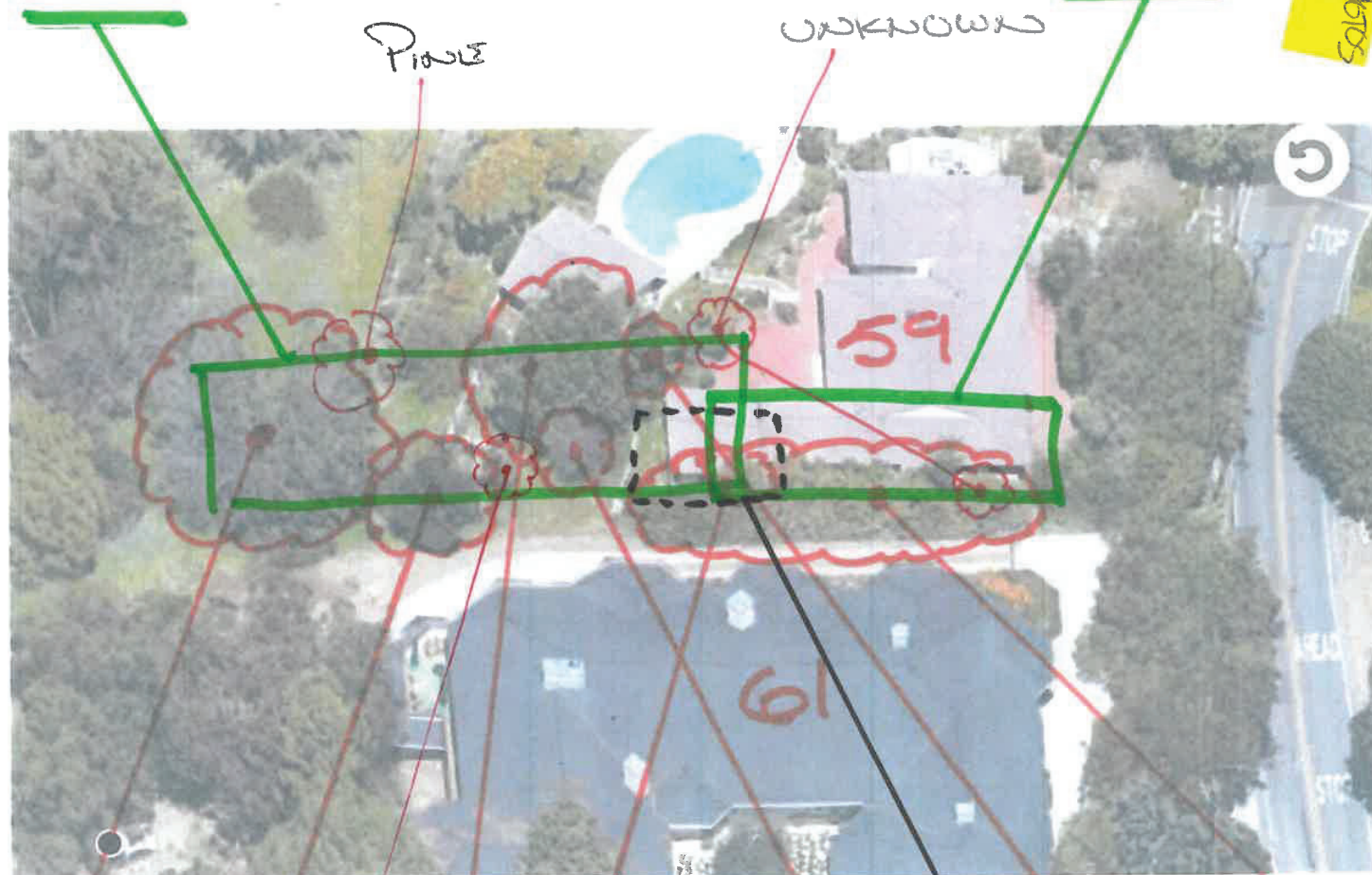


# "PHOTO KEY"

PHOTOS # 2, 3, 5 & 7

PHOTOS # 1 & 6

PHOTOS



ASH

TOYON

PEPPER

SHEFFLERA

AVOCADO

O. POMEGRANATE

LOQUAT

CUCUMBER

PHOTO # 4







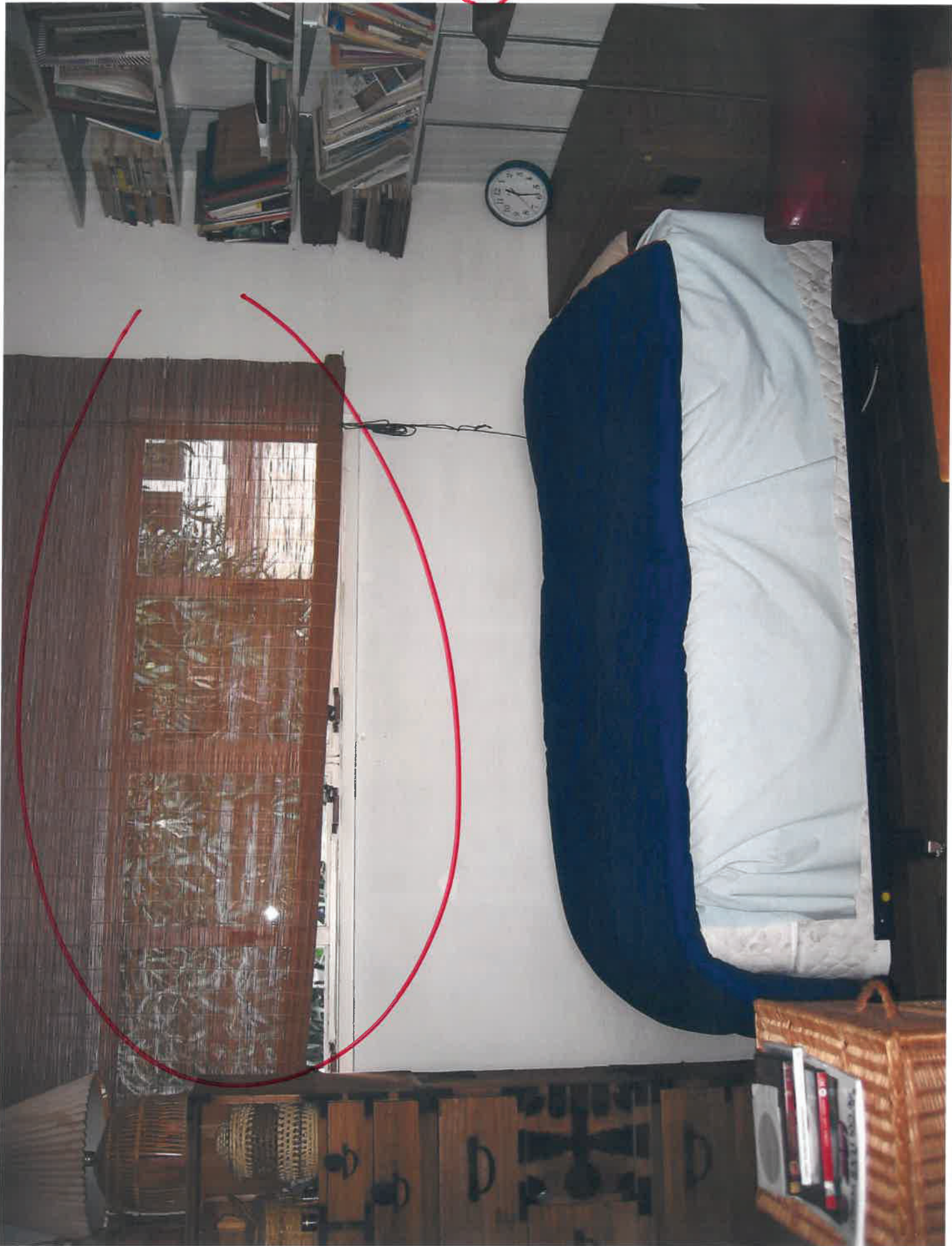
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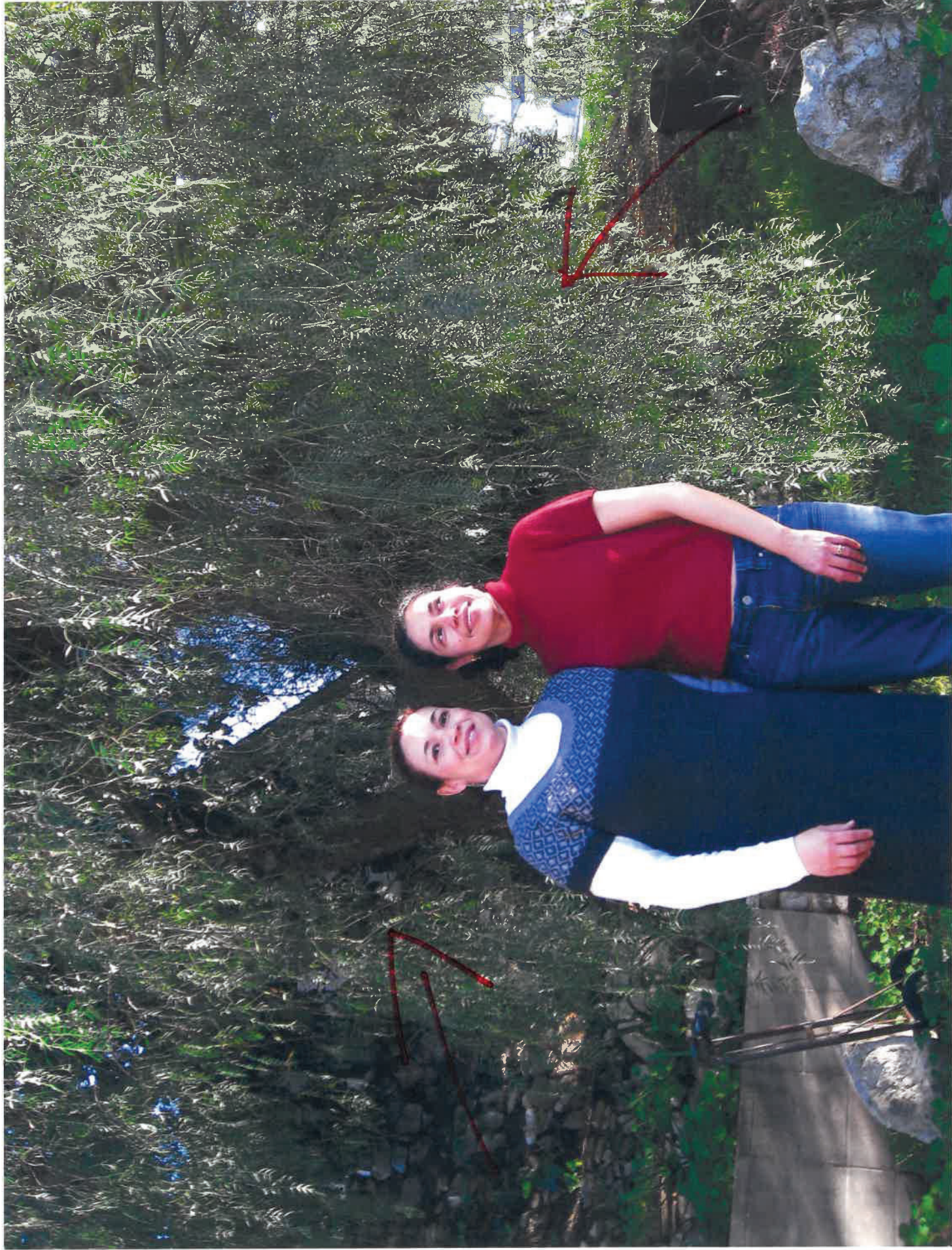
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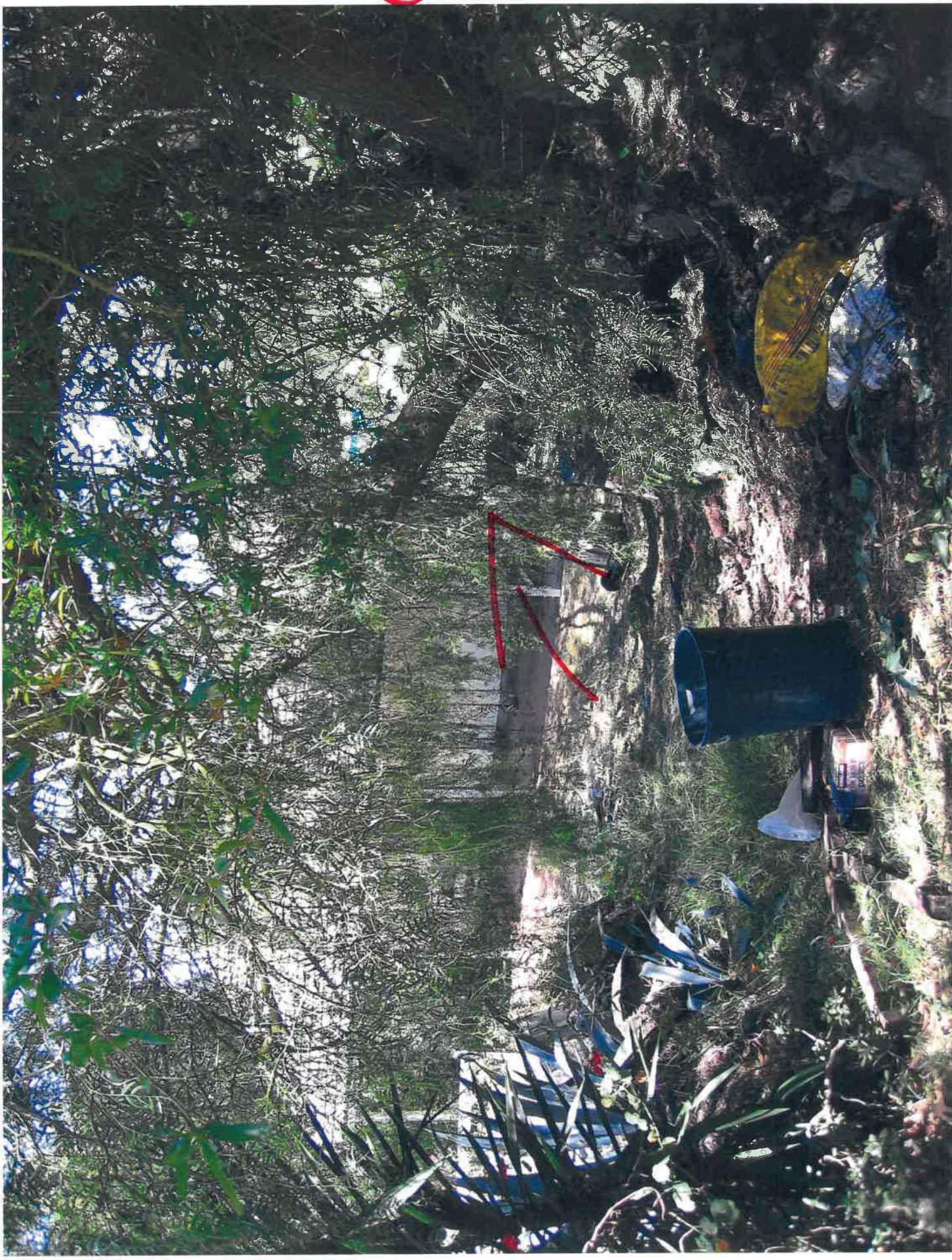








