



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

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

AGENDA
Regular Traffic Commission
Meeting

TRAFFIC COMMISSION
Thursday, May 26, 2022

CITY OF ROLLING HILLS
8:30 AM

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. APPROVE ORDER OF THE AGENDA

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

5. BLUE FOLDER ITEMS (SUPPLEMENTAL)

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

6. PUBLIC COMMENTS ON NON-AGENDA ITEMS

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

7. CONSENT CALENDAR

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

**7.A. APPROVE AFFIDAVIT OF POSTING FOR THE TRAFFIC COMMISSION
REGULAR MEETING OF MAY 26, 2022**

RECOMMENDATION: Approve as presented.

[CL_AGN_2205026_TC_AffidavitofPosting.pdf](#)

**7.B. APPROVE THE FOLLOWING TRAFFIC COMMISSION MINUTES: MARCH 24,
2022**

RECOMMENDATION: Approve as presented.

[CL_AGN_2205026_TC_MIN_220324.pdf](#)

8. EXCLUDED CONSENT CALENDAR ITEMS

9. PRESENTATION

- 9.A. LOS ANGELES COUNTY SHERIFF'S DEPARTMENT LOMITA STATION, TRAFFIC STATISTICS FOR THE CITY OF ROLLING HILLS FOR MARCH AND APRIL 2022. (VERBAL REPORT)

RECOMMENDATION: Review and file.

[CL_AGN_220526_LACSD_March 2022 Traffic.pdf](#)

[CL_AGN_220526_LACSD_April_2022_Traffic.pdf](#)

10. OLD BUSINESS

11. NEW BUSINESS

- 11.A. 11 FLYING MANE ROAD: DRIVEWAY APPROVAL FOR ZONING CASE NO. 22-02 (NEVENKA LLC)

RECOMMENDATION: Recommend approval of the driveway to the City Council.

[M01 11 Flying Mane.pdf](#)

[TC Presentation 11 Flying Mane Road \(ZC 21-02\) 052622.pdf](#)

- 11.B. 8 MIDDLE RIDGE LANE SOUTH: DRIVEWAY APPROVAL FOR ZONING CASE NO. 22-44 (CIMMARUSTI)

RECOMMENDATION: Recommend approval of the driveway location to the City Council.

[M03 8 Middleridge South Driveway 05.20.22.pdf](#)

[8 Middleridge Lane South - Driveway Location Pictures.pdf](#)

[Site plan in progress with clouds.pdf](#)

12. MATTERS FROM MEMBERS OF THE TRAFFIC COMMISSION

13. MATTERS FROM STAFF

14. ADJOURNMENT

Next meeting: Thursday, July 21, 2022 at 8:30 a.m. in the City Council Chamber, Rolling Hills City Hall, 2 Portuguese Bend Road, Rolling Hills, California, 90274.

Notice:

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

Agenda Item No.: 7.A

Mtg. Date: 05/26/2022

TO: HONORABLE CHAIR AND MEMBERS OF THE TRAFFIC COMMISSION

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

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: APPROVE AFFIDAVIT OF POSTING FOR THE TRAFFIC COMMISSION
REGULAR MEETING OF MAY 26, 2022

DATE: May 26, 2022

BACKGROUND:

None.

DISCUSSION:

None.

FISCAL IMPACT:

None.

RECOMMENDATION:

Approve as presented.

ATTACHMENTS:

[CL_AGN_2205026_TC_AffidavitofPosting.pdf](#)



Administrative Report

7.A., File # 1242

Meeting Date: 05/26/2022

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

AFFIDAVIT OF POSTING

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

| | |
|---------------------|---------------------------------------------------------------------|
| Legislative Body | Traffic Commission |
| Posting Type | Regular Meeting Agenda |
| Posting Location | 2 Portuguese Bend Road, Rolling Hills, CA 90274 City Hall Window |
| Meeting Date & Time | MAY 26, 2022 8:30am |

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

Christian Horvath, City Clerk

Date: May 23, 2022



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 7.B

Mtg. Date: 05/26/2022

TO: HONORABLE CHAIR AND MEMBERS OF THE TRAFFIC COMMISSION

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

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: APPROVE THE FOLLOWING TRAFFIC COMMISSION MINUTES:
MARCH 24, 2022

DATE: May 26, 2022

BACKGROUND:

None.

DISCUSSION:

None.

FISCAL IMPACT:

None.

RECOMMENDATION:

Approve as presented.

ATTACHMENTS:

[CL_AGN_2205026_TC_MIN_220324.pdf](#)



1. CALL MEETING TO ORDER

The Traffic Commission of the City of Rolling Hills met on the above date at 8:30 a.m. Chair Patrick Wilson presiding.

2. ROLL CALL

Commissioners Present: Bobit (remotely), Raine, Chair Wilson
Commissioners Absent: Margeta, Vice Chair Virtue
Staff Present: John Signo, Planning & Community Services Director
Christian Horvath, City Clerk / Executive Assistant to the City Manager
Vanessa Munoz, Traffic Engineer

3. PLEDGE OF ALLEGIANCE – Chair Wilson

4. APPROVE ORDER OF THE AGENDA

Motion by Chair Wilson seconded by Commissioner Raine to approve. Motion carried unanimously with the following vote:

AYES: Bobit, Raine, Chair Wilson
NOES: None
ABSENT: Margeta, Virtue

5. BLUE FOLDER ITEMS (SUPPLEMENTAL)

Motion by Chair Wilson seconded by Commissioner Raine to approve. Motion carried unanimously with the following vote:

AYES: Bobit, Raine, Chair Wilson
NOES: None
ABSENT: Margeta, Virtue

6. PUBLIC COMMENTS ON NON-AGENDA ITEMS – NONE

7. CONSENT CALENDAR

7.A. APPROVE AFFIDAVIT OF POSTING FOR THE TRAFFIC COMMISSION REGULAR MEETING OF MARCH 24, 2022

7.B. APPROVE THE FOLLOWING TRAFFIC MINUTES: FEBRUARY 7, 2022

Motion by Commissioner Raine, seconded by Commissioner Bobit to approve Consent Calendar. Motion carried unanimously with the following vote:

AYES: Bobit, Raine, Chair Wilson
NOES: None

ABSENT: Margeta, Virtue

8. EXCLUDED CONSENT CALENDAR ITEMS

9. PRESENTATION

9.A. LOS ANGELES COUNTY SHERIFF'S DEPARTMENT LOMITA STATION, TRAFFIC STATISTICS FOR THE CITY OF ROLLING HILLS FOR JANUARY AND FEBRUARY 2022. (VERBAL REPORT)

Presentation by Deputy Carlos Gonzalez.

