



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

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

AGENDA **Regular Planning Commission** **Meeting**

PLANNING COMMISSION
Tuesday, August 16, 2022

CITY OF ROLLING HILLS
6:30 PM

Executive Order N-29-20

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

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

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

Join Zoom Meeting via [https://us02web.zoom.us/j/99343882035?](https://us02web.zoom.us/j/99343882035?pwd=MWZXaG9ISWdud3NpajYwY3dFbllFZz09)
pwd=MWZXaG9ISWdud3NpajYwY3dFbllFZz09
Meeting ID: 993 4388 2035 Passcode: 647943

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

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. APPROVE ORDER OF THE AGENDA

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

5. BLUE FOLDER ITEMS (SUPPLEMENTAL)

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

6. PUBLIC COMMENTS ON NON-AGENDA ITEMS

This section is intended to provide members of the public with the opportunity to comment on any subject 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. CONTINUATION OF REMOTE CITY COUNCIL AND COMMISSION MEETINGS DURING THE MONTH OF AUGUST, 2022 PURSUANT TO THE REQUIREMENTS OF AB 361.

RECOMMENDATION: Approve as presented.

7.B. APPROVE THE FOLLOWING MINUTES: JULY 19, 2022, PLANNING COMMISSION REGULAR MEETING

RECOMMENDATION: Approve as presented.

[CL_MIN_220719_PC_F.pdf](#)

8. EXCLUDED CONSENT CALENDAR ITEMS

9. PUBLIC HEARINGS ON ITEMS CONTINUED FROM PREVIOUS MEETING

10. NEW PUBLIC HEARINGS

10.A. ZONING CASE NO. 22-14: SITE PLAN REVIEW TO CONSTRUCT A NEW 525-SQUARE-FOOT GARAGE ATTACHED BY A BREEZEWAY TO THE RESIDENCE, CONVERT AN EXISTING GARAGE TO HABITABLE SPACE, INTERIOR REMODEL, NEW PATIO WITH TRELLIS, LANDSCAPING, AND HARDSCAPING; AND VARIANCE REQUESTS TO ENCROACH INTO THE REAR AND SIDE YARD SETBACKS, AND DEVIATE FROM THE REQUIREMENT TO PROVIDE A STABLE AND CORRAL SET ASIDE ON A PROPERTY LOCATED AT 2 FLYING MANE ROAD (Lot 62-A-SF)

RECOMMENDATION: Open the public hearing, receive public testimony, discuss the project, and adopt Resolution No. 2022-14 approving the project as presented.

[Vicinity Map - 2 Flying Mane Road.pdf](#)

[2 FLYING MANE RD VICINITY-PROXIMITY MAP.pdf](#)

[Development Table \(ZC 22-14\).pdf](#)

[2022-14_PC_Resolution_2FlyingManeRoad_ZC 22-14-c1.pdf](#)

[SATO DD 080922.pdf](#)

[2 Flying Mane Landscape Set_30X42 2.pdf](#)

10.B. ZONING CASE NO. 21-02, MODIFICATION NO. 1: REQUEST FOR APPROVAL OF A SITE PLAN REVIEW TO DEMOLISH AN EXISTING RESIDENCE AND CONSTRUCT A NEW 5,215-SQUARE-FOOT SINGLE-FAMILY RESIDENCE AND RELATED IMPROVEMENTS INCLUDING NON-EXEMPT GRADING; VARIANCE TO CONSTRUCT A FIVE-FOOT-HIGH RETAINING WALL IN THE SETBACK AREA AND CONDUCT NON-EXEMPT GRADING; MODIFICATION TO ADD A 1,428-SQUARE-FOOT BASEMENT, STAIRCASE, AND RETAINING WALL ON A PROPERTY LOCATED AT 11 FLYING MANE ROAD (LOT 53-SF), ROLLING HILLS, CA (NEVENKA LCC)

RECOMMENDATION: Open the public hearing, take public testimony, close the public hearing and:

- **Adopt Resolution No. 2022-13 approving Modification No. 1 to Zoning Case No. 21-02 for a Site Plan Review to add a basement, staircase, and retaining wall to a previously approved project, and modify Variances to construct a retaining wall in the setback area and conduct non-exempt grading.**

[Vicinity Map - 11 Flying Mane Road.pdf](#)

[Development Table \(ZC 21-02\)_Mod1.pdf](#)

[2022-13_PC_Resolution_11FlyingManeRoad_ZC 21-02Mod1-c1.pdf](#)

[11 Flying Mane - Amended Plans Part 1 - 220725.pdf](#)

[11 Flying Mane - Amended Plans Part 2 - 220725.pdf](#)

11. OLD BUSINESS

12. NEW BUSINESS

13. SCHEDULE FIELD TRIPS

14. ITEMS FROM STAFF

- 14.A. [DISCUSSION ON ROLES AND RESPONSIBILITIES OF PLANNING COMMISSION ACTION ON DEVELOPMENT PROJECTS FORWARDED TO CITY COUNCIL](#)

RECOMMENDATION: Consider the item and provide direction to staff.

- 14.B. [CONSIDER FUTURE IN-PERSON PLANNING COMMISSION MEETINGS](#)

RECOMMENDATION: Discuss and provide staff direction.

15. ITEMS FROM THE PLANNING COMMISSION

16. ADJOURNMENT

Next meeting: Tuesday, September 20, 2022 at 6:30 p.m. via teleconference.

Notice:

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

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

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



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 7.A
Mtg. Date: 08/16/2022

TO: HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION

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

THRU: ELAINE JENG P.E., CITY MANAGER

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

DATE: August 16, 2022

BACKGROUND:

With the Governor's approval of AB 361, public agencies have been granted the continuing ability to conduct virtual meetings during declared public health emergencies under specified circumstances until January 1, 2024. Based on the requirements of AB 361, in order for the City to hold virtual meetings, the Planning Commission needs to determine monthly that the following conditions exist:

- 1) There continues to be a health and safety risk due to COVID-19 as a proclaimed state of emergency with recommended measures to promote social distancing; and
- 2) Meeting in person during the proclaimed state of emergency would present imminent risks to the health and safety of attendees.

The other requirements associated with continued virtual meetings are outlined in the text of AB 361. The recommended action is for the Planning Commission to find that the following conditions exist and that they necessitate remote Committee meetings for the coming month:

- 1) There continues to be a health and safety risk due to COVID-19 as a proclaimed state of emergency with recommended measures to promote social distancing; and
- 2) Meeting in person during the proclaimed state of emergency would present imminent risks to the health and safety of attendees. These findings will need to be made by the City Council each month that the City opts to continue with remote meetings.

DISCUSSION:

None.

FISCAL IMPACT:

None.

RECOMMENDATION:

None.

ATTACHMENTS:



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 7.B

Mtg. Date: 08/16/2022

TO: HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION

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

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: APPROVE THE FOLLOWING MINUTES:
JULY 19, 2022, PLANNING COMMISSION REGULAR MEETING

DATE: August 16, 2022

BACKGROUND:

None.

DISCUSSION:

None.

FISCAL IMPACT:

None.

RECOMMENDATION:

Approve as presented.

ATTACHMENTS:

[CL_MIN_220719_PC_F.pdf](#)



Minutes
Rolling Hills Planning Commission
Tuesday, July 19, 2022
Regular Meeting 6:30 p.m.
Via tele-conference

1. CALL MEETING TO ORDER

The Planning Commission of the City of Rolling Hills met via teleconference on the above date at 6:42 p.m., Chair Brad Chelf presiding.

2. ROLL CALL

Commissioners Present:	Cooley, Douglass, Chair Chelf
Commissioners Absent:	Cardenas, Vice Chair Kirkpatrick
Staff Present:	John Signo, Planning & Community Services Director Connie Viramontes, Administrative Assistant Ryan Stager, Assistant City Attorney

3. PLEDGE OF ALLEGIANCE

John Signo, Planning & Community Services Director, led the Pledge.

4. APPROVE ORDER OF THE AGENDA

Chair Chelf approved the order of the agenda.

5. BLUE FOLDER ITEMS (SUPPLEMENTAL)

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

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

6. PUBLIC COMMENTS ON NON-AGENDA ITEMS – NONE

7. CONSENT CALENDAR

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

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

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

7.B. APPROVE THE FOLLOWING MINUTES: JUNE 21, 2022, PLANNING COMMISSION SPECIAL FIELD TRIP MEETING; JUNE 21, 2022, PLANNING COMMISSION REGULAR MEETING

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

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

8. EXCLUDED CONSENT CALENDAR ITEMS – NONE

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

10. NEW PUBLIC HEARINGS

10.A. RESOLUTION RECOMMENDING THAT THE CITY COUNCIL APPROVE AN ORDINANCE AMENDING CHAPTER 17.28 OF THE MUNICIPAL CODE REGARDING ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS AND FINDING THE ACTION TO BE EXEMPT FROM CEQA

Presentation by John Signo, Planning & Community Services Director.

Motion by Chair Chelf, seconded by Commissioner Cooley, to adopt the resolution including blue folder supplemental items. Motion carried unanimously with the following roll call vote:

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

11. OLD BUSINESS – NONE

12. NEW BUSINESS – NONE

13. SCHEDULED FIELD TRIPS – NONE

14. ITEMS FROM STAFF

14.A. REQUIRED MATERIALS FOR SUBMITTAL OF DEVELOPMENT APPLICATIONS

Presentation by John Signo, Planning & Community Services Director.

Chair Chelf received and filed.

15. ITEMS FROM THE PLANNING COMMISSION – NONE

16. ADJOURNMENT: 6:54 P.M.

The meeting was adjourned at 6:54 p.m. to a regular meeting of the Planning Commission scheduled to be held on Tuesday, August 16, 2022 beginning at 6:30 p.m. via tele-conference.

Respectfully submitted,

Christian Horvath, City Clerk

Approved,

Brad Chelf, Chair



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 10.A
Mtg. Date: 08/16/2022

TO: HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION

FROM: JOHN SIGNO, DIRECTOR OF PLANNING & COMMUNITY SERVICES

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: ZONING CASE NO. 22-14: SITE PLAN REVIEW TO CONSTRUCT A NEW 525-SQUARE-FOOT GARAGE ATTACHED BY A BREEZEWAY TO THE RESIDENCE, CONVERT AN EXISTING GARAGE TO HABITABLE SPACE, INTERIOR REMODEL, NEW PATIO WITH TRELLIS, LANDSCAPING, AND HARDSCAPING; AND VARIANCE REQUESTS TO ENCROACH INTO THE REAR AND SIDE YARD SETBACKS, AND DEVIATE FROM THE REQUIREMENT TO PROVIDE A STABLE AND CORRAL SET ASIDE ON A PROPERTY LOCATED AT 2 FLYING MANE ROAD (Lot 62-A-SF)

DATE: August 16, 2022

BACKGROUND:

The applicant and architect, Matt Schneider, submitted an application (Zoning Case No. 22-14) on March 7, 2022, for a remodel of the existing 2,568-square-foot residence and addition of a new two car garage attached to the residence by a breezeway. The existing attached garage will be converted into habitable space. The project requires a Site Plan Review and Variance applications.

On July 28, 2022, the Traffic Commission reviewed the widening of two driveway aprons for an existing circular driveway. At the conclusion, the Traffic Commission voted unanimously to recommend approval of the widening of the driveway aprons.

Existing Development/Settings

The existing 2,568-square-foot single-family residence was built in 1954 and has net lot area of 24,412 square feet, which is considered legal nonconforming pursuant to Rolling Hills Municipal Code (RHMC) Section 17.16.060. The property is zoned RAS-1. The project includes one building pad which is developed with a single-family residence. The pad sits atop the property which slopes downward toward Flying Mane Road in the front and downward toward Crest Road East in the rear. The front yard setback is 50 feet, the side yard setbacks

are 20 feet, and the rear yard setback is 50 feet.

DISCUSSION:

Applicant Request

An application was duly filed by Glen Sato and Hope Nakamura with respect to real property located at 2 Flying Mane Road, Rolling Hills (Lot 62-A-SF) requesting approval of a Site Plan Review to construct a new 525-square-foot two-car garage attached to the residence by a breezeway, and construct a 327-square-foot detached trellis. The project also includes accompanying administrative approvals to: convert the existing 439-square-foot garage into livable area, remodel the existing house, and provide new landscaping and hardscaping. Variances are requested to construct in the rear and side yard setbacks and deviate from the requirement to provide a stable and corral set aside area. Within the rear and side yard setbacks will be an outdoor kitchen, fire pit, water features, and service yard will be constructed. The new garage, portions of the breezeway and the garage conversion (into livable space) will also encroach into the rear yard setback.

The existing development includes 6,173 square feet of flatwork. The proposed project will reduce this to 4,640 square feet by reducing the driveway, walkways, patio areas, and courtyards. The plans show replacement of the existing paved driveway with permeable pavers. The driveways will be widened to 15 feet and a turnaround area will be provided in front of the garage which encroaches into the side setback area. Stepping stones with gravel will be placed throughout the yard.

There is only one existing building pad on the property, which is 7,182 square feet. The building pad coverage is 47.7%.

Site Plan Review

The applicant is requesting a Site Plan Review (SPR) to construct a new 525-square-foot two-car garage attached to the residence by a breezeway and construct a 327-square-foot detached trellis. Additional work involves converting the existing 439-square-foot garage into livable area, remodeling the existing house, and constructing an outdoor kitchen, fire pit, water features, service yard, landscaping and hardscaping, which are not subject to Site Plan Review, but will require a variance for encroachment into the rear and side yard setback areas covered elsewhere in this report.

Pursuant to RHMC Section 17.46.020, the construction of any new building or structure is subject to SPR. The new garage is a separate structure 10 feet from the residence that will be attached to the residence by a 102-square-foot breezeway. The detached trellis will be behind the residence and located next to an outdoor kitchen/barbecue. The property will be re-landscaped and include water features and hardscape such as stepping stones, pebbles, and decomposed granite.

Variances

The applicant is requesting approval of variances to construct in the side and rear yard setbacks identified in Sections 17.16.120-130, and to deviate from providing a stable and corral set aside area identified in Section 17.18.020. Due to the small size of the lot and slopes in the rear of the property, a future stable and corral set aside cannot be provided.

The property is relatively small having a net lot area of 24,412 square feet, which is legal nonconforming. The residence already encroaches into the 50-foot rear yard setback which

requires any new development in the rear or side of the residence to be within the rear yard setback. Additionally, a 96-square-foot service yard is proposed on the side of the garage which will be in the side yard setback. This is appropriate given the location is hidden from the residence and next to the expanded driveway making it easier for service workers to access. A three-rail fence will be located along the RHCA easement that will screen the service yard. Appropriate findings are included in the resolution to justify approval of the variance requests.

MUNICIPAL CODE COMPLIANCE

Lot Coverage

The proposed structural coverage on the lot will be 3,788 square feet, or 15.5%, which is less than the lot coverage limitation of 20% maximum. The proposed total coverage including structures and flatwork will be 8,417 square feet or 34.5% of the lot area, which is less than the lot coverage limitation of 35% maximum.

Area of Disturbance

The project site has been previously disturbed due to development of the existing residence. Lot disturbance is 39.9%, which is less than the 40% maximum permitted.

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 a single-family residence, swimming pool, and accessory structures.

Public Participation

None received.

CRITERIA FOR SITE PLAN REVIEW

17.46.050 - Required Site Plan Review findings

- A. The Commission shall be required to make findings in acting to approve, conditionally approve, or deny a Site Plan Review application.
- B. No project which requires Site Plan Review approval shall be approved by the Commission, or by the City Council on appeal, unless the following findings can be made:
 - 1. The project complies with and is consistent with the goals and policies of the general plan and all requirements of the zoning ordinance;
 - 2. The project substantially preserves the natural and undeveloped state of the lot by minimizing building coverage. Lot coverage requirements are regarded as maximums, and the actual amount of lot coverage permitted depends upon the existing buildable area of the lot;
 - 3. The project is harmonious in scale and mass with the site, the natural terrain and surrounding residences;
 - 4. The project preserves and integrates into the site design, to the greatest extent possible, existing topographic features of the site, including surrounding native vegetation, mature trees, drainage courses and land forms (such as hillsides and knolls);
 - 5. Grading has been designed to follow natural contours of the site and to minimize the amount of grading required to create the building area;
 - 6. Grading will not modify existing drainage channels nor redirect drainage flow, unless such flow is redirected into an existing drainage course;
 - 7. The project preserves surrounding native vegetation and mature trees and supplements these elements with drought-tolerant landscaping which is compatible with and

enhances the rural character of the community, and landscaping provides a buffer or transition area between private and public areas;

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

9. The project conforms to the requirements of the California Environmental Quality Act.

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

CRITERIA FOR 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:

Open the public hearing, receive public testimony, discuss the project, and adopt Resolution No. 2022-14 approving the project as presented.

ATTACHMENTS:

[Vicinity Map - 2 Flying Mane Road.pdf](#)

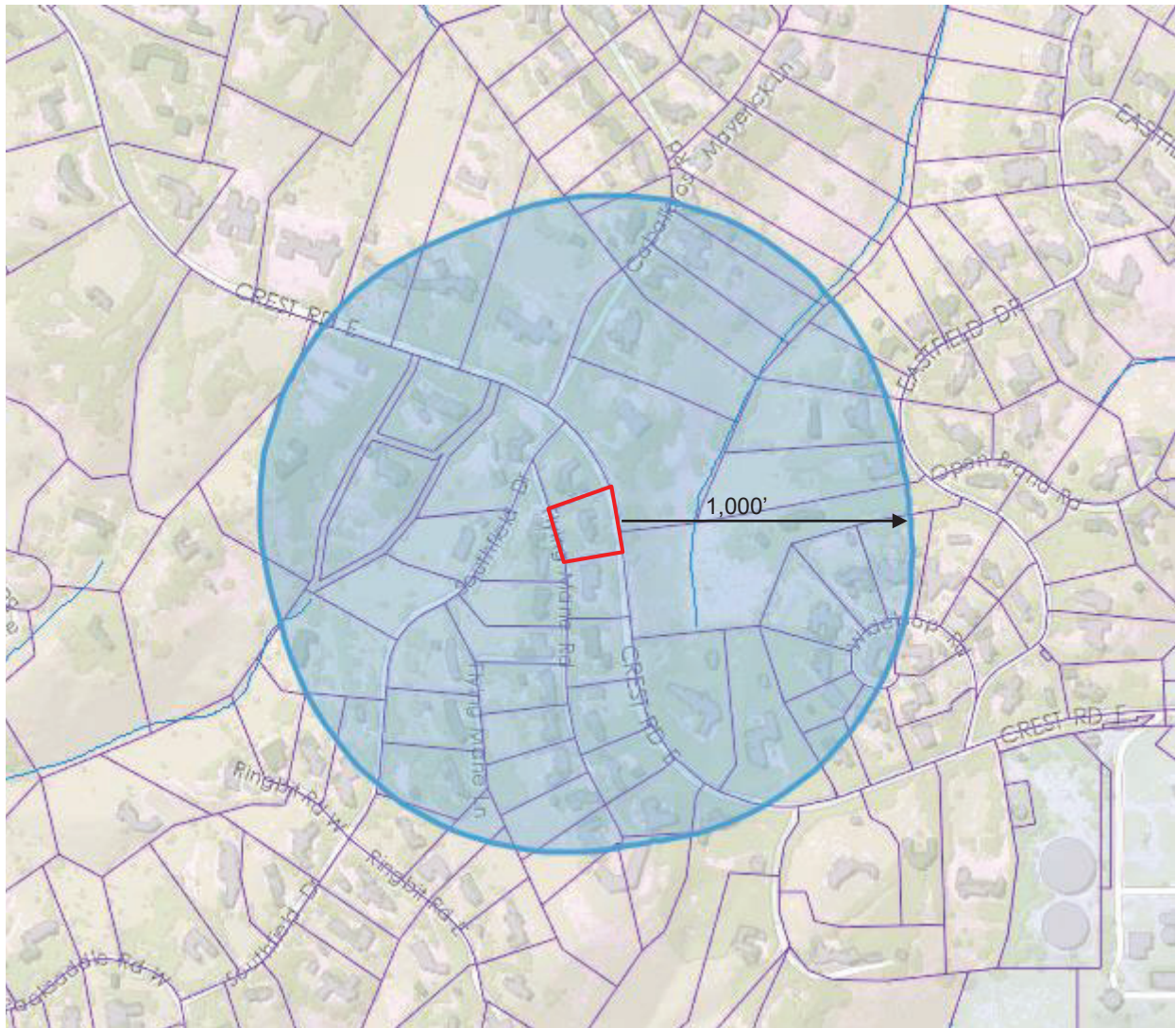
[2 FLYING MANE RD VICINITY-PROXIMITY MAP.pdf](#)

[Development Table \(ZC 22-14\).pdf](#)

[2022-14_PC_Resolution_2FlyingManeRoad_ZC 22-14-c1.pdf](#)

[SATO DD 080922.pdf](#)

[2 Flying Mane Landscape Set_30X42 2.pdf](#)



City of Rolling Hills

2 PORTUGUESE BEND ROAD

ROLLING HILLS, CA 90274

TITLE VICINITY MAP

CASE NO. Zoning Case No. 22-14
Site Plan Review, Variance

OWNER Sato / Nakamura

ADDRESS 2 Flying Mane Road, Rolling Hills, CA 90274

SITE





MATT SCHNEIDER
A R C H I T E C T

2110 ARTESIA BLVD. STE #B430
REDONDO BEACH, CA 90278
310-245-2044
MATT@MATTSCHNEIDERARCHITECT.COM

TITLE:
VICINITY MAP

SATO RESIDENCE

2 FLYING MANE RD ROLLING HILLS CA 90274

DATE: 8/12/22

SHEET NO:

SCALE:

Development Table 2 Flying Mane Road - Zoning Case No. 22-14 Site Plan Review & Variance			
AREA & STRUCTURES	EXISTING	PROPOSED	TOTAL
Net Lot Area			24,411.72
Residence	2,568.00	439.00	3,007.00
Garage	439.00	86.00	525.00
Entryway/Porte Cochere/Breezeways	58.00	101.70	159.70
Attached Trellises	382.50	-382.50	0
*Detached Trellis (height under 12')	0	327.27	327.27
*Outdoor Kitchen/Barbecue/Firepit	0	41.57	41.57
Water Feature	0	46.61	46.61
Service Yard	125.00	-29.00	96.00
Total Structure Area	3,572.50	215.20	3,787.70
Total Structural Coverage (20% max)			15.52%
Total Flatwork	6,173.46	-1,543.76	4,629.70
Total Structural and Flatwork	9,745.96	-1,328.56	8,417.40
Total Lot Coverage (35% maximum)			34.48%
Building Pad Coverage (Policy: 30% maximum)	44.42%	3.00%	47.41%
Disturbed Area (40% maximum; up to 60% with slopes less than 3:1)			39.92%
Grading			25 CY Cut 25 CY Fill

*Allowable deductions; excluded from Total Structure Area/Total Structural Coverage/Total Structural and Flatwork

RAS-1 Zone Setbacks	Front	50 ft. from front easement line
	Side	20 ft. from side property line
	Rear	50 ft. from rear easement line

RESOLUTION NO. 2022-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF A SITE PLAN REVIEW FOR CONSTRUCTION OF A NEW GARAGE ATTACHED BY A BREEZEWAY TO THE RESIDENCE, CONVERT THE EXISTING GARAGE TO HABITABLE SPACE, INTERIOR REMODEL, NEW PATIO WITH TRELLIS, LANDSCAPING, HARDSCAPING, AND OTHER IMPROVEMENTS; AND VARIANCES TO ENCROACH INTO THE REAR AND SIDE YARD SETBACKS, AND DEVIATE FROM THE REQUIREMENT TO PROVIDE A STABLE AND CORRAL SET ASIDE AREA ON A PROPERTY LOCATED AT 2 FLYING MANE ROAD (LOT 62-A-SF), ROLLING HILLS, CA (SATO/NAKAMURA)

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

Section 1. An application was duly filed by Glen Sato and Hope Nakamura with respect to real property located at 2 Flying Mane Road, Rolling Hills (Lot 62-A-SF) requesting approval of a Site Plan Review to construct a new 525-square-foot two-car garage attached to the residence by a breezeway, and construct a 327-square-foot detached trellis. The project also includes accompanying administrative approvals to: convert the existing 439-square-foot garage into livable area, remodel the existing house, and provide new landscaping and hardscaping. Variances are requested to construct in the rear and side yard setbacks and deviate from the requirement to provide a stable and corral set aside area. Within the rear and side yard setbacks will be an outdoor kitchen, fire pit, water features, and service yard will be constructed. The new garage, portions of the breezeway and the garage conversion (into livable space) will also encroach into the rear yard setback.