12







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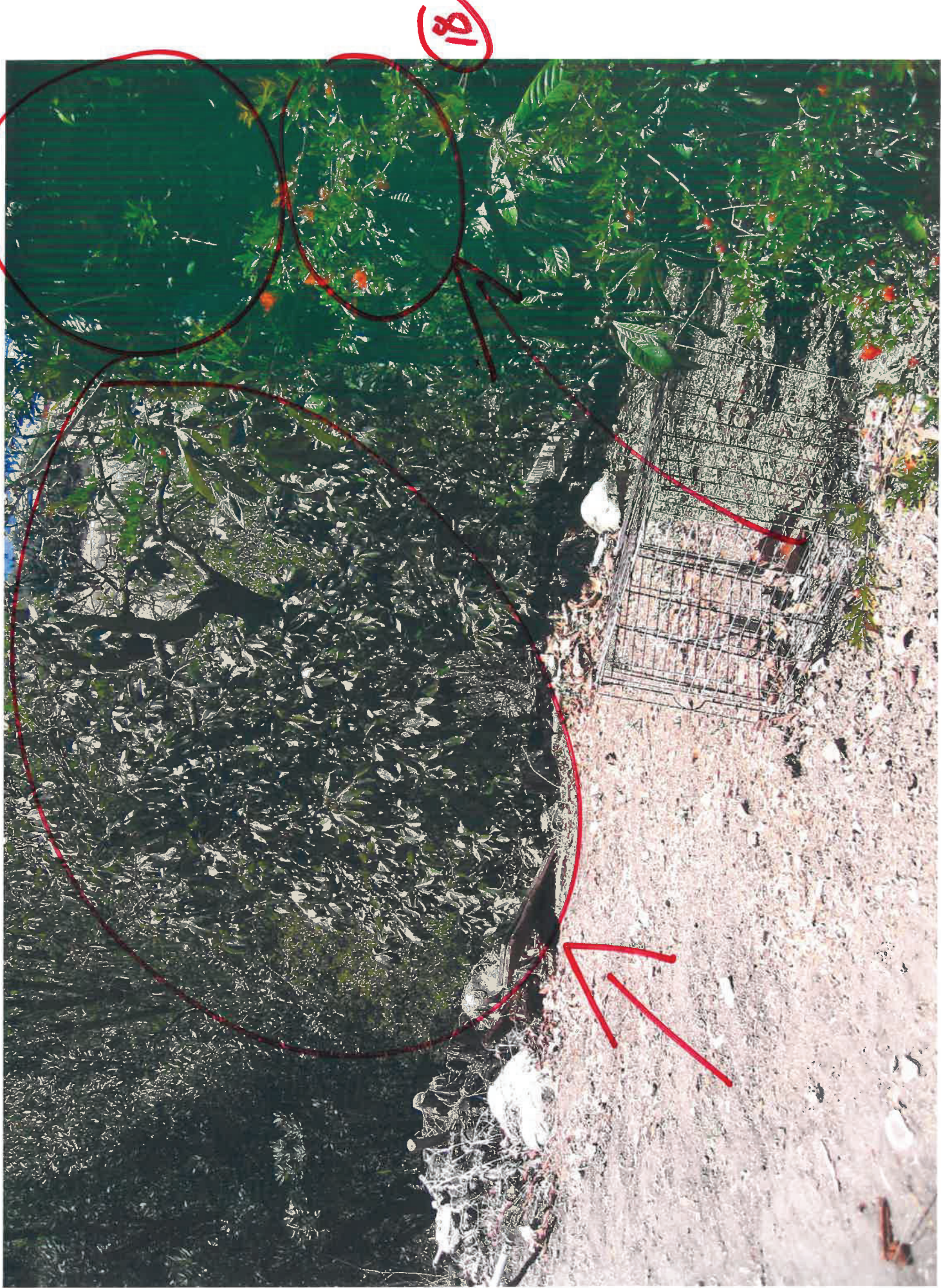






17









ADDED OF  
NOTE

#1



PHOTOS TAKEN 1987-1988

DIRT OF  
NOTE



2B



LOOKING NORTH-WEST @  
WEST END OF THE HOUSE.

#3



01/02/10



Looking North-West @ 59 degrees  
West end of the house.

#4



03/20/2020



## *City of Rolling Hills*

INCORPORATED JANUARY 24, 1957

**Agenda Item No.: 6.A**  
**Mtg. Date: 11/30/2021**

**TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL**

**FROM: STEPHANIE GRANT ,**

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

**SUBJECT: VIEW PRESERVATION COMPLAINT - 61 EASTFIELD DRIVE (JUGE - COMPLAINANT) AND 59 EASTFIELD DRIVE (TAMAYO/SIERRA - VEGETATION OWNER)**

**DATE: November 30, 2021**

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### **BACKGROUND:**

At the Committee on Trees and Views teleconference meeting on November 16, 2021, The Committee continued the meeting until November 30, 2021 at 5:30 p.m. This would give the City more time to select an arborist that was affordable for the Complainant, meet the City's requirements and certifications, and Vegetation Owners' approval.

On November 17, 2021, Joe Juge (Complainant) sent the City a list of 4 arborists. The City contacted all four arborists, and only one arborist responded, Mr. Gregory MacDonald.

On November 22, 2021, Gregory MacDonald (Arborist) provided the City with his qualifications and proposal.

On November 22, 2021, City Staff reviewed Gregory MacDonald's certifications and qualifications. Staff determined he met all of the City's requirements and certifications.

On November 22, 2021, Joe Juge (Complainant) agreed to the Arborist rate of \$120 per hour for services and 12% required City Administrative fee of the total cost of arborist services.

On November 24, 2021, Dr. Tamayo and Mr. Sierra (Vegetation Owners) reviewed all of the Arborist information and approved Gregory MacDonald to serve as the arborist. They also agreed to grant the arborist access to their property, with the request that a 48 notice is provided before he enters onto their property. The Vegetation Owner's requested the inspection be scheduled on either Tuesdays or Thursdays. It was also requested that the arborist understand the view preservation standards provided by the RHMC before any recommendations are made.

On November 24, 2021, Mr. Joe Juge came into the City to pay the arborist fees a total of \$480 (\$120 per hour) and \$57 (12% required City Administrative fee).



On November 29, 2021, the City will enter into a contract agreement with Gregory MacDonald to provide arborist services. The arborist and Complainant will enter into a contract agreement for services.

On November 30, 2021 at 10:00 a.m., the arborist will conduct site inspections at 61 Eastfield Drive (Complainant) and 59 Eastfield Drive (Vegetation Owners) and prepare a written report for tree maintenance and restoration that will be presented at the Committee on Trees and Views evening meeting on November 30, 2021 at 5:30 p.m. The arborist's recommendations, along with the Committees' recommendations will be included into the resolution that will be drafted by Staff.

**DISCUSSION:**

This meeting is a continuation of the Committee on Trees and Views virtual meeting held on November 16, 2021 at 5:30 p.m.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

Direct Staff to prepare a resolution.

**ATTACHMENTS:**

[SUPPLEMENTAL\\_ARBORIST REPORT 59 - 61 Eastfield Dr 11-30-2021.docx](#)

[SUPPLEMENTAL\\_2021-01.CTV\\_RESOLUTION\\_61\\_Eastfield Drive\\_\\_Juge v. Tamayo-c1.DOCX](#)

[Link to draft resolution removed]

## ARBORIST REPORT for

### 61 Eastfield Drive, Rolling Hills, CA - View restoration

On November 30, 2021, I, Gregory MacDonald, Certified Arborist #WE 6469A did a site visit to assess recommendations for view restoration. There are a number of trees and some shrubs involved. Starting from the far left of the view issue, there is a Toyon shrub that should be fine with some reduction trimming up to 25% of foliage. It could possibly be trimmed lower at the next years trimming if it responds well to the first trim.

Much lower on the slope, there is an apparently fully dead Eucalyptus that should be removed down to near ground level. It may or may not be a view issue but as a course of regular maintenance and safety needs to be addressed. The entire root system should probably be left in place to not disturb the slope.

The large ash tree appears to be 60 + years old and in less than great health. It has dieback typical of drought stress but should not be adversely affected by the recommended reduction and lacing. As a deciduous tree, it has systems in place to deal with foliage loss. I would add the need for crown cleaning to remove all completely dead branches.

The two relatively young Canary Island Pine Trees should do fine with crown reduction trimming to an appropriate side branch/whorl. I would advise not removing more than 30% of the foliage at this time. If possible, the side branches should not be cut at this time but could possible be reduced in following years. This action will completely change the natural form of these two trees, but if follow-up trimming is done with care, they can be good shade and slope stabilizing trees.

The Avocado appears to be in decline and needs no trimming.

The large Pepper tree was recommended to be reduced to the roofline of the adjacent structure. This tree has well developed branching, so this should be fine if reduction cuts are used and no topping cuts are done. The request to remove the large trunk growing over the pathway down towards the pool house is not recommended. I feel it would be far better reduced both vertically at the end as well as laterally. This would reduce the weight out to the side. The tree has survived being cut significantly at the base (many years ago) and I would not suggest adding to that by removing a trunk of the tree. I would advise against cuts larger than 4" diameter as Schinus molle are not known to compartmentalize decay very well.

The Loquat tree close to the structure should be fine with crown reduction trimming. It too, has well developed branching that allows for smaller cuts.

The pomegranate tree will do fine with reduction trimming. As a deciduous tree, it has systems in place to deal with foliage loss.

The Oleander hedge is suffering from "Oleander Leaf Scorch" also called "Bacterial Leaf Scorch" (BLS) and there is no known cure. It is possible to prolong the life of these shrubs with additional watering, and I strongly recommend adding a drip irrigation system. If screening and sound reduction are the goal, I would suggest interplanting with True Bay, Wax leaf Privet, or Australian Brush Cherry. They can be planted in between the existing Oleanders and as the Oleander continue to die, the new shrubs can take over the role of a hedge. The insect that carries the bacterial disease (*Xylella fastidiosa*), gets the bacteria by feeding on diseased shrubs and trees, so removal of these diseased shrubs may be a consideration. Once infected, the shrubs slowly lose the ability to transport water through their Xylem to other parts of the shrub. Trimming this hedge at the roof line should be fine.

The Schefflera shrub can be reduced in height one branch at a time with a lower risk of damage to it.

An inspection and Arborist Report with recommendations do not in any way give or imply any warrantee against tree or limb failures. Trees and their limbs can and do fail. No inspection can prevent that, and recommendations given here are simply given as options to consider. Every tree can react differently to trimming, climate, soil conditions, and watering. Any action taken are the responsibility of the property owner and the company doing the physical work.

I thank you for the opportunity to be of help with these trees,

Gregory MacDonald

ISA Certified Arborist #We 6469A

Rancho Palos Verdes, CA 90275

(310) 941-2174



## **ARBORIST REPORT for**

### **61 Eastfield Drive, Rolling Hills, CA - View restoration**

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The large ash tree appears to be 60 + years old and in less than great health. It has dieback typical of drought stress but should not be adversely affected by the recommended reduction and lacing. As a deciduous tree, it has systems in place to deal with foliage loss. I would add the need for crown cleaning to remove all completely dead branches.

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I thank you for the opportunity to be of help with these trees,

Gregory MacDonald

ISA Certified Arborist #We 6469A

Rancho Palos Verdes, CA 90275

(310) 941-2174

## RESOLUTION NO. 2021-21-CTV

### **A RESOLUTION OF THE COMMITTEE ON TREES AND VIEWS OF THE CITY OF ROLLING HILLS ADVISING ON THE VIEW PRESERVATION DISPUTE BETWEEN JOSEPH JUGE, ON THE ONE HAND, AND BEATRIZ TAMAYO AND JULIO SIERRA, ON THE OTHER**

THE COMMITTEE ON TREES AND VIEWS OF THE CITY OF ROLLING HILLS DOES HEREBY FIND, RESOLVE AND ADVISE AS FOLLOWS:

**SECTION 1.** On October 28, 2020, Mr. Joseph Juge (“Complainant”) filed a view impairment complaint (“Complaint”), alleging that the view from his home at 61 Eastfield Drive, Rolling Hills was significantly impaired by certain vegetation on the property of Dr. Beatriz Tamayo and Mr. Julio Sierra (“Respondents”), located at 59 Eastfield Drive, Rolling Hills (the “Dispute”). Complainant and Respondents are referred to together herein as the “Parties.”

**SECTION 2.** As set forth in more detail below, Respondents initially agreed to mediate the Dispute but subsequently withdrew their consent to mediate. A public hearing before the City of Rolling Hills (“City”) Committee on Trees and Views (“Committee”) was properly noticed and advertised pursuant to Rolling Hills Municipal Code (“RHMC”) sections 17.26.040(C)(4). The subject public hearing was conducted on November 2, 2021. On November 3, 2021, the Committee held a field trip meeting at Complainant’s home. The public hearing was continued to November 30, 2021. The Complainant and the Respondents were in attendance at the public hearing; Respondents were not present at the November 3 field trip. Complainant represented himself; Respondents were represented by Edgar Coronado, Esq. Evidence was heard and presented from all persons interested in the Dispute and from members of the City staff. The Committee reviewed, analyzed and studied the evidence submitted.

**SECTION 3.** The public hearing was conducted using terms as defined in RHMC section 17.26.020, including but not limited to:

A. **“View”**: a visually impressive scene or vista, such as the Pacific Ocean, off-shore islands, mountains, lights of the Los Angeles basin, the Palos Verdes Hills and canyons, the Los Angeles Harbor and/or Long Beach Harbor, and similar, as observed from a viewing point. A view may include structures or vegetation in the foreground or background of the view seeker’s property. A “view” may be observed from one or more viewing point, and may be panoramic;

B. **“View impairment”**: any obstruction of a pre-existing view by vegetation on another property within the City that significantly diminishes that pre-existing view;

C. **“Pre-existing view”**: the view that existed at any time since the complainant’s property was most recently purchased for fair market value through an arm’s length purchase or sale, as evidenced by a deed. The pre-existing view cannot be the result of a natural disaster or illegal activities;

D. **“Viewing point”**: any view from the primary living area or active use area of a primary residence, excluding views from minor rooms, such as garages or closets, and also includes views from accessory buildings or structures, including pool decks and gazebos, but



excluding animal pens, aviaries, corrals, greenhouses, porte cocheres, riding rings, run-in sheds, sheds, stable/barns, free-standing storage rooms, and tack rooms.

SECTION 4. The Committee finds as follows regarding the Complaint:

A. Pursuant to RHMC section 17.26.040(C)(4)(d)(iii), a view, within the meaning of RHMC chapter 17.26, existed at the time Complainant purchased his property in 1982, and is now significantly impaired by vegetation growing on Respondents' property.

B. Complainant purchased the property on which his home currently sits in 1982.

C. Complainant remodeled his home after he purchased the property, and such remodel took place generally on the same site as the home purchased in 1982.

D. Based on the photos provided by Complainant in the Complaint and Complainant's testimony at the public hearing, a view existed from the time when Complainant purchased his property in 1982.

E. Based on the photos provided by Complainant in the Complaint and Complainant's testimony at the public hearing, the view included both canyon and city vistas.

F. Respondents purchased their home in 2007.

G. Complainant made extensive efforts to resolve and mitigate the view impairment through private channels with the Respondents, as evidenced by the correspondence included in the Complaint, spanning four (4) years – from December 2016 to summer 2020. Specifically,

- (i) On May 26, 2020, Complainant requested that the Parties enter into mediation to resolve the Dispute.
- (ii) On July 25, 2020, within the 60-day period for response pursuant to RHMC section 17.26.040(B)(1), Respondents agreed to mediation.
- (iii) On August 13, 2020, Complainant proposed two mediators for Respondents' consideration.
- (iv) On October 9, 2020, Respondents asked, prior to making a choice, who would be responsible for the mediator's fee.
- (v) As noted above, on or about October 28, 2020, Complainant filed the Application with the applicable fee to the City.