Motion by Commissioner Raine, seconded by Commissioner Bobit to receive and file. Motion carried unanimously with the following vote:

AYES: Bobit, Raine, Chair Wilson

NOES: None

ABSENT: Margeta, Virtue

10. OLD BUSINESS – NONE

11. NEW BUSINESS

11.A. 23 CREST ROAD EAST: TWO DRIVEWAYS - PRIMARY DRIVEWAY IS 20 FEET WIDE PER FIRE CODE REQUIREMENTS AND SECONDARY DRIVEWAY IS 10 FEET WIDE (WILLIAMS)

Presentation by John Signo, Planning & Community Services Director
Traffic Engineer Vanessa Munoz

Motion by Commissioner Raine, seconded by Commissioner Bobit to deny the second driveway to the stable for purposes of safety and lack of necessity. Motion carried unanimously with the following vote:

AYES: Bobit, Raine, Chair Wilson

NOES: None

ABSENT: Margeta, Virtue

Motion by Commissioner Raine, seconded by Commissioner Bobit to approve location of the primary driveway. Motion carried unanimously with the following vote:

AYES: Bobit, Raine, Chair Wilson

NOES: None

ABSENT: Margeta, Virtue

9. MATTERS FROM MEMBERS OF THE TRAFFIC COMMISSION – NONE

10. MATTERS FROM STAFF

11. ADJOURNMENT: 9:00 A.M.

The meeting was adjourned at 9:00 a.m. to a regular meeting of the Traffic Commission scheduled to be held on Thursday, May 26, 2022 beginning at 8:30 a.m. in the City Council Chamber, Rolling Hills City Hall, 2 Portuguese Bend Road, Rolling Hills, California, 90274.

Respectfully submitted,

Christian Horvath, City Clerk

Approved,

Patrick Wilson, Chair



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 9.A
Mtg. Date: 05/26/2022

TO: HONORABLE CHAIR AND MEMBERS OF THE TRAFFIC COMMISSION

FROM: CHRISTIAN HORVATH,

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: LOS ANGELES COUNTY SHERIFF'S DEPARTMENT LOMITA STATION,
TRAFFIC STATISTICS FOR THE CITY OF ROLLING HILLS FOR
MARCH AND APRIL 2022. (VERBAL REPORT)

DATE: May 26, 2022

BACKGROUND:

Between March and April 2022, the Los Angeles County Sheriff's Department reported the following:

Citations:

- March – 14 (9 resident, 5 non-resident)
- April – 10 (2 resident, 8 non-resident)

Traffic Collisions (year to date): 0

DUI Arrests (year to date): 0

DISCUSSION:

None.

FISCAL IMPACT:

None.

RECOMMENDATION:

Receive and file.

ATTACHMENTS:

[CL_AGN_220526_LACSD_March 2022 Traffic.pdf](#)
[CL_AGN_220526_LACSD_April 2022 Traffic.pdf](#)

MAR 2022 ROLLING HILLS TRAFFIC ENFORCE

22RE010948

| DATE | LOCATION | VIOLATION | SPEED | RESIDENT CITES | NON-RESIDENT CITES | DEPUTY |
|------------------|-----------------------|-----------|-------|----------------|--------------------|----------|
| 3/3/2022 | Crest Rd/Johns Canyon | Speed | 47 | 0 | 1 | Gonzalez |
| 3/3/2022 | Crest Rd/Johns Canyon | Speed | 46 | 0 | 1 | Gonzalez |
| 3/3/2022 | Crest Rd/Johns Canyon | Speed | 45 | 0 | 1 | Gonzalez |
| 3/3/2022 | Crest Rd/Johns Canyon | Speed | 47 | 1 | 0 | Gonzalez |
| 3/9/2022 | Crest Rd/Johns Canyon | Speed | 46 | 1 | 0 | Gonzalez |
| 3/9/2022 | Crest Rd/Johns Canyon | Speed | 50 | 1 | 0 | Gonzalez |
| 3/9/2022 | Crest Rd/Johns Canyon | Speed | 46 | 1 | 0 | Gonzalez |
| 3/9/2022 | Crest Rd/Johns Canyon | Speed | 46 | 1 | 0 | Gonzalez |
| 3/9/2022 | Crest Rd/Johns Canyon | Speed | 46 | 1 | 0 | Gonzalez |
| 3/16/2022 | Crest Rd/Johns Canyon | Speed | 46 | 1 | 0 | Gonzalez |
| 3/16/2022 | Crest Rd/Johns Canyon | Speed | 49 | 1 | 0 | Gonzalez |
| 3/16/2022 | Crest Rd/Johns Canyon | Speed | 47 | 1 | 0 | Gonzalez |
| 3/16/2022 | Crest Rd/Johns Canyon | Speed | 45 | 0 | 1 | Gonzalez |
| 3/16/2022 | Crest Rd/Johns Canyon | Speed | 47 | 0 | 1 | Gonzalez |
| | | | | | | |
| | | | | | | |

APR 2022 ROLLING HILLS TRAFFIC ENFORCEMENT
22RE011068

| DATE | LOCATION | VIOLATION | SPEED | RESIDENT CITES | NON-RESIDENT CITES | DEPUTY |
|-----------|-----------------------------------------|-----------|-------|----------------|--------------------|---------|
| 4/8/2022 | Crest Rd/Portuguese Bend Rd | Stop Sign | | 0 | 1 | Ochoa |
| 4/8/2022 | Crest Rd/Portuguese Bend Rd | Stop Sign | | 0 | 1 | Ochoa |
| 4/8/2022 | Crest Rd/Portuguese Bend Rd | Stop Sign | | 1 | 1 | Ochoa |
| 4/8/2022 | Crest Rd/Portuguese Bend Rd | Stop Sign | | 0 | 1 | Ochoa |
| 4/8/2022 | Crest Rd/Portuguese Bend Rd | Stop Sign | | 1 | 0 | Ochoa |
| 4/15/2022 | BlackWater Canyon Rd/Portuguese Bend Rd | Stop Sign | | 0 | 1 | Maestas |
| 4/15/2022 | Saddleback Rd/Portuguese Bend Rd | Stop Sign | | 0 | 1 | Maestas |
| 4/15/2022 | Saddleback Rd/Portuguese Bend Rd | Stop Sign | | 0 | 1 | Maestas |
| 4/15/2022 | Saddleback Rd/Portuguese Bend Rd | Stop Sign | | 0 | 1 | Maestas |
| | | | | | | |
| | | | | | | |



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 11.A
Mtg. Date: 05/26/2022

TO: HONORABLE CHAIR AND MEMBERS OF THE TRAFFIC COMMISSION

FROM: JOHN SIGNO, DIRECTOR OF PLANNING & COMMUNITY SERVICES

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: 11 FLYING MANE ROAD: DRIVEWAY APPROVAL FOR ZONING CASE NO. 22-02 (NEVENKA LLC)

DATE: May 26, 2022

BACKGROUND:

The property located at 11 Flying Mane Road is zoned RAS-1 and has a net lot area of 0.9 acre (39,556 square feet). Only one building pad exists on the property and is located at the highest portion adjacent to the roadway easement.