Section 2. The existing 2,568-square-foot single-family residence was built in 1954 and has net lot area of 24,412 square feet, which is considered legal nonconforming pursuant to Rolling Hills Municipal Code (RHMC) Section 17.16.060. The property is zoned RAS-1. The project includes one building pad which is developed with a single-family residence. The pad sits atop the property which slopes downward toward Flying Mane Road in the front and downward toward Crest Road East in the rear. The front yard setback is 50 feet, the side yard setbacks are 20 feet, and the rear yard setback is 50 feet.

Section 3. The Planning Commission conducted duly noticed public hearings to consider the application at its special field trip meeting and regular meeting on August 16, 2022. Neighbors within a 1,000-foot radius were notified of the public hearings and a notice was published in the Daily Breeze on August 5, 2022. The applicant and his agent were notified of the public hearings in writing by first class mail and the agent was in attendance at the hearings. Evidence was heard and presented from all persons interested in affecting said proposal.

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 single family residence and accessory structures, including but not limited to garages, carports, patios, swimming pools and fences. Here, the Project includes a remodel of an existing single-family residence and an addition and retaining wall and associated grading that will be balanced on site. Accordingly, the Project qualifies for the exemption pursuant to Section 15303. Further, no exceptions to the exemption apply; there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The site has already been graded and existing structures are on site.

Section 5. Site Plan Review. Site Plan Review is required for: (1) a new 525-square-foot two-car garage attached to the residence by a breezeway and (2) a 327-square-foot detached trellis. With respect to the Site Plan Review for the development, the Planning Commission hereby makes the following findings:

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

The proposed development is compatible with the General Plan and Zoning ordinance, subject to the variance included herein. The development complies with the General Plan requirement of low profile, low-density residential development with sufficient open space between surrounding structures.

The project conforms to Zoning Code lot coverage requirements. The net lot area of the lot is 24,412 square feet. The structural net lot coverage is proposed at 3,788 square feet or 15.52% (20% max. permitted); and the total lot coverage proposed, including flatwork, would be 8,417 square feet or 34.5% (35% max. permitted). The disturbed area of the lot is proposed to be 39.9% (40% permitted).

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

The topography and the configuration of the lot have been considered, and the project will not adversely affect or be materially detrimental to adjacent uses, buildings, or structures. The project includes landscaping that blends into the environment. The lot is 24,412 square feet and 39.9% is proposed to be disturbed, with the remaining lot left in a natural state.

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

The proposed development, as conditioned, is harmonious in scale and mass with the site, and is consistent with the scale of the neighborhood when compared to new residences in the vicinity of said lot. The development plan takes into consideration the visibility of the project from Flying Mane Road as it is located on the existing pad. Improvements to the front of the

residence will improve aesthetics; the driveway will be resurfaced with pavers and drainage will remain the same. Portions of the lot will be left undeveloped or landscaped.

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

The project will be built on the existing pad to preserve slopes in the front and rear of the property. Mature vegetation will be preserved to the extent feasible and drainage will be improved by the new permeable pavers. The development plan will introduce additional landscaping, which is compatible with and enhances the rural character of the community, and the landscaping will provide a buffer or transition area between private and public areas.

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

Grading consists of 25 cubic yards of cut and 25 cubic yards of fill all balanced on site. Thus, this is in accordance with the General Plan policy as no import or export is required. The grading is minimal to preserve slopes where possible and mimic the natural terrain.

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

The driveway and walkways will be improved with the use of permeable pavers and stepping stones. Drainage will be improved with the use of the pavers and will follow the natural drainage courses of the lot.

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

Surrounding native vegetation and mature trees will not be affected and new landscaping will be considerate of the environment and will enhance the rural character of the community. Landscaping will provide a buffer or transition between various areas on the property. As such, the rural character of the community is maintained and privacy is maintained with neighbors.

H. The project is sensitive and not detrimental to the convenience and safety of circulation for pedestrians and vehicles.

The project occurs on the existing building pad and vegetation will be planted throughout the property. The new garage will provide two parking spaces and there is ample parking in driveway. An adequate pathway is proposed to safely accommodate pedestrians from the residence to the backyard.

I. The project conforms to the requirements of the California Environmental Quality Act (CEQA).

The Project is exempt from the 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 single family residence and accessory structures, including but not limited to garages, carports, patios, swimming pools and fences. Here, the Project includes a remodel of an existing single-family residence and a new two-car garage. Accordingly, the Project qualifies for the exemption pursuant to Section 15303. Further, no exceptions to the exemption apply; there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The site has already been graded and existing structures are on site.

Section 6. Variances. Section 17.38.050 sets forth the required findings for granting a variance to construct in the side and rear yard setbacks (identified in Sections 17.16.120-130) and to deviate from providing a stable and corral set aside area (identified in Section 17.18.020). With respect to the requested 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 extraordinary circumstances applicable to this property. The residence was developed prior to the City's incorporation and has a legal nonconforming rear yard setback of less than 50 feet. The property also has a net lot area of 24,412 square feet which is much smaller than the required 43,560-square-foot minimum. Improvements to the rear and side setbacks are warranted due to the existing setbacks and small lot size, which do not apply generally to other properties in the vicinity. A future set aside area for a stable and corral is not warranted due to the restrictions in lot size and topography.

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 variances are necessary for the preservation and enjoyment of property rights on the property. The existing building pad encroaches into the rear setback area making it necessary for structures and other improvements to encroach. Other properties in the vicinity enjoy these types of improvements. There is no place on the property to put a future set aside for a stable and corral due to restrictions in lot size and topography, and other properties in the vicinity with the same zone also do not have a stable and corral.

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 the variances to encroach into the rear and side setbacks will not be detrimental to the public welfare and will not be injurious to properties in the vicinity; the

structures and other improvements are allowed in the Rolling Hills community. Further, the project will be consistent with other development in the area. Improvements to the residence will improve aesthetics; the driveway will be reconstructed with permeable pavers which will improve drainage. There is no place on the property to put a future set aside for a stable and corral due to restrictions in lot size and topography.

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

Allowing construction in the rear and side yard setbacks will improve aesthetics; further, the driveway will be reconstructed using permeable pavers which will improve drainage. The project is harmonious in scale and mass with the site, the natural terrain, and surrounding residences because the proposed construction 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, but not sufficient in size to accommodate a future set aside for a stable and corral.

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

The construction in the rear and side setbacks allows improvement to a single family home similar to others enjoyed by many properties throughout the City. The project, together with the variances, will be compatible with the objectives, policies, general land uses, and programs specified in the General Plan. Other properties in the vicinity also do not have a stable and corral.

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 the variances for the project will be consistent with the applicable portions of the Los Angeles County Hazardous Waste Management Plan related to siting criteria for hazardous waste facilities. The project site is not listed on the current State of California Hazardous Waste and Substances Sites List.

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

Granting the variances will be consistent with the General Plan of the City of Rolling Hills, which allows and encourages residential uses and property improvements. It will further the low-profile residential development pattern of the community and will not give the property an over-built look. However, providing a stable and corral may make the property look over-built, and thus a set aside area is not warranted.

Section 7. Approval. Based upon the foregoing findings, and the evidence in the record, the Planning Commission hereby approves Zoning Case No. 22-14—which includes the Site Plan Review and Variances profiled above—subject to the following conditions:

A. The Site Plan and Variance approvals shall expire within two years from the effective date of approval as defined in RHMC Sections 17.46.080 and 17.38.070 of the Zoning Ordinance unless otherwise extended pursuant to the requirements of these 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. All requirements of the Building and Construction Ordinance, the Zoning ordinance, and of the zone in which the subject property is located must be complied with unless otherwise a variance to such requirement has been approved.

D. The lot shall be developed and maintained in substantial conformance with the site plan on file at City Hall and approved by the Planning Commission on August 16, 2022 except as otherwise provided in these conditions. The working drawings submitted to the Department of Building and Safety for plan check review shall conform to the approved development plan. All conditions of the Site Plan Review and Variance approvals shall be incorporated into the building permit working drawings, and where applicable complied with prior to issuance of a grading or building permit from the building department.

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

F. Any proposed modifications and/or changes to the approved project, including resulting from field conditions, shall be discussed with staff so that staff can determine whether the modification is minor or major in nature. Minor modifications are subject to approval by the City Manager or his or her designee. Major modifications are subject to approval by the Planning Commissioner after a public hearing. Applicant shall not implement modifications or

changes to the approved project without the appropriate approval from the City Manager or designee or the Planning Commission, as required.

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

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

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

J. Structural lot coverage of the lot shall not exceed 3,788 square feet or 15.5% of the net lot area, in conformance with lot coverage limitations (20% maximum).

K. The total lot coverage proposed, including structures and flatwork, shall not exceed 8,417 square feet or 34.5% of the net lot area, in conformance with lot coverage limitations (35% maximum).

L. The disturbed area of the lot, including the future stable and corral area shall not exceed 39.9%, or 9,745 square feet surface area. Grading for this project shall not exceed 50 cubic yards of cut and 50 cubic yards of fill for a total of 100 cubic yards balanced on site.

M. The residential building pad is proposed at 7,182 square feet and shall not exceed coverage of 3,405 square feet or 47.4% with allowed deductions.

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

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

P. 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.

Q. The applicant shall comply with all requirements of the Lighting Ordinance of the City of Rolling Hills (RHMC 17.16.190.E), pertaining to lighting on said property, roofing and material requirements of properties in the Very High Fire Hazard Severity Zone, and Low Impact Development requirements for storm water management on site (RHMC Chapter 8.32).

R. All utility lines shall be undergrounded pursuant to Section 17.27.030.

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

T. Prior to issuance of a final construction approval of the project, all graded slopes shall be landscaped. Prior to issuance of building permit, the landscaping plan shall meet the requirements of the City, shall be submitted to the City in conformance with Fire Department Fuel Modification requirements, and shall be approved by the City's landscape consultant.

U. The project shall be landscaped, and continually maintained in substantial conformance with the landscaping plan on file approved by the City's landscape consultant. A detailed landscaping plan shall provide that any trees and shrubs used in the landscaping scheme for this project shall be planted in a way that screens the project development from adjacent streets and neighbors, such that shrubs and trees as they mature do not grow into a hedge or impede any neighbors views and the plan shall provide that all landscaping be maintained at a height no higher than the roof line of the nearest project structure. In addition, the landscaping plan shall provide for screening of the proposed retaining wall with vegetation not to exceed 10 feet in height, and that the vegetation used for screening shall be planted in an off-set manner, to prevent it, as it grows from forming a solid hedge. The landscaping plan shall utilize to the maximum extent feasible, plants that are native to the area, are water-wise and are consistent with the rural character of the community. Plants listed as high hazardous plants under RHMC Section 8.30.015 are prohibited.

V. The applicant shall submit a landscaping performance bond or other financial obligation, to be kept on deposit by the City, in the amount of the planting plus irrigation plus 15%. The bond shall be released no sooner than two years after completion of all plantings, subject to a City staff determination that the plantings required for the project are in substantial conformance with approved plans and are in good condition.

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

X. Pursuant to Chapter 8.30 of the RHMC, the property shall at all times be maintained free of dead trees and vegetation.

Y. The setback lines and roadway easement lines in the vicinity of the construction for this project shall remain staked throughout the construction. A construction fence may be required.

Z. Perimeter easements, including roadway easements and trails, if any, shall remain free and clear of any of improvements to advance equestrian use and emergency preparedness for evacuation within the City. Where RHCA has demonstrated authority over the easement, the City's Planning Director may grant relief from this condition upon satisfactory proof of permission from RHCA and a legitimate showing that there is no need for the condition to advance equestrian uses and emergency preparedness.

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

BB. *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.

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

DD. *During construction*, to the extent feasible, all parking shall take place on the project site, on the new driveway and, if necessary, any overflow parking may take place within the unimproved roadway easements along adjacent streets, and shall not obstruct neighboring driveways, visibility at intersections or pedestrian and equestrian passage. During construction, to the maximum extent feasible, employees of the contractor shall car-pool into the City. To the extent feasible, a minimum of 4' wide path, from the edge of the roadway pavement, for pedestrian and equestrian passage shall be available and be clear of vehicles, construction materials and equipment at all times.

EE. *During construction*, the property owners shall be required to schedule and regulate construction and relate 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.

FF. Prior to demolition of the existing structures, an investigation shall be conducted for the presence of hazardous chemicals, lead-based paints or products, mercury and asbestos-containing materials (ACMs). If hazardous chemicals, lead-based paints or products, mercury or ACMs are identified, remediation shall be undertaken in compliance with California environmental regulations and policies.

GG. The property owner and/or his/her contractor/applicant shall be responsible for compliance with the no-smoking provisions in the Municipal Code. The contractor shall not use tools that could produce a spark, including for clearing and grubbing, during red flag warning conditions. Weather conditions can be found at: http://www.wrhn.noaa.gov/lox/main.php?suite=safety&page=hazard_definitions#FIRE. It is the sole responsibility of the property owner and/or his/her contractor to monitor the red flag warning conditions.

HH. Storm water shall drain in accordance with the approved grading and drainage plan. Drainage dissipaters shall be constructed outside of any easements. The drainage system shall be approved by the Department of Building and Safety. If an above ground swale and/or dissipater is required, it shall be designed in such a manner as not to cross over any equestrian trails or discharge water onto a trail, shall be stained in an earth tone color, and

shall be screened from any trail, road and neighbors' view to the maximum extent practicable, without impairing the function of the drainage system.

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

JJ. *During construction*, an Erosion Control Plan containing the elements set forth in Section 7010 of the 2016 County of Los Angeles Uniform Building Code shall be followed to minimize erosion and to protect slopes and channels to control storm water pollution.

KK. The property owners shall be required to conform to the Regional Water Quality Control Board and County Health Department requirements for the installation and maintenance of storm water drainage facilities and septic tank.

LL. The applicant shall pay all of the applicable Building and Safety and Public Works Department fees and Palos Verdes Peninsula Unified School District fees, if any.

MM. Prior to final inspection of the project, "as graded" and "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 Planning Commission approved plans. In addition, any modifications made to the project during construction, shall be depicted on the "as built/as graded" plan.

NN. The applicants shall execute an Affidavit of Acceptance of all conditions of the Site Plan Review approval, or the approval shall not be effective.

OO. All conditions of this Resolution, when applicable, must be complied with prior to the issuance of a grading or building permit from the Building and Safety Department.

PP. 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.

PASSED, APPROVED AND ADOPTED THIS 16th DAY OF AUGUST, 2022.

BRAD CHELF, CHAIRPERSON

ATTEST:

CHRISTIAN HORVATH, CITY CLERK

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

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

I certify that the foregoing Resolution No. 2022-14 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF A SITE PLAN REVIEW FOR CONSTRUCTION OF A NEW GARAGE ATTACHED BY A BREEZEWAY TO THE RESIDENCE, CONVERT THE EXISTING GARAGE TO HABITABLE SPACE, INTERIOR REMODEL, NEW PATIO WITH TRELLIS, LANDSCAPING, HARDSCAPING, AND OTHER IMPROVEMENTS; AND VARIANCES TO ENCROACH INTO THE REAR AND SIDE YARD SETBACKS, AND DEVIATE FROM THE REQUIREMENT TO PROVIDE A STABLE AND CORRAL SET ASIDE AREA ON A PROPERTY LOCATED AT 2 FLYING MANE ROAD (LOT 62-A-SF), ROLLING HILLS, CA (SATO/NAKAMURA)

was approved and adopted at a regular meeting of the Planning Commission on August 16, 2022, by the following roll call vote:

AYES:

NOES:

ABSENT:

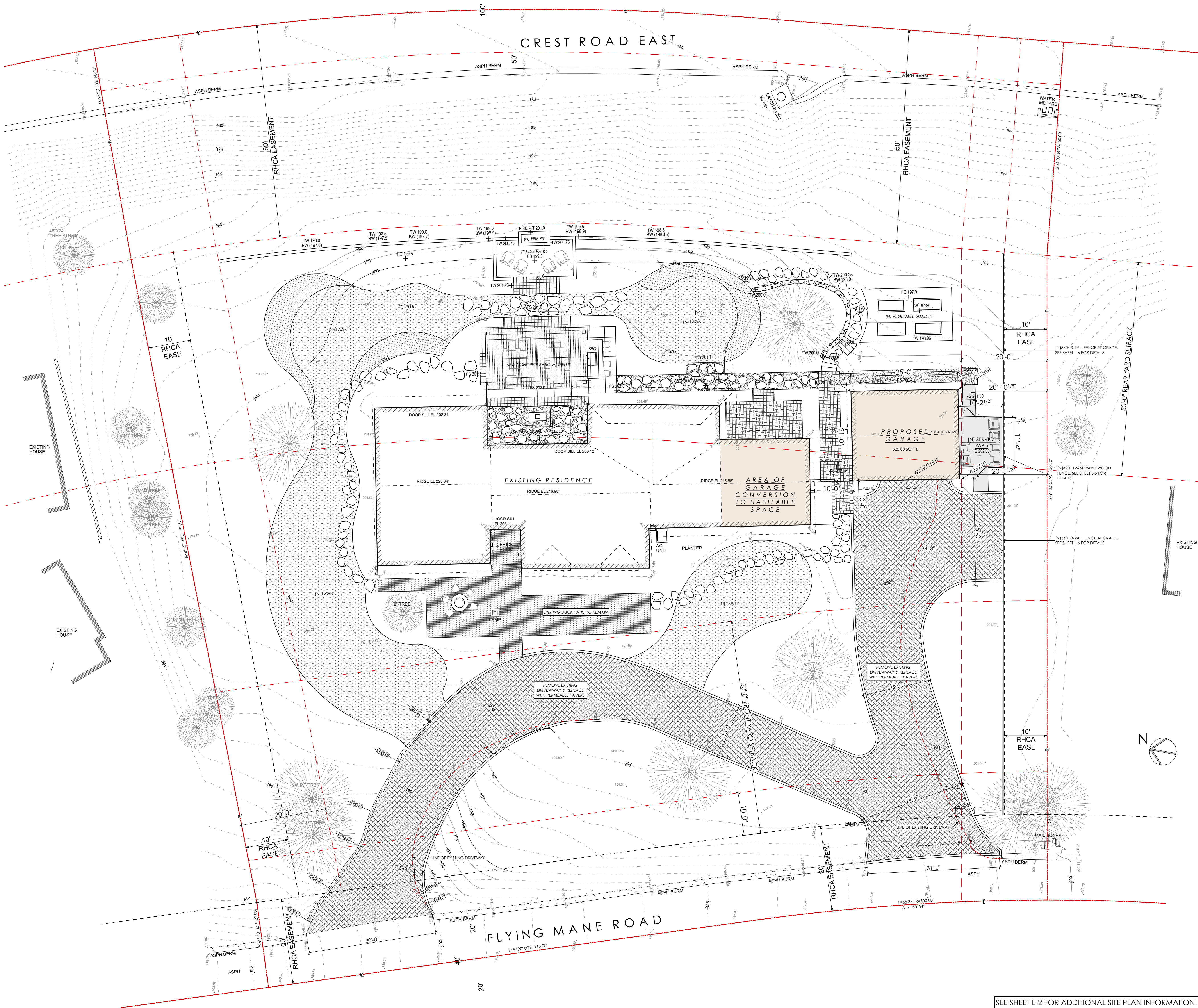
ABSTAIN:

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

Administrative Offices.

CHRISTIAN HORVATH, CITY CLERK

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SEE SHEET L-2 FOR ADDITIONAL SITE PLAN INFORMATION.

SITE PLAN
SCALE: 1" = 10'

SHEET INDEX

SITE ITEMS & PLAN

- A2.01 SITE PLAN
- A2.02 EXISTING LOT COVERAGE PLAN
- A2.03 SITE PLAN - FIRE DEPT

BUILDING PLANS

- A3.01 EXISTING FLOOR PLAN
- A3.02 DEMOLITION FLOOR PLAN
- A3.03 PROPOSED FLOOR PLAN

EXTERIOR ELEVATIONS

- A4.01 BUILDING ELEVATIONS
- A4.02 BUILDING ELEVATIONS
- A4.03 BUILDING ELEVATIONS
- A4.04 RENDERINGS

LANDSCAPE PLANS

- L-1.0 PROPOSED LOT COVERAGE PLAN
- L-1.1 PROPOSED LOT COVERAGE PLAN
- L-2 SITE PLAN
- L-3 MATERIAL PLAN
- L-4 SECTION
- L-5 SECTION
- L-6 FENCE
- L-7 TRELLIS DETAILS

MWELC PLANS

- L-0 COVER SHEET
- L-1.1 PLANTING PLAN
- L-2 PLANTING PLAN
- L-3 PLANTING PLAN
- L-4 PLANTING DETAIL
- L-5 SOIL MANAGEMENT REPORT
- L-6 HYDROLOGIC PLAN
- L-7 IRRIGATION PLAN
- L-8 WATER EFFICIENT LANDSCAPE WORKSHEET
- L-9 IRRIGATION DETAILS
- L-10 IRRIGATION DETAILS

CALCULATION OF LOT COVERAGE

AREA AND STRUCTURES	EXISTING	PROPOSED	TOTAL
NET LOT AREA	24,411.72 sq. ft.		24,411.72 sq. ft.
RESIDENCE	2,568.00 sq. ft.	439.00 sq. ft.	3,007.00 sq. ft.
GARAGE	439.00 sq. ft.	86.00 sq. ft.	525.00 sq. ft.
SWIMMING POOL/SPA	0.00 sq. ft.	0.00 sq. ft.	0.00 sq. ft.
POOL EQUIPMENT	0.00 sq. ft.	0.00 sq. ft.	0.00 sq. ft.
GUEST HOUSE	0.00 sq. ft.	0.00 sq. ft.	0.00 sq. ft.
CABANA	0.00 sq. ft.	0.00 sq. ft.	0.00 sq. ft.
STABLE	0.00 sq. ft.	0.00 sq. ft.	0.00 sq. ft.
RECREATION COURT	0.00 sq. ft.	0.00 sq. ft.	0.00 sq. ft.
ATTACHED COVERED PORCHES	0.00 sq. ft.	0.00 sq. ft.	0.00 sq. ft.
ENTRYWAY/PORTE COCHERE, BREEZEWAYS	58.00 sq. ft.	101.70 sq. ft.	159.70 sq. ft.
ATTACHED TRELLISES	382.50 sq. ft.	382.50 sq. ft.	0.00 sq. ft.
*DETACHED STRUCTURES:			
SHEDS, TRELLISES, GAZEBOES,	0.00 sq. ft.	327.27 sq. ft.	327.27 sq. ft.
BARBEQUE, OUTDOOR KITCHEN	0.00 sq. ft.	41.57 sq. ft.	41.57 sq. ft.
ROOFED PLAY EQUIP-over 15R.	0.00 sq. ft.	0.00 sq. ft.	0.00 sq. ft.
High and over 120 sq. ft. in area,			
WATER FEATURES, ETC.	0.00 sq. ft.	46.81 sq. ft.	46.81 sq. ft.
SERVICE YARD	125.00 sq. ft.	-29.00 sq. ft.	96.00 sq. ft.
OTHER:	0.00 sq. ft.	0.00 sq. ft.	0.00 sq. ft.
BASEMENT AREA	0.00 sq. ft.	0.00 sq. ft.	0.00 sq. ft.
DEPTH OF BASEMENT	0.00	0.00	0.00
TOTAL STRUCTURES	3,572.50 sq. ft.	630.65 sq. ft.	4,203.15 sq. ft.
% STRUCTURAL COVERAGE	14.63%	2.58%	17.22%
TOTAL STRUCTURES EXCLUDING UP TO 5 & UP TO 800 sq. ft. detached structures that are not higher than 12 ft.	3,572.50 sq. ft.	215.20 sq. ft.	3,787.70 sq. ft.
% STRUCTURAL COVERAGE	14.63%	0.88%	15.52%