H. On June 1, 2021, the Committee held a virtual hearing at which only Complainant was in attendance. The hearing was continued to August 4, 2021 to allow the Parties to mediate.

I. The City provided suggestions for possible mediators. The Parties did not select a mediator.

J. The August 4 meeting did not occur.

K. On August 17, 2021, the Committee held a meeting to receive an update on mediation efforts between the Parties. The Committee continued the public hearing to October 5, 2021.

L. The City provided more suggestions of possible mediators.

M. Complainant contacted the City's suggested mediators and obtained fee and availability information. On August 23, 2021, Complainant shared this information with Respondents.

N. On September 1, 2021, Respondents withdrew their agreement to mediate.

O. At the public hearing on November 2, 2021, the Committee examined the written and photographic evidence provided by both parties and heard argument from both parties. At the conclusion of the hearing, based on its review and application of the non-exclusive factors set forth in RHMC section 17.26.050(A), including but not limited to subsection (7) and its application to findings (G) through (N) above, the Committee determined that Complainant's view has been significantly obstructed by Respondent's vegetation along the south side of Respondents' structure, as well as by the pepper tree, the ash tree, and pine tree on Respondent's property.

P. On November 3, 2021, the Committee met at Complainant's home at 61 Eastfield Drive to assess what action with respect to the view-impairing vegetation would be appropriate to restore Complainant's view. Based on that site visit, the Committee concluded that certain restorative measures were warranted but that consultation with a certified arborist would be necessary to ensure that such measures would not jeopardize the long-term health of the trees and other vegetation on Respondents' property.

Q. Prior to the November 30, 2021 continued public hearing, the City retained Gregory MacDonald, a certified arborist, to conduct his own site visit and opine on the most appropriate actions with respect to Respondents' trees to both restore Complainant's view and protect the long-term health of the trees.

SECTION 5. The Committee, pursuant to RHMC section 17.26.050(B), makes the following findings to support its advised restorative action in Section 6 below:

A. None of Respondents' trees that are impairing Complainant's view are rare.

B. Sound and heat mitigation should not be affected, as any proposed restorative action would not involve removal of any trees.

C. There should be no reduction of stature in any trees, resulting in harm or loss of Respondents' privacy.

D. Vegetation existed upon Respondents' purchase of their property in 2007.

E. Vegetation on the south side of Respondents' structure acted as a privacy buffer.

SECTION 6. Based on (i) the Committee's observations at the site visit it conducted on November 3, 2021, (ii) the key attached hereto as **Exhibit A**, and (iii) the certified arborist's written report and recommendations to the Committee at the hearing on November 30, 2021, and pursuant to RHMC section 17.26.060, the Committee finds and recommends the following restorative actions:

A. Pursuant to RHMC sections 17.26.040(C)(4)(f) and 17.26.060(B), Complainant should bear the cost of the initial restorative action described below, unless otherwise stated and unless the parties agree to share the costs in some other manner.

B. The restorative actions set forth in this Section 6 should occur sometime within 120 days of adoption of this resolution, unless an appeal is pending.

C. All vegetation and trees should be reduced so as not to exceed the corresponding ridgelines of the respective vegetation or tree. To the greatest extent possible, crown reduction should be used to reduce height.

D. The loquat tree in the view corridor should be decreased by approximately 6 feet.

E. The southside vegetation, including the oleander, corresponding to the roofline that is no further east of the chimney, should be reduced.

F. The ash tree should be crowned and laced (with crown cleaning) so that it can be reduced to the nearest dwelling ridgeline of the south side of the property.

G. The Toyon tree should be crowned and laced to approximately 4 feet below the ridgeline; provided, however, that initial restorative action should not result in more than 25% reduction. If the prescribed reduction level is not met due to the 25% maximum reduction limitation, another attempt should be made the following year – at Respondents' expense.

H. No action is recommended for the avocado tree.

I. Any trees or vegetation adjacent to and west of the chimney on Respondents' residence should not exceed the ridgeline.

J. The westerly trunk of the pepper tree, besides being reduced in size to its corresponding ridgeline, should be laced and reduced laterally.

K. The two (2) pine trees should be crowned and reduced to their respective ridgelines; provided, however, that initial restorative action should not result in more than 30% reduction. If the prescribed reduction level is not met due to the 30% maximum reduction limitation, another attempt should be made the following year – at Respondents' expense.



SECTION 7. The Committee recommends the following conditions to prevent future view impairments:

A. Pursuant to RHMC section 17.26.060(B), maintenance of the trees and vegetation in question subsequent to initial restorative action should be performed at the cost and expense of Respondents, unless otherwise agreed to by the parties.

B. All trees and vegetation should be maintained at the levels prescribed in Section 6 above so as not to allow for future view impairments.

C. The parties should review the state of Respondents' trees and vegetation on an annual basis.

SECTION 8. Within sixty days of the date of this advisory resolution, if either or both parties disagree with the advisory resolution and wish to pursue a review hearing before the City Council, the disagreeing party must notify the City in writing that they wish to proceed with a review hearing before the City Council. This resolution is advisory and unenforceable by the City of Rolling Hills.

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

  
SÉAN CARDENAS, CHAIRMAN

ATTEST:

  
CHRISTIAN HORVATH, CITY CLERK

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

I certify that the foregoing Resolution No. 2021-21-CTV entitled:

**A RESOLUTION OF THE COMMITTEE ON TREES AND VIEWS OF THE  
CITY OF ROLLING HILLS ADVISING ON THE VIEW PRESERVATION  
DISPUTE BETWEEN JOE JUGE, ON THE ONE HAND, AND BEATRIZ  
TAMAYO AND JULIO SIERRA, ON THE OTHER**

was approved and adopted at an adjourned regular meeting of the Committee on Trees and Views on November 30, 2021 by the following roll call vote:

AYES:           Cardenas, Cooley, Kirkpatrick

NOES:

ABSENT:

ABSTAIN:

  
\_\_\_\_\_  
CHRISTIAN HORVATH, CITY CLERK

# "Photo Key"

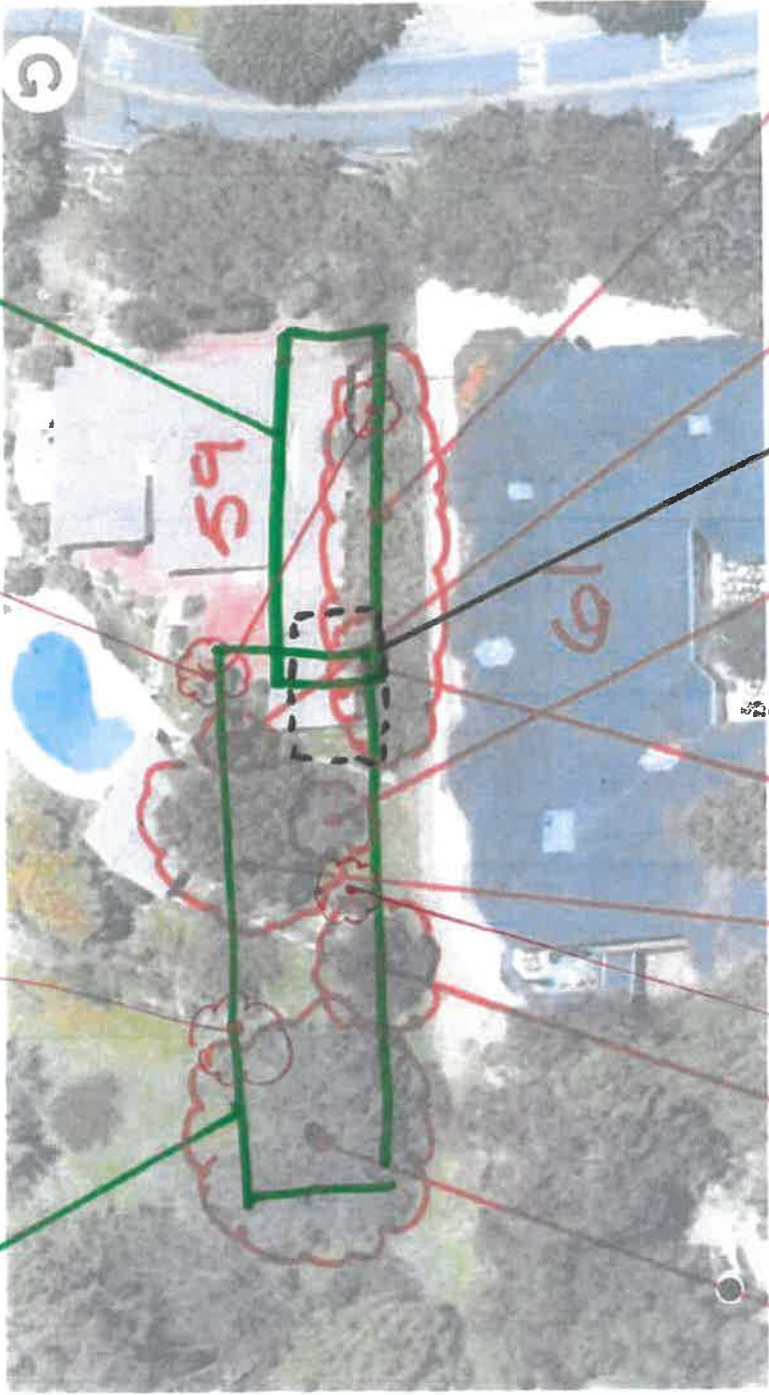
PHOTOS # 2, 3, 5 & 7

PHOTOS # 1 & 6

PHOTOS

Pine

UNKNOWN



ASH

TOYON

PEPPER

OPUNGEGRATE

LOQUAT

CUCUMBER

AVOCADO

SCHEFFERA

PHOTO # 4



*Rolling Hills Community Association*  
*of Rancho Palos Verdes*

NO. 1 PORTUGUESE BEND RD. • ROLLING HILLS, CALIF. 90274

(310) 544-6222

ROLLING HILLS



CALIFORNIA

(310) 544-6766 FAX

May 11, 2018

Mr. Julio Sierra  
Dr. Beatriz Tamayo  
59 Eastfield Drive  
Rolling Hills, CA 90274

Re: View Complaint #30

Dear Mr. Sierra and Dr. Tamayo:

At the April 19, 2018 meeting, the Board of Directors discussed the View Complaint #30 requesting that the view complaint against your property be deferred until a ruling is received in the matter of Colyear v. RHCA because the property is subject to Declaration 150AF.

Please contact the Association office when the property line has been staked and the silhouette is up.

Sincerely,

Lacey Tedesco  
Administrative Assistant

*Rolling Hills Community Association*  
*of Rancho Palos Verdes*

NO. 1 PORTUGUESE BEND RD. • ROLLING HILLS, CALIF. 90274

(310) 544-6222

ROLLING HILLS



CALIFORNIA

(310) 544-6766 FAX

May 10, 2018

Mr. Julio Sierra  
Dr. Beatriz Tamayo  
59 Eastfield Drive  
Rolling Hills, CA 90274

Re: Juge/ Sierra-Tamayo View Complaint

Dear Mr. Sierra and Dr. Tamayo:

This letter is in response to your request at the April 19, 2018 RHCA Board meeting for the Board to consider putting the view complaint filed by Mr. Juge concerning trees on your property until the Colyear v. RHCA is resolved.

The Board has taken your request under consideration. I will contact you when they have made a decision.

If you have any questions, please feel welcome to contact me at the RHCA office.

Sincerely,

Kristen Raig  
RHCA Manager

Cc: Clint Patterson, RHCA View Committee Chair

*Rolling Hills Community Association*  
*of Rancho Palos Verdes*

NO. 1 PORTUGUESE BEND RD. • ROLLING HILLS, CALIF. 90274

(310) 544-6222

**ROLLING HILLS**



**CALIFORNIA**

(310) 544-6766 FAX

August 30, 2018

Julio Sierra & Beatriz Tamayo  
59 Eastfield Drive  
Rolling Hills, CA 90274

Re: Notification of Withdrawal of View Complaint #30; Juge-Sierra/Tamayo

Dear Mr. Sierra and Mrs. Tamayo:

Please be advised that we have received a request from Joseph Juge at 61 Eastfield Drive to withdrawal his view complaint for trees located in the easement between 61 and 59 Eastfield Drive and to the right of the home at 59 Eastfield Drive

The item has been removed from the Board of Directors agenda.

Please feel free to call our office with any questions.

Sincerely,



Toni Day  
RHCA Administrator





## City of Rolling Hills

INCORPORATED 1954

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

### REQUEST FOR APPEAL

NAME:

Julio Sierra and Beatriz Tamayo MD

ADDRESS:

59 Eastfield Drive

Rolling Hills, CA 90274

TREES LOCATED AT:

at the above address

I hereby request appeal of the decision of the Committee on Trees and Views on the above referenced application(s) for the following reasons:

please see attached request

SIGNED:

Beatriz E. Tamayo, M.D. *Julio C Sierra*

DATED:

01/26/2022

FEE:

\$1,333.33 Paid by check enclosed with request.

(Two-thirds of original application fee - \$1,333.33)

**RLMC 17.26.050** - The Committee's decision shall be final twenty (20) days after adoption of its written findings, unless it is appealed to the City Council pursuant to the provisions of Rolling Hills Municipal Code, Chapter 17.54

## **REQUEST FOR APPEAL OF CTV DECISION**

**APPELLANTS:** Julio Sierra and Beatriz Tamayo, M.D.

**Address:** 59 Eastfield Drive, Rolling Hills, CA 90274

**Introduction:** Pursuant to RHMC 17.26.040(D)(1), Appellants are appealing decision made by the Committee on Trees and Views (CTV) of the City of Rolling Hills of Resolution 2021-21-CTV (See **Exhibit A**). The Appellants appeal the CTV's findings in Section 4 section A through E of the Resolution along with the remedy of restorative actions provided in Section 6 of the Resolution. Appellants believe and therefore allege that Joseph Juge Jr. (hereinafter referred to as Juge), provided false and misleading testimony at the November 2, 2021 hearing that was material to the outcome of this case. Moreover Appellants also believe that the CTV committed reversible error in its decision since the evidence did not support a finding, by a preponderance of the evidence, that Juge's home had a pre-existing view from a view point as defined by RHMC 17.26.020 and that the view was impaired by vegetation on Appellant's property. The protected view in this case is defined in RHMC 17.26.020. The CTV failed to make any specific findings as any pre-existing view from a viewing point on Juge's property that was obstructed by Appellants vegetation other than to make a generalized statement, without any substantive evidence, that Juge had a pre-existing view that needs restoration.

Juge failed to identify viewing points on his property that had pre-existing views impaired by Appellant's vegetation. The viewing points are key and central to establish whether Juge has a valid claim. Juge never specified any viewing points in his complaint nor provided any testimony to specify those areas on his property that has pre-existing views that require restoration. It was clear from the hearing that the CTV failed to consider and carefully examine the evidence provided by both Juge and Appellant that would have raised questions about the existence of any pre-existing views on the property. This is especially concerning in light of the fact that Juge demolished the original home purchased in 1982 and proceeded to construct a new home which was significantly larger than original. Moreover it took nearly 30 years to complete and pass inspection.

As will be provided in greater detail below, Juge did not establish by a preponderance of the evidence that he met the requirements under RHMC 17.26.020 that he had a protected, pre-existing view from a cognizable viewing point on his property. Moreover Juge mislead the committee by providing false information by the nature and scope of the "remodel" he performed on the property. The committee relied entirely on this false representation which served as the basis of its decision. The City Council of the City of Rolling Hills should overturn the CTV's November 30, 2021 Resolution conclude that Juge has no view under the code [RHMC 17.26.040(C)(4)(d)(i)].