The lot is developed with a 5,292-square-foot single-family residence built in 1953. The existing residence is located 30 feet from the front roadway easement, 10 feet from the northern side property line, and eight feet from the southern side property line. The rear property line is located downslope of the building pad over 250 feet to the west.

On May 17, 2022, the Planning Commission held a public hearing field trip and evening meeting on the proposed project. The Planning Commission took public testimony and continued the item to its June 21, 2022 regularly scheduled meeting.

DISCUSSION:

The applicant is requesting a site plan review to demolish an existing 5,292-square-foot single-family residence and construct a new 5,215-square-foot single-family residence and garage in a similar footprint.

The new driveway and apron covers 750 square feet and will be located in nearly the same location as the existing; however, it will be shifted a few feet southward to align with the new garage door.

The flatwork area, including the new driveway, is 3,253 square feet. This covers 7.5% of the net lot area.

FISCAL IMPACT:

None.

RECOMMENDATION:

Recommend approval of the driveway to the City Council.

ATTACHMENTS:

[M01 11 Flying Mane.pdf](#)

[TC Presentation 11 Flying Mane Road \(ZC 21-02\) 052622.pdf](#)

Memorandum

TO: Elaine Jeng, PE, City Manager

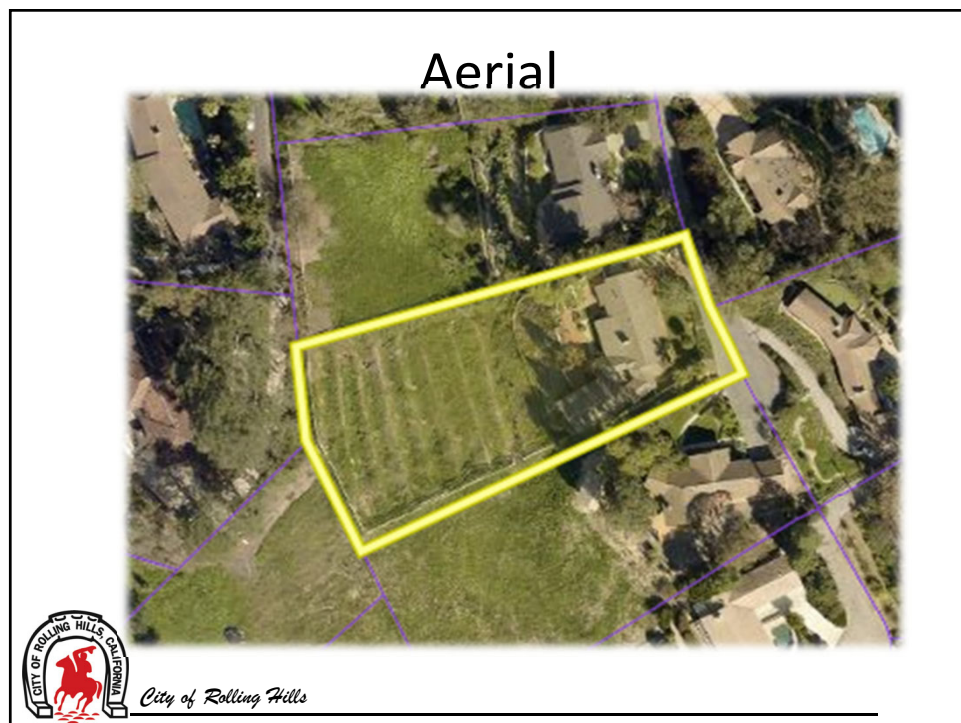
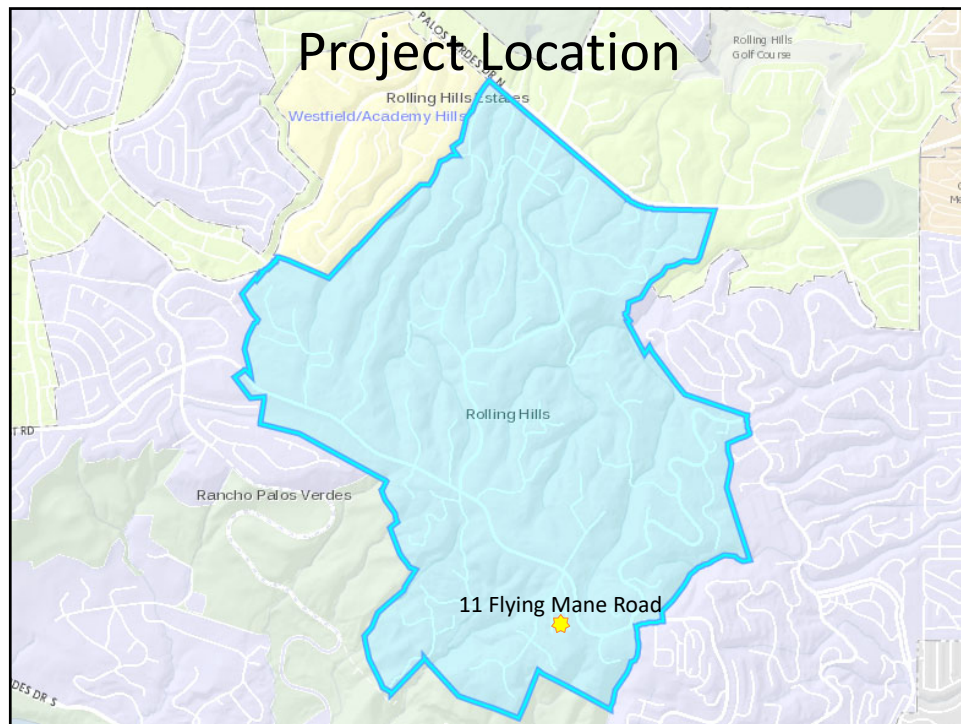
FROM: Vanessa Munoz, City Traffic Engineer