CALCULATION OF LOT COVERAGE

AREA AND STRUCTURES	EXISTING	PROPOSED	TOTAL
PRIMARY DRIVEWAY(S)	1,634.56 sq. ft.	-181.06 sq. ft.	1,453.50 sq. ft.
PAVED WALKS, PATIO AREAS, COURTYARDS	2,888.95 sq. ft.	-1,511.15 sq. ft.	1,377.80 sq. ft.
POOL DECKING	0.00 sq. ft.	0.00 sq. ft.	0.00 sq. ft.
OTHER PAVED DRIVEWAYS, ROAD EASEMENTS, PARKING PADS	1,649.95 sq. ft.	148.45 sq. ft.	1,798.40 sq. ft.
TOTAL FLATWORK	6,173.46 sq. ft.	-1,543.76 sq. ft.	4,629.70 sq. ft.
% TOTAL FLATWORK COVERAGE	25.29%	-6.32%	18.97%
TOTAL STRUCTURAL & FLATWORK COVERAGE	9,745.95 sq. ft.	-913.11 sq. ft.	8,832.85 sq. ft.
% TOTAL COVERAGE	39.92%	-3.74%	36.18%
TOTAL STRUCTURAL & FLATWORK COVERAGE	9,745.95 sq. ft.	-1,328.56 sq. ft.	8,417.40 sq. ft.
Excl. the allowance of up to 5-800 sq. ft. structures from previous page.			
% TOTAL COVERAGE	39.92%	-5.44%	34.48%
TOTAL DISTURBED AREA	9,745.45 sq. ft.	0.00 sq. ft.	9,745.45 sq. ft.
% DISTURBED AREA	39.92%	0.00%	39.92%
GRADING QUANTITY		50.00	50.00 cu. yds.
(Include future stable, corral and access way; basement and all other areas to be graded)			

CALCULATION OF BUILDING PAD COVERAGE

BUILDABLE PAD AREA AND STRUCTURES	EXISTING	PROPOSED	TOTAL
BUILDING PAD	7,182.00 sq. ft.	0.00 sq. ft.	7,182.00 sq. ft.
RESIDENCE	2,568.00 sq. ft.	439.00 sq. ft.	3,007.00 sq. ft.
GARAGE	439.00 sq. ft.	86.00 sq. ft.	525.00 sq. ft.
SWIMMING POOL/SPA	0.00 sq. ft.	0.00 sq. ft.	0.00 sq. ft.
POOL EQUIPMENT	0.00 sq. ft.	0.00 sq. ft.	0.00 sq. ft.
CABANAS/REAR RM	0.00 sq. ft.	0.00 sq. ft.	0.00 sq. ft.
GUEST ROOM	0.00 sq. ft.	0.00 sq. ft.	0.00 sq. ft.
STABLE	0.00 sq. ft.	0.00 sq. ft.	0.00 sq. ft.
SPORTS COURT	0.00 sq. ft.	0.00 sq. ft.	0.00 sq. ft.
SERVICE YARD	125.00 sq. ft.	-29.00 sq. ft.	96.00 sq. ft.
ATTACHED COVERED PORCHES	0.00 sq. ft.	0.00 sq. ft.	0.00 sq. ft.
PRIMARY RESIDENCE	58.00 sq. ft.	0.00 sq. ft.	58.00 sq. ft.
ACCESSORY STRUCTURES	0.00 sq. ft.	0.00 sq. ft.	0.00 sq. ft.
AREA OF ATTACHED COVERED PORCHES THAT EXCEED 10% OF THE SIZE OF RESIDENCE/ACCS. STRUCTURE	0.00 sq. ft.	0.00 sq. ft.	0.00 sq. ft.
ENTRYWAY/PORTE COCHERE/ BREEZEWAY	0.00 sq. ft.	101.70 sq. ft.	101.70 sq. ft.
ATTACHED TRELLISES	382.50 sq. ft.	382.50 sq. ft.	0.00 sq. ft.
ALL DETACHED STRUCTURES FROM PREVIOUS PAGES AFTER EXCLUDING ALLOWED DEDUCTIONS	0.00 sq. ft.	368.84 sq. ft.	368.84 sq. ft.
ALL DETACHED STRUCTURES FROM PREVIOUS PAGES AFTER EXCLUDING ALLOWED DEDUCTIONS	0.00 sq. ft.	0.00 sq. ft.	0.00 sq. ft.
OTHER	0.00 sq. ft.	0.00 sq. ft.	0.00 sq. ft.
TOTAL STRUCTURES ON PAD NO.1	3,572.50 sq. ft.	594.04 sq. ft.	4,166.54 sq. ft.
% BUILDING PAD COVERAGE	49.74%	8.13%	57.87%
TOTAL STRUCTURES ON PAD NO.1 (EXCLUDING ATTACHED TRELLISES, EXCLUDING ALLOWED DEDUCTIONS, AND INCLUDING THE AREA OF COVERED PORCHES THAT EXCEED 10% OF THE SIZE OF THE RESIDENCE/ACCESSORY STRUCTURES)	3,190.00 sq. ft.	215.20 sq. ft.	3,405.20 sq. ft.
% BUILDING PAD COVERAGE	44.42%	3.00%	47.41%

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Revisions
Rev'd Ch'd Change Name Date



Job Title

SATO RESIDENCE

2 FLYING MANE RD
ROLLING HILLS, CA 90274

Drawing Title

SITE PLAN

Drawing Status

DESIGN DEV

Drawn by

MSA

Date

08/09/22

Project Number

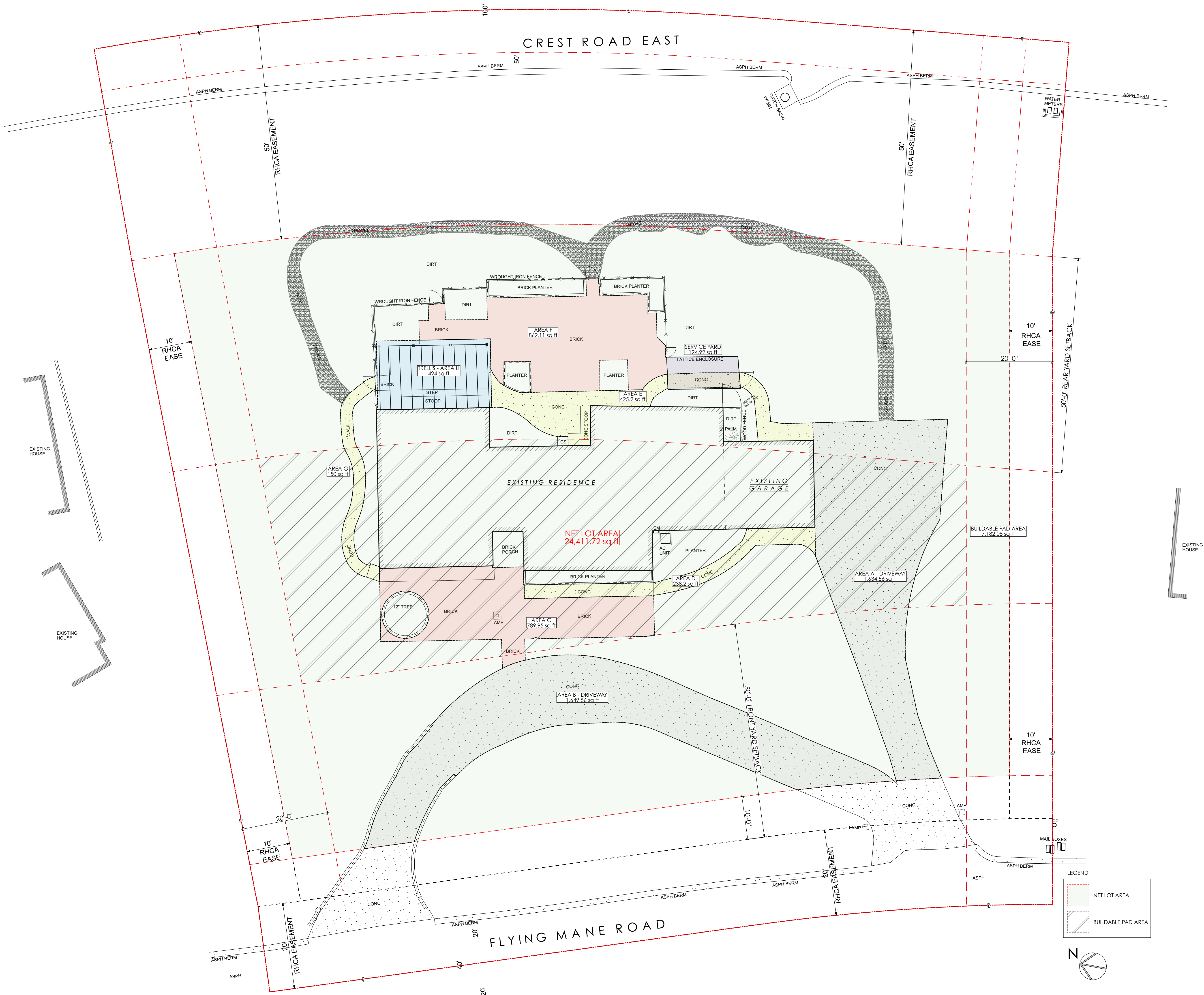
2021-246

Drawing Number

A2.01

Plotted On: 8/9/22

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EXISTING LOT COVERAGE PLAN

SCALE: 1" = 10'

CALCULATION OF LOT COVERAGE			
AREA AND STRUCTURES	EXISTING	PROPOSED	TOTAL
NET LOT AREA	24,411.72 sq. ft.		24,411.72 sq. ft.
RESIDENCE	2,568.00 sq. ft.	439.00 sq. ft.	3,007.00 sq. ft.
GARAGE	439.00 sq. ft.	86.00 sq. ft.	525.00 sq. ft.
SWIMMING POOL/SPA	0.00 sq. ft.	sq. ft.	0.00 sq. ft.
POOL EQUIPMENT	0.00 sq. ft.	sq. ft.	0.00 sq. ft.
GUEST HOUSE	0.00 sq. ft.	sq. ft.	0.00 sq. ft.
CABANA	0.00 sq. ft.	sq. ft.	0.00 sq. ft.
STABLE	0.00 sq. ft.	sq. ft.	0.00 sq. ft.
RECREATION COURT	0.00 sq. ft.	sq. ft.	0.00 sq. ft.
ATTACHED COVERED PORCHES	0.00 sq. ft.	sq. ft.	0.00 sq. ft.
ENTRYWAY/PORTE COCHERE, BREEZEWAYS	58.00 sq. ft.	101.70 sq. ft.	159.70 sq. ft.
ATTACHED TRELLISES	382.50 sq. ft.	-382.50 sq. ft.	0.00 sq. ft.
DETACHED STRUCTURES:			
SHEDS, TRELLISES, GAZEBOS,	0.00 sq. ft.	327.27 sq. ft.	327.27 sq. ft.
BARBEQUE, OUTDOOR KITCHEN	0.00 sq. ft.	41.57 sq. ft.	41.57 sq. ft.
ROOFED PLAY EQUIP-over 15ft.	0.00 sq. ft.	0.00 sq. ft.	0.00 sq. ft.
high and over 120 sq. ft. in area,			
WATER FEATURES, ETC.	0.00 sq. ft.	46.61 sq. ft.	46.61 sq. ft.
SERVICE YARD	125.00 sq. ft.	-29.00 sq. ft.	96.00 sq. ft.
OTHER:	0.00 sq. ft.	0.00 sq. ft.	0.00 sq. ft.
BASEMENT AREA	0.00 sq. ft.	0.00 sq. ft.	0.00 sq. ft.
DEPTH OF BASEMENT	0.00	0.00	0.00
TOTAL STRUCTURES	3,572.50 sq. ft.	630.65 sq. ft.	4,203.15 sq. ft.
% STRUCTURES COVERAGE	14.63%	2.58%	17.22%
TOTAL STRUCTURES EXCLUDING UP TO 5 & UP TO 800 sq. ft. detached structures that are not higher than 12 ft.	3,572.50 sq. ft.	215.20 sq. ft.	3,787.70 sq. ft.
% STRUCTURAL COVERAGE	14.63%	0.88%	15.52%

CALCULATION OF LOT COVERAGE			
AREA AND STRUCTURES	EXISTING	PROPOSED	TOTAL
PRIMARY DRIVEWAY(S)	1,634.56 sq. ft.	-181.06 sq. ft.	1,453.50 sq. ft.
PAVED WALKS, PATIO AREAS, COURTYARDS	2,888.95 sq. ft.	-1,511.15 sq. ft.	1,377.80 sq. ft.
POOL DECKING	0.00 sq. ft.	0.00 sq. ft.	0.00 sq. ft.
OTHER PAVED DRIVEWAYS, ROAD EASEMENTS, PARKING PADS	1,649.95 sq. ft.	148.45 sq. ft.	1,798.40 sq. ft.
TOTAL PLATWORK	6,173.46 sq. ft.	-1,543.76 sq. ft.	4,629.70 sq. ft.
% TOTAL PLATWORK COVERAGE	25.29%	-6.32%	18.97%
TOTAL STRUCTURAL & PLATWORK COVERAGE	9,745.96 sq. ft.	-913.11 sq. ft.	8,832.85 sq. ft.
% TOTAL COVERAGE	39.92%	-3.74%	36.18%
TOTAL STRUCTURAL & PLATWORK COVERAGE	9,745.96 sq. ft.	-1,328.56 sq. ft.	8,417.40 sq. ft.
Excl. the allowance of up to 5-900 sq. ft. structures from previous page.			
% TOTAL COVERAGE	39.92%	-5.44%	34.48%
TOTAL DISTURBED AREA	9,745.45 sq. ft.	0.00 sq. ft.	9,745.45 sq. ft.
% DISTURBED AREA	39.92%	0.00%	39.92%
GRADING QUANTITY		50.00	50.00 cu. yds.
(include future stable, corral and access way, basement and all other areas to be graded)			

CALCULATION OF BUILDING PAD COVERAGE			
BUILDABLE PAD AREA AND STRUCTURES	EXISTING	PROPOSED	TOTAL
BUILDING PAD	7,182.00 sq. ft.	0.00 sq. ft.	7,182.00 sq. ft.
RESIDENCE	2,568.00 sq. ft.	439.00 sq. ft.	3,007.00 sq. ft.
GARAGE	439.00 sq. ft.	86.00 sq. ft.	525.00 sq. ft.
SWIMMING POOL/SPA	0.00 sq. ft.	0.00 sq. ft.	0.00 sq. ft.
POOL EQUIPMENT	0.00 sq. ft.	0.00 sq. ft.	0.00 sq. ft.
CABANA/REC. RM	0.00 sq. ft.	0.00 sq. ft.	0.00 sq. ft.
GUEST ROOM	0.00 sq. ft.	0.00 sq. ft.	0.00 sq. ft.
STABLE	0.00 sq. ft.	0.00 sq. ft.	0.00 sq. ft.
SPORTS COURT	0.00 sq. ft.	0.00 sq. ft.	0.00 sq. ft.
SERVICE YARD	125.00 sq. ft.	-29.00 sq. ft.	96.00 sq. ft.
ATTACHED COVERED PORCHES			
PRIMARY RESIDENCE	58.00 sq. ft.	0.00 sq. ft.	58.00 sq. ft.
ACCESSORY STRUCTURES	0.00 sq. ft.	0.00 sq. ft.	0.00 sq. ft.
AREA OF ATTACHED COVERED PORCHES THAT EXCEED 10% OF THE SIZE OF RESIDENCE/ACCESSORY STRUCTURE	0.00 sq. ft.	0.00 sq. ft.	0.00 sq. ft.
ENTRYWAY/PORTE COCHERE/ BREEZEWAY	0.00 sq. ft.	101.70 sq. ft.	101.70 sq. ft.
ATTACHED TRELLISES	382.50 sq. ft.	-382.50 sq. ft.	0.00 sq. ft.
ALL DETACHED STRUCTURES FROM PREVIOUS PAGES	0.00 sq. ft.	368.84 sq. ft.	368.84 sq. ft.
ALL DETACHED STRUCTURES FROM PREVIOUS PAGES AFTER EXCLUDING ALLOWED REDUCTIONS	0.00 sq. ft.	0.00 sq. ft.	0.00 sq. ft.
OTHER	0.00 sq. ft.	0.00 sq. ft.	0.00 sq. ft.
TOTAL STRUCTURES ON PAD NO.1	3,572.50 sq. ft.	584.04 sq. ft.	4,156.54 sq. ft.
% BUILDING PAD COVERAGE	49.74%	8.13%	57.87%
TOTAL STRUCTURES ON PAD NO.1 EXCLUDING ATTACHED TRELLISES, EXCLUDING ALLOWED REDUCTIONS, AND INCLUDING THE AREA OF COVERED PORCHES THAT EXCEED 10% OF THE SIZE OF THE RESIDENCE/ACCESSORY STRUCTURES	3,190.00 sq. ft.	215.20 sq. ft.	3,405.20 sq. ft.
% BUILDING PAD COVERAGE	44.42%	3.00%	47.41%

EXISTING LOT COVERAGE AREAS	
AREA	SQ. FT.
PRIMARY DRIVEWAY - AREA A	1,634.56
SECONDARY DRIVEWAY - AREA B	1,848.95
FRONT BRICK AREA - AREA C	789.95
FRONT CONC WALK - AREA D	238.00
FRONT CONC WALK - AREA E	425.00
FRONT BRICK AREA - AREA F	862.00
LEFT SIDE CONC WALK - AREA G	150.00
TRELLIS - AREA H	424.00
TOTAL	6,172.95

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Revisions
RevID Chd Change Name Date



Job Title

SATO RESIDENCE

2 FLYING MANE RD
ROLLING HILLS, CA 90274

Drawing Title

EXISTING LOT COVERAGE PLAN

Drawing Status
DESIGN DEV

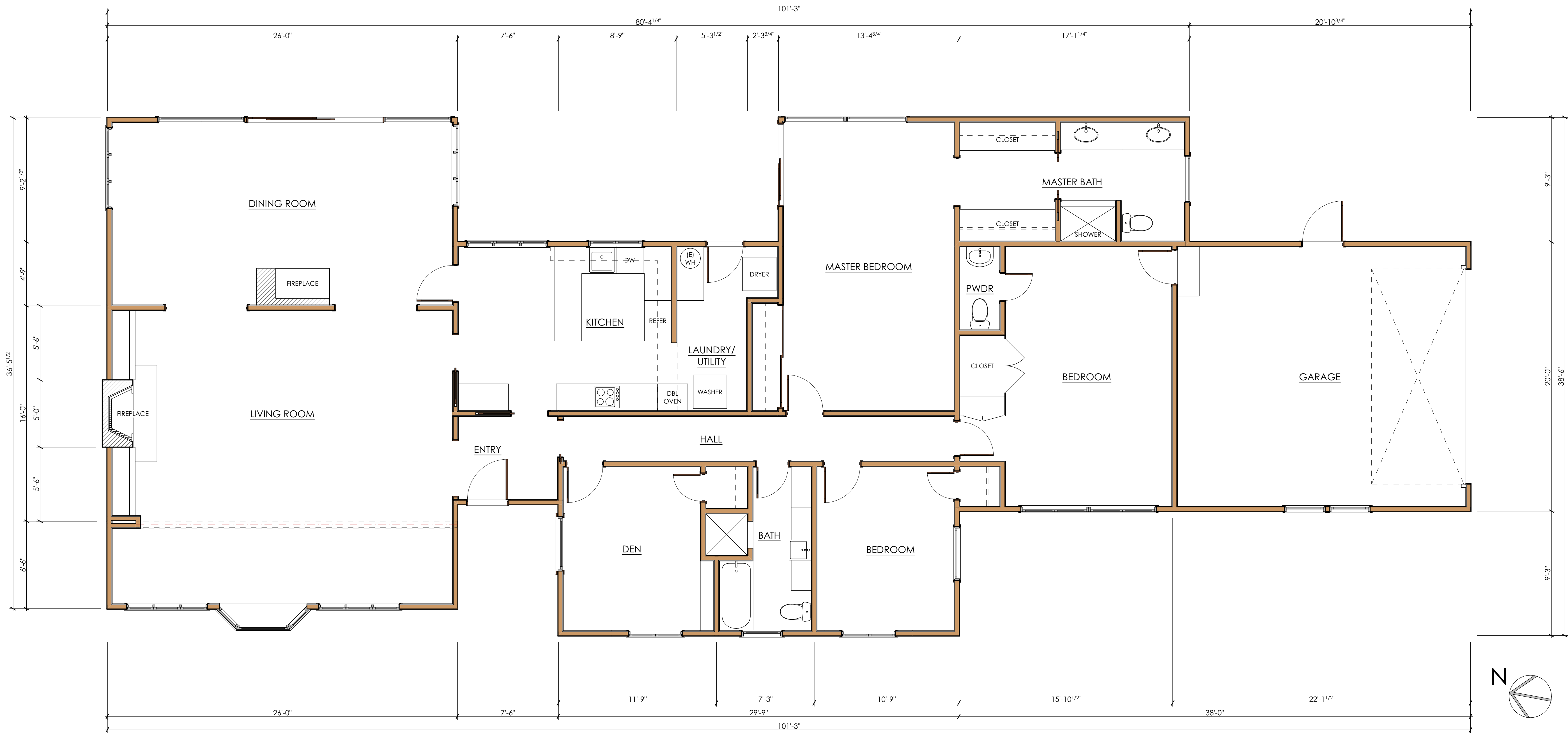
Drawn by Date
MSA 08/09/22

Project Number
2021-246

Drawing Number

A2.02

Plotted On: 8/9/22



EXISTING MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

Revisions			
RevID	Chd	Change Name	Date

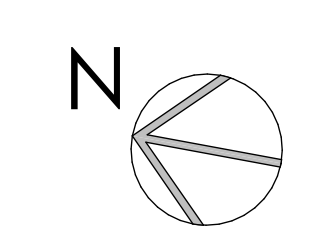


Job Title
SATO RESIDENCE
2 FLYING MANE RD
ROLLING HILLS, CA 90274



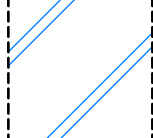
Drawing Title
EXISTING FLOOR PLAN

Drawing Status
DESIGN DEV
Drawn by: MSA Date: 08/09/22
Project Number: 2021-246
Drawing Number:

A3.01
Plotted On: 8/9/22



DEMOLITION PLAN LEGEND

	EXISTING WALL TO REMAIN
	WALL TO BE DEMOLISHED
	ROOF STRUCTURE TO BE DEMOLISHED

DEMOLITION NOTES:

1. PROVIDE ASBESTOS REPORT AND ABATEMENT IF REQUIRED PRIOR TO START OF DEMOLITION.
2. NOTIFY AGENCIES AND ANY OTHER REQUIRED AGENCY PRIOR TO START OF DEMOLITION.
3. SHUT OFF ALL UTILITIES AND REMOVE ALL METERS AS NECESSARY.
4. COMPLY WITH STATE & CITY CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING AND SHREDDING PROGRAM.
5. PROVIDE TEMPORARY HOUSING AS NEEDED.