Appellants request that the City Council consider all of the Exhibits attached to this appeal along with all documents submitted by Joseph Juge, and the Appellants, Beatriz Tamayo MD and Julio Sierra along, along with all testimony provided by the parties at the November 2, 2021 hearing.

### **Basis For Appeal:**

1. Juge's complaint fails to provide any viewing points from within his property that establish pre-existing views requiring restoration. Juge provided no viewing points from within his home or on his property that had a pre-existing views as defined by RHMC 17.26.020.

2. Juge provided false and misleading testimony as to the nature and extent of the construction of his residence. Juge testified that the nature of the work performed on his home was a "remodel" and that the remodel took place on the same site as the home purchased in 1982. The misrepresentation was material to the outcome of the case since the CTV made findings based on the false representation. See Resolution No. 2021-21-CTV Sections 4(C), (D) and (E).
3. Juge did not meet his evidentiary requirement to establish, by a preponderance of the evidence, that he had pre-existing views from viewing points on his property that was impaired by Appellants' vegetation that requires restorative action within the meaning of the code. See RHMC 17.26.020.
4. Appellants' vegetation existed in its current state well before Juge completed the construction and passed final inspection of the new home in 2016.

**Background:** The properties at issue herein are located adjacent to one another on a north-south trajectory divided by an easement. Testimony and evidence from the hearing established that Juge purchased his property on or about 1982 and the Appellants purchased their property in February 2007. The record along with documents submitted by Juge reveal that significant changes were made to his property starting in the mid-1980s to January 2016. The evidence also reveals that Juge could not legally reside in the home until January 2016 when the home passed final inspection.

#### **Analysis:**

1. Juge's complaint fails to provide any viewing points from within his property that establish pre-existing views requiring restoration. Juge provided no viewing points from within his home or on his property that had pre-existing views as defined by RHMC 17.26.020.

In his complaint filed on or about October 28, 2020, Juge claims that his views on the north-facing side of his house are obstructed. In support of his complaint, Juge provides pictures of views which he claims existed at the time he purchased the property in 1982. Juge provides aerial views of Appellants' property and identifies trees that obstruct his view. The pictures do not validate his claim since no view can be ascertained by the photographs. The photographs do not establish any viewing points as defined by the code on the north-facing side of his property. In fact, Juge fails to provide any evidence from within or around the original home establishing that north-facing views existed at the time of acquisition. The code is clear when it states, that the intent of this section is to preserve the views that existed at the time that the property was purchased. See RHMC 17.26.010.

Juge does not provide any evidence of any view that the 1982 home had when purchased. Also, photographs of views he included in the complaint are inadequate since they fail to establish a viewing point from within the residence, any accessory buildings or any other area where a viewing point can exist. (See definition of "Viewing point" in RHMC 17.26.020). Hence, Juge's complaint should be dismissed since it fails to meet the threshold requirement that he needs to state with specificity the viewing points that establish his right to claim a pre-existing view under the code.

2. Juge provided false and misleading testimony as to the nature and extent of the construction of his residence. Juge testified that the nature of the work performed on his home was a



“remodel” and that the remodel took place on the same site as the home purchased in 1982. The misrepresentation was material to the outcome of the case since the CTV made findings based on the false representation. See Resolution No. 2021-21-CTV Sections 4(C), (D) and (E).

Since Juge did not provide any written evidence to support his claim that he had a pre-existing view from viewing points on his property, CTV members asked whether he constructed a new home or remodeled the existing one. Juge responded that it was a remodel on the site of the original home. Juge’s statement is false. Documents produced by the City of Rolling Hills via a Public Records Requests establish that Juge constructed a new home larger than the original footprint of the 1982 home. The pictures submitted by Juge clearly establish that the original home was demolished. The evidence produced by the City also reveals that it took Juge approximately 30 years to complete the construction of the new residence. Final inspection of the new residence took place on January 2016.

In his complaint Juge provided photographs purportedly establishing off views from the property (See **Exhibit B**). The only view that is clear from the photographs is that Juge had demolished the original home down to the foundation. The 1982 home no longer existed. Building permits taken out by Juge in 1987 show that he was grading the property for a 5,400 square foot addition. (See **Exhibit C**). Juge stated on the permit that he was going to “[e]nlarge existing rooms and add new rooms” (See **Exhibit C**). The pictures reveal that it was not an addition but in fact a tear down and new build. A permit taken out in 1991 shows that Juge efforts was not to perform a “remodel” of the 1982 home but the construction of a new home with significantly more square footage than the original home. (See **Exhibit D**).

Also of note is that Juge’s construction project took almost 30 years to complete. An internal memorandum of the City of Rolling Hills revealed that on May 15, 2012 Juge called the Building and Safety Department requesting a inspection of the new home. An inspection revealed that the house was not complete. There were numerous items that needed to be complete before the property could be cleared for occupancy. (See **Exhibit E**). Essentially the home was not habitable in 2012. The inspector observed that most of the interior inside the home was not finished. Also all of building permits for construction project had expired. Records from the County of Los Angeles state that the final inspection of the project took place on or about January 16, 2016. (See **Exhibit F**).

Clearly this was not a remodel but a significant construction project of a new home that took nearly 30 years to complete. The representation made to the CTV was false. The representation was material since the CTV based its decision squarely on the false representation to establish that Juge had a pre-existing view under the code.

3. Juge did not meet his evidentiary requirement to establish by a preponderance of the evidence that he had a pre-existing view from a viewing point on his property that was impaired by Appellants’ vegetation that requires restorative action within the meaning of the code. See RHMC 17.26.020.

The CTV heavily relied on the representation made by Juge that the construction he performed on his home was a remodel of the original home purchased in 1982. For reasons stated above, the committee’s reliance on that representation was misplaced. Moreover the statement was simply false. See Resolution No.2021-21-CTV Section 4(C). Also the committee’s reliance on the photographs in **Exhibit B** was also misplaced because the photographs were taken when the house was undergoing

construction not a remodel. Since the house as not complete and habitable at the time that Juge claims he had a north facing views from his house, he does not have any viewing points from his residence to establish that he has a pre-existing view that requires restoration. Moreover he does not provide any evidence that there is any correlation between the north-facing views of the original 1982 home to the new home. Therefore Juge does has not meet his evidentiary threshold to establish that he has a view under the code.

4. Appellants vegetation existed in its current stated well before Juge completed the construction and past final inspection of the new home in 2016.

Appellants provided photographic evidence of the vegetation that their home had at the time of they purchased their home in February 2007. (See Exhibit G). The City hired Gregory MacDonald a certified arborist that testified that the trees on Appellants property were mature and not new growth. He opined that the Pepper Tree on Appellants property was approximately 60 years old. Since Juge is unable to establish that he had a pre-existing view from the house he original purchased in 1982, any north facing view that is blocked by Appellants vegetation from his new home is not a view impairment as defined by the code. (See RHMC 17.26.020). A view impairment is defined by the code as follows: "...any obstruction of a pre-existing view by vegetation on another property within the City that significantly diminishes that pre-existing view." In this case Juge does not have a pre-existing view since he cannot establish the view of the home he purchased in 1982. Moreover since the new house is significantly larger that the original house, the pre-existing view of the original home no longer applies to this case. It is clear that Juge is attempting to do is acquire a view that did he did not have from the original 1982 home and it not entitled to after the completion of the new home in 2016. Hence the vegetation on Appellants property does not obstruct Juge's view.

#### **Conclusion:**

Appellants respectfully request that the City Council of the City of Rolling Hills overturn the CTV's resolution holding that Juge had pre-existing based on a lack of any credible evidence to support the claim. Pursuant to RHMC 17.26.040 (C)(4)(a)(i), The City Council should hold that Juge does not have a view within the meaning of the code.

Please direct all notices and correspondence regarding this appeal to:

Edgar Coronado  
Law Office of Edgar Coronado  
3620 Pacific Coast Highway Ste 200  
Torrance, California 90505  
Telephone: (424) 350-7731  
email: coronadolaw@gmail.com

## **EXHIBIT A**

**RESOLUTION NO. 2021-21-CTV**

**A RESOLUTION OF THE COMMITTEE ON TREES AND VIEWS OF THE CITY OF ROLLING HILLS ADVISING ON THE VIEW PRESERVATION DISPUTE BETWEEN JOSEPH JUGE, ON THE ONE HAND, AND BEATRIZ TAMAYO AND JULIO SIERRA, ON THE OTHER**

**THE COMMITTEE ON TREES AND VIEWS OF THE CITY OF ROLLING HILLS DOES HEREBY FIND, RESOLVE AND ADVISE AS FOLLOWS:**

**SECTION 1.** On October 28, 2020, Mr. Joseph Juge ("Complainant") filed a view impairment complaint ("Complaint"), alleging that the view from his home at 61 Eastfield Drive, Rolling Hills was significantly impaired by certain vegetation on the property of Dr. Beatriz Tamayo and Mr. Julio Sierra ("Respondents"), located at 59 Eastfield Drive, Rolling Hills (the "Dispute"). Complainant and Respondents are referred to together herein as the "Parties."

**SECTION 2.** As set forth in more detail below, Respondents initially agreed to mediate the Dispute but subsequently withdrew their consent to mediate. A public hearing before the City of Rolling Hills ("City") Committee on Trees and Views ("Committee") was properly noticed and advertised pursuant to Rolling Hills Municipal Code ("RHMC") sections 17.26.040(C)(4). The subject public hearing was conducted on November 2, 2021. On November 3, 2021, the Committee held a field trip meeting at Complainant's home. The public hearing was continued to November 30, 2021. The Complainant and the Respondents were in attendance at the public hearing; Respondents were not present at the November 3 field trip. Complainant represented himself; Respondents were represented by Edgar Coronado, Esq. Evidence was heard and presented from all persons interested in the Dispute and from members of the City staff. The Committee reviewed, analyzed and studied the evidence submitted.

**SECTION 3.** The public hearing was conducted using terms as defined in RHMC section 17.26.020, including but not limited to:

A. "View": a visually impressive scene or vista, such as the Pacific Ocean, off-shore islands, mountains, lights of the Los Angeles basin, the Palos Verdes Hills and canyons, the Los Angeles Harbor and/or Long Beach Harbor, and similar, as observed from a viewing point. A view may include structures or vegetation in the foreground or background of the view seeker's property. A "view" may be observed from one or more viewing point, and may be panoramic;

B. "View impairment": any obstruction of a pre-existing view by vegetation on another property within the City that significantly diminishes that pre-existing view;

C. "Pre-existing view": the view that existed at any time since the complainant's property was most recently purchased for fair market value through an arm's length purchase or sale, as evidenced by a deed. The pre-existing view cannot be the result of a natural disaster or illegal activities;

D. "Viewing point": any view from the primary living area or active use area of a primary residence, excluding views from minor rooms, such as garages or closets, and also includes views from accessory buildings or structures, including pool decks and gazebos, but



excluding animal pens, aviaries, corrals, greenhouses, porte cocheres, riding rings, run-in sheds, sheds, stable/barns, free-standing storage rooms, and tack rooms.

**SECTION 4.** The Committee finds as follows regarding the Complaint:

A. Pursuant to RHMC section 17.26.040(C)(4)(d)(iii), a view, within the meaning of RHMC chapter 17.26, existed at the time Complainant purchased his property in 1982, and is now significantly impaired by vegetation growing on Respondents' property.

B. Complainant purchased the property on which his home currently sits in 1982.

C. Complainant remodeled his home after he purchased the property, and such remodel took place generally on the same site as the home purchased in 1982.

D. Based on the photos provided by Complainant in the Complaint and Complainant's testimony at the public hearing, a view existed from the time when Complainant purchased his property in 1982.

E. Based on the photos provided by Complainant in the Complaint and Complainant's testimony at the public hearing, the view included both canyon and city vistas.

F. Respondents purchased their home in 2007.

G. Complainant made extensive efforts to resolve and mitigate the view impairment through private channels with the Respondents, as evidenced by the correspondence included in the Complaint, spanning four (4) years – from December 2016 to summer 2020. Specifically,

(i) On May 26, 2020, Complainant requested that the Parties enter into mediation to resolve the Dispute.

(ii) On July 25, 2020, within the 60-day period for response pursuant to RHMC section 17.26.040(B)(1), Respondents agreed to mediation.

(iii) On August 13, 2020, Complainant proposed two mediators for Respondents' consideration.

(iv) On October 9, 2020, Respondents asked, prior to making a choice, who would be responsible for the mediator's fee.

(v) As noted above, on or about October 28, 2020, Complainant filed the Application with the applicable fee to the City.

H. On June 1, 2021, the Committee held a virtual hearing at which only Complainant was in attendance. The hearing was continued to August 4, 2021 to allow the Parties to mediate.

I. The City provided suggestions for possible mediators. The Parties did not select a mediator.

J. The August 4 meeting did not occur.

K. On August 17, 2021, the Committee held a meeting to receive an update on mediation efforts between the Parties. The Committee continued the public hearing to October 5, 2021.

L. The City provided more suggestions of possible mediators.

M. Complainant contacted the City's suggested mediators and obtained fee and availability information. On August 23, 2021, Complainant shared this information with Respondents.

N. On September 1, 2021, Respondents withdrew their agreement to mediate.

O. At the public hearing on November 2, 2021, the Committee examined the written and photographic evidence provided by both parties and heard argument from both parties. At the conclusion of the hearing, based on its review and application of the non-exclusive factors set forth in RHMC section 17.26.050(A), including but not limited to subsection (7) and its application to findings (G) through (N) above, the Committee determined that Complainant's view has been significantly obstructed by Respondent's vegetation along the south side of Respondents' structure, as well as by the pepper tree, the ash tree, and pine tree on Respondent's property.

P. On November 3, 2021, the Committee met at Complainant's home at 61 Eastfield Drive to assess what action with respect to the view-impairing vegetation would be appropriate to restore Complainant's view. Based on that site visit, the Committee concluded that certain restorative measures were warranted but that consultation with a certified arborist would be necessary to ensure that such measures would not jeopardize the long-term health of the trees and other vegetation on Respondents' property.

Q. Prior to the November 30, 2021 continued public hearing, the City retained Gregory MacDonald, a certified arborist, to conduct his own site visit and opine on the most appropriate actions with respect to Respondents' trees to both restore Complainant's view and protect the long-term health of the trees.

**SECTION 5.** The Committee, pursuant to RHMC section 17.26.050(B), makes the following findings to support its advised restorative action in Section 6 below:

A. None of Respondents' trees that are impairing Complainant's view are rare.

B. Sound and heat mitigation should not be affected, as any proposed restorative action would not involve removal of any trees.

C. There should be no reduction of stature in any trees, resulting in harm or loss of Respondents' privacy.

D. Vegetation existed upon Respondents' purchase of their property in 2007.

- E. Vegetation on the south side of Respondents' structure acted as a privacy buffer.

**SECTION 6.** Based on (i) the Committee's observations at the site visit it conducted on November 3, 2021, (ii) the key attached hereto as **Exhibit A**, and (iii) the certified arborist's written report and recommendations to the Committee at the hearing on November 30, 2021, and pursuant to RHMC section 17.26.060, the Committee finds and recommends the following restorative actions:

- A. Pursuant to RHMC sections 17.26.040(C)(4)(f) and 17.26.060(B), Complainant should bear the cost of the initial restorative action described below, unless otherwise stated and unless the parties agree to share the costs in some other manner.

- B. The restorative actions set forth in this Section 6 should occur sometime within 120 days of adoption of this resolution, unless an appeal is pending.