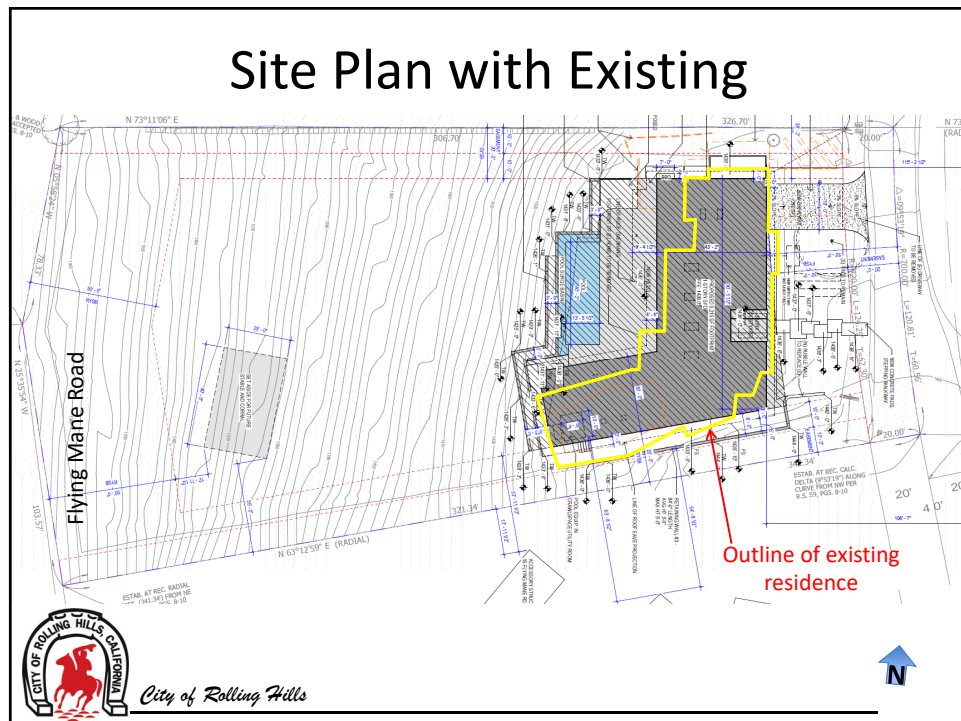
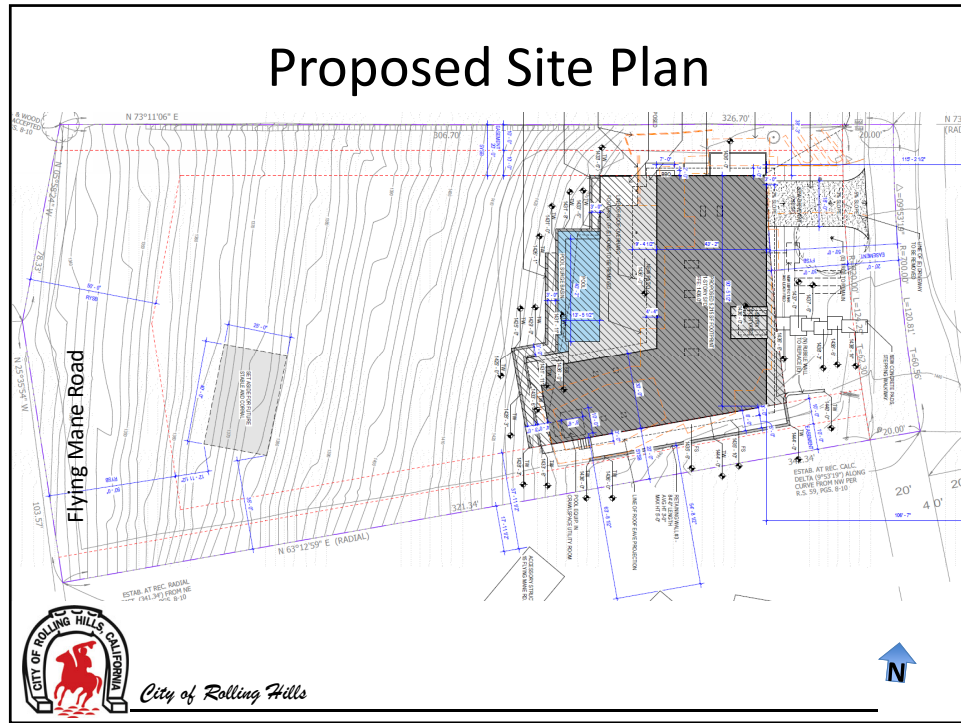
DATE: May 20, 2022

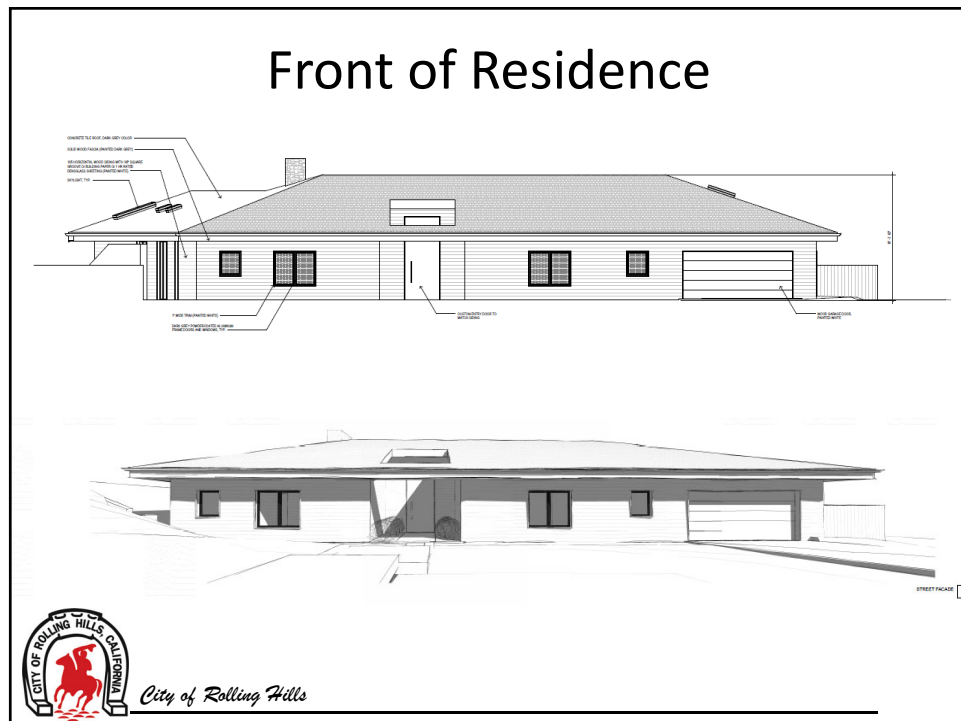
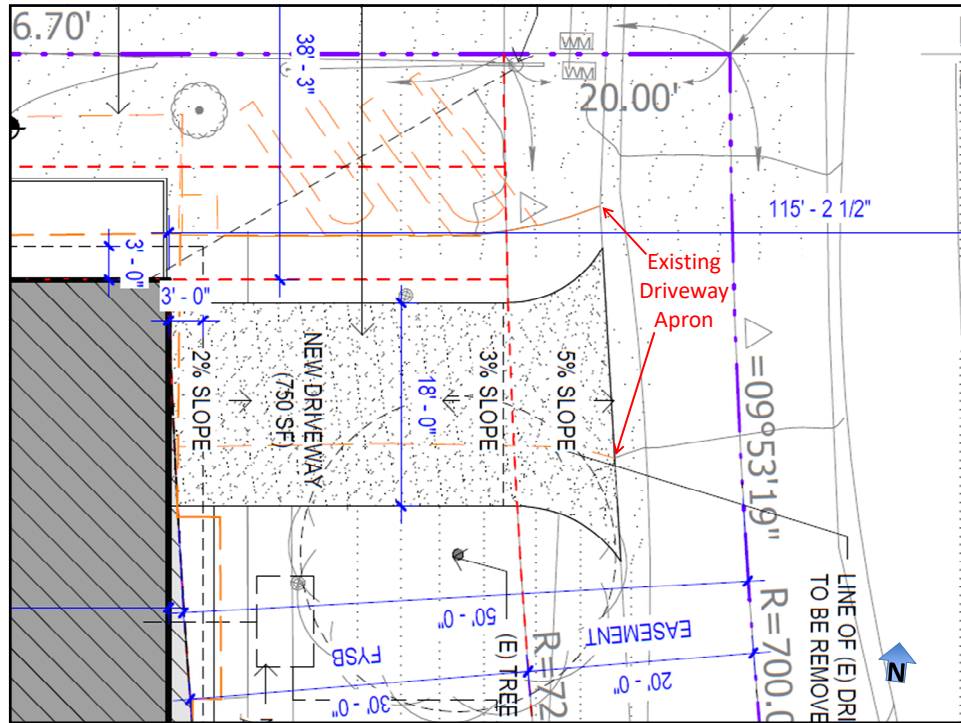
SUBJECT: 11 Flying Mane Road