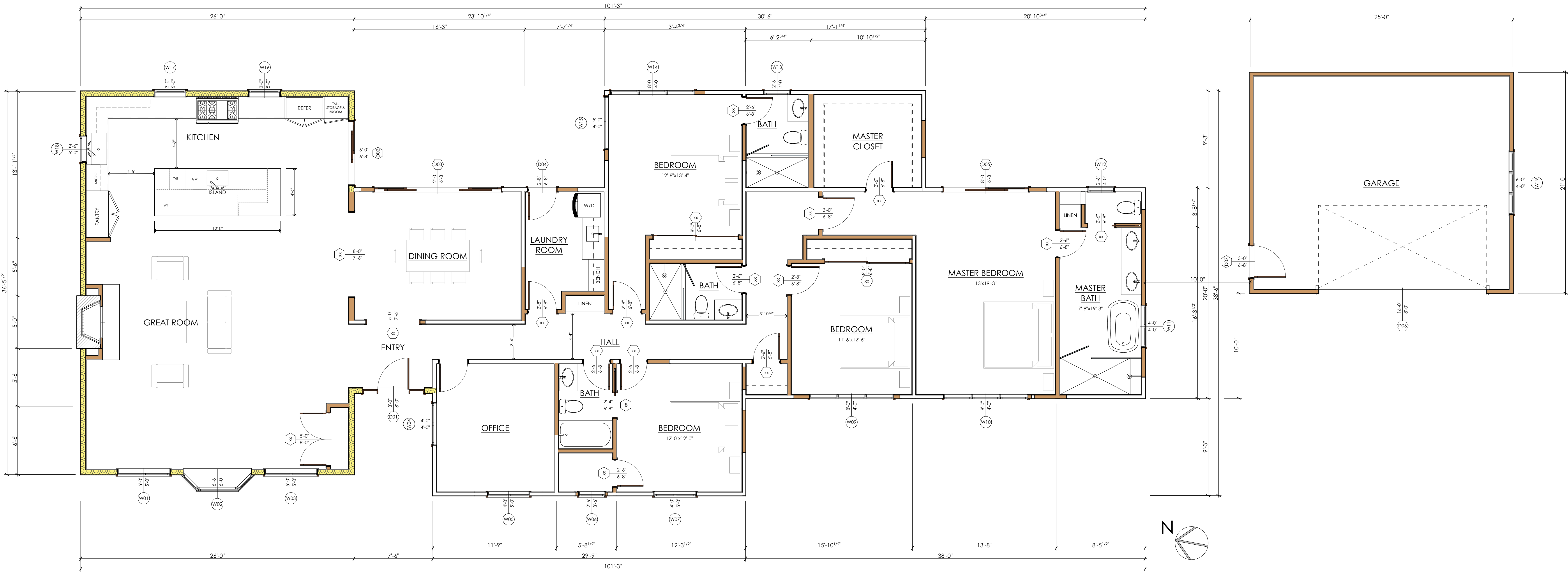
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Drawing Status	
DESIGN DEV	
Drawn by	Date
MSA	08/09/22
Project Number	
2021-246	
Drawing Number	

A3.02

Plotted On: 8/9/22

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WALL LEGEND

- EXISTING WALL
- NEW INTERIOR 2x4 STUD WALL @ 16" O.C.
- NEW INTERIOR 2x6 STUD WALL @ 16" O.C.
- NEW EXTERIOR 2x4 STUD WALL @ 16" O.C.

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Revisions

RevID	Chd	Change Name	Date



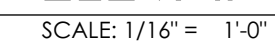
Job Title
SATO RESIDENCE
2 FLYING MANE RD
ROLLING HILLS, CA 90274

Drawing Title
PROPOSED FLOOR PLAN

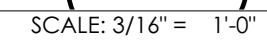
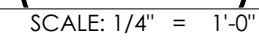
Drawing Status
DESIGN DEV
Drawn by: MSA Date: 08/09/22
Project Number: 2021-246
Drawing Number:

PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

A3.03
Plotted On: 8/9/22



ID	SHORT DESCRIPTION	NOTES
0.01	6. GENERAL NOTES	
0.02	LINE OF EXISTING GRADE	
0.03	LINE OF FINISH GRADE	
0.04	EXISTING CHIMNEY	
0.06	CONCRETE LANDSCAPE	ALL EXTERIOR DOORS SHALL HAVE A MIN. OF 36" LANDING IN THE DIRECTION OF TRAVEL ON EACH SIDE OF DOOR
	7. THERMAL & MOISTURE PROTECT.	
7.05	EXISTING CONCRETE ROOF TILE - CLASS A	MONIE SHAKER - SADDLE
7.18	BOARD & BATTEN - MINERAL-FIBER CEMENT PANEL SIDING	JAMES HARDIE - HARDIE PANEL SIDING SMOOTH- ICC-ES E-3000 REPORT NO. ESR-1844 w/ HARDIER/ITR BATTEN BOARDS SMOOTH.
	9. FINISHES	
9.01	EXTERIOR STUCCO	APPLY BASE COATS IN ACCORDANCE WITH ASTM C 936. FINISH COAT SMOOTH FINISH COLOR COAT STUCCO. OWNER TO SELECT COLOR.

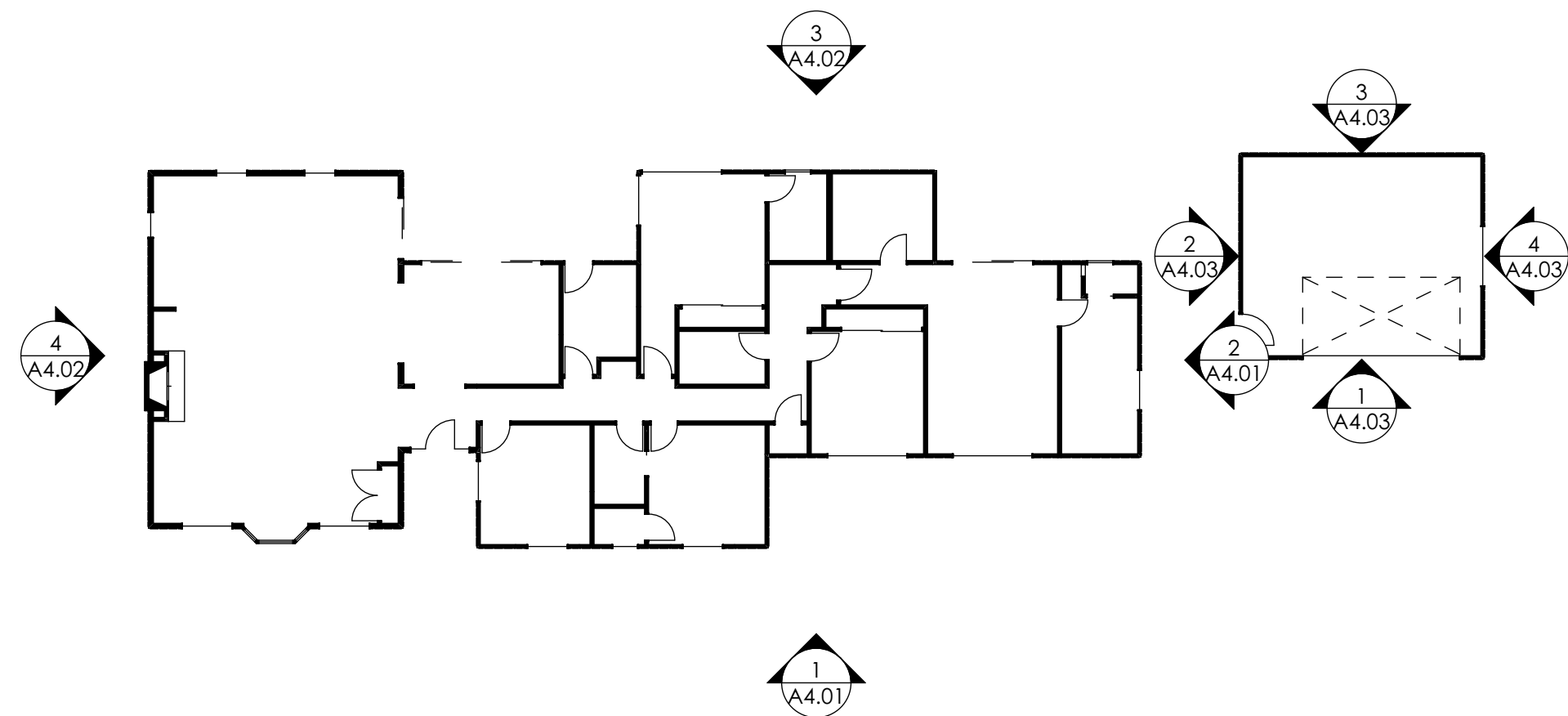


tted On: 8/9/22

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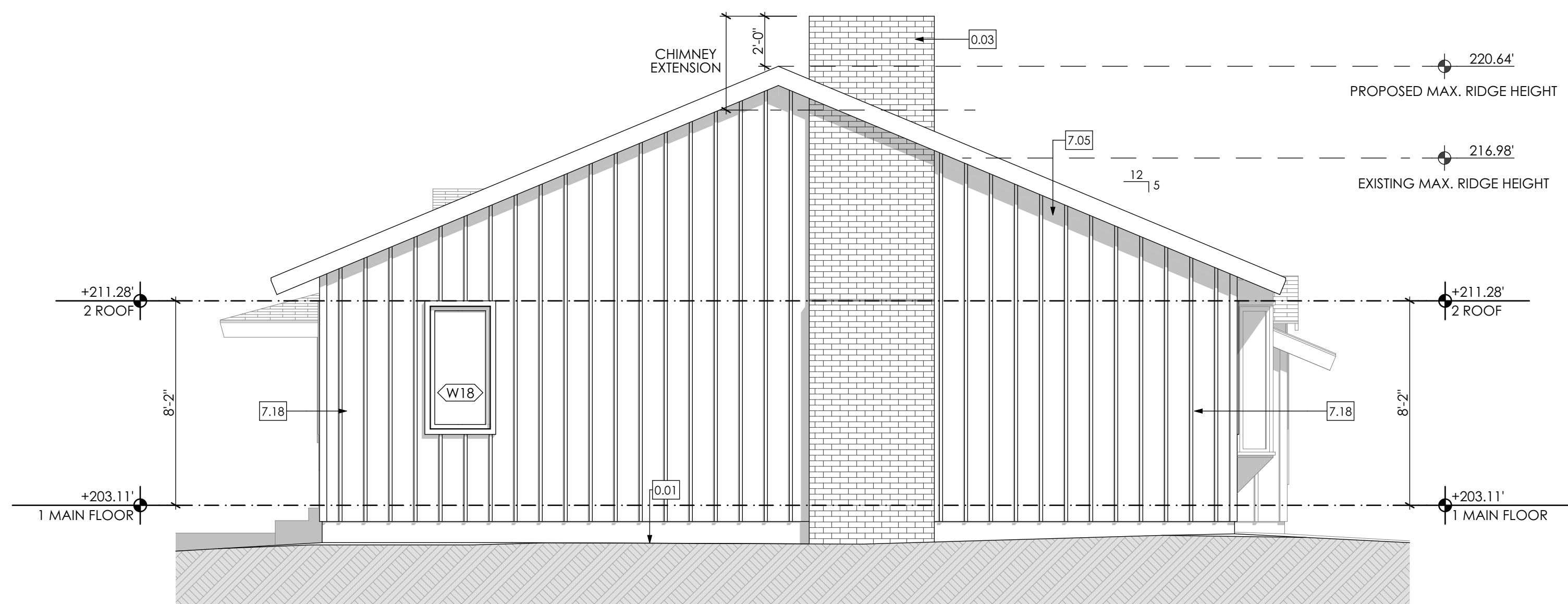


ELEVATION KEY PLAN

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

BUILDING ELEVATION KEY NOTES

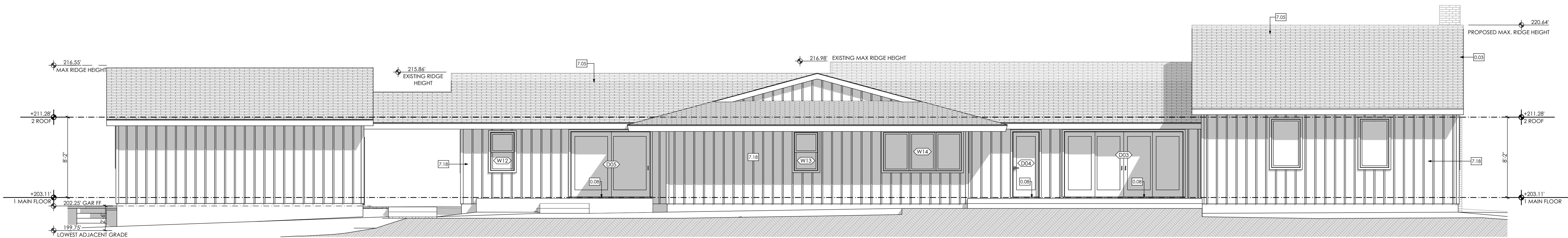
ID	SHORT DESCRIPTION	NOTES
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0.01	LINE OF EXISTING GRADE	
0.02	LINE OF FINISH GRADE	
0.03	EXISTING CHIMNEY	
0.08	CONCRETE LANDING	ALL EXTERIOR DOORS SHALL HAVE A MIN. OF 36" LANDING IN THE DIRECTION OF TRAVEL, ON EACH SIDE OF DOOR.
7. THERMAL & MOISTURE PROTECT.		
7.05	EXISTING CONCRETE ROOF TILE - CLASS A ROOFING	MONIER SHAKE - SADDLE
7.18	BOARD & BATTEN - MINERAL-FIBER CEMENT PANEL SIDING	JAMES HARDIE - HARDIE PANEL SIDING SMOOTH-ICC-ES REPORT NO. ESR-1844 w/ HARDIETRM BATTEN BOARDS SMOOTH.
9. FINISHES		
9.01	EXTERIOR STUCCO	APPLY BASE COATS IN ACCORDANCE WITH ASTM C 926. FINISH COAT SMOOTH FINISH COLOR COAT STUCCO, OWNER TO SELECT COLOR.



LEFT SIDE ELEVATION (NORTH)

SCALE: 1/4" = 1'-0"

4



REAR ELEVATION (EAST)

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

3

Revisions

RevID ChID Change Name Date



Job Title

SATO RESIDENCE

2 FLYING MANE RD
ROLLING HILLS, CA 90274

Drawing Title

BUILDING ELEVATIONS

Drawing Status

DESIGN DEV

Drawn by Date

MSA 08/09/22

Project Number

2021-246

Drawing Number

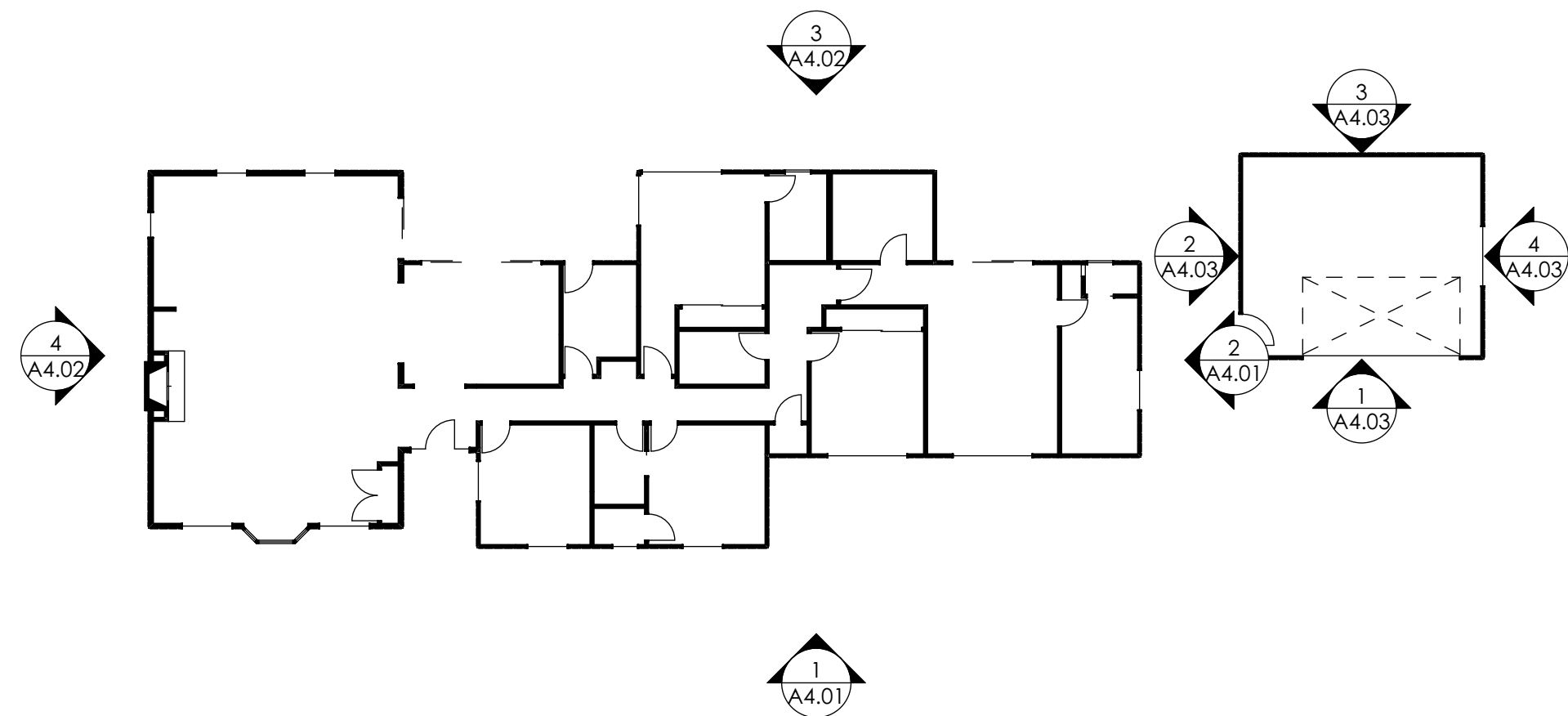
A4.02

Plotted On: 8/9/22

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ELEVATION KEY PLAN

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

BUILDING ELEVATION KEY NOTES

ID	SHORT DESCRIPTION	NOTES
0. GENERAL NOTES		
0.01	LINE OF EXISTING GRADE	
0.02	LINE OF FINISH GRADE	
0.08	CONCRETE LANDING	ALL EXTERIOR DOORS SHALL HAVE A MIN. OF 36" LANDING IN THE DIRECTION OF TRAVEL, ON EACH SIDE OF DOOR.
7. THERMAL & MOISTURE PROTECT.		
7.05	CONCRETE ROOF TILE - CLASS A ROOFING RATED BY COOL ROOF RATING COUNCIL, CRRC PRODUCT ID# 0009-0942	BORAL DURALITE SAXONY 600 SHAKE, COLOR: BUCKSKIN, ICG REPORT NO. ESR-XXXXX INSTALL SHINGLES 6" 2-LAYER OF 30# FELT, ALL ROOF RELATED METALS TO BE MIN. 26 GA. GI OR ZINC ALUME.
7.18	BOARD & BATTEN - MINERAL-FIBER CEMENT PANEL SIDING	JAMES HARDIE - HARDIE PANEL SIDING SMOOTH-IC-ES REPORT NO. ESR-1844 w/ HARDIETRIM BATTEN BOARDS SMOOTH.
9. FINISHES		
9.01	EXTERIOR STUCCO	APPLY BASE COATS IN ACCORDANCE WITH ASTM C 926. FINISH COAT, SMOOTH FINISH COLOR COAT STUCCO, OWNER TO SELECT COLOR.

Revisions			
RevID	Chd	Change Name	Date



Job Title

SATO RESIDENCE

2 FLYING MANE RD
ROLLING HILLS, CA 90274

Drawing Title

BUILDING ELEVATIONS

Drawing Status
DESIGN DEV

Drawn by
MSA

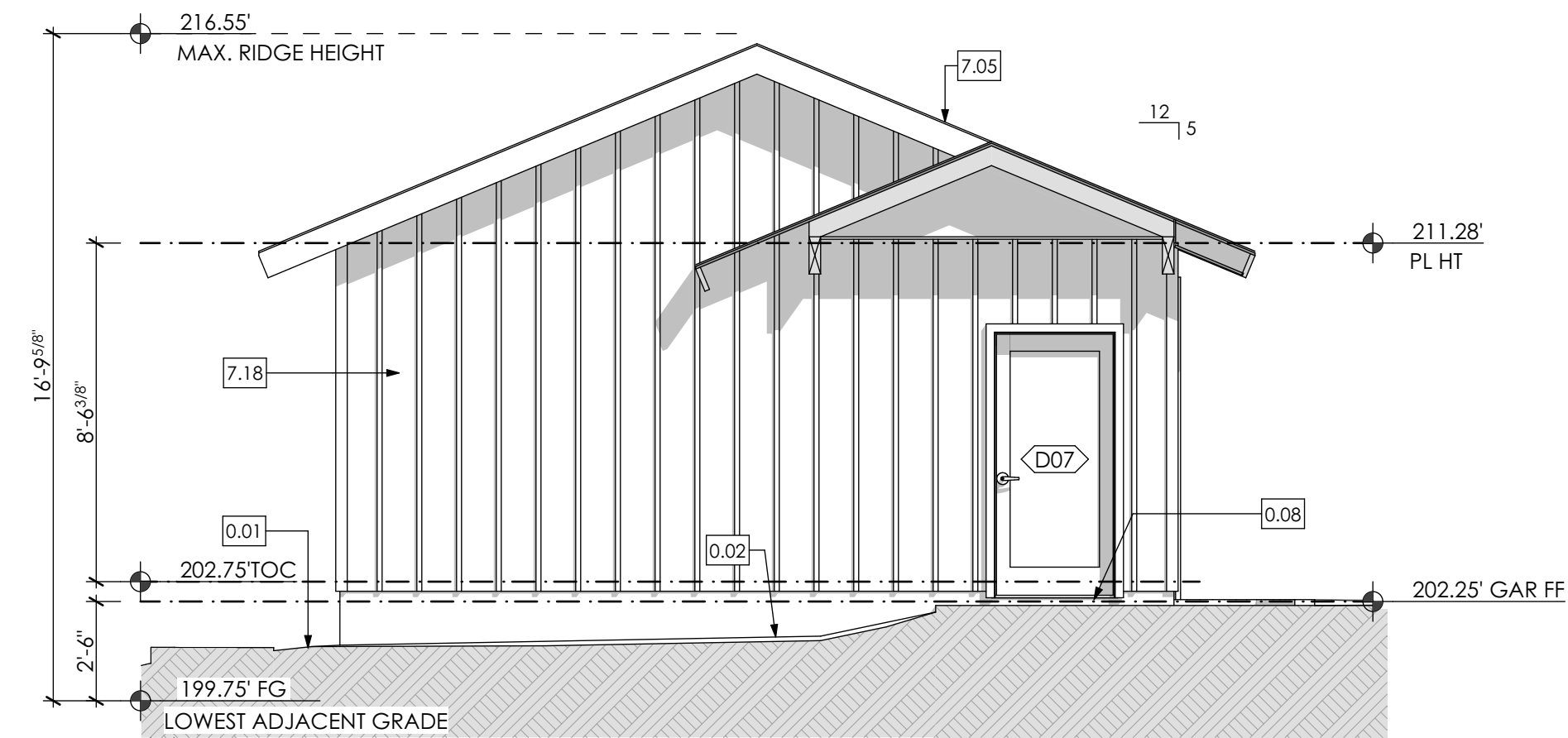
Date
08/09/22

Project Number
2021-246

Drawing Number

A4.03

Plotted On: 8/9/22



LEFT SIDE ELEVATION (NORTH)

SCALE: 1/4" = 1'-0"