- C. All vegetation and trees should be reduced so as not to exceed the corresponding ridgelines of the respective vegetation or tree. To the greatest extent possible, crown reduction should be used to reduce height.

- D. The loquat tree in the view corridor should be decreased by approximately 6 feet.

- E. The southside vegetation, including the oleander, corresponding to the roofline that is no further east of the chimney, should be reduced.

- F. The ash tree should be crowned and laced (with crown cleaning) so that it can be reduced to the nearest dwelling ridgeline of the south side of the property.

- G. The Toyon tree should be crowned and laced to approximately 4 feet below the ridgeline; provided, however, that initial restorative action should not result in more than 25% reduction. If the prescribed reduction level is not met due to the 25% maximum reduction limitation, another attempt should be made the following year – at Respondents' expense.

- H. No action is recommended for the avocado tree.

- I. Any trees or vegetation adjacent to and west of the chimney on Respondents' residence should not exceed the ridgeline.

- J. The westerly trunk of the pepper tree, besides being reduced in size to its corresponding ridgeline, should be laced and reduced laterally.

- K. The two (2) pine trees should be crowned and reduced to their respective ridgelines; provided, however, that initial restorative action should not result in more than 30% reduction. If the prescribed reduction level is not met due to the 30% maximum reduction limitation, another attempt should be made the following year – at Respondents' expense.

**SECTION 7.** The Committee recommends the following conditions to prevent future view impairments:

A. Pursuant to RHMC section 17.26.060(B), maintenance of the trees and vegetation in question subsequent to initial restorative action should be performed at the cost and expense of Respondents, unless otherwise agreed to by the parties.

B. All trees and vegetation should be maintained at the levels prescribed in Section 6 above so as not to allow for future view impairments.

C. The parties should review the state of Respondents' trees and vegetation on an annual basis.

**SECTION 8.** Within sixty days of the date of this advisory resolution, if either or both parties disagree with the advisory resolution and wish to pursue a review hearing before the City Council, the disagreeing party must notify the City in writing that they wish to proceed with a review hearing before the City Council. This resolution is advisory and unenforceable by the City of Rolling Hills.

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



SEAN CARDENAS, CHAIRMAN

ATTEST:



CHRISTIAN HORVATH, CITY CLERK



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

I certify that the foregoing Resolution No. 2021-21-CTV entitled:

**A RESOLUTION OF THE COMMITTEE ON TREES AND VIEWS OF THE  
CITY OF ROLLING HILLS ADVISING ON THE VIEW PRESERVATION  
DISPUTE BETWEEN JOE JUGE, ON THE ONE HAND, AND BEATRIZ  
TAMAYO AND JULIO SIERRA, ON THE OTHER**

was approved and adopted at an adjourned regular meeting of the Committee on Trees and Views on November 30, 2021 by the following roll call vote:

AYES:           Cardenas, Cooley, Kirkpatrick

NOES:

ABSENT:

ABSTAIN:

  
CHRISTIAN HORVATH, CITY CLERK



*City of Rolling Hills*

INCORPORATED JANUARY 1984

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

**REQUEST FOR APPEAL**

**NAME:**

Julio Sierra and Beatriz Tamayo MD

**ADDRESS:**

59 Eastfield Drive

Rolling Hills, CA 90274

**TREES LOCATED AT:**

at the above address

I hereby request appeal of the decision of the Committee on Trees and Views on the above referenced application(s) for the following reasons:

please see attached request

**SIGNED:**

Beatriz E. Tamayo, M.D. *Julio C Sierra*

**DATED:**

01/26/2022

**FEE:**

\$1,333.33 Paid by check enclosed with request.

(Two-thirds of original application fee - \$1,333.33)

**RHMC 17.26.050** -The Committee's decision shall be final twenty (20) days after adoption of its written findings, unless it is appealed to the City Council pursuant to the provisions of Rolling Hills Municipal Code, Chapter 17.54.

## **EXHIBIT B**



## City of Rolling Hills

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

### REQUEST FOR REVIEW BEFORE THE COMMITTEE ON TREES AND VIEWS

Following unsuccessful reconciliation efforts and mediation, to request and proceed to a review hearing before the Committee on Trees and Views, the complainant must submit the following:

1. Letter requesting a review hearing before the Committee on Trees and Views.
2. An official record of when the current property owner acquired the property (such as a current title report) and of the view that existed when the current property owner (as identified on a current title report) acquired the property or a record that the view existed at any time since the complainant purchased the property. The pre-existing view cannot be the result of a natural disaster or illegal activities.
3. Documentation showing good faith effort to effect a solution, including reconciliation and mediation efforts and evidence that adequate time was provided to the vegetation owner to respond to said efforts.
4. The attached application form must be fully completed, and must be supplemented by evidence of the alleged view(s) impairment and may include, but is not limited to documentary evidence, (as described in Section 17.26.050 of the View Preservation Ordinance), dated photographs or written declarations.
5. An inventory of the trees and their location on the vegetation owner's property, prepared by a professional arborist or a surveyor is highly recommended; and may be required.
6. Owner's Declaration (attached).
7. Certified Property Owner's List and three (3) sets of self-adhesive mailing labels for all property owners within 1,000 ft. radius from the exterior boundaries of the property under consideration with vegetation, including the owner of the subject property. This information must be as it appears on the latest available assessment roll of the Los Angeles County Assessor. This list shall be certified to be true and correct (complete Certified Property Owner's Affidavit).
8. Application Fee (per Resolution No. 1206).

Review by Committee on Trees and Views                      \$2,000  
Processing fee

#### Environmental Review Fees:

Preparation and Staff Review of Initial Study	\$200	
Preparation of Negative Declaration or	\$1,000	plus fee charged by CA
Mitigated Negative Declaration		Dept. of Fish & Wildlife, if
		applicable, as adjusted annually

## RECEIVED

OCT 28 2020

Request for review by CTV

By  City of Rolling Hills

Received 01-2018



## APPLICATION

### NATURE OF THE COMPLAINT

Describe in detail the nature of the complaint. Include documentation of when the view(s) existed, when the lot with the alleged view was purchased by the complainant, any evidence of the view(s) and any other information you deem relevant to your request.

The complaint is for view restoration. Included are documentation and photographs showing that the view existed when the claimant purchased the property. As well as, photo taken 2010. Please see photos #1-7 and key photo.

What good faith effort to affect a solution to the view impairment with vegetation owner have you pursued and include evidence that the owner of the vegetation has refused to comply.

Claimant has made many good faith efforts over the years to bring about a resolution of the view obstruction with the vegetation owner. Included are letters between claimant and the vegetation owner reflecting that the vegetation owner has refused to participate in the process, and has refused to enter into a mediation or other dispute resolution process to bring about a resolution of the view obstruction as identified in RHMO 17.26

Provide a list of the trees and vegetation that impair your view and their location on the vegetation owners' property. (A survey of the trees and their exact location, prepared by a professional arborist or a surveyor, is highly recommended)

Toyon, Ash, Gail, Pepper, O. Pomegranate, Ligustrum, Oleander, Schefflera

Avocado and 2 unknown.

Please see key photo and related photos.

# 61 Eastfield Dr, Rolling Hills, CA 90274-5260, Los Angeles County



5	7,877	76,381	\$353,300
Area	806 Sq Ft	104 Sq Ft	848 Sq Ft
Year	2010	SPR	N/A
Notes	Yr Built	Type	Year Built

## Owner Information

Current Owner	John Joseph H. Jr	Current Owner - K-5000	Rolling Hills, CA
Owner Address	Joseph Joseph	7000 1st St	90274
Unit/Condo/Share	Joseph H. John	Box 1000, Suite A	5260
City/County/Zip	61 Eastfield Dr	Owner Occupied	Yes

## Location Information

City/County	90274	Current Owner - K-5000	Los Angeles City
County/Zip	0010	Current Owner	\$706.00
Address	8115251	Rolling Hills	
Owner/Owner	Property Owner/Owner		

## Tax Information

Assessment	7067-005-037	Assessment	23
Assessment	Assessment	Assessment	Control And W. basin
Assessment	2010	Assessment	Consolidated Co
Assessment	2010	Assessment	
Assessment	RECORD OF SURVEY AS PER THE 25 PG 2 TO 10 OF RECORD OF SURVEYS LOT 23		

## Assessment & Tax

Assessment Year	2010	2011	2012
Assessed Value - Total	\$1,770,000	\$1,770,000	\$1,770,000
Assessed Value - Land	\$1,770,000	\$1,770,000	\$1,770,000
Assessed Value - Improved	\$1,770,000	\$1,770,000	\$1,770,000
YTD Assessed Change (\$)	\$1,770,000	\$1,770,000	\$1,770,000
YTD Assessed Change (%)	0%	0%	0%

Tax Year	Total Tax	Change (\$)	Change (%)
2010	\$1,770,000	\$1,770,000	0%
2011	\$1,770,000	\$1,770,000	0%
2012	\$1,770,000	\$1,770,000	0%

Assessment	Assessment
Assessed Value - Total	\$1,770,000
Assessed Value - Land	\$1,770,000
Assessed Value - Improved	\$1,770,000
YTD Assessed Change (\$)	\$1,770,000
YTD Assessed Change (%)	0%
Assessed Value - Total	\$1,770,000
Assessed Value - Land	\$1,770,000
Assessed Value - Improved	\$1,770,000
YTD Assessed Change (\$)	\$1,770,000
YTD Assessed Change (%)	0%
Assessed Value - Total	\$1,770,000
Assessed Value - Land	\$1,770,000
Assessed Value - Improved	\$1,770,000
YTD Assessed Change (\$)	\$1,770,000
YTD Assessed Change (%)	0%

## Characteristics

Assessment	Assessment	Assessment
Assessment	Assessment	Assessment
Assessment	Assessment	Assessment

## Property Detail



Describe how the view is impaired and describe the "viewing points" of your house, accessory structures or yard from which the view is impaired, (see Section 17.28.020-Definitions)

Claimant's view is impaired by the vegetation owner's trees and hedges along the north-facing side of the claimant's property including claimant's primary living areas and areas of active use. Claimant is not seeking to restore views from any minor rooms, such as animal pens, corrals, aviaries, or greenhouses.

Describe what view(s) will be restored by remediation of the vegetation.

Claimant's north-facing views from his living areas and areas of active use will be restored when the vegetation is remediated, as shown in the attached photographs.

Describe what action is specifically proposed to restore the view (i.e trimming, lacing, crown reduction or removal of the vegetation).

Claimant proposes to trim the hedges and schefflera along the driveway to 6" below the ridgeline of the vegetation owner's residence.

Claimant promotes to remove calif. pepper, crown and thin ash, toyon and pine to 48" below lower ridgeline. Lower crown of "unknown" trees to 6" below ridgeline. Crown ornamental pomegranate and avocado to 36" below ridgeline.



Describe what, if any, factors described in Sections 17.26.050 and 17.26.060 of the View Preservation Ordinance have you considered in determining whether a pre-existing view has been obstructed and for the appropriate restorative actions you're proposing.

With respect to the factors set forth in section 17.26.050-060, of the View Preservation

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Please see separate sheet.

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[Please note that the City may require further information in order to clarify, amplify, correct, or otherwise supplement the application. If the City requires such additional information, it is strongly suggested that you supply that information promptly to avoid any delay in the processing of the application.]

#### **APPLICATION FEE**

An application fee of \$2,000.00 must accompany the application. Make check payable to the CITY OF ROLLING HILLS. (Additional fees may be required).

**OWNER'S DECLARATION**

**REQUEST FOR REVIEW  
BEFORE THE COMMITTEE ON TREES AND VIEWS**

I (We) declare under penalty of perjury that the foregoing is true and correct.  
81 Eastfield Dr. Rolling Hills

Executed at \_\_\_\_\_, California,  
28 \_\_\_\_\_ October 20  
this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

By: \_\_\_\_\_  
Joseph H. Juge Jr.  
By: \_\_\_\_\_  
81 Eastfield Dr. Rolling Hills, Ca. 90274  
Address \_\_\_\_\_  
\_\_\_\_\_

NOTE: The Owner's Declaration can only be used if this application is signed in California. If this application is signed outside of California, the applicant should acknowledge before a Notary Public of the State where the signature is fixed, or before another officer of that State authorized by its laws to take acknowledgments, that he (it) owns the property described herein, and that the information accompanying this application is true to the best of his (its) knowledge and belief. Attach appropriate acknowledgment here.

APPLICANT: \_\_\_\_\_ DATE FILED: \_\_\_\_\_

REPRESENTATIVE: \_\_\_\_\_ FEE: \_\_\_\_\_

COMPANY NAME: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_

COMPANY ADDRESS: \_\_\_\_\_ BY: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

COMPANY PHONE NO. \_\_\_\_\_

PROPERTY ADDRESS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Request for review by CTV

6

Prepared 01-2018

**CERTIFIED PROPERTY OWNER'S LIST**

**AFFIDAVIT**

**REQUEST FOR REVIEW  
BEFORE THE COMMITTEE ON TREES AND VIEWS**

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

I, Joseph H. Juge Jr., declare under penalty of perjury that the attached list contains the names and addresses of all persons to whom all property is assessed as they appear on the latest available assessment roll of the County within the area described and for a distance of one thousand (1,000) feet from the exterior boundaries of property legally described as:  
See Attachment.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Executed at Rolling Hills, California, this 25 day of October, 2020.

  
SIGNATURE

With respect to the factors set forth in section 17.26.050-060 and 17.26.060 of the View Preservation Ordinance, claimant submits that his view of the Queen's necklace along the coast and to the east to downtown Los Angeles is a high-quality scenic view in both daylight and at night.

Claimant's scenic views are almost completely obstructed by the vegetation-owner's trees and hedges along the north-facing side of claimant's property including claimant's primary living areas and areas of active use.

Despite many efforts over the years to have the vegetation-owner maintain his vegetation so as not to obstruct claimant's scenic views, the vegetation-owner's trees, hedges and shrubs have grown to almost completely obstruct claimant's scenic views.

Claimant does not believe that the subject vegetation preserves any privacy for the vegetation owner whatsoever, nor does it provide energy conservation, wind screening, or climate control for any part of the vegetation-owner's primary residence.

Claimant has submitted photographs that show that the subject vegetation has been planted and/or not maintained.

Claimant submits that he has diligently tried to protect and maintain his view through informal agreement with the vegetation owner by initiating discussions and attempting to engage the vegetation-owner in dispute resolution discussions. Claimant submits that the vegetation-owner has not participated in such discussions in a reasonable or good-faith manner.



## EXHIBIT C

# WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of compensation to insure, or a certificate of the Workers' Compensation Fund since, if a certified copy thereof (Sec. 3800, Lab. C.) is furnished to the County.

- ☐ Certified copy is hereby furnished.
- ☐ Certified copy is filed with the county building inspection department.

Date \_\_\_\_\_ Applicant \_\_\_\_\_

## CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the work involved by the permit is for one hundred dollars (\$100) or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Law.

Date 12-19-81 Applicant [Signature]

NOTICE TO APPLICANT: In making this certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions of this permit shall be deemed revoked.

## LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Number \_\_\_\_\_ Lic. Class \_\_\_\_\_

Contractor \_\_\_\_\_ Date \_\_\_\_\_

☐ I am exempt from the licensing requirements as I am a licensed architect or a registered professional engineer acting in my professional capacity (Section 7051, Business and Professions Code).

Lic. or Reg. No. \_\_\_\_\_ Date \_\_\_\_\_

## HOME OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Section 7031.5, Business and Professions Code):

☒ I, as owner of the property, or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Section 7044, Business and Professions Code).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044, Business and Professions Code).