This memorandum is in response to the request by the city to review and provide input on the proposed driveway being requested by the residents of 11 Flying Mane Road. The proposed driveway will be shifted southerly from the existing location 4-5 feet. The proposed driveway will have an 18-foot driveway aisle with a 28-foot driveway apron.

On May 18, 2022, a field review of existing conditions was performed to assess the proposed location and width of the driveway. Based on the field observations and engineering judgement, the driveway proposed location is acceptable.











City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 11.B
Mtg. Date: 05/26/2022

TO: HONORABLE CHAIR AND MEMBERS OF THE TRAFFIC COMMISSION

FROM: JOHN SIGNO, DIRECTOR OF PLANNING & COMMUNITY SERVICES

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: 8 MIDDLERIDGE LANE SOUTH: DRIVEWAY APPROVAL FOR ZONING CASE NO. 22-44 (CIMMARUSTI)

DATE: May 26, 2022

BACKGROUND:

On May 23, 2019, the Traffic Commission recommended to the City Council approval of the driveway apron. During the Traffic Commission's review several residents objected to the location of the originally proposed driveway apron.

On July 18, 2019, the Planning Commission adopted Resolution No. 2019-13 granting approval of a Site Plan Review, Conditional Use Permit, and Variance for the construction of a new residence with a basement, garage, swimming pool, guest house, driveway and other amenities on a vacant parcel. The variance was for exceeding the maximum permitted disturbance of the lot and exceeding the coverage of the front setback with a driveway. The Planning Commission held four public hearings and two field trips before approving the project. Many of the residents of Middleridge Lane South provided input, correspondences, and were present at the meetings. There were concerns with the massing and size of the house, grading amount, loss of privacy, loss of views, visibility of the long driveway, which parallels Middleridge Lane South; there were inquiries about screening of the driveway. The owners adjacent to the property to the north expressed concerns with the proximity of the driveway to their driveway, screening of the structures, loss of privacy and noise. Other neighbors reviewed the plans and did not express objections, but were concerned with the size of the house. The applicant responded in several ways: by reducing the size of the house, garage and covered porches, reducing the length of the house/garage, eliminating retaining walls and lowering the building pad by over 6' from the original proposed development and lowering the ridge line of the house.

On August 12, 2019, the City Council considered the Traffic Commission's recommendation and the Planning Commission's approval and voted to receive and file as presented.

On August 17, 2021, the Planning Commission adopted Resolution No. 2021-11 granting a two-year time extension for Zoning Case No. 956 to July 16, 2023. The time extension applied to the Site Plan Review, Conditional Use Permit, and Variances.

On September 20, 2021, the new owner, Ralph Cimmarusti (Colorado St. Brand Blvd LLC), submitted a major modification request for the Site Plan Review to relocate the residence 30 feet to the east and raise the finished floor two feet higher in elevation. The maximum roof ridge will be 19.5 feet above finished grade, which is 1.3 feet higher than the approved residence. The changes also included:

- Reducing the size of the house to 6,094 square feet and increasing the attached garage to 987 square feet with no change in footprint;
- Enlarging the basement to 4,491 square feet; and
- Balanced grading of 5,950 cubic yards of cut and 5,950 cubic yards of fill with no import or export of dirt.

The modification did not change the location of the driveway and apron from the 2019 approval; minor changes were made to the motor court to align with the relocated residence.

On April 19, 2022, the Planning Commission approved the revised plan submitted by Mr. Cimmarusti.

On May 9, 2022, the City Council received and filed the Planning Commission's decision.

DISCUSSION:

Given the history of this property, the driveway location is a sensitive issue that concerns many in the neighborhood. The Planning Commission approved a much longer driveway of over 300 feet which parallels Middleridge Lane South and connects to the street in the northwestern portion of the property. The proposed shortened driveway eliminates about half of the approved driveway. The new driveway is approximately 40 feet east of the driveway at 7 Middleridge Lane South.

A secondary driveway for a stable and corral extends from the main driveway approximately 20 feet from Middleridge Lane South. The secondary driveway will be of a permeable material.

The main driveway will be 20 feet wide; the secondary driveway will be 10 feet wide with a two-foot shoulder on either side.

FISCAL IMPACT:

None.

RECOMMENDATION:

Recommend approval of the driveway location to the City Council.

ATTACHMENTS:

[M03 8 Middleridge South Driveway 05.20.22.pdf](#)

[8 Middleridge Lane South - Driveway Location Pictures.pdf](#)

[Site plan in progress with clouds.pdf](#)

Memorandum

TO: Elaine Jeng, PE, City Manager

FROM: Vanessa Munoz, PE, TE, City Traffic Engineer

DATE: May 20, 2022

SUBJECT: 8 Middleridge Lane South Driveway

This memorandum is in response to the request by the city to review and provide input on the revised layout for a single 20- foot driveway being proposed by the residents at 8 Middleridge Lane South. This is a revision to the previously approved layout.

A sight triangle exhibit was submitted for the same driveway location back on October 10, 2018, to verify sight obstructions and sight distance available from the driveway in both directions. The sight distance shown is 222-feet to the east and 180-feet to the west which meets and exceeds the 155-feet for a 25-mph roadway and 173-feet for downgrades exceeding 9% slope.

The revised proposed driveway layout is acceptable, however due to the curvature of road and parcel terrain, I recommend no foliage and/or landscape higher than 24" be permitted within the line-of-sight triangle. The limitations are proposed to always maintain the acceptable line of sight and avoid overgrowth of landscape in the future in both directions. The line-of-sight triangle shall be laid out on the site plan to delineate the landscape height limitations.