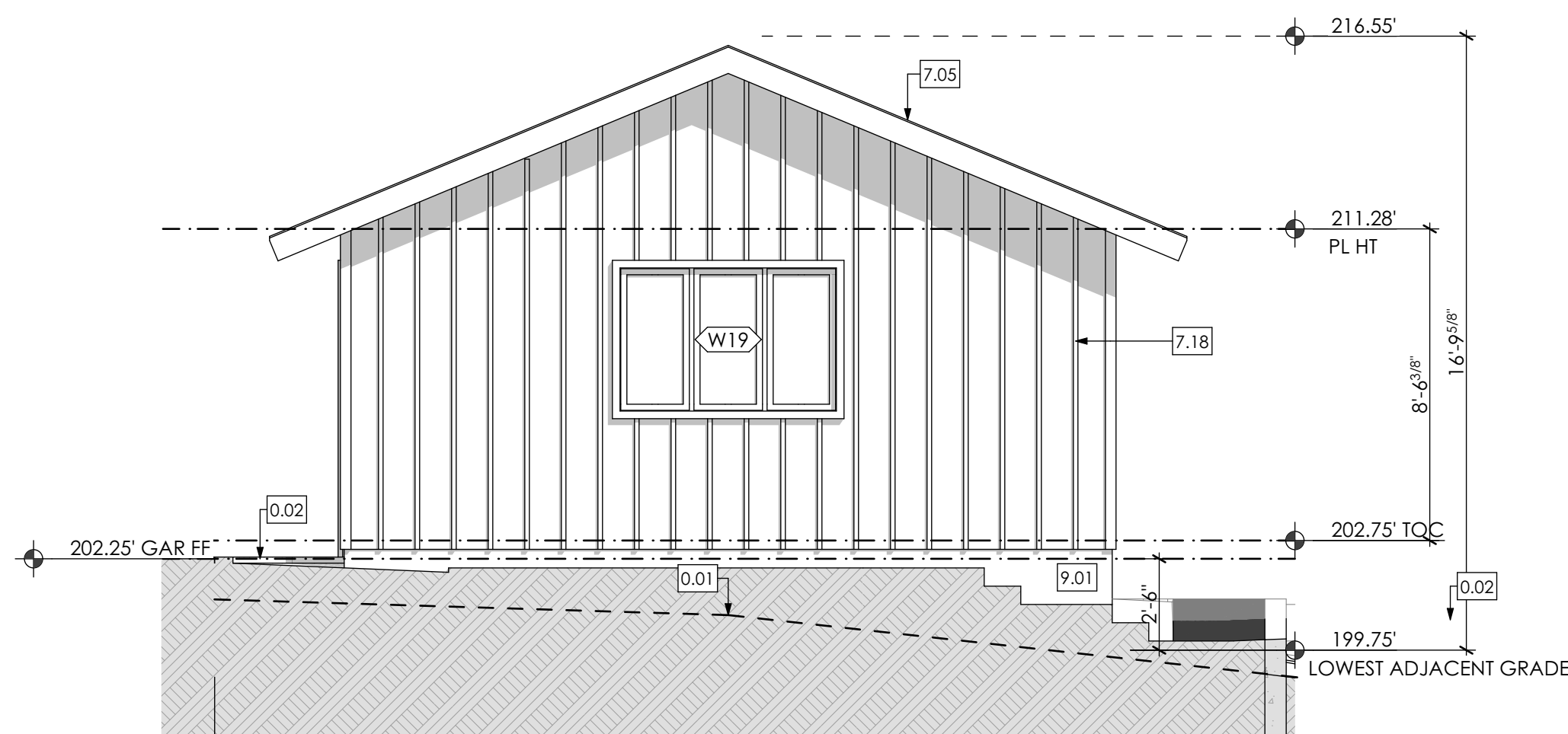
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FRONT ELEVATION (WEST)

SCALE: 1/4" = 1'-0"

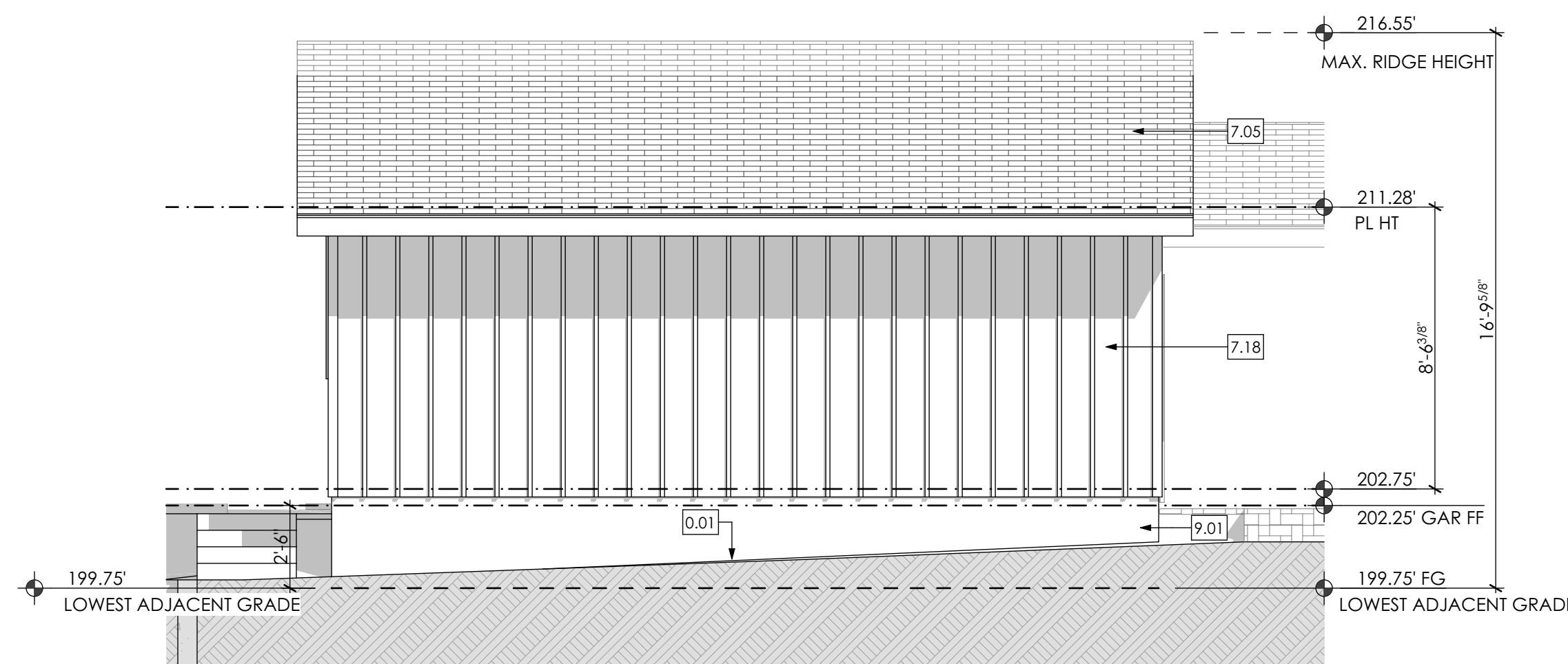
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RIGHT SIDE ELEVATION (SOUTH)

SCALE: 1/4" = 1'-0"

4



REAR ELEVATION (EAST)

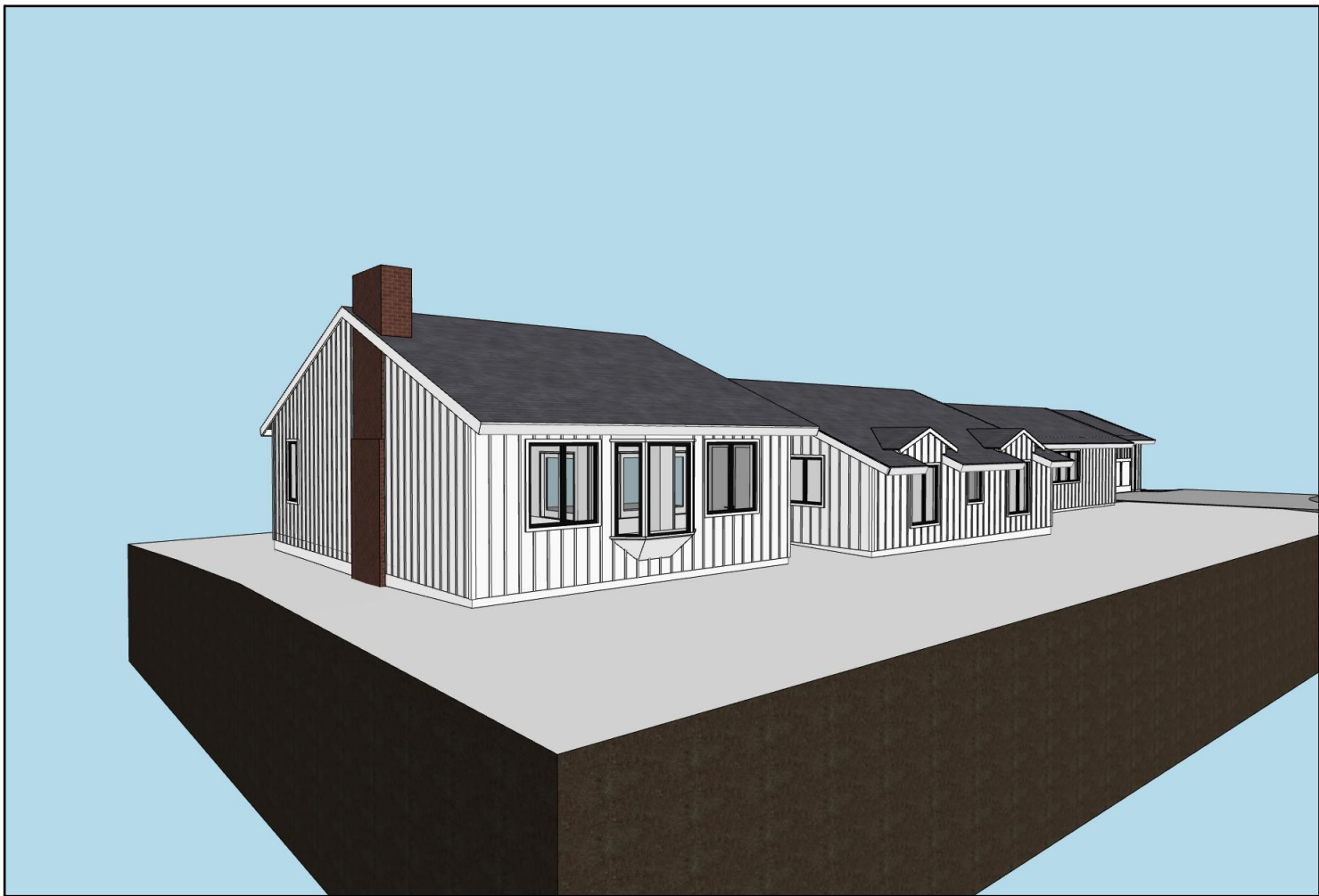
SCALE: 1/4" = 1'-0"

3

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MATT SCHNEIDER
ARCHITECT

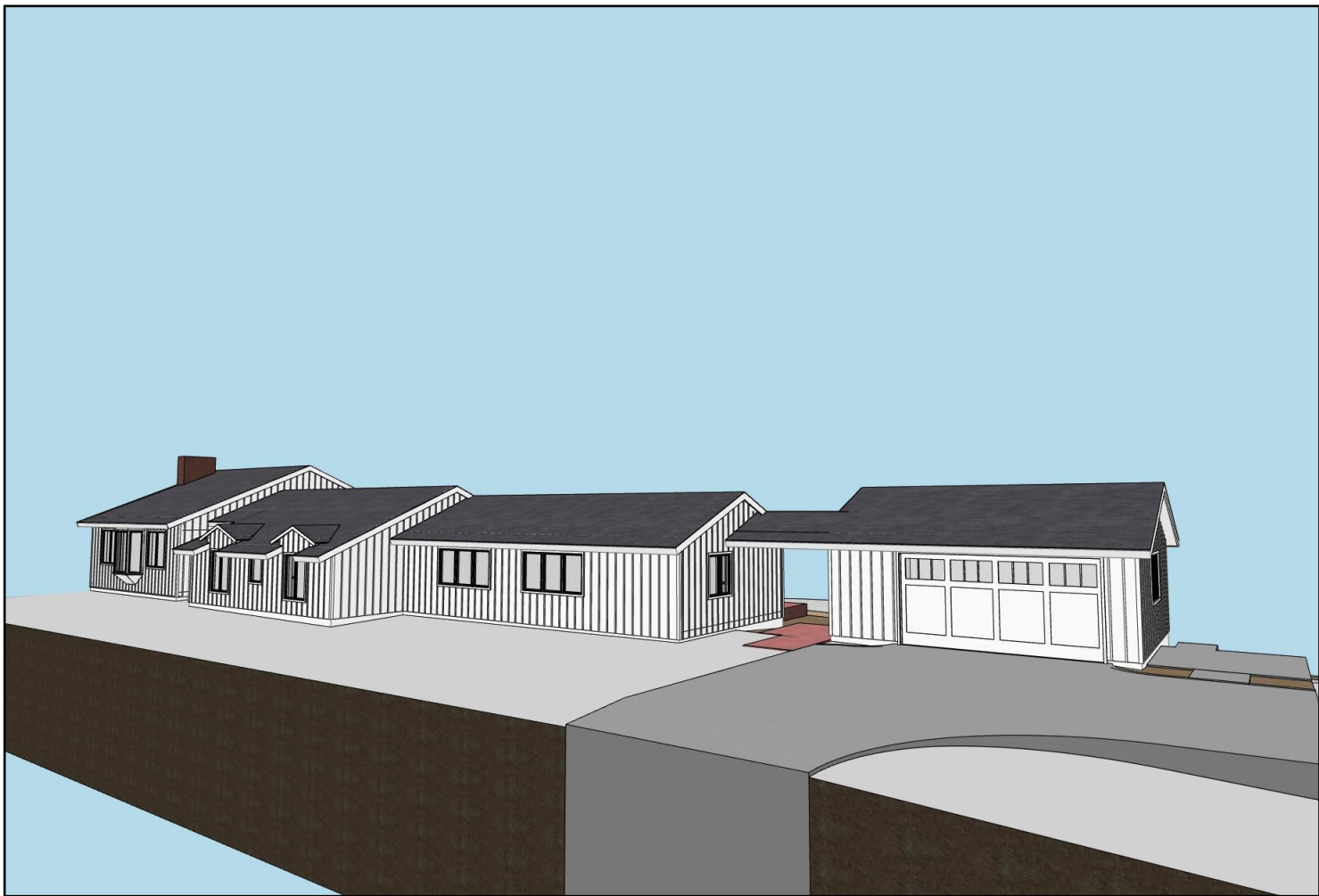
2110 ARTESIA BLVD, STE #8430
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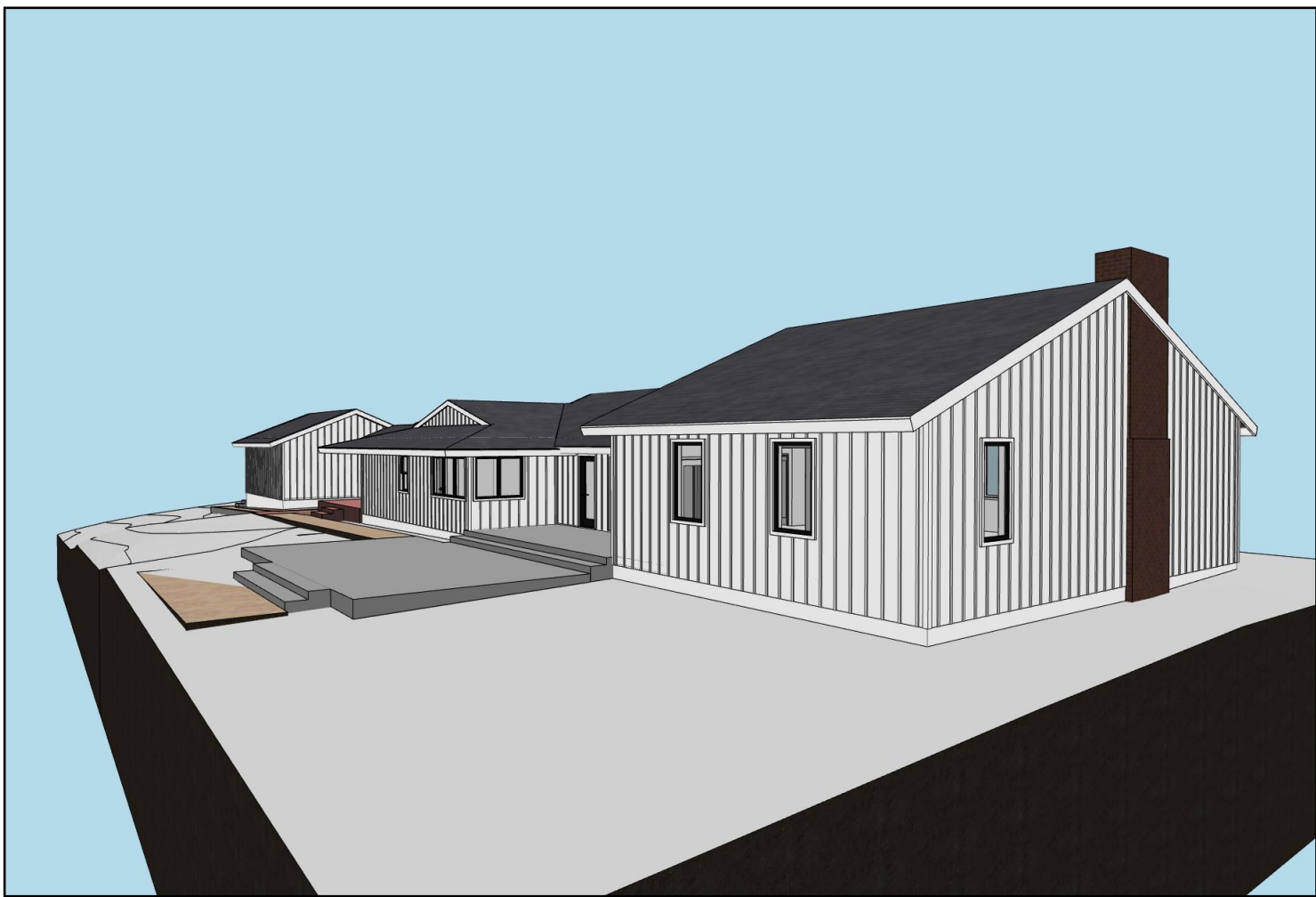
FRONT LEFT PERSPECTIVE