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name N/A

Lender's Address \_\_\_\_\_

I certify that I have read this application and state that the above information is correct. I agree to comply with all County ordinances and State laws relating to building construction, and hereby authorize representatives of this County to enter upon the above described property for inspection purposes.

Signature of Permittee [Signature] Date 12-19-81

# 17000 APPLICATION FOR GRADING PERMIT

BUILDING AND SAFETY

FOR APPLICANT TO FILL IN		SITE ADDRESS: <u>61 EASTFIELD DR</u>	
SITE ADDRESS: <u>61 EASTFIELD DR</u>	LOT NUMBER: <u>2102</u>	LOCALITY: <u>Rolling Hills</u>	
TRACT NUMBER: <u>2102</u>	OWNER: <u>JOSEPH H. JONES</u>	NEAREST CROSS STREET: <u>HACKWORTH</u>	
MAIL ADDRESS: <u>61 EASTFIELD DR</u>	MAIL ADDRESS: <u>61 EASTFIELD DR</u>	DISTRICT NO.: <u>12102</u>	STATE HWY. NO.: <u>4</u>
CITY: <u>Rolling Hills</u>	TEL. NO.: <u>377-9537</u>	CUBIC YDS. HANDLED: <u>3600</u>	PROCESSED BY: <u>[Signature]</u>
ARCH. ADDRESS: <u>61 EASTFIELD DR</u>	STATE REG. NO.: <u>4316</u>	USE ZONE: <u>RAS</u>	SPECIAL CONDITIONS: <u>3600</u>
MAIL ADDRESS: <u>1915 CITANDEL DR</u>	TEL. NO.: <u>514-7314</u>		
CITY: <u>SAN FORD</u>	TEL. NO.: <u>514-7314</u>		
GRADING CONTRACTOR: <u>[Signature]</u>			
ADDRESS: <u>61 EASTFIELD DR</u>			

PROPOSED USE OF GRADED SITE(S): <u>ADDITION TO RESIDENCE</u>
CHECK IF SUPERVISED GRADING <input type="checkbox"/>
SIGNATURE OF APPLICANT: _____
ADDRESS: _____
SURETY \$ _____
SURETY COMPANY: _____
DATE FILED: _____
CASH DEPOSIT \$ _____
REC'D BY: _____
DATE FILED: _____
THIS IS A LIMITED TIME PERMIT
ALL WORK AUTHORIZED MUST BE COMPLETED BY _____
TIME LIMIT: _____
EXTENDED TO: _____
EXTENDED TO: _____
P.C. Fee \$ <u>475.00</u>
Permit Fee <u>475.00</u>
Insurance Fee <u>40.25</u>
Total Fee <u>501.25</u>

BY [Signature] DATE 12-19-81

VALIDATION: 2-47500

0715-87

3640A

2-50125

50125

0106-88

311.30

SEE REVERSE FOR EXPLANATORY LANGUAGE

# WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.)

Policy No. \_\_\_\_\_ Company \_\_\_\_\_  
☐ Certified copy is hereby furnished.  
☐ Certified copy is filed with the county building inspection department.

## CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars (\$100) or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation laws.

Date: 12-27-87  
 NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

## LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Number \_\_\_\_\_ Lic. Class \_\_\_\_\_  
 Contractor \_\_\_\_\_ Date \_\_\_\_\_  
☐ I am exempt under Sec. \_\_\_\_\_  
 B.&P.C. for this reason \_\_\_\_\_ Date: \_\_\_\_\_

## OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License law for the following reason (Section 7031.5, Business and Professions Code):

☒ I, as owner of the property, or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Section 7044, Business and Professions Code).  
☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044, Business and Professions Code).

## CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name \_\_\_\_\_  
 Lender's Address \_\_\_\_\_

I certify that I have read this application and state that the above information is correct. I agree to comply with all County ordinances and State laws relating to building construction, and hereby authorize representatives of this County to enter upon the above-mentioned property for inspection purposes.

Date: 12-29-87

# APPLICATION FOR BUILDING PERMIT

COUNTY OF LOS ANGELES

BUILDING AND SAFETY

FOR APPLICANT TO FILL IN:		BUILDING ADDRESS: <u>601 Eastfield</u>	
BUILDING ADDRESS: <u>601 Eastfield Dr</u>	LOCALITY: <u>R.A.</u>	NEAREST CROSS ST.:	PARCEL:
CITY: <u>Rolling Hills</u>	ZIP: <u>90274</u>	MAP BOOK:	PAGE:
SIZE OF LOT:	NO. OF BLDGS NOW ON LOT: <u>2</u>	USE ZONE: <u>RAS</u>	MAP NO.:
TRACT:	BLOCK:	LOT NO.:	SPECIAL CONDITIONS:
OWNER: <u>Julie Joseph</u>	TEL. NO.: <u>377-9538</u>	DISTRICT: <u>12.02</u>	GROUP: <u>A3</u>
ADDRESS: <u>601 Eastfield Dr</u>	ZIP: <u>90274</u>	FIRE ZONE: <u>3</u>	PROCESSED BY: <u>JFC</u>
CITY: <u>Rolling Hills</u>	TEL. NO.: <u>377-9538</u>	STATISTICAL CLASSIFICATION: <u>21</u>	DWELL. UNITS: <u>0</u>
ARCHITECT OF RECORD: <u>LABSON, ARONSON &amp; SHERIDAN</u>	TEL. NO.: <u>377-9538</u>	CLASS NO.:	APT. NO.:
ADDRESS: <u>1826 MT. SHASTA SAN PEDRO</u>	TEL. NO.:	SEWER MAP:	VALIDATION:
CONTRACTOR: <u>OWNER</u>	LIC. NO.:	VALUATION: <u>\$351,000.00</u>	FINAL DATE: <u>11/24/87</u>
ADDRESS:	LIC. CLASS:	FINAL BY:	
CITY: <u>Rolling Hills</u>	NO. OF STORIES: <u>1</u>		
SO. FT. <u>5400</u>	NO. OF FAMILIES: <u>1</u>		
DESCRIPTION OF WORK: <u>Enlarge existing rooms and add new rooms</u>	CHECK ONE: <input checked="" type="checkbox"/> NEW <input type="checkbox"/> ADD <input type="checkbox"/> ALTER <input type="checkbox"/> REPAIR <input type="checkbox"/> DEMOL		
USE OF EXISTING BLDG.:	APPLICANT (PRINT): <u>Joseph Juge</u>	TEL. NO.: <u>377-9538</u>	
ADDRESS:	ADDRESS:	LOCALITY:	
PRESENT BUILDING ADDRESS:	LOCALITY:	MOVING CONTRACTOR:	
REQUIRED SET BACK: FRONT _____ SIDE _____	YARD: _____	ADDRESS:	
EXIST. SET BACK: FRONT _____ SIDE _____	HWY: _____	LOCALITY:	
TOTAL SETBACK FROM PROP. LINE: _____	EXIST. WIDTH: _____		
P.C. Fee: <u>\$2731.69</u>	Permit Fee: <u>4131.25</u>		
Investigation Fee: <u>823.31</u>	Insurance Fee: <u>26.25</u>		
	Total Fee: <u>4167.50</u>		

SEE REVERSE FOR EXPLANATORY LANGUAGE

## EXHIBIT D



# APPLICATION FOR PLUMBING PERMIT

COUNTY OF LOS ANGELES

BUILDING AND SAFETY

704667A  
CE 817 (REV. 10-81)

WORKERS' COMPENSATION DECLARATION  
I hereby affirm that I have a certificate of content to self insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. \_\_\_\_\_ Company \_\_\_\_\_  
☐ Certified copy is hereby furnished  
☐ Certified copy is filed with the county building inspection department.

Date \_\_\_\_\_ Applicant \_\_\_\_\_

## CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the work involved by the permit is for one hundred dollars (\$100) or less.)  
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws.

Date 6-10-91 Applicant [Signature]  
NOTICE TO APPLICANT: If after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

LICENSED CONTRACTORS DECLARATION  
I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Number \_\_\_\_\_ Lic. Class \_\_\_\_\_  
Contractor \_\_\_\_\_ Date \_\_\_\_\_  
☐ I am exempt under Sec. 8, & P.C. for this reason \_\_\_\_\_ Date: \_\_\_\_\_  
Signature \_\_\_\_\_

SINGLE FAMILY  
HOME OWNER-BUILDER DECLARATION  
I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Section 7031.5, Business and Professions Code):  
☒ I, as owner of the property, will do the work and the structure is not intended or offered for sale (Section 7044, Business and Professions Code).

CONSTRUCTION LENDING AGENCY  
I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name \_\_\_\_\_  
Lender's Address \_\_\_\_\_  
I certify that I have read this application and state that the above information is correct. I agree to comply with all County ordinances and State laws regulating plumbing, and hereby authorize representatives of this County to enter upon the above-named property for inspection purposes.

NUMBER	FIXTURE OR ITEM	@	FEE	BUILDING ADDRESS
6	WATER CLOSET	20.38	122.28	61 EASTFIELD DR.
1	BATH TUB		20.38	POWELL, HUS
4	SHOWER		81.52	BLACKMORE
7	LAVATORY		142.66	JUGIE, JOSEPH
1	SINK		20.38	61 EASTFIELD DR.
2	DISHWASHER		40.76	POWELL, HUS
1	CLOTHES WASHER		20.38	TEL. NO. 377-537
1	SWIMMING POOL RECEPTOR		20.38	CONTRACTOR
1	LAWN SPRINKLER SYSTEM		20.38	ADDRESS
1	WATER HEATER		20.38	CITY
1	GAS SYSTEM	56	20.38	STATE
1	OUTLETS OVER 5 PER SYSTEM	5.38	5.38	LIC. CLASS
2	SINKS	6	40.76	PROCESSED BY
2	SHOWER		40.76	VALIDATION
2	WATER HEATER		40.76	DISTRICT NO. 12-02
Plan check fee				
PLUMBING PERMIT ISSUING FEE \$				
TOTAL FEE				
Plan check applicant				
Name				
Address				
City				
Tel. No.				

INSPECTOR COPY

#5 08 \* 63140  
ID 1 \*\*\*E  
37349  
16-07  
06-10-91  
20

63140

6-10-91

SEE REVERSE FOR EXPLANATORY LANGUAGE

## EXHIBIT E

MEMO TO FILE:

5/22/2012

61 Eastfield

On 5/15, 12 Mr. Juge called the Building and Safety Department to ask for a FINAL inspection on the house construction.

Records showed that all permits expired. Building and Safety cannot FINAL projects with expired permits.

On 5/18 Mr. Juge paid to renew permits.

On 5/21 Wayne Chatman, Building Inspector and I went out to inspect the property.

The house is not finished or ready for a final.

**Some** outstanding issues include:

- No access to garage; floor of garage higher than driveway by 4 inches –pour concrete to finish the driveway
- Front drainage not sloped correctly because front driveway not finished –solution- pour concrete to finish front driveway to be flush with drains and slope min. 2% away from house
- Need dead bolts on doors
- Rear clean out to be brought to grade
- Windows not finished (do not meet Title 22 requirements)
- Handrail on stairs to basement
- Interior not finished in most areas
- Stable not completed and does not meet City' requirements for agricultural/tack room space-will provide info. to owner
- Others as specified by Wayne

Wayne is to discuss with Kit (supervisor) if permits can be separated for the remodel of the previously existing portion of the house from the addition and final the remodeled portion of the house first. The owner would pull separate permits to complete the construction of the addition and separate permit for the stable and keep finishing those.

However, in order to final just the remodeled portion of the house, some of the above points must be completed.

# Advertising Order Confirmation

AdTaxi | Press-Telegram • The Beach Reporter  
Daily Breeze • Palos Verdes Peninsula News

10/14/21 3:27:57PM  
Page 1

Ad Order Number  
0011495120

Sales Representative  
Pauline Fernandez

Order Taker  
Pauline Fernandez

Order Source  
Select Source

Current Queue  
Ready

Tear Sheets  
0

Customer  
CITY OF ROLLING HILLS

Customer Account  
Redacted

Customer Address  
2 PORTUGUESE BEND  
PALOS VERDES PENINSU, CA 90274

Customer Phone  
310-377-1521

Invoice Text  
cvramontes@cityofrh.net

Blind Box

Materials

Promo Type

Payer Customer  
CITY OF ROLLING HILLS

Payer Account  
Redacted

Payer Address  
2 PORTUGUESE BEND  
PALOS VERDES PENINSU, CA 90274

Payer Phone  
310-377-1521

PO Number

Ordered By  
cvramontes@cityofrh.net

Customer Fax

Customer Email

Special Pricing

Affidavits  
0



## **EXHIBIT F**

Search our site

County of San Diego

61 EASTFIELD DR. ROLLING HILLS CA 90  Search  Enter address, intersection(street @ street), parcel number/apn/ain

Parcel Info Permits + Documents Report a Violation

Open: 0 Final: 7 Cancelled: 0 Expired: 1

Permit ID	App Status	App Disposition	Date App. Init.	Date Permit Issued	Date Permit Finalized	Work Description	Owner Name
BL 1205170010 61 EASTFIELD DR ROLLING HILLS	Finalized	Normal	05/17/2012	05/17/2012	01/20/2016	1 HOUR INSPECTION TO FINAL EXPIRED PERMIT# 3647A 824 SQFT ENLARGEMENT OF ROOMS	
BL 1205170012 61 EASTFIELD DR ROLLING HILLS	Finalized	Normal	05/17/2012	05/17/2012	01/20/2016	1 HOUR INSPECTION TO FINAL EXPIRED PERMIT# 9734A 1694 SQFT RECONSTRUCTION OF	
EL 1205170015 61 EASTFIELD DR ROLLING HILLS	Finalized	Normal	05/17/2012	05/17/2012	01/20/2016	1 HR INSPECTION TO FINAL EXP PERMITS 4427A & EL0405130054	
GR 1205170001 61 EASTFIELD DR ROLLING HILLS	Finalized	Normal	05/17/2012	05/17/2012	01/20/2016	1 HOUR INSPECTION TO FINAL EXPIRED PERMIT# 3649A	
ME 1205170004 61 EASTFIELD DR ROLLING HILLS	Finalized	Normal	05/17/2012	05/17/2012	01/20/2016	1 HOUR INSPECTION TO FINAL EXPIRED PERMIT	
MP 1406090001 61 EASTFIELD DR ROLLING HILLS	Finalized	Normal	06/09/2014	06/09/2014	01/20/2016	4 HOUR INSPECTION TO FINAL EXPIRED PERMITS TO FINAL EXPIRED PERMITS (FROM THE	
PL 1205170006 61 EASTFIELD DR ROLLING HILLS	Finalized	Normal	05/17/2012	05/17/2012	01/20/2016	1 HOUR INSPECTION TO FINAL EXPIRED PERMITS #4428A & #3734	



COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
BUILDING AND SAFETY / LAND DEVELOPMENT