8 MIDDLERIDGE LANE SOUTH – DRIVEWAY LOCATION

Main Driveway



Looking northwest along Middleridge Lane South
(yellow arrows depict edge of driveway apron)



Looking southeast along Middleridge Lane South

8 MIDDLELIDGE LANE SOUTH – DRIVEWAY LOCATION



Looking northeast toward driveway apron
(yellow arrows depict edge of driveway apron)

EASEMENT NOTES:

NUMBERING SEQUENCE PER FIDELITY NATIONAL TITLE COMPANY PRELIMINARY REPORT NO. 00193980-997-001-JK1, DATED APRIL 30, 2018

- 1 ANY EASEMENTS OR SERVITUDES APPEARING IN THE PUBLIC RECORDS. (PLOTTED HEREON) (EASEMENTS PER LACA MAP NO. 60 AM 8/1 AND TRACT MAP NO. 26769, MB 798/90-91, AND RS 58/22)
- 3 EASEMENTS, RIGHTS AND RIGHTS OF WAY AS PROVIDED BY AGREEMENT AND DECLARATION OF ESTABLISHMENT OF CONDITIONS AND RESTRICTIONS TO PALOS VERDE CORPORATION FOR ROADS, STREETS, BRIDAL TRAILS, PARKWAYS, PARK AREAS, POLES, WIRES AND CONDUITS FOR ELECTRICAL DISTRIBUTION FOR LIGHTING, HEATING, POWER, TELEPHONE, PUBLIC AND PRIVATE SEWERS, STORM DRAINS, LAND DRAINS, PIPES, WATER DISTRIBUTION OR OTHER UTILITY SERVICES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JULY 16, 1946 IN BOOK 23491 PAGE 1 AND AS RESERVED BY SAID DEED FROM PALOS VERDE CORPORATION, RECORDED AUGUST 8, 1946 IN BOOK 23544, PAGE 219 OF OFFICIAL RECORDS AND AS AMENDED BY AMENDMENT RECORDED MAY 8, 1968 AS INSTRUMENT NO. 3283 IN BOOK M2856, PAGE 62 OF OFFICIAL RECORDS. (PLOTTED HEREON)
- 4 COVENANTS, CONDITIONS, AND RESTRICTIONS IN THE DOCUMENT RECORDED JULY 16, 1946 IN BOOK 23491 PAGE AND SAID DEED FROM PALOS VERDE CORPORATION, RECORDED AUGUST 8, 1946 IN BOOK 23544, PAGE 219 OF OFFICIAL RECORDS AND AS AMENDED BY AMENDMENT RECORDED MAY 8, 1968 AS INSTRUMENT NO. 3283 IN BOOK M2856, PAGE 62 OF OFFICIAL RECORDS. (BLANKET IN NATURE)
- 5 AN EASEMENT RESERVED BY TO PALOS VERDE CORPORATION FOR ROADS, STREETS, BRIDAL TRAILS, PARKWAYS, PARK AREAS, POLES, WIRES AND CONDUITS FOR ELECTRICAL DISTRIBUTION FOR LIGHTING, HEATING, POWER, TELEPHONE, PUBLIC AND PRIVATE SEWERS, STORM DRAINS, LAND DRAINS, PIPES, WATER DISTRIBUTION OR OTHER UTILITY SERVICES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AUGUST 8, 1946 IN BOOK 23544, PAGE 219 OF OFFICIAL RECORDS. (PLOTTED HEREON)
- 6 AN EASEMENT GRANTED TO PALOS VERDE WATER COMPANY FOR WATER DISTRIBUTION AND INCIDENTAL PURPOSES IN THE DOCUMENT AS DESCRIBED AS PORTION OF PARCEL F AND RECORDED OCTOBER 1, 1962 AS INSTRUMENT NO. 1962-4615 OF OFFICIAL RECORDS. (PLOTTED HEREON)
- 7 EASEMENTS GRANTED TO ROLLING HILLS COMMUNITY ASSOCIATION OF RANCHO PALOS VERDES, A CORPORATION FOR ROAD, BRIDLE TRAILS AND PUBLIC UTILITY PURPOSES IN THE DOCUMENT DATED OCTOBER 18, 1962 AND RECORDED AS INSTRUMENT NO. 1962-1891 OF OFFICIAL RECORDS. (DOES NOT AFFECT FEE PARCEL)
- 8 AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, FOR PUBLIC UTILITIES, IN THE DOCUMENT DATED DECEMBER 15, 1983 AND RECORDED AS INSTRUMENT NO. 1983-1493954 OF OFFICIAL RECORDS. (PLOTTED HEREON)
- 9 AN EASEMENT GRANTED TO GENERAL TELEPHONE COMPANY OF CALIFORNIA, A CORPORATION, FOR COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, IN THE DOCUMENT DATED MARCH 22, 1984 AND RECORDED AS INSTRUMENT NO. 1984-353770 OF OFFICIAL RECORDS. (PLOTTED HEREON)

DATE 4-4-22 ZONING CASE NO. ADDRESS 2 MIDDLE RIDGE S
ALL MEASUREMENTS TO BE TAKEN FROM THE EXTERIOR FINISHED WALLS OF STRUCTURES. ALL STRUCTURES MUST BE SHOWN ON THE PLAN AND LISTED HERE: CALCULATION OF LOT COVERAGE

| AREA AND STRUCTURES | EXISTING | PROPOSED | TOTAL |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------|----------------|
| NET LOT AREA | sq.ft. | sq.ft. | 137,610 sq.ft. |
| RESIDENCE | sq.ft. | sq.ft. | 9,094 sq.ft. |
| GARAGE | sq.ft. | sq.ft. | 987 sq.ft. |
| SWIMMING POOL/SPA | sq.ft. | sq.ft. | 1,172 sq.ft. |
| POOL EQUIPMENT | sq.ft. | sq.ft. | 62 sq.ft. |
| GUEST HOUSE | sq.ft. | sq.ft. | sq.ft. |
| CABANA | sq.ft. | sq.ft. | sq.ft. |
| STABLE (dist volume to be included in grading quantities) | sq.ft. | sq.ft. | 450 sq.ft. |
| RECREATION COURT | sq.ft. | sq.ft. | sq.ft. |
| ATTACHED COVERED PORCHES | sq.ft. | sq.ft. | 1,233 sq.ft. |
| ENTRYWAY PORTE COCHERE, BREEZEWAY | sq.ft. | sq.ft. | 232 sq.ft. |
| ATTACHED TRELLISES | sq.ft. | sq.ft. | 244 sq.ft. |
| *DETACHED STRUCTURES: (include all that apply) | sq.ft. | sq.ft. | sq.ft. |
| SHEDS, TRELLISES, GAZEBOS, BARBECUE, OUTDOOR KITCHENS, BOULEY PLAY EQUIPMENT, ETC. | sq.ft. | sq.ft. | 400 sq.ft. |
| WATER FEATURES, ETC. | sq.ft. | sq.ft. | 100 sq.ft. |
| SERVICE YARD | sq.ft. | sq.ft. | 100 sq.ft. |
| OTHER ADU | sq.ft. | sq.ft. | 1,000 sq.ft. |
| BASINEMENT AREA (volume to be included in grading quantities) | sq.ft. | sq.ft. | 4,441 sq.ft. |
| DEPTH OF BASINEMENT | sq.ft. | sq.ft. | 10 |
| TOTAL STRUCTURES | sq.ft. | sq.ft. | 12,247 sq.ft. |
| % STRUCTURAL COVERAGE | % | % | 8.9 % |
| TOTAL STRUCTURES EXCLUDING: up to 5 (feet) & up to 800 sq. ft. detached structures that are not higher than 12 ft. (no more than 120 sq. ft. per structure per deduction, except for trellis) | sq.ft. | sq.ft. | 11,547 sq.ft. |
| % STRUCTURAL COVERAGE | % | % | 8.4 % |