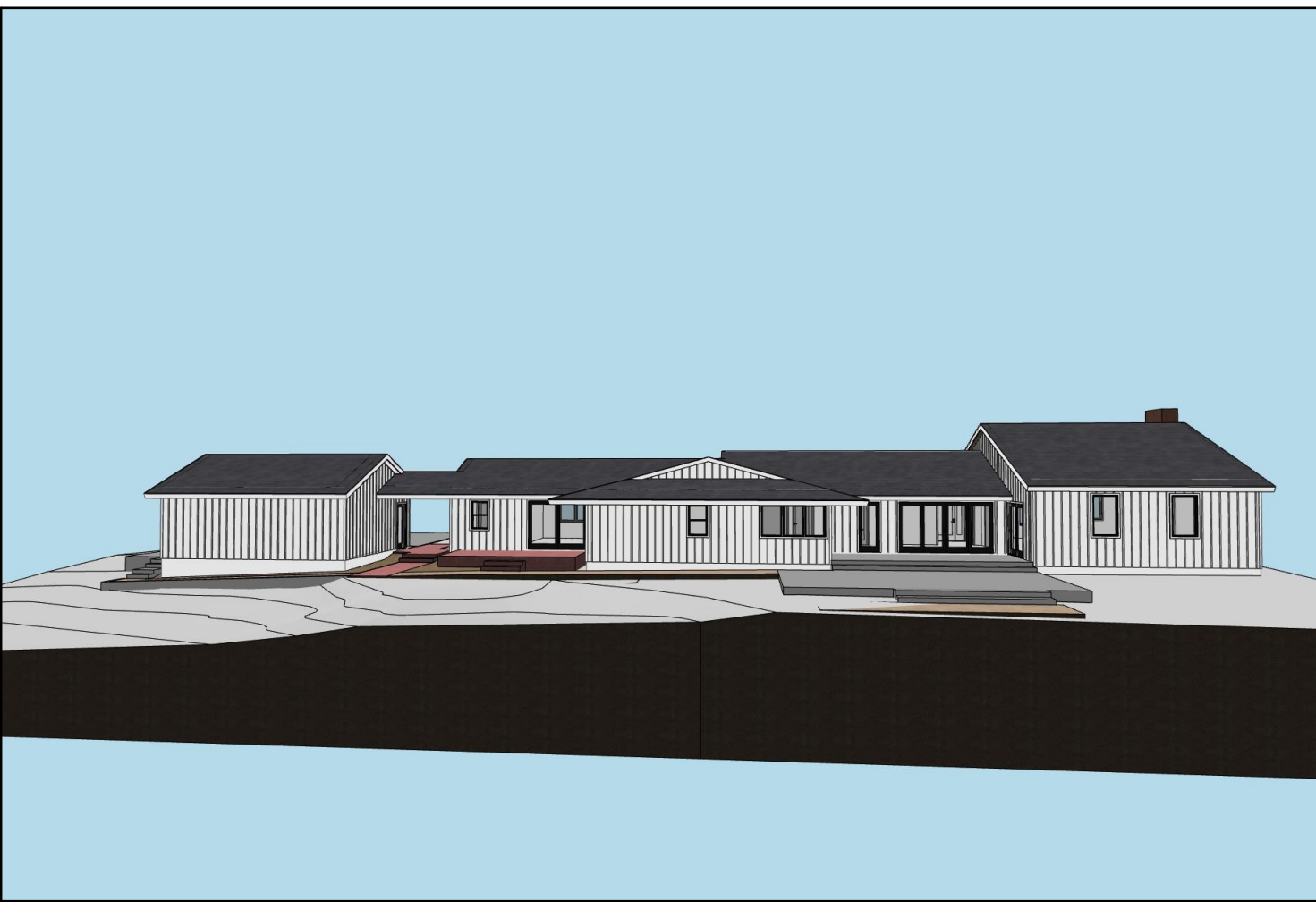
FRONT PERSPECTIVE



FRONT RIGHT PERSPECTIVE



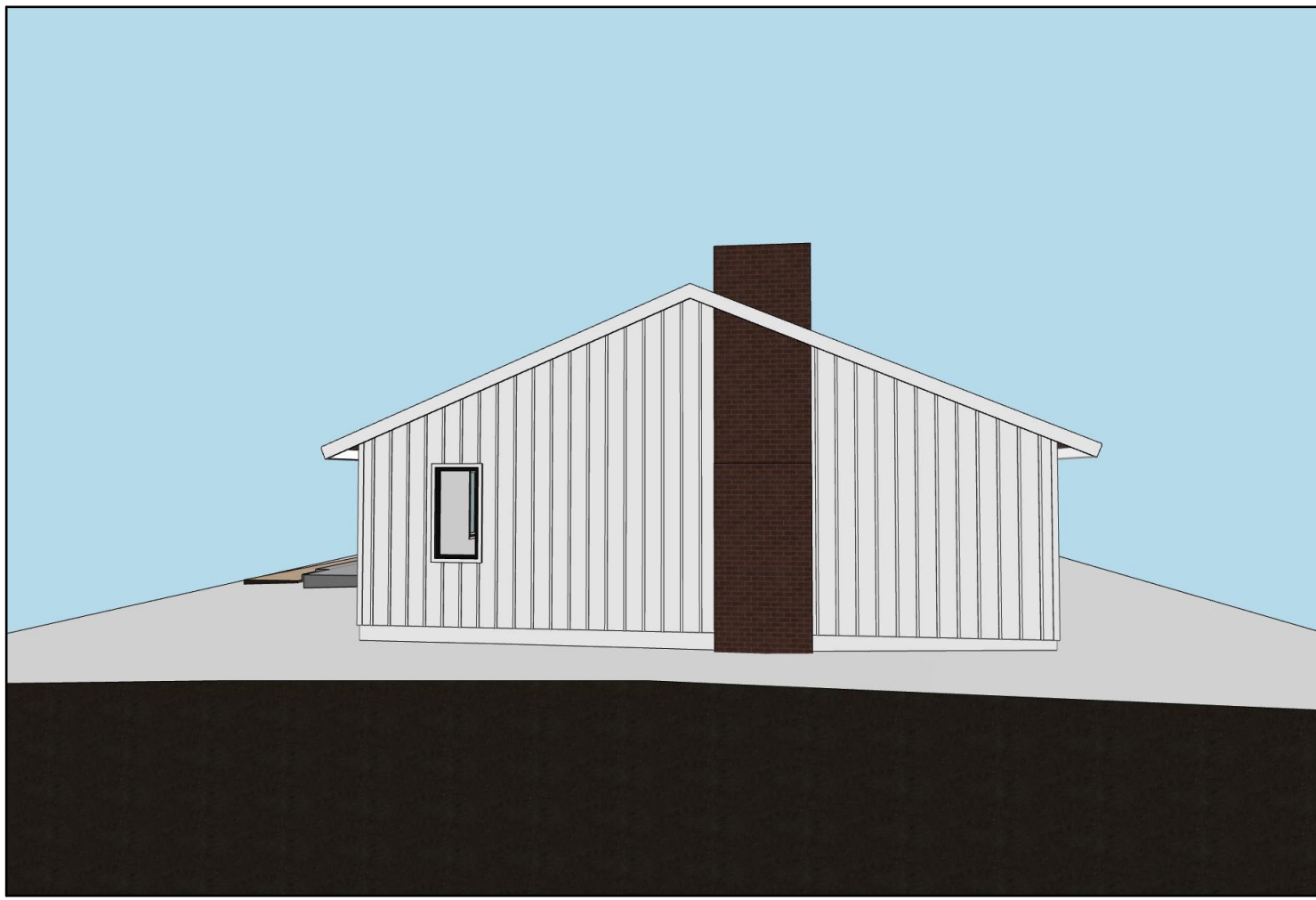
LEFT REAR PERSPECTIVE



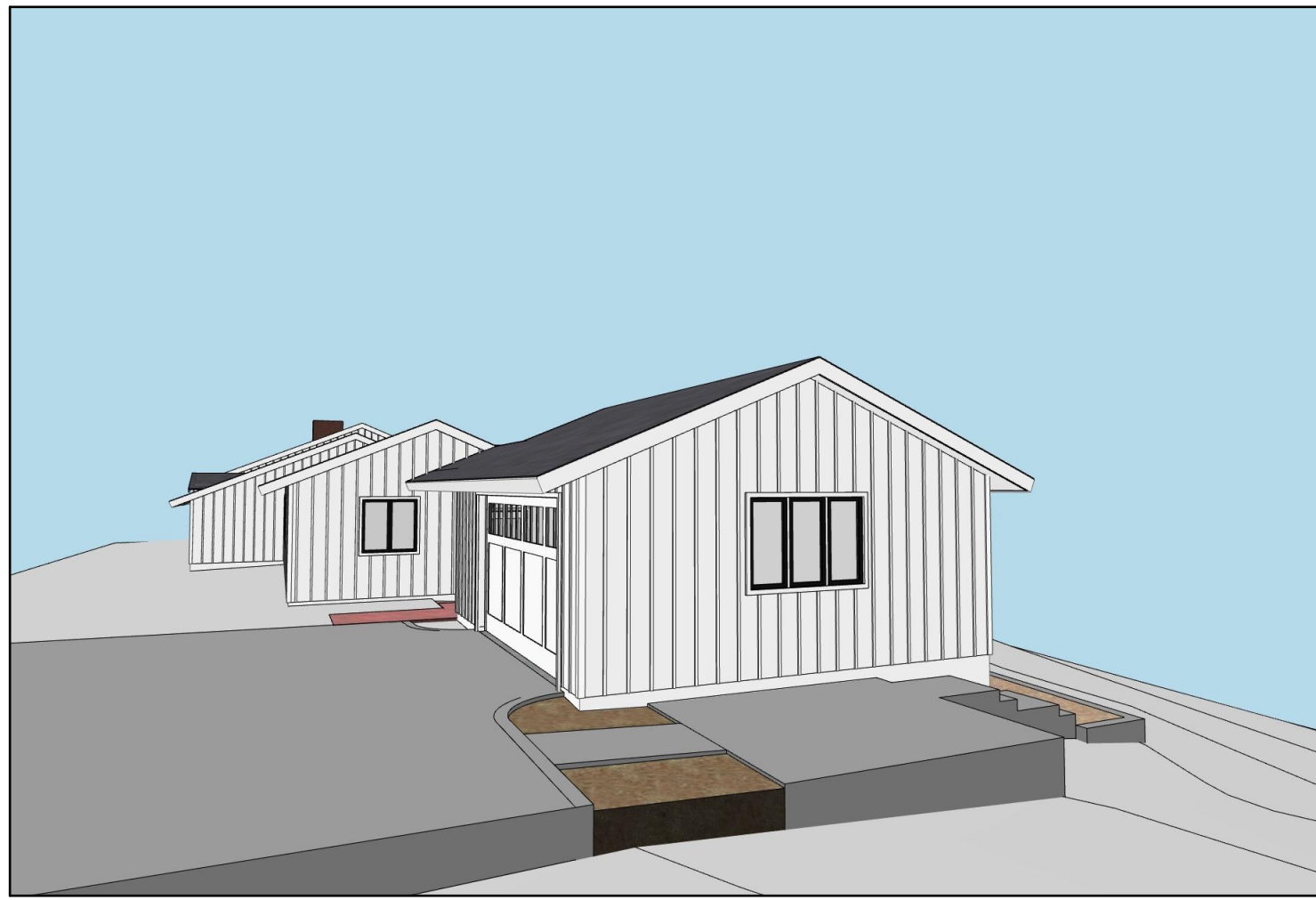
REAR PERSPECTIVE



RIGHT REAR PERSPECTIVE



LEFT SIDE PERSPECTIVE



RIGHT SIDE PERSPECTIVE

Revisions
RevID ChgD Change Name Date



Job Title

SATO RESIDENCE
2 FLYING MANE RD
ROLLING HILLS, CA 90274

Drawing Title

RENDERINGS

Drawing Status
DESIGN DEV

Drawn by
MSA

Date
08/09/22

Project Number
2021-246

Drawing Number

A4.04
Plotted On: 8/9/22



LEGEND

- PROPERTY LINE
- EASEMENT SETBACKS
- SETBACKS

NET LOT AREA
24,411.72 SQ.FT

DETACHED STRUCTURE	SQ.FT.
(1) TRELLIS (UNDER 12FT.)*	327.27
(2) BBQ*	17.09
(3) FOUNTAIN*	42.61
(4) FOUNTAIN*	13.58
(5) FIRE PIT*	24.48

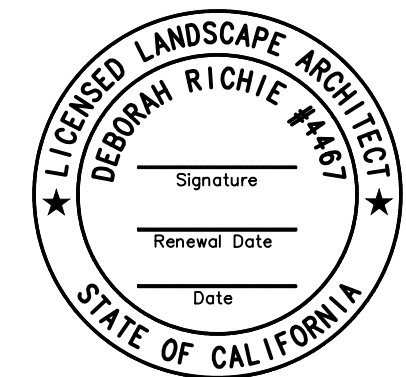
*MEET CRITERIA FOR LOT COVERAGE DEDUCTION

PAVED WALKS, PATIO AREAS,
COURTYARDS
1377.80 SF

Richie-Bray, Inc.
LANDSCAPE ARCHITECTURE

904 Silver Spur Road #395
Rolling Hills Estates, CA 90274
(310) 377-5868

E-mail: deb@richie-bray.com



PROJECT TITLE

SATO RESIDENCE

2 FLYING MANE ROAD
ROLLING HILLS, CA 90274

RECORD OF SURVEY AS PER BK 59 PG 8 TO 10
OF RECORD OF SURVEY
LOT 51
APN 7567-009-023
SHEET TITLE

PROPOSED LOT
COVERAGE PLAN

REVISIONS

08-03-2022

05-24-2022

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

DATE: 05-09-2022

DRAWN BY:

CHECKED:

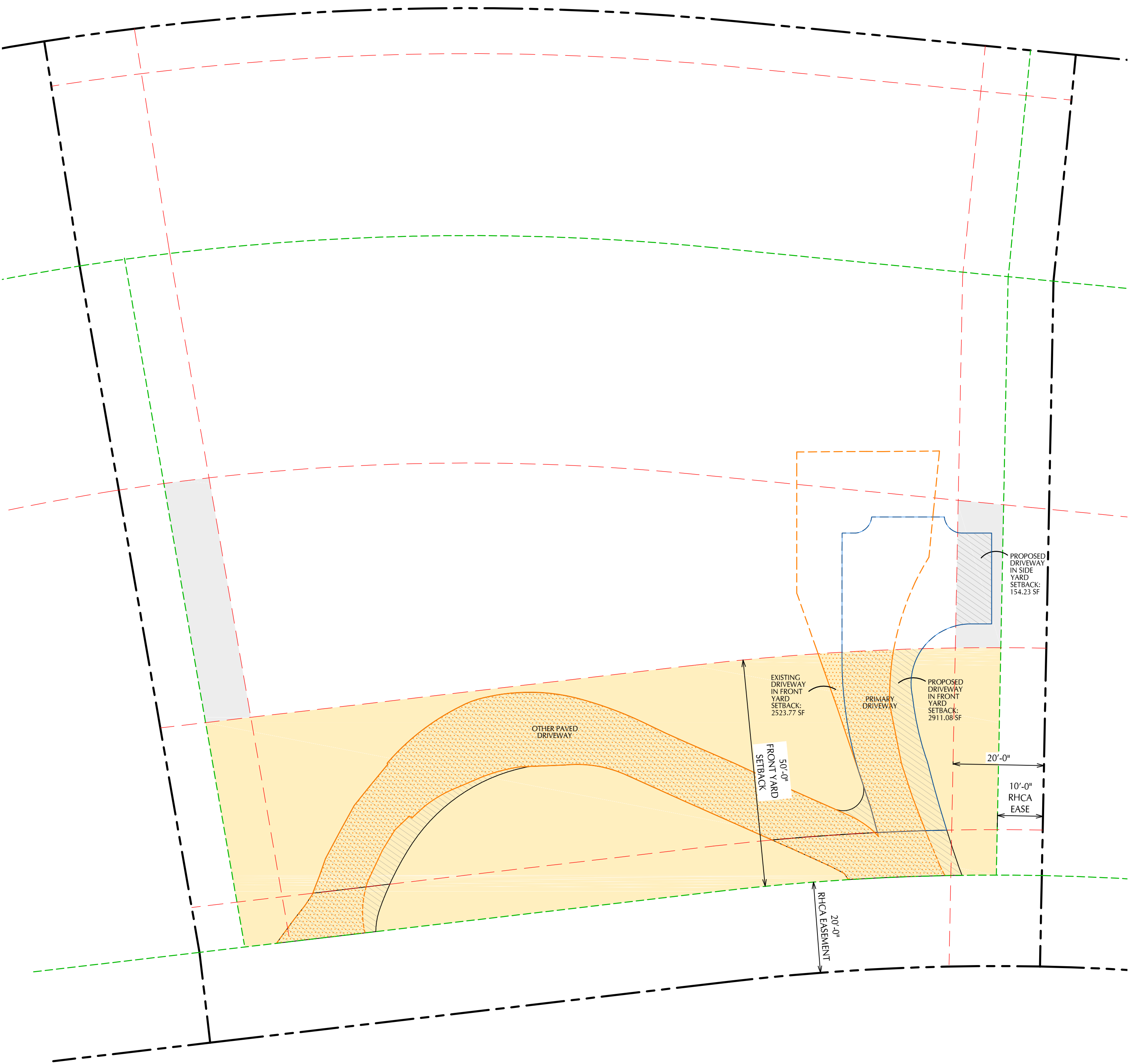
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SHEET NO.

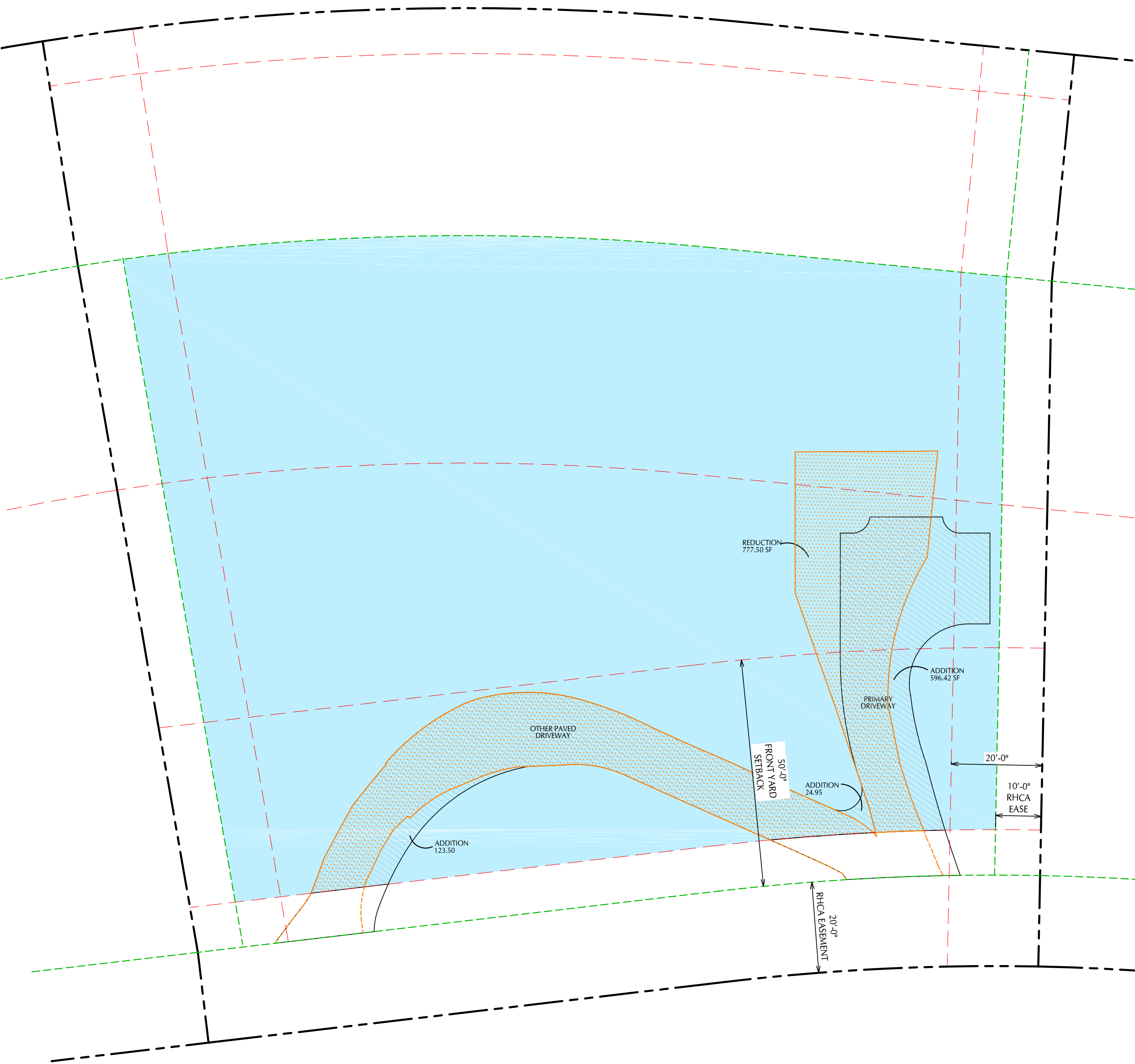
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AREA OF DRIVEWAY(S) IN FRONT AND SIDE SETBACK



- LEGEND
- PROPERTY LINE
 - EASEMENT SETBACKS
 - SETBACKS
 - FRONT YARD SETBACK AREA
8545.30 SF
 - SIDE YARD SETBACK AREA
853.36 SF
 - EXISTING DRIVEWAY
2523.77 SF
 - NEW DRIVEWAY
2875.17 SF

FLAT WORK - PRIMARY DRIVEWAY AND OTHER PAVED DRIVEWAYS, ROAD EASEMENTS, PARKING PAD

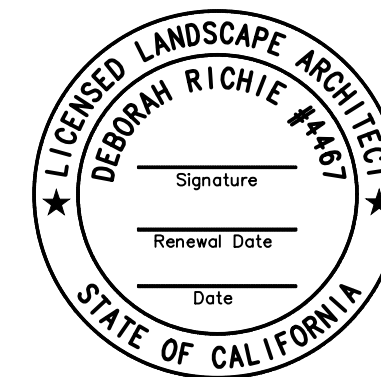


- LEGEND
- PROPERTY LINE
 - EASEMENT SETBACKS
 - SETBACKS
 - NET LOT AREA
24,411.72 SQ.FT
 - EXISTING DRIVEWAY
3284.51 SF
 - PRIMARY DRIVEWAY= 1634.56 SF
 - OTHER DRIVEWAY= 1649.95 SF
 - NEW DRIVEWAY
3251.9 SF
 - PRIMARY DRIVEWAY= 1453.5 SF
 - OTHER DRIVEWAY= 1798.4 SF
- CALCULATION:
- 3284.00
+ 277.50
= 2507.01
- 2507.01
+ 596.42
+ 24.95
+ 123.50
= 3251.88

Richie-Bray, Inc.
LANDSCAPE ARCHITECTURE

904 Silver Spur Road #395
Rolling Hills Estates, CA 90274
(310) 377-5868

E-mail: deb@richie-bray.com



PROJECT TITLE

SATO RESIDENCE

2 FLYING MANE ROAD
ROLLING HILLS, CA 90274

RECORD OF SURVEY AS PER BK 59 PG 8 TO 10
OF RECORD OF SURVEY
LOT 51
APN 7567-009-023
SHEET TITLE

PROPOSED LOT
COVERAGE PLAN

REVISIONS

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

DATE: 07-05-2022

DRAWN BY:

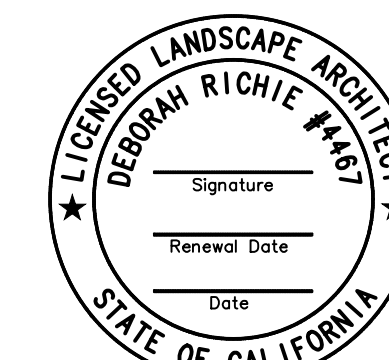
CHECKED:

XREF FILE:

PROJECT NO.

SHEET NO.

L-1.1



2 FLYING MANE ROAD
ROLLING HILLS, CA 90274

RECORD OF SURVEY AS PER BK 59 PG 8 TO 10
OF RECORD OF SURVEY
LOT 51
APN 7567-009-023

SHEET TITLE

SITE PLAN

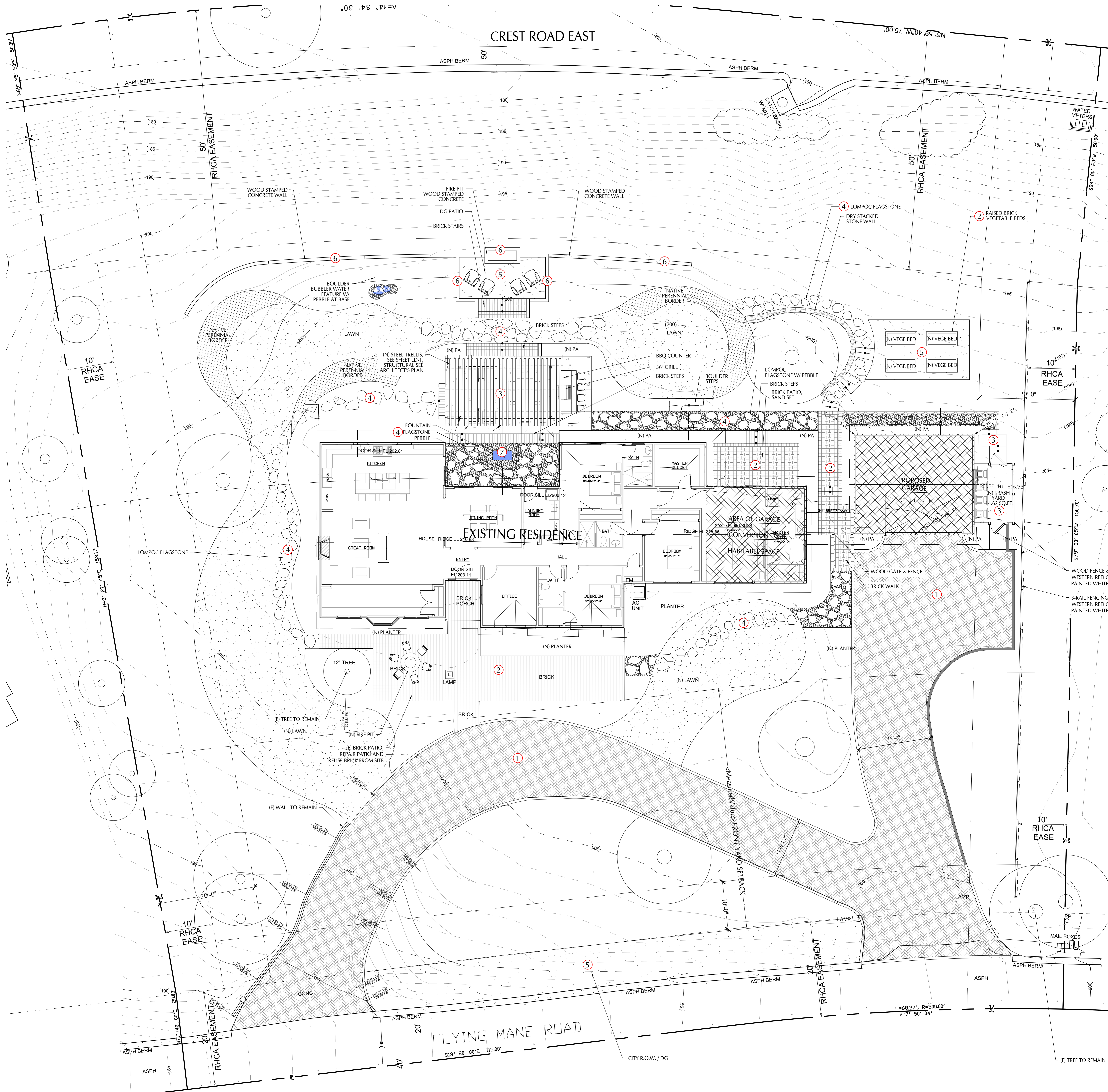
REVISIONS

SCALE: $1/8'' = 1'$

XREF FILE:

SHEET NO. _____

L-2



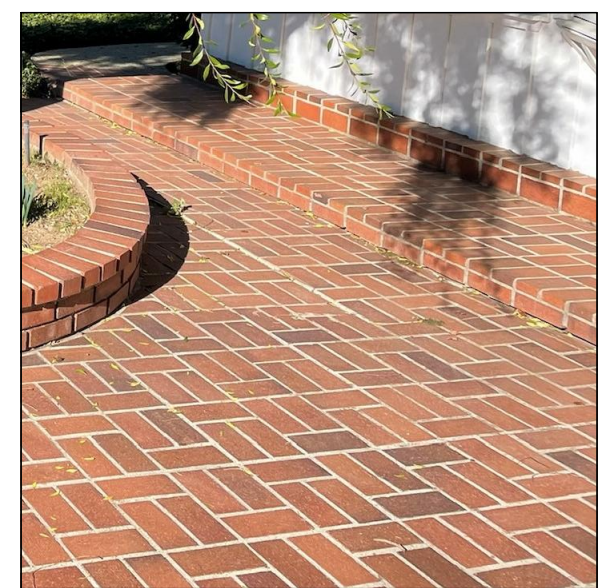
6 WOOD STAMPED CONCRETE
COLOR: MESA BEIGE



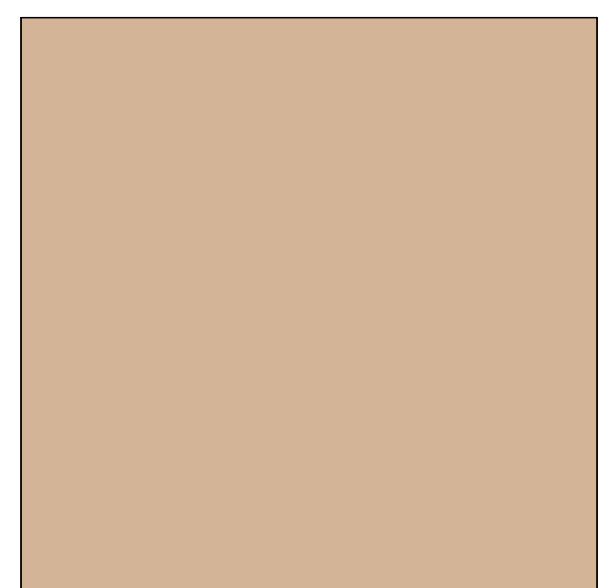
1 PERMEABLE PAVER
CASCADE CORTE BY ORCO
SIZE: 4.92" X 9.84"
COLOR: TBD
PATTERN: HERRINGBONE



7 FOUNTAIN
WATER TABLE FOUNTAIN BY STONE FOREST



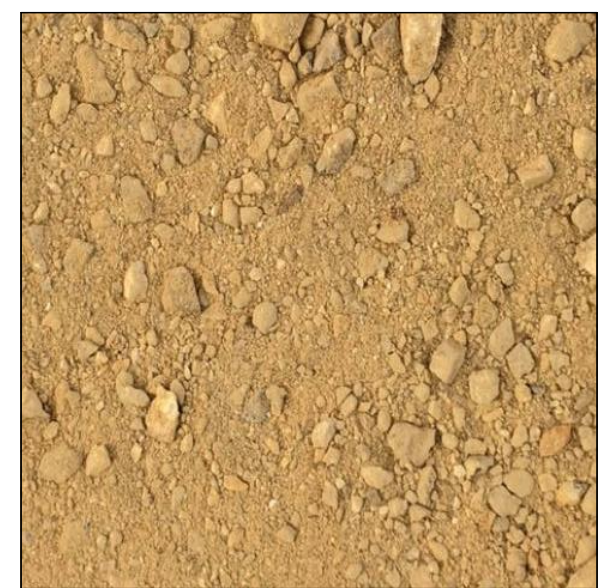
2 BRICK
PATTERN: SEE PLAN
NOTE:
• REUSE BRICK FROM SITE



3 COLOR CONCRETE
COLOR: MESA BEIGE (BY SCOFIELD)
FINISH: TBD



4 FLAGSTONE
LOMPOC

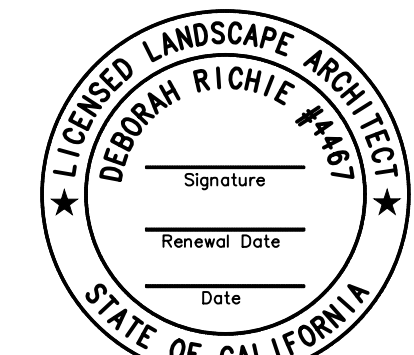


5 DECOMPOSED GRANITE
COLOR: TBD

Richie-Bray, Inc.
LANDSCAPE ARCHITECTURE

904 Silver Spur Road #395
Rolling Hills Estates, CA 90274
(310) 377-5868

E-mail: deb@richie-bray.com



PROJECT TITLE

SATO RESIDENCE

2 FLYING MANE ROAD
ROLLING HILLS, CA 90274

RECORD OF SURVEY AS PER BK 59 PG 8 TO 10
OF RECORD OF SURVEY
LOT 51
APN 7567-009-023
SHEET TITLE

MATERIAL PLAN

REVISIONS

08-03-2022

05-24-2022

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

DATE: 05-09-2022

DRAWN BY:

CHECKED:

XREF FILE:

PROJECT NO.