ROLLING HILLS  
24120 NARBONNE  
LOMITA CA 90717  
PHONE: (310) 534-3760 EXT. # 1202

BUILDING PERMIT  
ALTERATION/REPAIR  
BL 1202 1205170010

61 EASTFIELD DR  
RHT  
BL 1202 1205170010

LEGAL ID: ON FILE	NO. OF CONST TYPE	USE ZONE: R-A	BUILDING ADDRESS: 61 EASTFIELD DR RHTL CA 902745260 NEAREST CROSS STREET: THOMAS PAGE: #23 GRID: P3 LOCALITY: ROLLING HILLS
ASSESSOR INFORMATION NUMBER: 7567-005-037	STRUCTURE: 824 SQ. FT. 824 STORIES V-B	EXIST BLDG USE: SFR EXIST OCC GRP:	ISSUED ON: 05/17/12 PROCESSED BY: RB
TENANT:	BLDGS. NOW ON LOT:	VALUATION: 1,000	FINAL DATE: 12/29/16 FINAL BY: WCC CODE: 120216
OWNER: JUDGE JOSEPH H JR, JUDGE JOSEPH H 61 EASTFIELD DR RHTL 902745260	FEE DESCRIPTION:	QUANTITY: DCM:	DESCRIPTION OF WORK 1 HOUR INSPECTION TO FINAL EXPIRED PERMIT# 16474 824 SQFT ENLARGEMENT OF ROOMS AND ADD NEW ROOMS
APPLICANT: SAME AS OWNER	TEL. NO:	AMOUNT:	SPECIAL CONDITIONS:
CONTRACTOR: SAME AS OWNER	TEL. NO:	68.50 1.00 0.50 242.80 312.80	APPROVALS
ARCHITECT OR ENGINEER:	TEL. NO:		LOCATION AND SETBACKS
MAP NO: SEWER MAP BOOK: EAGE: FIRE ZONE: 4 CWP: 00	LIC. NO:		SOILS ENGINEER APPROVAL
NO. OF FAMILIES: DWELLING UNITS: APT/CONDO: START CLASS: 21			FOUNDATION/FRENCH FORMS
AIR QUALITY: SCHOOL WITHIN 1000 FEET HAZARDOUS MATERIALS NO			SLAB/UNDER FLOOR
			RAISED FLOOR FRAMING
			UNDERFLOOR INSULATION
			FLOOR SHEATHING
			ROOF FLASHING
			SHEAR WALLS
			FRAME INSPECTION
			FIRE SPRINKLER HANGERS
			INSULATION/WEATHER STRIP
			INTERIOR JAMB/DOORWALL
			EXTERIOR JAMB
			RATED FLOOR/CEIL. ASSEM.
			RATED WALL ASSEMBLIES
			RATED SHAFTS/OPENINGS
			T-BAR CEILINGS
			JOIST DRAINAGE

REPORT ID: DER261

ROUTE TO: H51200

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
BUILDING AND SWEET / LAND DEVELOPMENT

ROLLING HILLS  
24320 BARBONNE  
LOMITA CA 90717  
PHONE: (310) 534-3760 EXT:

# 1202

MISCELLANEOUS PERMIT  
MP 1202 1406090001

LEGAL ID: ON FILE	ASSESSOR INFORMATION NUMBER: 7567-005-037	TENANT:	OWNER: JUDGE JOSEPH H JR; JUDGE JOSEPH H 61 EASTFIELD DR RHIL 902745260	TEL. NO:	STRUCTURE: SQ. FT 1	NO. OF STORIES 1	CONST TYPE V-B	NEW OCCUP GROUP R-3	BUILDING ADDRESS: 61 EASTFIELD DR RHIL CA 902745260 NEAREST CROSS STREET: THOMAS CROSS: 621 GRID: E3 LOCALITY: ROLLING HILLS
APPLICANT: SAME AS OWNER	TEL. NO:	EXIST BLDG USE: SFR	EXIST OCC GRP: R-3	USE ZONE: R-A	BIDS. NOW ON LOT:	VALUATION: 0	ISSUED ON: 06/09/14	PROCESSED BY: RS	FINAL DATE 12/01/16
CONTRACTOR: SAME AS OWNER	TEL. NO:	OCCUP LOAD EXIST:	OCCUP LOAD NEW:	PARKING SPACES REQUIRED:	PARKING SPACES PROVIDED:	EXIT HARDWARE:	NR OF EXITS:	FEES PAID	DESCRIPTION OF WORK 4 HOUR INSPECTION TO FINAL EXPIRED PERMITS TO FINAL EXPIRED PERMITS (FROM THE 80'S) BL 1205170012 BL 1205170010 EL 1205170015 GR 1205170001
ARCHITECT OR ENGINEER:	TEL. NO:	PER DESCRIPTION:	QUANTITY: DOM:	AMOUNT:	TRAILER USE	DATE	INSPECTOR SIGNATURE	LIMITED TIME USE FROM	TO
	LIC. NO:	UA PERMIT ISSUANCE	4.00 HOU	70.80	SAFETY PERMIT				
		12 INSPECTIONS OTHER	TOTAL FEES	1,001.20	TEMP. STRUCT. APPROVED				
MAP NO: SEWER MAP BOOK: PAGE:	FIRE ZONE:	CMP:			TEMP. STRUCT. REMOVED				
NO. OF FAMILIES: DWELLING UNITS. APT/COND. STAT CLASS:	NO								
AIR QUALITY. SCHOOL WITHIN 2000 FEET HAZARDOUS MATERIALS	NO								
REPORT ID: DER267	ROUTE TO: BS1200								



COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
BUILDING AND SAFETY / LAND DEVELOPMENT

ROLLING HILLS  
24328 NARBORNE  
LOMBARD CA 90717  
PHONE: (310) 534-3760 EXT 1

# 1292

BUILDING PERMIT  
ALTERATION/REPAIR  
BL 1202 1205170012

LEGAL ID: ON FILE	NO. OF CONST TYPE	BUILDING ADDRESS: 61 EASTFIELD DR RHL CA 902745260 NEAREST CROSS STREET: THOMAS PARK: 923 GRID: E3 LOCALITY: ROLLING HILLS
ASSESSOR INFORMATION NUMBER: 7567-005-037	STRUCTURE: 824	ISSUED ON: 05/17/12
TENANT:	EXIST BLDG USE: SPR EXIST OCC GRP:	PROCESSED BY: RB
OWNER: JUDGE JOSEPH H JR, JUDGE JOSEPH H 61 EASTFIELD DR RHL, 902745260	BLDGS. NOW ON LOT: VALUATION: 1,000	FIN. DATE 1/20/16 FINAL BY: WCA/TAN CODE:
APPLICANT: SAME AS OWNER	TEL. NO:	SPECIAL CONDITIONS: 1 HOUR INSPECTION TO FINAL EXPIRED PERMIT# 9734A 1694 SOFT RECONSTRUCTION OF BARN
CONTRACTOR: SAME AS OWNER	TEL. NO: LIC. NO:	APPROVALS
ARCHITECT OR ENGINEER:	TEL. NO: LIC. NO:	LOCATION AND SETBACKS
MAP NO: SEWER MAP BOOK: PAGE: FIRE ZONE: 4 CHP: 00 4922	NO. OF FAMILIES: DWELLING UNITS: APT/COND: STAT CLASS: 0 NO 21	SOILS ENGINEER APPROVAL
AIR QUALITY: SCHOOL WITHIN 1000 FEET HAZARDOUS MATERIALS NO	REPORT ID: DPR261	FOUNDATION/TRENCH FORMS
	ROUTE TO: BS1200	SLAB/UNDER FLOOR
		RAISED FLOOR FRAMING
		UNDERFLOOR INSULATION
		FLOOR SHEATHING
		ROOF SHEATHING
		SHEAR PANELS
		FRAME INSPECTION
		FIRE SPRINKLER HANGERS
		INSULATION/WEATHER STRIP
		INTERIOR LATH/DRYWALL
		EXTERIOR LATH
		RATED FLOOR/CEIL ASSEM.
		RATED WALL ASSEMBLIES
		RATED SHAFTS/OPENINGS
		T-BAR CEILINGS
		LOT DRAINAGE

MECHANICAL PERMIT  
ME 1202 1205170004159

# EXHIBIT G

**Beatriz E. Tamayo, M.D.  
Julio C. Sierra  
59 Eastfield Drive  
Rolling Hills, CA 90174  
b.tamayomd@yahoo.com**

July 8, 2021

**VIAS U.S.MAIL and EMAIL**

**Committee on Trees and Views  
No. 2 Portuguese Bend Road  
Rolling Hills, CA 90274**

**Dear CTV members:**

The Municipal Code chapter 17.26.020 - Definitions , describes "View" as a visually impressive scene or vista, such as the Pacific Ocean, off-shore islands, mountains, lights of Los Angeles basin, the Palos Verdes hills and canyons, the Los Angeles Harbor, and similar, as observed from a viewing point.

Also describes "Viewing point" as any view from the primary living area or active use area of a primary residence, excluding views from minor rooms, such as garages or closets, and also includes views from accessory buildings or structures, including pool decks and gazebos, but excluding animal pens, aviaries, corrals, greenhouses, porte cocheres, riding rings, run-in sheds, sheds, stable/barns, free-standing storage rooms, and tack rooms.

Based on these fundamental descriptions, NONE of the pictures presented by Mr. Juge in his view impairment allegations complies with the definitions. You don't see in any of his pictures The Pacific Ocean, or the city lights, or Los Angeles Harbor, etc. He even claims he could see the Queen's necklace, but again, none of his pictures supports his allegations.

**Prior to any view impairment allegation, evidence of a pre-existing view must be fully demonstrated. Mr. Juge is yet to present one.**



Moreover, none of his pictures from 1987-1988 were taken from any qualifying living space, none from a bedroom or a living room, etc.

**The lack of images in accordance with the RHMC chapter 17.26.020 Definition of View, must render all of Mr. Juge's view complaint allegations legally invalid.**

All Mr. Juge has presented so far are a handful of pictures of what appears to be the exterior area of a demolished house, taken, according to him, in 1987-1988. (In some of those pictures our home is also seen, however, it's far from fitting in the RHMC definition of a View). He's also presented plentiful of pictures mostly from 2018-2020 showing what he makes look like a "sudden" view impairment. Certainly, he must explain what happened between 1988 and 2018 since it's clear that the vegetation he complains about, wasn't planted in the year 2018.

Mr. Juge's failure to present any evidence of what happened during those 30 "silent" years suggests only one thing: there isn't any.

Besides all these inconsistencies, Mr. Juge is also not comparing apples to apples : All of his pictures from 1987-1988 were taken from ground level and from different spots of his property as compared with the ones from 2018-2020 which were taken from a living room that did not exist until 2010 when Mr. Juge finished the construction of his new home since it took him over 20 years to build it. His new house extends farther towards the west side of his property, the whole terrain where his new house now sits was considerably elevated prior to it's construction and in addition to that, his new home is a two-story house with the garages on the first floor and the living spaces on the second floor (see attached pictures). Therefore, the angles, view points and heights of the photos taken on 1987-1988 are completely different to the ones from 2018-2020.

In an additional note, Mr. Juge mentions in his allegations our oleanders, but as you can see in his own pictures, their height barely reach our home's rooftop, because, they started (mysteriously) to wilt ever since Mr. Juge came up with his view impairment allegations.

Mr. Juge also provided a copy of the MLS listing of his property, in which it's clear that his property is not listed as having any view.

We're attaching a photo taken on February 2007, the month and year we purchased our property. The picture was taken the day the escrow papers were signed, both parties met at the property to sign those papers

simultaneously. After finishing, we posed for that picture. The picture was taken by my husband, you can see from left to right: our daughter, and behind her, Mr. John Heater, the former property owner, next to him is our son, then me at the center, then our realtor and Mr. Heater's maid. At the back, is our master bedroom, located on the south west of the property, next to 61 Eastfield driveway. The most important piece of evidence we want you to notice are the trees next to the master bedroom: The pepper tree and the loquat tree, both mentioned in Mr. Juge's allegations. The pepper tree's branches are well above our home's rooftop. It's evident in this picture that those trees were mature trees at the time we purchased our property.

Mr. Heater, also allowed us to take pictures of his home the way it looked when it was listed for sale (see attachments), in those pictures, it's seen, through his windows, some of the vegetation mentioned on Mr. Juge's allegations. Also in 2007, soon after we purchased the property, we took pictures of its surroundings. In those pictures you can see the California Pepper tree, the Oleanders, the Loquat, the Avocado tree, the Toyon Ash, the Schefflera, the Pomegranate and many others. It's clear in those pictures that by then 2007, all that vegetation was already mature vegetation. (see attached pictures).

Attached, there's also a picture taken by the geotechnical engineer on January 26, 2007 during his inspection of our property. In that photo, you also see our master bedroom and next to it the pepper tree and the loquat tree. The height of the pepper tree in that picture, is quite considerable in reference to our home's rooftop.

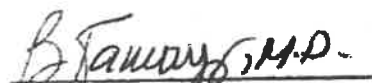
Before buying our home, we inquired at the City of RH and at the RHCA regarding any pending or past complaint against the property, but found none. We visited the property in several occasions prior to submitting an offer. Besides the regular home inspection, we requested three additional ones: pool inspection, geotechnical inspection and chimney inspection. We were present during each of those inspections as also was Mr. Heater who lived permanently there. Each time we visited the home, we were able to talk in person with Mr. Heater about different matters related to the property, yet not once, any kind of agreement with any neighbor to trim or maintain the property's vegetation was ever mentioned by Mr. Heater.

Soon after we purchased our home, we started trimming and maintaining all its vegetation at our own expense as we continue to do throughout the 14 years we've lived at the property and without any neighbor's assistance.

Is all this intended to "restoring" a yet to be proven view, or is it more about CREATING a view to a new home?

Thank you.

Respectfully,

  
Beatriz E. Tamayo, M.D.

  
Julio C. Sierra

cc: Michael Jenkins, ESq., City Attorney, at michael.jenkins@bbklaw.com  
(via email only)  
Brian W. Byun, Esq., Deputy City Attorney, at Brian.byun@bbklaw.com  
(via email only)  
Beatriz Dieringer, City Mayor, at bdieringer@cityofrh.net (via email only)  
James Black, M.D., Mayor Pro tem, at jblack@cityofrh.net (via email  
only)  
Elaine Jeng, City Manager, at ejeng@cityofrh.net (via email only)  
Meredith Elguira, Planning and Community Services Director,  
at melguira@cityofrh.net (via email only)





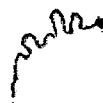


Efflorescence was noted the exterior face of the foundation wall to the north of the dining room.



View of the addition made to the southwest of the original structure. The structure is missing roof gutters and downspouts.





View of the property from the westerly backyard looking east.