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| 4-4-22 | EXISTING | PROPOSED | TOTAL |
|-----------------------------------------------------------------------------------------------------------------------|----------|----------|---------------|
| PRIMARY DRIVEWAYS | sq.ft. | sq.ft. | 1,272 sq.ft. |
| PAVED WALKS, PATIO AREAS, COURTYARDS | sq.ft. | sq.ft. | 1,258 sq.ft. |
| POOL DECKING | sq.ft. | sq.ft. | 4,280 sq.ft. |
| OTHER PAVED DRIVEWAYS, ROAD EASEMENTS, PARKING PADS | sq.ft. | sq.ft. | sq.ft. |
| TOTAL FLATWORK | sq.ft. | sq.ft. | 16,560 sq.ft. |
| % TOTAL FLATWORK COVERAGE | % | % | 12.2 % |
| TOTAL STRUCTURAL & FLATWORK COVERAGE | sq.ft. | sq.ft. | 28,908 sq.ft. |
| % TOTAL COVERAGE | % | % | % |
| TOTAL STRUCTURAL & structural FLATWORK COVERAGE flat work (from previous pages) | sq.ft. | sq.ft. | 28,407 sq.ft. |
| % TOTAL COVERAGE | % | % | 20.9 % |
| TOTAL DISTURBED AREA | sq.ft. | sq.ft. | 68,368 sq.ft. |
| % DISTURBED AREA | % | % | 49.9 % |
| GRADING QUANTITY (include fence, stable, corral, and access way, basement and all other areas to be graded/excavated) | sq.ft. | sq.ft. | cubic yards |

All structures (attached and detached) must be listed.

- Free standing legal, conforming accessory structures such as sheds, trellises, covered patios, gazebos, fountains, barbecues, outdoor fire places, etc., are not counted towards coverages and distributed area, unless their combined area exceeds 800 sq. ft. are over 120 sq. ft. in size (except for trellis) or if there are more than 5 such structures on the property.

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DATE 4-4-22 Z.C. NO. ADDRESS
CALCULATION OF BUILDING PAD COVERAGE

| BUILDABLE PAD AREA AND STRUCTURES | EXISTING | PROPOSED | TOTAL |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------|---------------|
| BUILDING PAD | sq.ft. | sq.ft. | 30,600 sq.ft. |
| RESIDENCE | sq.ft. | sq.ft. | 9,094 sq.ft. |
| GARAGE | sq.ft. | sq.ft. | 987 sq.ft. |
| POOL/SPA | sq.ft. | sq.ft. | 1,172 sq.ft. |
| POOL EQUIPMENT | sq.ft. | sq.ft. | 62 sq.ft. |
| CABANA/ROOM | sq.ft. | sq.ft. | sq.ft. |
| GUEST HOUSE | sq.ft. | sq.ft. | sq.ft. |
| STABLE | sq.ft. | sq.ft. | sq.ft. |
| SPORTS COURT | sq.ft. | sq.ft. | sq.ft. |
| SERVICE YARD | sq.ft. | sq.ft. | 100 sq.ft. |
| ATTACHED COVERED PORCHES | sq.ft. | sq.ft. | 1,233 sq.ft. |
| Accessory structures | sq.ft. | sq.ft. | 397 sq.ft. |
| AREA OF ATTACHED COVERED PORCHES THAT EXCEED 10% OF THE SIZE OF RESIDENCE/ACCESS STRUCTURE | sq.ft. | sq.ft. | 250 sq.ft. |
| ENTRYWAY PORTE COCHERE, BREEZEWAY | sq.ft. | sq.ft. | 232 sq.ft. |
| ATTACHED TRELLISES | sq.ft. | sq.ft. | sq.ft. |
| ALL DETACHED STRUCTURES (from previous pages) | sq.ft. | sq.ft. | 800 sq.ft. |
| ALL DETACHED STRUCTURES (from previous pages after excluding allowed deduction) | sq.ft. | sq.ft. | 0 sq.ft. |
| OTHER ADU | sq.ft. | sq.ft. | 1,000 sq.ft. |
| TOTAL STRUCTURES ON PAD NO. 1 | sq.ft. | sq.ft. | 11,608 sq.ft. |
| % BUILDING PAD COVERAGE | % | % | 37.9 % |
| TOTAL STRUCTURES ON PAD NO. 1 EXCLUDING: detached structures that are not higher than 12 ft. (no more than 120 sq. ft. per structure per deduction, except for trellis) or if there are more than 5 such structures on the property. | sq.ft. | sq.ft. | 11,192 sq.ft. |
| % BUILDING PAD COVERAGE | % | % | 36.0 % |

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DATE 4-4-22 Z.C. NO. ADDRESS
CALCULATION OF BUILDING PAD COVERAGE

| BUILDABLE PAD AREA AND STRUCTURES | EXISTING | PROPOSED | TOTAL |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------|---------------|
| BUILDING PAD | sq.ft. | sq.ft. | 12,300 sq.ft. |
| RESIDENCE | sq.ft. | sq.ft. | sq.ft. |
| GARAGE | sq.ft. | sq.ft. | sq.ft. |
| POOL/SPA | sq.ft. | sq.ft. | sq.ft. |
| POOL EQUIPMENT | sq.ft. | sq.ft. | sq.ft. |
| CABANA/ROOM | sq.ft. | sq.ft. | sq.ft. |
| GUEST HOUSE | sq.ft. | sq.ft. | sq.ft. |
| STABLE | sq.ft. | sq.ft. | sq.ft. |
| SPORTS COURT | sq.ft. | sq.ft. | sq.ft. |
| SERVICE YARD | sq.ft. | sq.ft. | sq.ft. |
| ATTACHED COVERED PORCHES | sq.ft. | sq.ft. | sq.ft. |
| Accessory structures | sq.ft. | sq.ft. | sq.ft. |
| AREA OF ATTACHED COVERED PORCHES THAT EXCEED 10% OF THE SIZE OF RESIDENCE/ACCESS STRUCTURE | sq.ft. | sq.ft. | sq.ft. |
| ENTRYWAY PORTE COCHERE, BREEZEWAY | sq.ft. | sq.ft. | sq.ft. |
| ATTACHED TRELLISES | sq.ft. | sq.ft. | sq.ft. |
| ALL DETACHED STRUCTURES (from "1" page) | sq.ft. | sq.ft. | sq.ft. |
| ALL DETACHED STRUCTURES (from "1" page after excluding allowed deduction) | sq.ft. | sq.ft. | sq.ft. |
| OTHER | sq.ft. | sq.ft. | sq.ft. |
| TOTAL STRUCTURES ON PAD NO. 2 | sq.ft. | sq.ft. | sq.ft. |
| % BUILDING PAD COVERAGE | % | % | sq.ft. |
| TOTAL STRUCTURES ON PAD NO. 2 EXCLUDING: detached structures that are not higher than 12 ft. (no more than 120 sq. ft. per structure per deduction, except for trellis) or if there are more than 5 such structures on the property. | sq.ft. | sq.ft. | sq.ft. |
| % BUILDING PAD COVERAGE | % | % | 36.0 % |