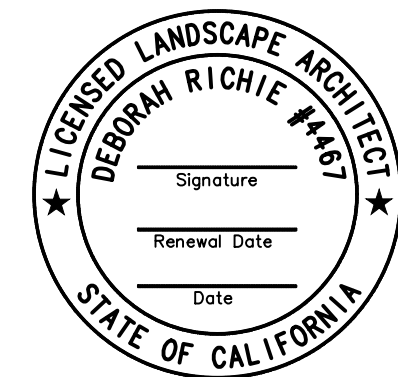
SHEET NO.

L-3



904 Silver Spur Road #395
Rolling Hills Estates, CA 90274
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E-mail: deb@richie-bray.com



PROJECT TITLE

SATO RESIDENCE

2 FLYING MANE ROAD
ROLLING HILLS, CA 90274

RECORD OF SURVEY AS PER BK 59 PG 8 TO 10
OF RECORD OF SURVEY
LOT 51
APN 7567-009-023

SHEET TITLE

SECTION

REVISIONS

08-03-2022
07-25-2022
05-24-2022

SCALE: 1/4" = 1'-0"

DATE: 05-09-2022

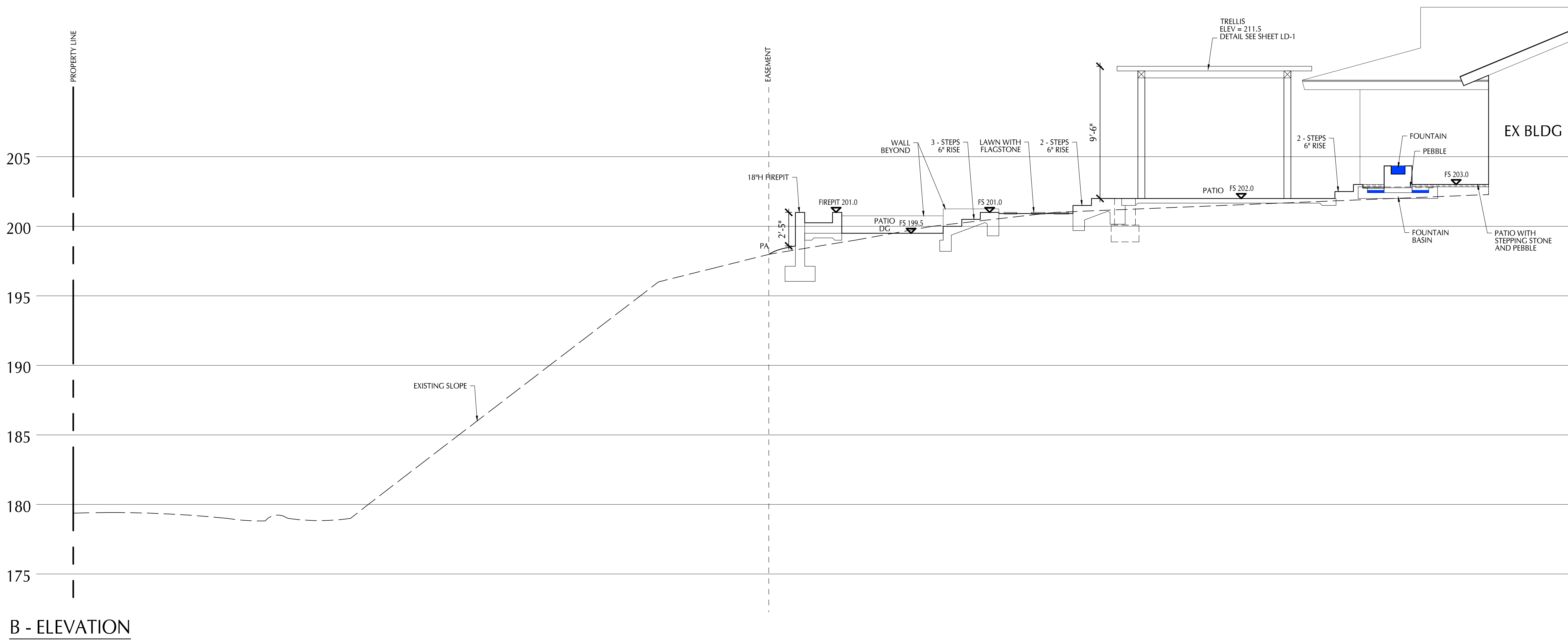
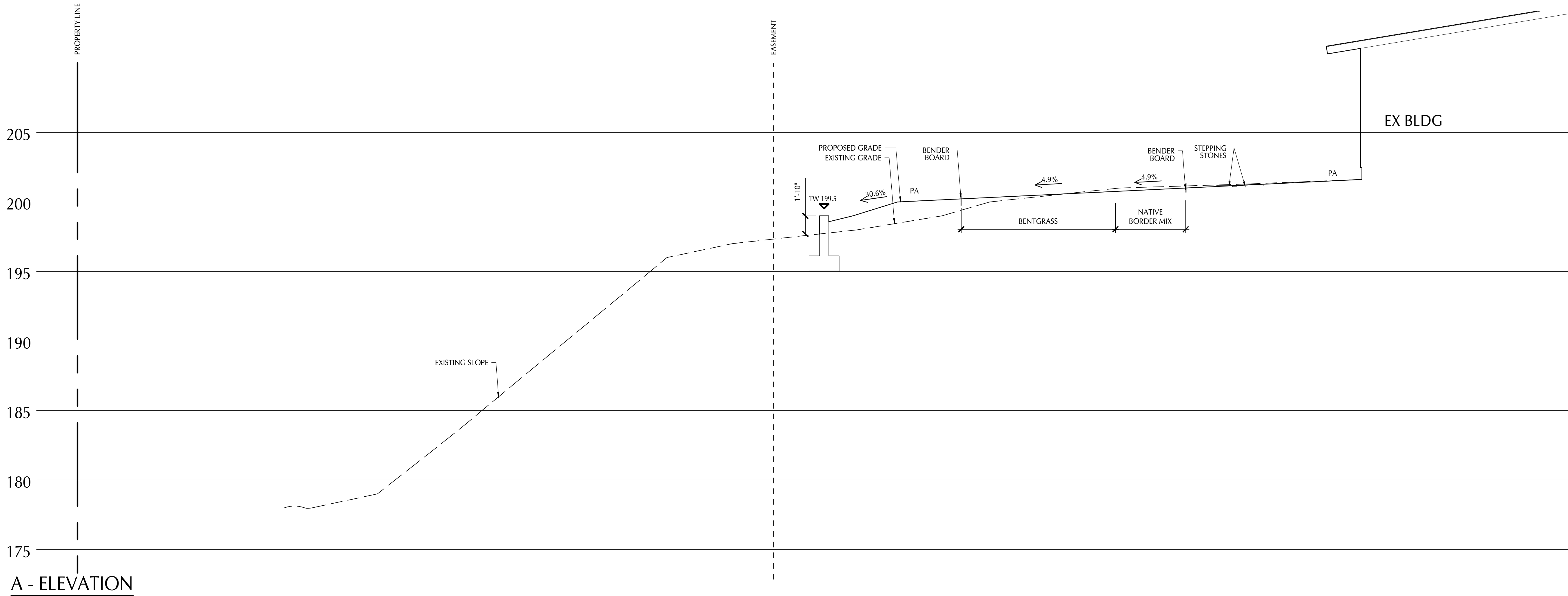
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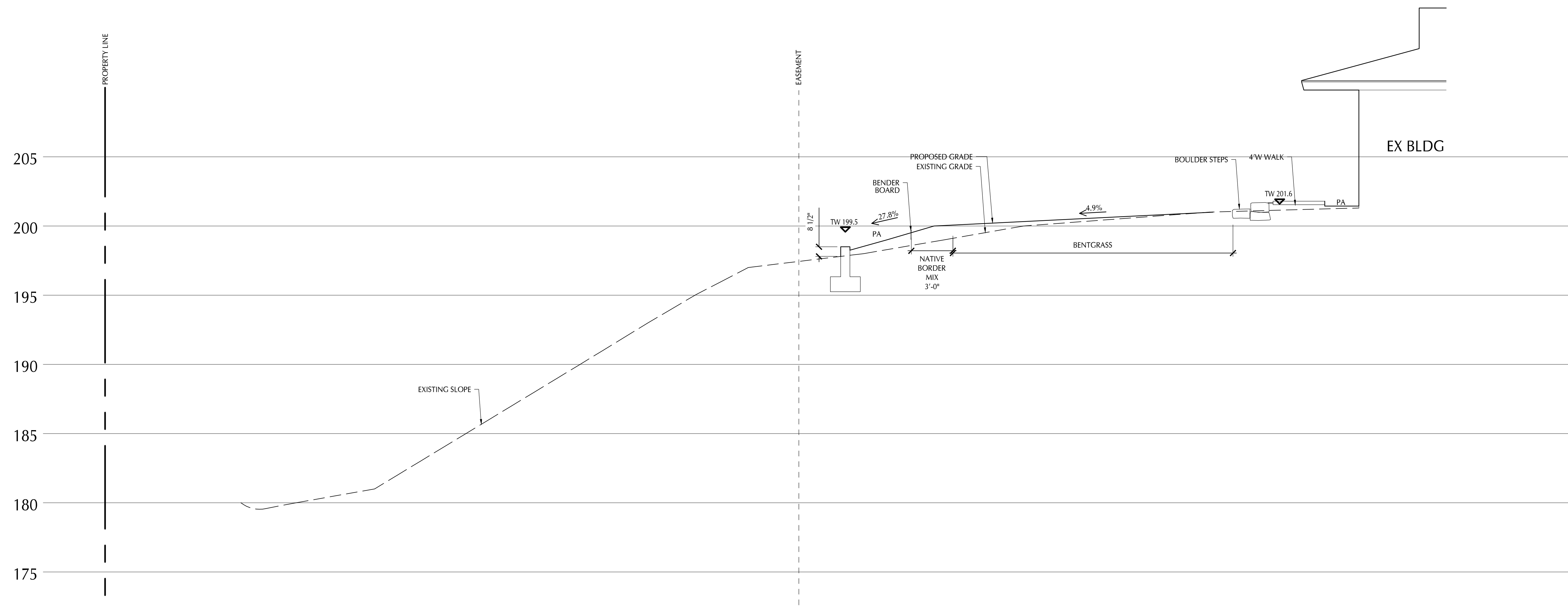
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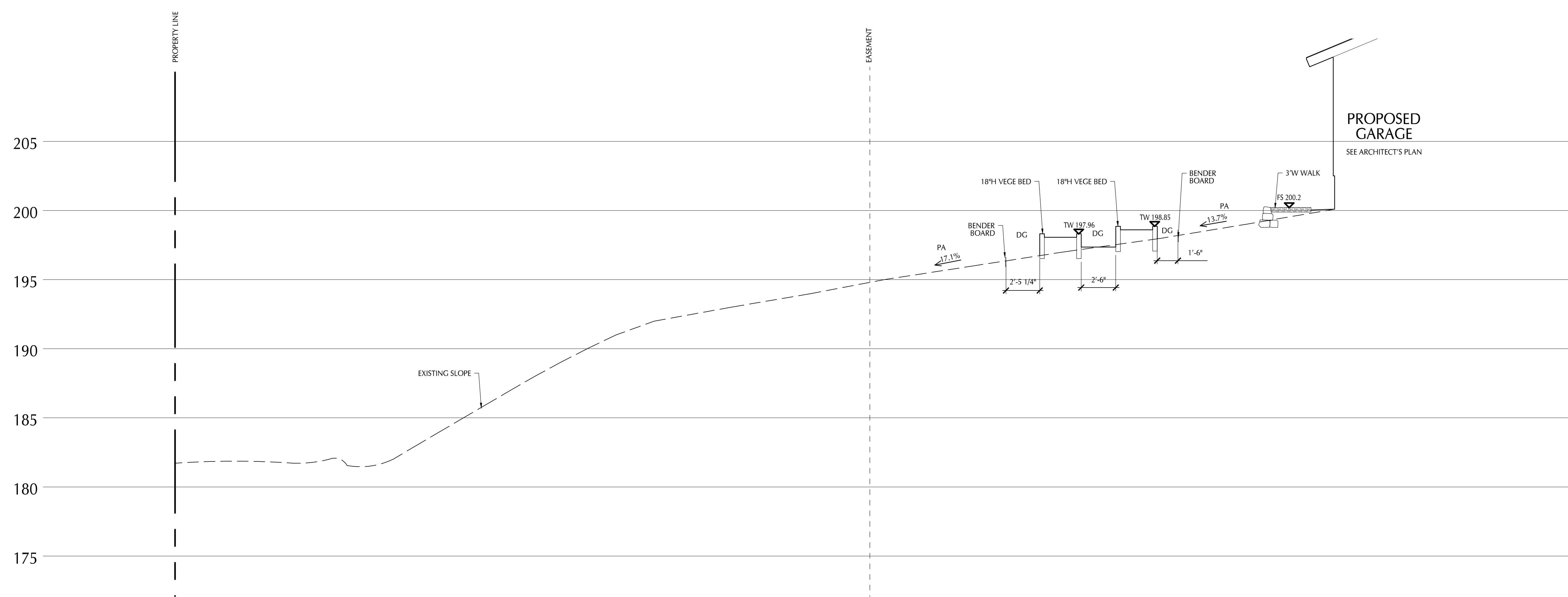
PROJECT NO.

SHEET NO.





A - ELEVATION

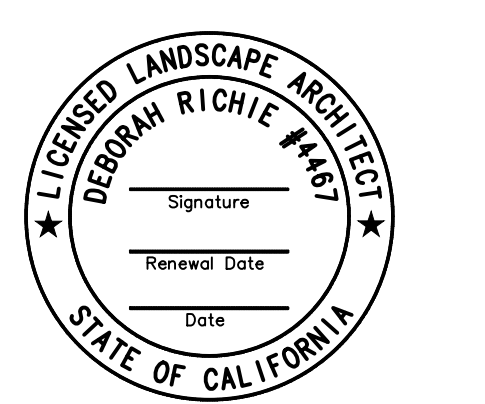


B - ELEVATION

Richie-Bray, Inc.
LANDSCAPE ARCHITECTURE

904 Silver Spur Road #395
Rolling Hills Estates, CA 90274
(310) 377-5868

E-mail: deb@richie-bray.com



PROJECT TITLE

SATO RESIDENCE

2 FLYING MANE ROAD
ROLLING HILLS, CA 90274

RECORD OF SURVEY AS PER BK 59 PG 8 TO 10
OF RECORD OF SURVEY
LOT 51
APN 7567-009-023
SHEET TITLE

SECTION

REVISIONS

08-03-2022
05-24-2022
SCALE: 1/4" = 1'-0"
DATE: 05-09-2022

DRAWN BY:

CHECKED:

XREF FILE:

PROJECT NO.

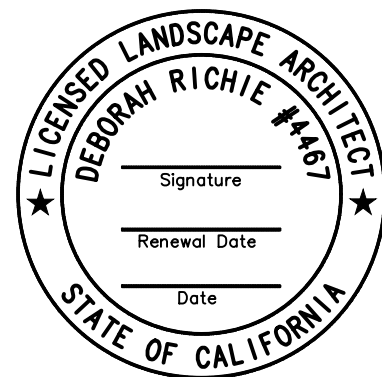
SHEET NO.

L-5

Richie-Bray, Inc.
LANDSCAPE ARCHITECTURE

904 Silver Spur Road #395
Rolling Hills Estates, CA 90274
(310) 377-5868

E-mail: deb@richie-bray.com



PROJECT TITLE

SATO RESIDENCE

2 FLYING MANE ROAD
ROLLING HILLS, CA 90274

RECORD OF SURVEY AS PER BK 59 PG 8 TO 10
OF RECORD OF SURVEY
LOT 51
APN 7567-009-023
SHEET TITLE

FENCE

REVISIONS

SCALE: AS SHOWN

DATE: 07-05-2022

DRAWN BY:

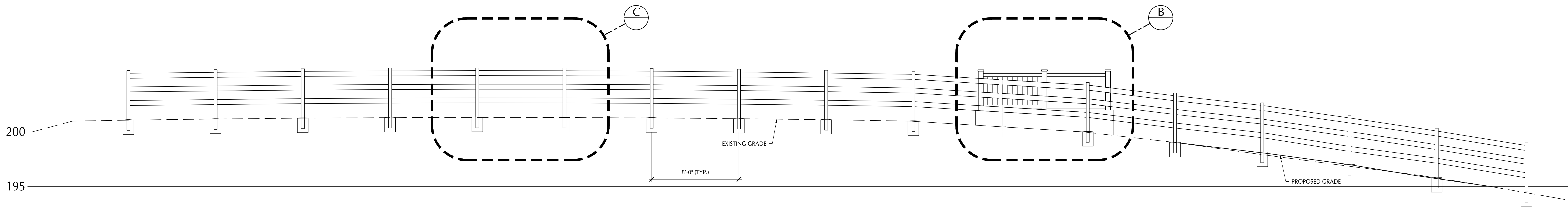
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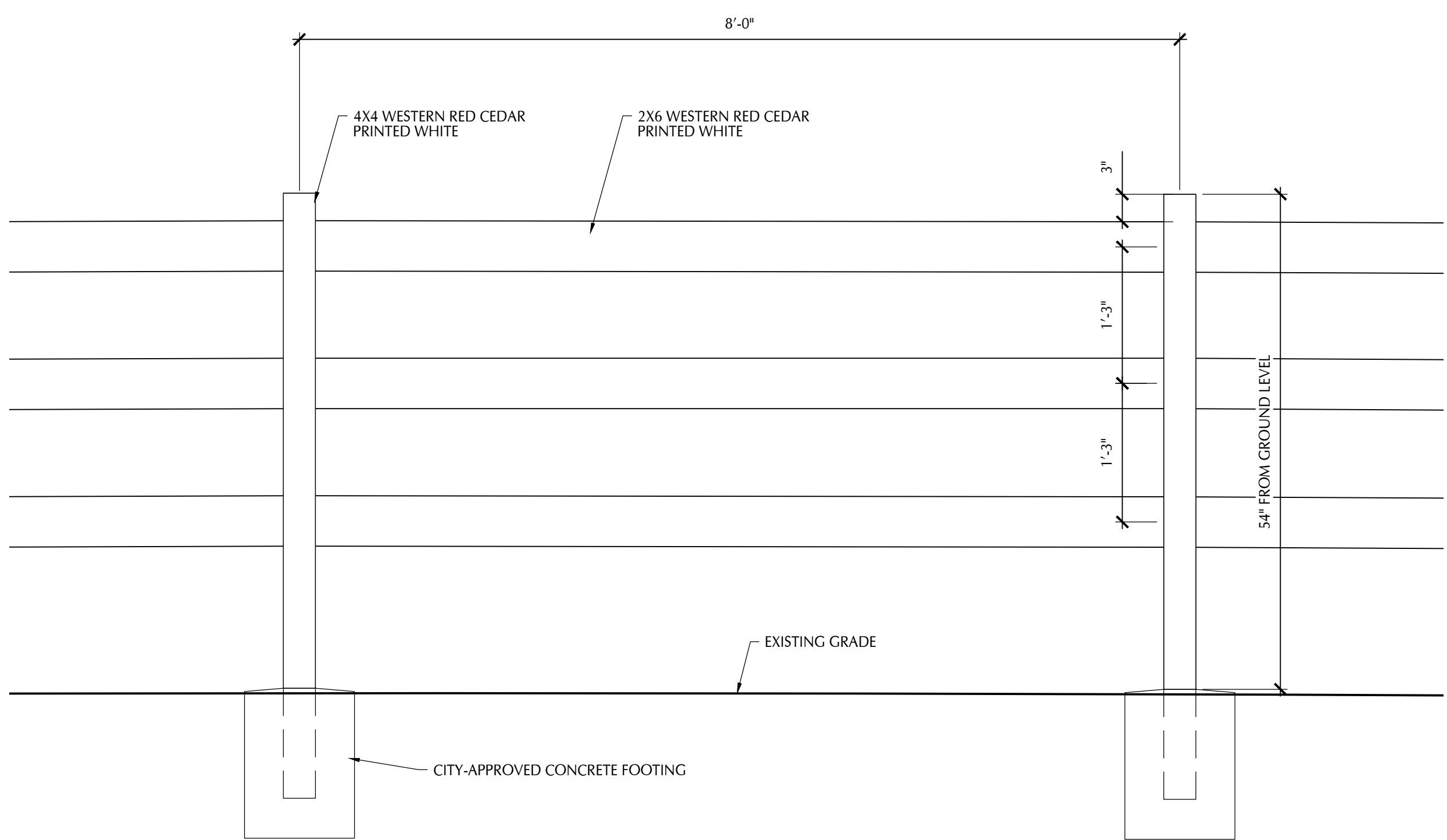
SHEET NO.