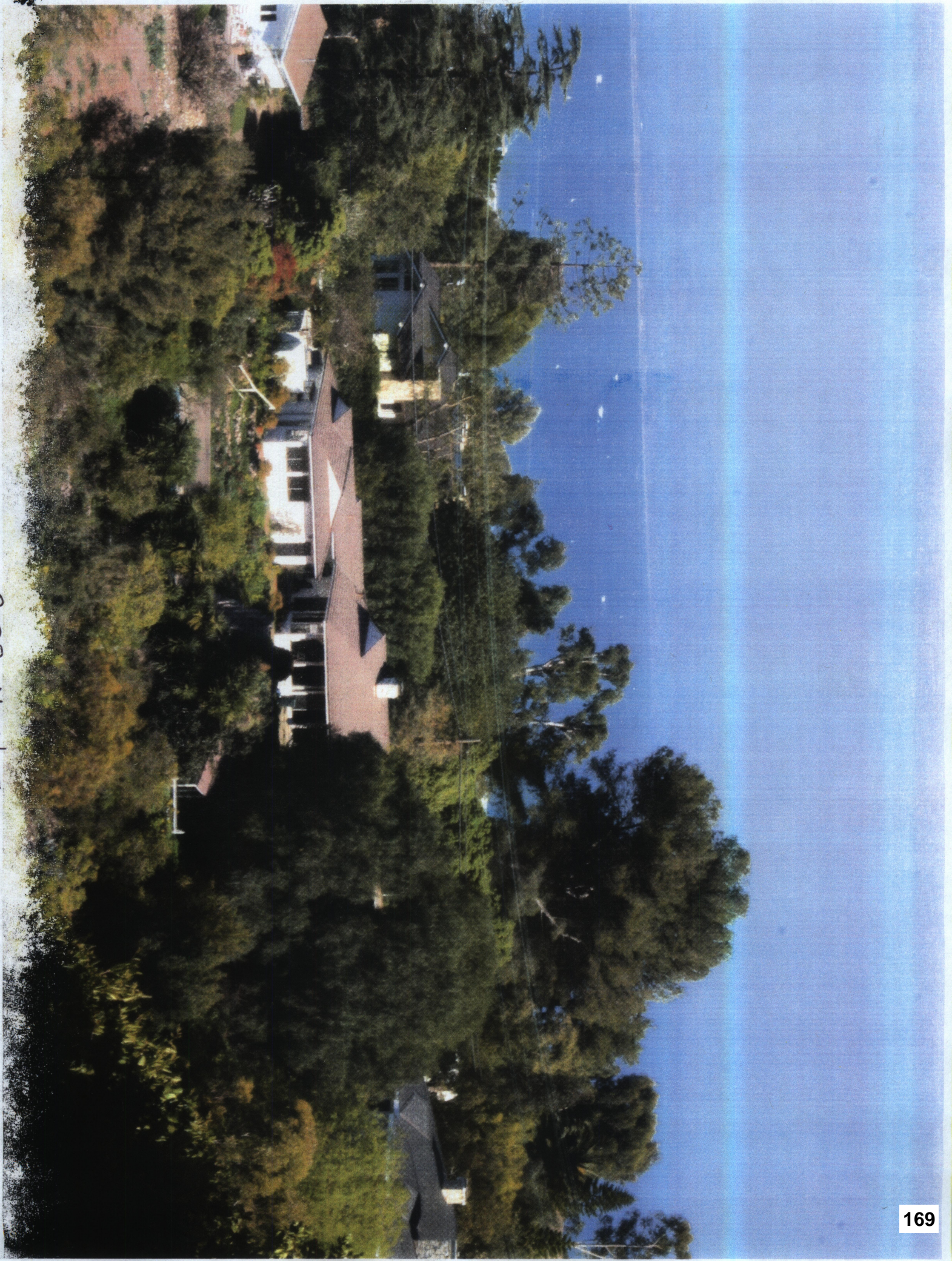


Cracks were noted in the driveway.



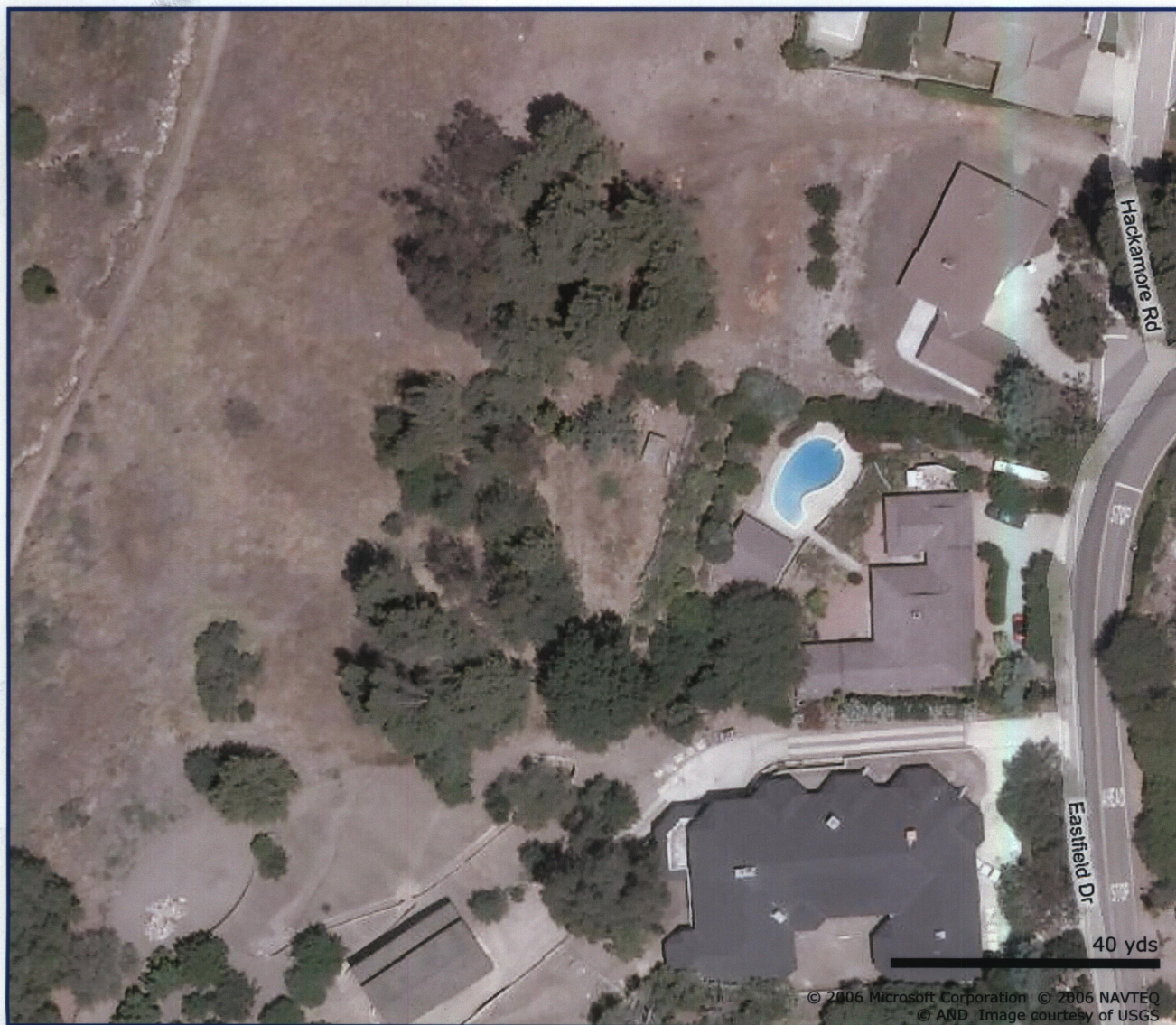


2008. March 9





Live Search



















## *City of Rolling Hills*

INCORPORATED JANUARY 24, 1957

**Agenda Item No.: 13.A**  
**Mtg. Date: 04/11/2022**

**TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL**

**FROM: ELAINE JENG, CITY MANAGER**

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

**SUBJECT: CONSIDER REQUEST FROM THE ROLLING HILLS COMMUNITY ASSOCIATION NEEDS OF SENIORS COMMITTEE TO IMPROVE CITY HALL CAMPUS AND APPROVE SUGGESTED IMPROVEMENTS.**

**DATE: April 11, 2022**

---

### **BACKGROUND:**

On March 15, 2022, staff received a letter from the Rolling Hills Community Association (RHCA) with a request from the Needs of Senior Committee (NSC) to improve the City Hall campus. The COVID-19 pandemic changed the practice of using residential homes to hold social and community events indoor. The NSC noted that there is a need for outdoor community space to meet in a safe, and well-ventilated environment. The NCS suggested the following:

- Flatten lawn area between City Hall and RHCA to make it more useful for outdoor seating (tables and chairs or law chairs for movie, music, etc.) But keep this area open for snow use during children's holiday party.
- A gazebo or other structure with a floor and shade for events in the area between the two buildings where the long "no mow" fescue grass is located.
- Remove jasmine and agapanthas from the flower beds around RHCA to create more usable space.
- Improve lighting in City Hall parking lot.
- Mark city hall parking with mile fraction markers so people may walk the parking lot around buildings for exercise.

On Monday, March 21, 2022, staff met with Co-Chair of the NSC and RHCA Manager Kristen Raig to discuss the suggested improvements.

### **DISCUSSION:**

Staff invited Co-Chair of the NSC and RHCA Manager to the April 11, 2022 City Council meeting to be a part of the presentation to the City Council. Additionally, staff was provided with a sketch from a landscape architect showing elements of improvements for the City Hall campus as reference.

The City Council recently engage the services of Evan Smith Landscape Architect (Evan Smith) to inventory the existing irrigation system at the City Hall campus. On Thursday, March 31, 2022, staff held a kick-off meeting with Evan Smith and discussed potential improvements suggested by the NSC.

Should the City Council approve the suggested improvements by the NSC, staff will explore funding opportunities, develop a high level cost estimate for design and construction, and can incorporate a budget in the FY 22-23 proposed budget for adoption in late May or early June 2022.

**FISCAL IMPACT:**

Transportation Development Act (TDA) Article 3 bicycle and pedestrian funds are available to local agencies in Los Angeles County. These funds may be used for design and construction of pedestrian and bicycle facilities and amenities (including wheelchair ramps).

TDA Article 3 local returns are allocated to local agencies on a per-capita basis. The City of Rolling Hills is allocated \$5000.00 annually and currently has an accrued balance of \$25,000.00. The 2018 allocation is due to expire on June 30, 2022. Should the City Council approve the suggested improvements by the NSC, staff can explore the eligibility of the TDA Article 3 available funding to be applied to the approved scope of improvements.

TDA Article 3 funds may be used for the following activities to pedestrian and bicycle facilities:

- Engineering expenses leading to construction.
- Right-of-way acquisition.
- Construction and reconstruction.
- Retrofitting existing bicycle and pedestrian facilities, including installation of signage, to comply with the American with Disabilities Act (ADA).
- Route improvements such as signal control for cyclists, bicycle loop detectors, rubberized rail crossings and bicycle-friendly drainage grates.
- Purchase and installation of bicycle facilities such as secure bicycle parking, benches, drinking fountains, changing rooms, rest rooms and showers which are adjacent to bicycle trails, employment centers, park-and-ride lots, and/or transit terminals and are accessible to the general-public.

**RECOMMENDATION:**

Approve as presented.

**ATTACHMENTS:**

[2022-03-15LtrNeedsOfSeniorCommittee.pdf](#)

*Rolling Hills Community Association*  
*of Rancho Palos Verdes*  
NO. 1 PORTUGUESE BEND RD. • ROLLING HILLS, CALIF. 90274

(310) 544-6222

**ROLLING HILLS**



**CALIFORNIA**  
March 14, 2022

(310) 544-6766 FAX

Elaine Jeng, City Manager  
Rolling Hills City Council  
2 Portuguese Bend Road  
Rolling Hills, CA 90274

Re: Landscaping at City Hall Campus

Honorable Council Members and Ms. Jeng:

The members of the Needs of Seniors Committee of the Rolling Hills Community Association would like to respectfully request that the City consider funding some modifications to the landscaping around the City Hall and RHCA buildings to make it more of a community resource and gathering place.

Rolling Hills is a tight-knit community with active clubs who host several annual events during the year. A key aspect of these events has been the generosity of individual community members to open their homes for these events. With the onset of Covid in 2020, a need for outdoor community spaces became apparent to allow community members to meet in a safe, well-ventilated environment.

Clubs and community groups utilized the outdoor spaces between the City and RHCA buildings for a block captain appreciation lunch, weekly Tai Chi and the Women's Club holiday party.

We understand the City has hired a landscape architect to evaluate and make recommendations for the City Hall area landscaping. We hope to provide some input and suggestions to expand the useful / accessible areas to allow for additional events and more use by the community.

**Suggestions:**

- Flatten lawn area between City Hall and RHCA to make it more useful for outdoor seating (tables and chairs or lawn chairs for movie, music, etc.) But keep this area open for snow use during children's holiday party.
- A gazebo or other structure with a floor and shade for events in the area between the two buildings where the long "no mow" fescue grass is located.
- Remove jasmine and agapanthas from the flower beds around RHCA to create more useable space.
- Improve lighting in City Hall parking lot

- Mark city hall parking with mile fraction markers so people may walk the parking lot around buildings for exercise.

Thanks so much for your consideration.

Sincerely,

*The Members of the RHCA Needs of Seniors Committee*





## *City of Rolling Hills*

INCORPORATED JANUARY 24, 1957

---

**Agenda Item No.: 14.A**  
**Mtg. Date: 04/11/2022**

**TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** CHRISTIAN HORVATH,

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

**SUBJECT:** UPDATE ON ROLLING HILLS TENNIS COURTS IMPROVEMENTS TO ADD PICKLEBALL COURTS. (PIEPER)

**DATE:** April 11, 2022

---

**BACKGROUND:**

At the March 14, 2022 City Council Meeting, the City Council took no further action until Councilmember Jeff Pieper reported back on discussions with the Rolling Hills Community Association.

**DISCUSSION:**

None.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

Receive a presentation from Councilmember Jeff Pieper and provide direction to staff.

**ATTACHMENTS:**



## *City of Rolling Hills*

INCORPORATED JANUARY 24, 1957

---

**Agenda Item No.: 14.B**

**Mtg. Date: 04/11/2022**

**TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** CHRISTIAN HORVATH,

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

**SUBJECT:** DISCUSS HOLDING AN ANNUAL STATE OF THE CITY EVENT.  
(MIRSCH)

**DATE:** April 11, 2022

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**BACKGROUND:**

At the February 14, 2022 City Council meeting, Councilmember Leah Mirsch expanded on the Council's direction for staff to inform the community on the city's accomplishments and activities in the last two years to support the 2020 strategic plan and inquired if the City Council would consider holding a State of the City event annually.

**DISCUSSION:**

None.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

Consider and provide direction to staff.

**ATTACHMENTS:**



## *City of Rolling Hills*

INCORPORATED JANUARY 24, 1957

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**Agenda Item No.: 16.A**  
**Mtg. Date: 04/11/2022**

**TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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

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

**SUBJECT:** CONFERENCE WITH LEGAL COUNSEL: ANTICIPATED LITIGATION  
GOVERNMENT CODE SECTION 54956.9(d)(2)

**DATE:** April 11, 2022

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**BACKGROUND:**

A point has been reached where, in the opinion of the City Council on the advice of its legal counsel, there is a significant exposure to litigation against the City.

**Number of Potential Cases: 1**

Letter from Californians for Homeownership dated March 3, 2022

**DISCUSSION:**

None.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

None.

**ATTACHMENTS:**



## *City of Rolling Hills*

INCORPORATED JANUARY 24, 1957

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**Agenda Item No.: 16.B**

**Mtg. Date: 04/11/2022**

**TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** ELAINE JENG, CITY MANAGER

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

**SUBJECT:** CONFERENCE WITH LABOR NEGOTIATORS  
CALIFORNIA GOVERNMENT CODE SECTION 54957.6  
CITY DESIGNATED REPRESENTATIVE: CITY MANAGER  
UNREPRESENTED EMPLOYEE: SENIOR MANAGEMENT ANALYST  
CANDIDATE

**DATE:** April 11, 2022

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**BACKGROUND:**

None.

**DISCUSSION:**

None.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

None.

**ATTACHMENTS:**





## *City of Rolling Hills*

INCORPORATED JANUARY 24, 1957

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**Agenda Item No.: 16.C**

**Mtg. Date: 04/11/2022**

**TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL**

**FROM: CHRISTIAN HORVATH,**

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

**SUBJECT: CONFERENCE WITH LABOR NEGOTIATOR  
GOVERNMENT CODE SECTION 54957.6**

**CITY'S DESIGNATED REPRESENTATIVE: MAYOR BEA DIERINGER  
UNREPRESENTED EMPLOYEE: CITY MANAGER ELAINE JENG**

**DATE: April 11, 2022**

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**BACKGROUND:**

None

**DISCUSSION:**

None

**FISCAL IMPACT:**

None

**RECOMMENDATION:**

None.

**ATTACHMENTS:**