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SITE PLAN

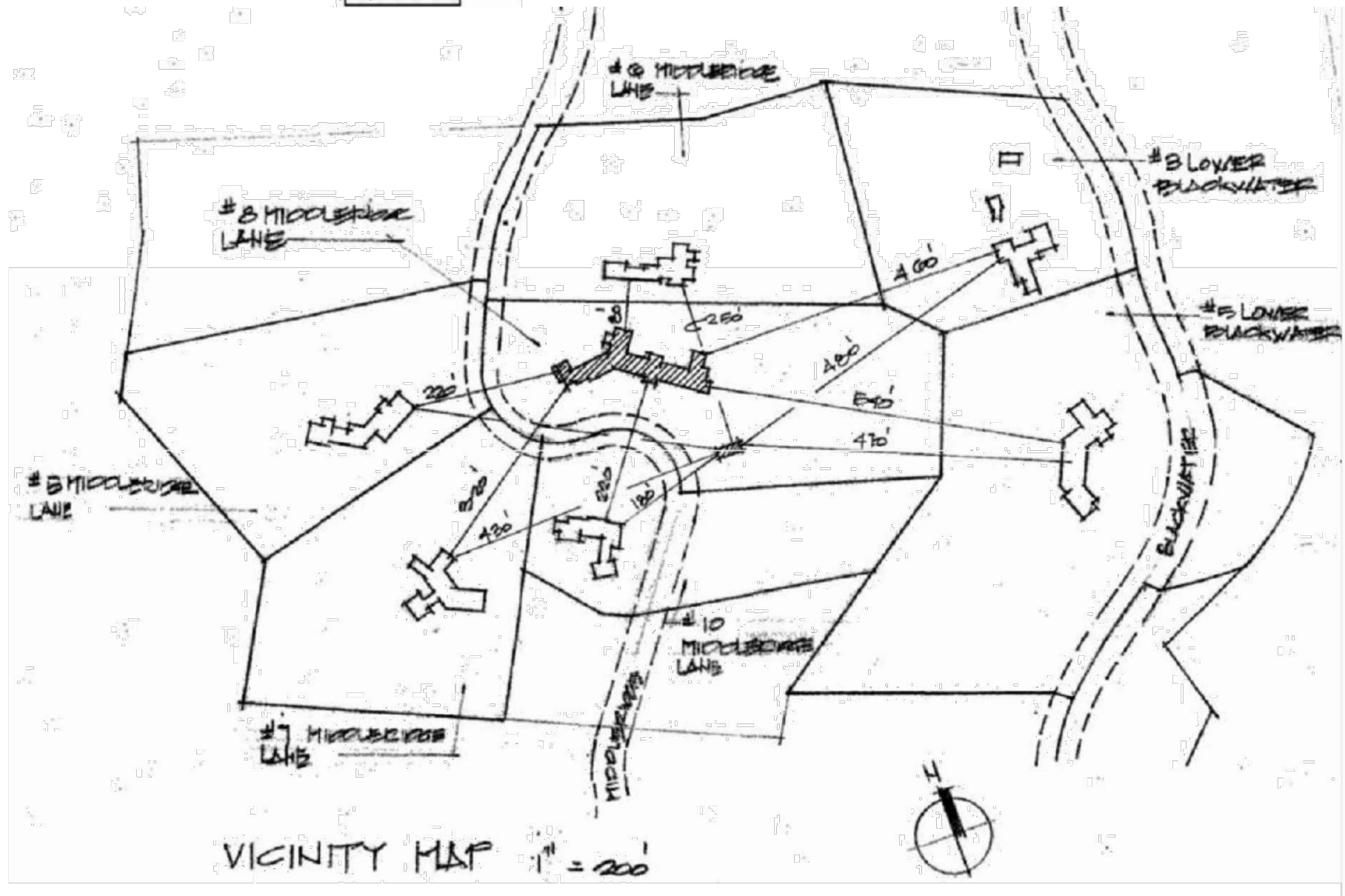
SCALE : 1"=20'

EARTHWORK ESTIMATE

| EARTHWORK | CUT | FILL |
|------------|----------|----------|
| EXCAVATION | 5,950 CY | - |
| EMBANKMENT | - | 5,950 CY |
| IMPORT | - | - |
| TOTAL | 5,950 CY | 5,950 CY |

LEGEND

| | | |
|--------------------------|---------------------------------|-------------------------|
| EXISTING CONTOUR | PROPOSED CONTOUR | PROPERTY LINE |
| SPOT ELEVATION | PROPOSED BEARING/RETAINING WALL | FENCE |
| PROPOSED CONCRETE PAVING | PROPOSED SCREEN WALL | GRADING LIMITS |
| PROPOSED DRAIN SYSTEM | PROPOSED RETAINING WALL | RIDGE LINE |
| EXISTING SCREEN WALL | PROPOSED PAD ELEVATION | PROPOSED FINISHED FLOOR |
| PROPOSED SCREEN WALL | PROPOSED TOP OF SLAB | T.G. |
| PAD | PROPOSED FINISHED SURFACE | P.L. |
| T/SLAB | PROPOSED FINISHED GRADE | T.W. |
| FS | EXISTING GRADE | TF |
| EG | PROPOSED CUT SLOPE | LW |
| PROPOSED FILL SLOPE | PROPOSED FILL SLOPE | W.F. |
| | | T.P. |
| | | P.A. |
| | | F.P. |



RESIDENCE for COLORADO ST BRAND BLVD LLC
NO.8 MIDDLE RIDGE LANE SOUTH, ROLLING HILLS, CALIFORNIA 90274

CRISS C GUNDERSON - AIA ARCHITECT
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Written dimensions take preference over scaled dimensions and shall be verified on the job site. Details take preference over plans, elevations and sections. Any discrepancy shall be brought to the attention of the architect prior to the commencement of any work. These drawings and specifications are the property of Criss C Gunderson AIA Architect and shall not be used on any other project.