L-6



A - FENCE ELEVATION - SOUTHERN SIDE PROPERTY LINE

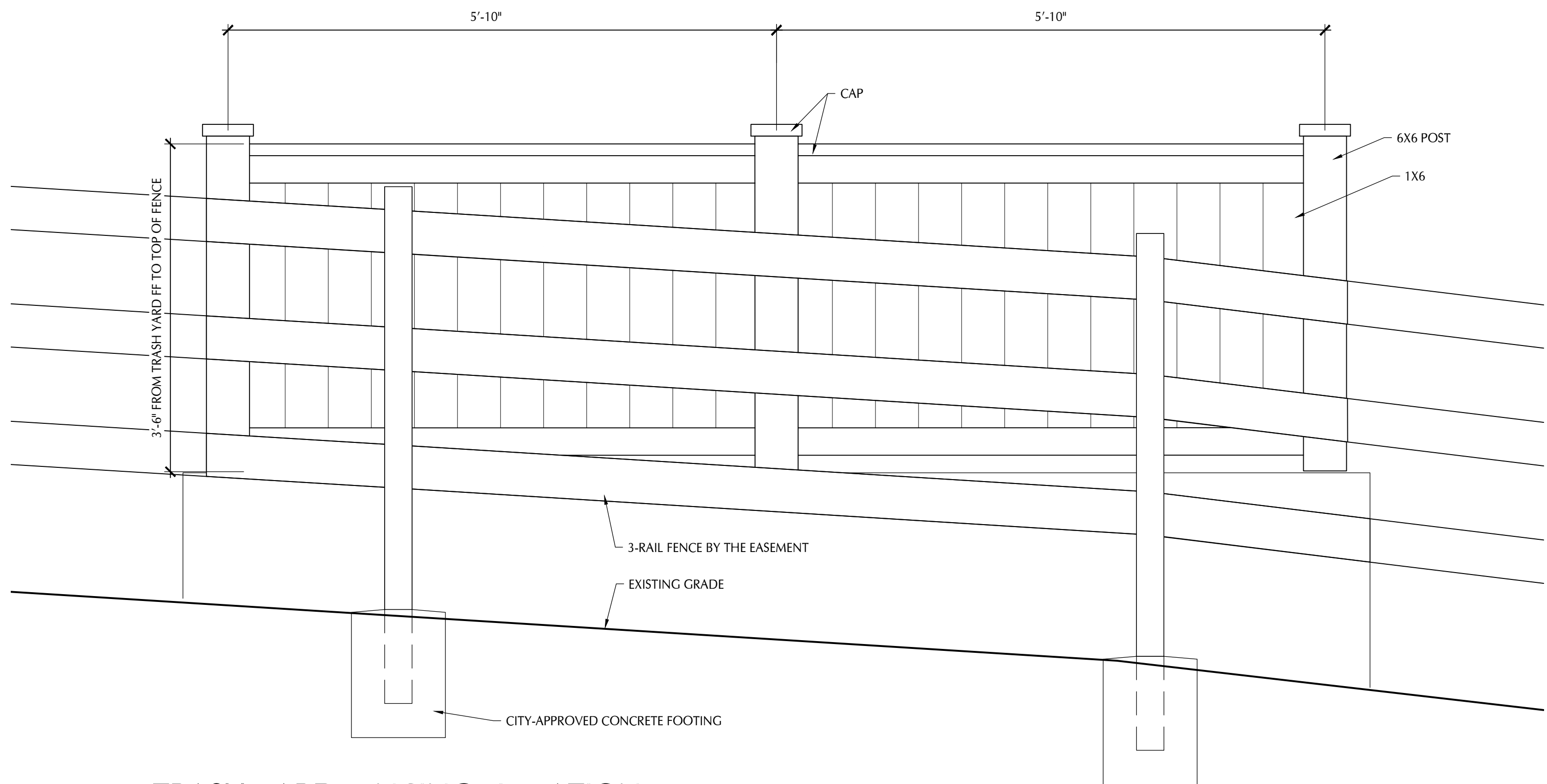
SCALE: 1" = 1'-0"



C - 3-RAIL FENCE ELEVATION

SCALE: 1" = 1'-0"

NOTE:
TRASH AREA FENCE TO BE WESTERN RED CEDAR
PRINTED WHITE



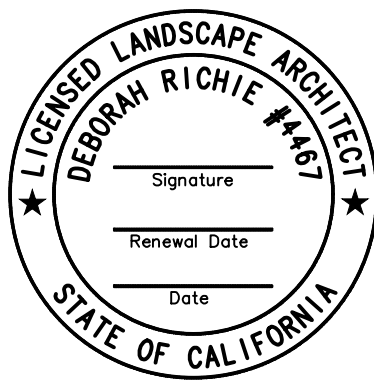
B - TRASH YARD FENCING ELEVATION

SCALE: 1" = 1'-0"

Richie-Bray, Inc.
LANDSCAPE ARCHITECTURE

904 Silver Spur Road #395
Rolling Hills Estates, CA 90274
(310) 377-5868

E-mail: deb@richie-bray.com



PROJECT TITLE

SATO RESIDENCE

2 FLYING MANE ROAD
ROLLING HILLS, CA 90274

RECORD OF SURVEY AS PER BK 59 PG 8 TO 10
OF RECORD OF SURVEY
LOT 51
APN 7567-009-023
SHEET TITLE

TRELLIS DETAILS

REVISIONS

SCALE: 1/4" = 1'-0"

DATE: 07-22-2022

DRAWN BY:

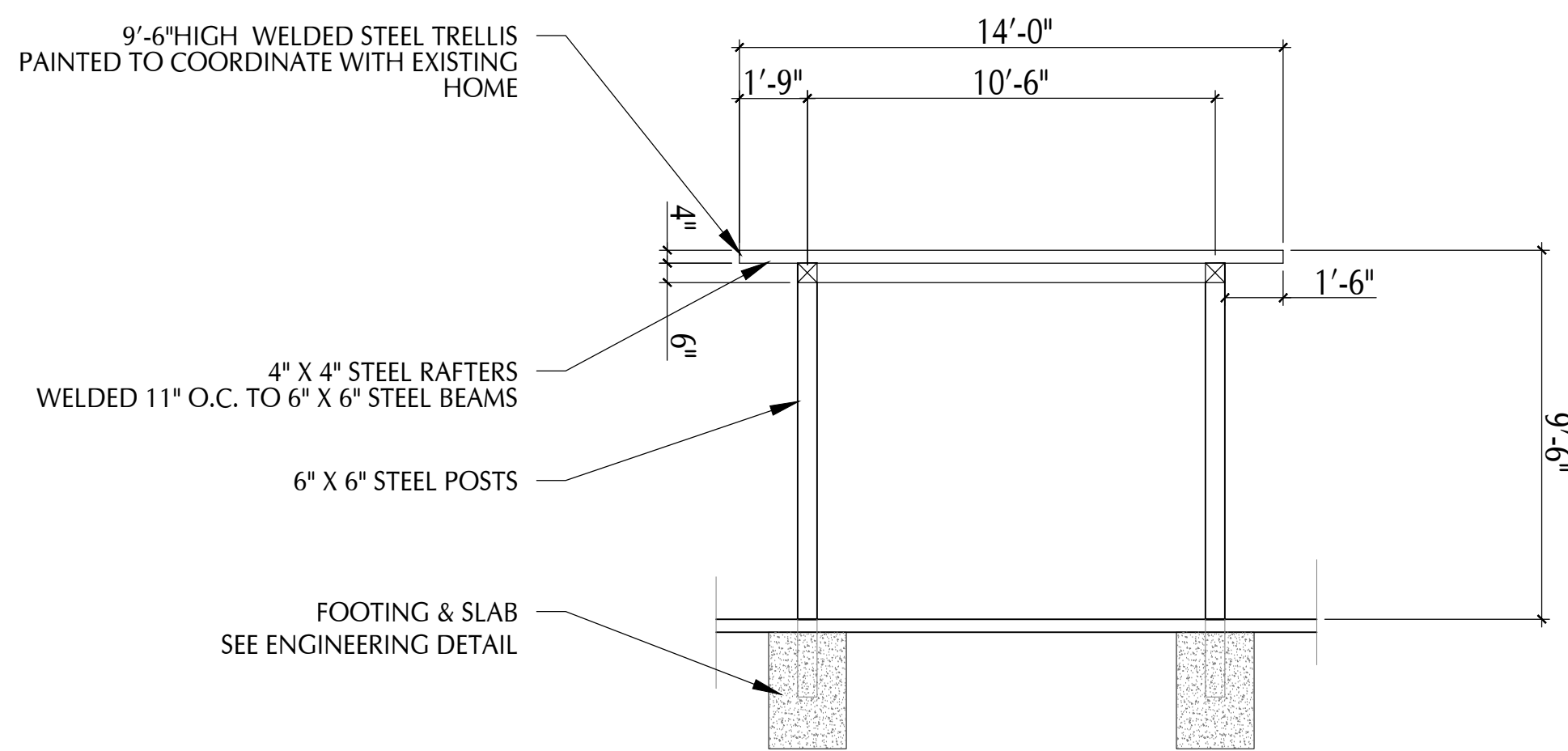
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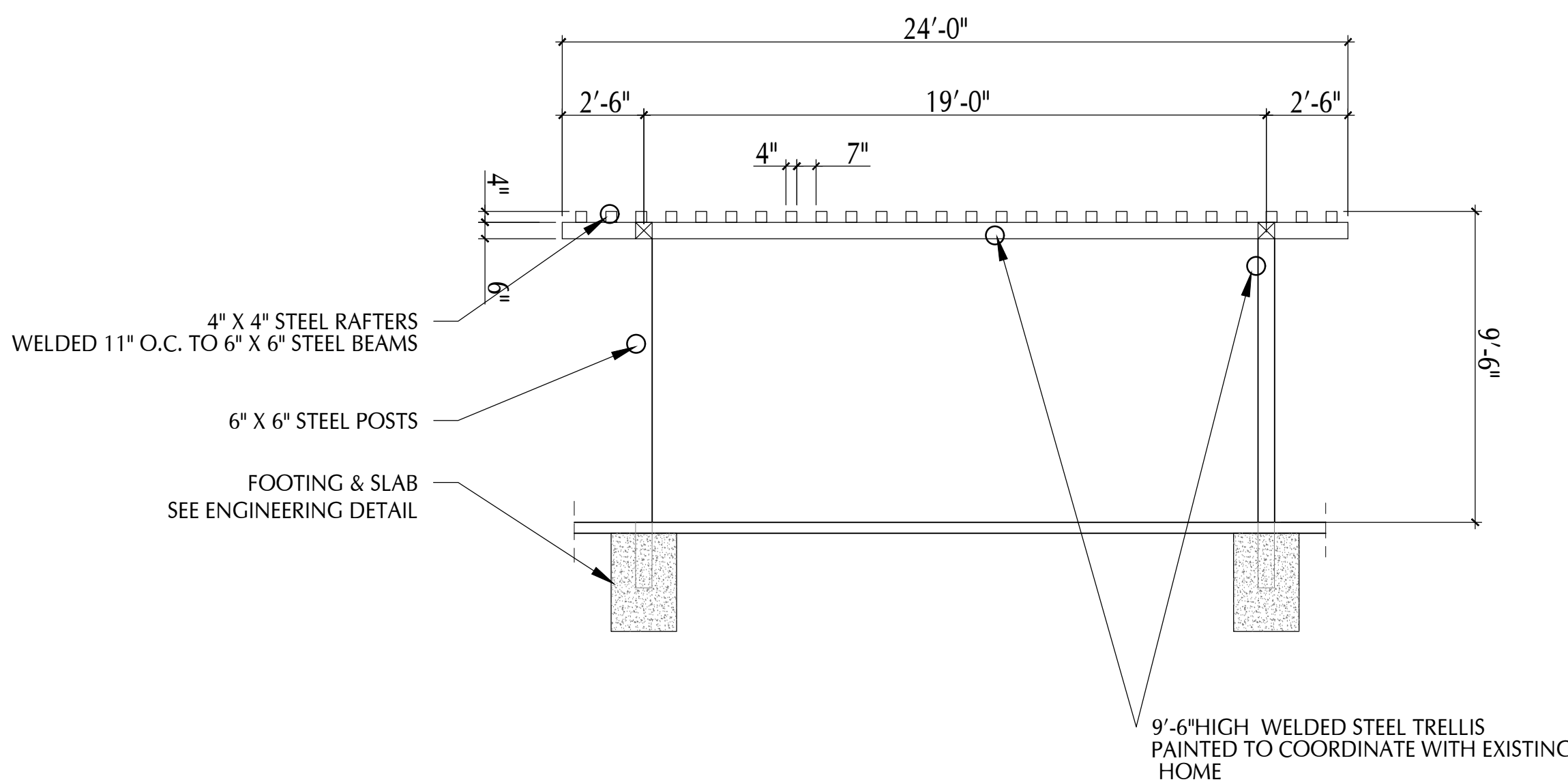
PROJECT NO.

SHEET NO.

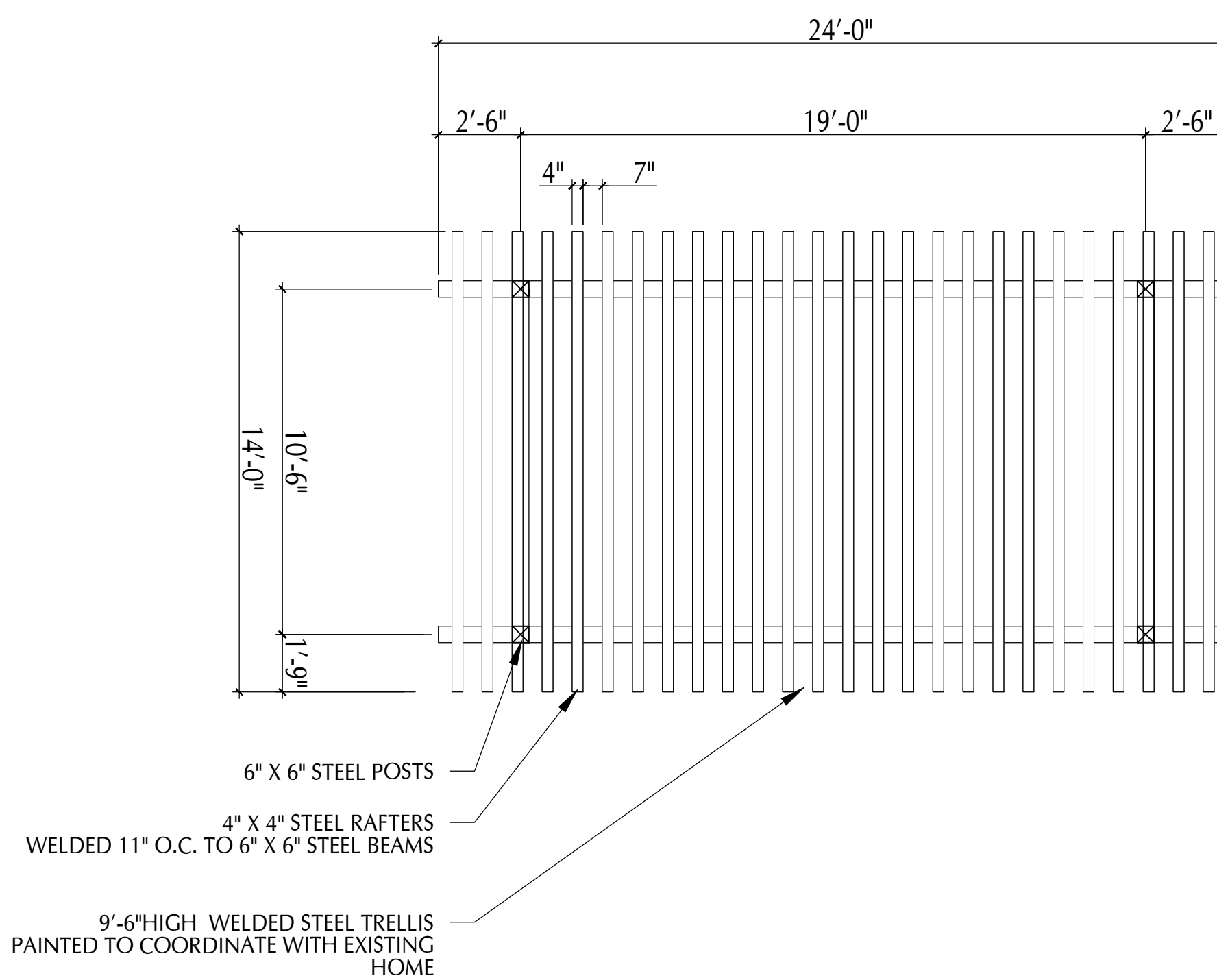
LD-1



ELEVATION: TRELLIS - SIDE



ELEVATION: TRELLIS - FRONT



ENLARGEMENT: TRELLIS - PLAN



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 10.B
Mtg. Date: 08/16/2022

TO: HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION

FROM: JOHN SIGNO, DIRECTOR OF PLANNING & COMMUNITY SERVICES

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: ZONING CASE NO. 21-02, MODIFICATION NO. 1: REQUEST FOR APPROVAL OF A SITE PLAN REVIEW TO DEMOLISH AN EXISTING RESIDENCE AND CONSTRUCT A NEW 5,215-SQUARE-FOOT SINGLE-FAMILY RESIDENCE AND RELATED IMPROVEMENTS INCLUDING NON-EXEMPT GRADING; VARIANCE TO CONSTRUCT A FIVE-FOOT-HIGH RETAINING WALL IN THE SETBACK AREA AND CONDUCT NON-EXEMPT GRADING; MODIFICATION TO ADD A 1,428-SQUARE-FOOT BASEMENT, STAIRCASE, AND RETAINING WALL ON A PROPERTY LOCATED AT 11 FLYING MANE ROAD (LOT 53-SF), ROLLING HILLS, CA (NEVENKA LCC)

DATE: August 16, 2022

BACKGROUND:

On June 21, 2022, the Planning Commission adopted Resolution No. 2022-07 approving Zoning Case No. 21-02 to demolish an existing residence and replace it with a new residence in a similar footprint. The project required a Site Plan Review for construction and Variances to construct a five-foot high retaining wall in the setback area and conduct non-exempt grading.

On May 26, 2022, the Traffic Commission held a meeting to discuss the location of the driveway and apron and recommended to the City Council approval with a condition that the front hedge be removed or trimmed to no more than 24 inches to protect line of sight.

Zoning, Location, and Lot Description

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). However, for purposes of calculating net lot area, Rolling Hills Municipal Code (RHMC) Section 17.16.060(A) indicates that properties less than an acre are to be considered an acre (43,560 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. In 1962, the Planning Commission approved a variance for an indoor swimming pool and structure to

encroach into the required 20-foot side yard setback by eight feet. The pool was constructed in late 1963. In 1968, the Planning Commission re-approved the variance on a technicality that it originally expired before the pool was completed.

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. Since the house was built prior to the City's incorporation, the front and northern side setback are considered legal nonconforming; as mentioned, the southern side setback was reduced with approval of a variance.

DISCUSSION:

Applicant Request

Subsequent to the Planning Commission's approval of the project on Jun 21, 2022, the property owners decided to include a 1,428-square-foot basement underneath the proposed footprint of the residence. The basement will include an indoor pool, gym, bathroom, and bedroom. The project includes a four-foot-wide staircase leading to a light well into the basement, which is in the side yard setback. The staircase and light well are supported by a retaining wall, which will retain a height of no more than five feet of dirt. The non-retaining portion of the wall is no higher than three-and-a-half feet, and acts as a safety barrier for the adjacent easement.

Site Plan Review

The applicant is requesting a major modification to modify the approved site plan and variances by: (1) adding a 1,428-square-foot basement under the footprint of the residence; (2) constructing a staircase and maximum five-foot-high retaining wall in the side yard; and (3) adjusting the non-exempt grading from a total of 6,687 cubic yards (CY) and 57 CY of export to 5,800 CY and 410 CY of export.

Non-exempt grading

The applicant originally requested a total of 6,687 CY of grading, including 57 CY of export. The major modification reduces the total grading to 5,800 CY, but increases the export to 410 CY due to the staircase and lightwell. Excavation for the basement is exempt and could be exported from the site without relief from the Code.

Retaining Walls

Apart from the retaining walls that were approved as part of the original project, the basement will require a retaining wall for the staircase and light well. The maximum height of the retaining portion of the wall is five feet with an average height of two-and-a-half feet. Pursuant to RHMC Section 15.04.060, basements walls must not exceed a height of five feet above finished grade at any point, except for a light well. Furthermore, the staircase and light well must be incorporated into the overall design of the building so that it does not give an appearance of a separate story. The retaining wall will be hidden from view from the adjacent easement.

Variances

The major modification amends the variance request by adding a retaining wall for the staircase and light well in the side yard setback. A variance is also required to export of 410

CY of dirt, which is an increase from the 57 CY of the originally approved plan.

Variance request to allow a new five-foot-high retaining wall within the side yard setback

Pursuant to RHMC Section 17.16.150(F-G), retaining walls are permitted in setback areas if they do not exceed three feet in height, do not require grading, and are located along a walkway; or if they do not exceed three feet in height and are necessary to improve drainage or prevent slope erosion and are not in an easement, unless approved by the Association. Such walls must be screened from the public right-of-ways, easements and adjacent properties with appropriate landscaping.

The applicant is requesting a modification to the variance to allow for a retaining wall up to five feet in height for a new staircase and light well for a basement. The retaining wall will be located in the side setback approximately 16 feet from the property line and will be approximately 20 feet long. The portion of the wall which is retaining will taper to six inches toward the front of the property.

Variance request for non-exempt grading

Pursuant to Section 17.16.230, no export or import of cut or fill material shall be permitted in connection with any grading performed in the City, unless otherwise permitted by the provisions of Title 15 of the Code. The project does not meet the exemptions in Title 15 in that grading consists of 5,800 CY total and covers nearly the entire building pad and set aside area for the future stable and corral. Additionally, 410 CY of export is required.

MUNICIPAL CODE COMPLIANCE

Lot Coverage

The proposed structural coverage on the lot will be 6,484 square feet, or 14.8% of the lot, which is less than the lot coverage limitation of 20% maximum. The proposed total coverage including structures and flatwork will be 9,678 square feet or 22.2% of the lot area, which is less than the lot coverage limitation of 35% maximum.

Area of Disturbance

The project site has been previously disturbed due to development of the existing residence. The proposed project will add 2,124 square feet of disturbance for a total of 12,521 square feet, or 28.7% of the net lot area.

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 a single-family residence, swimming pool, and accessory structures.

Public Participation

None received.

CRITERIA FOR SITE PLAN REVIEW

17.46.050 - Required Site Plan Review findings.

1. The Commission shall be required to make findings in acting to approve, conditionally approve, or deny a Site Plan Review application.
2. No project which requires Site Plan Review approval shall be approved by the Commission, or by the City Council on appeal, unless the following findings can be

made:

3. The project complies with and is consistent with the goals and policies of the general plan and all requirements of the zoning ordinance;
4. The project substantially preserves the natural and undeveloped state of the lot by minimizing building coverage. Lot coverage requirements are regarded as maximums, and the actual amount of lot coverage permitted depends upon the existing buildable area of the lot;
5. The project is harmonious in scale and mass with the site, the natural terrain and surrounding residences;
6. The project preserves and integrates into the site design, to the greatest extent possible, existing topographic features of the site, including surrounding native vegetation, mature trees, drainage courses and land forms (such as hillsides and knolls);
7. Grading has been designed to follow natural contours of the site and to minimize the amount of grading required to create the building area;
8. Grading will not modify existing drainage channels nor redirect drainage flow, unless such flow is redirected into an existing drainage course;
9. The project preserves surrounding native vegetation and mature trees and supplements these elements with drought-tolerant landscaping which is compatible with and enhances the rural character of the community, and landscaping provides a buffer or transition area between private and public areas;
10. The project is sensitive and not detrimental to the convenient and safe movement of pedestrians and vehicles; and
11. The project conforms to the requirements of the California Environmental Quality Act.
12. If all of the above findings cannot be made with regard to the proposed project, or cannot be made even with changes to the project through project conditions imposed by City staff and/or the Planning Commission, the site plan review application shall be denied.

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:

Open the public hearing, take public testimony, close the public hearing and:

- Adopt Resolution No. 2022-13 approving Modification No. 1 to Zoning Case No. 21-02 for a Site Plan Review to add a basement, staircase, and retaining wall to a previously approved project, and modify Variances to construct a retaining wall in the setback area and conduct non-exempt grading.

ATTACHMENTS:

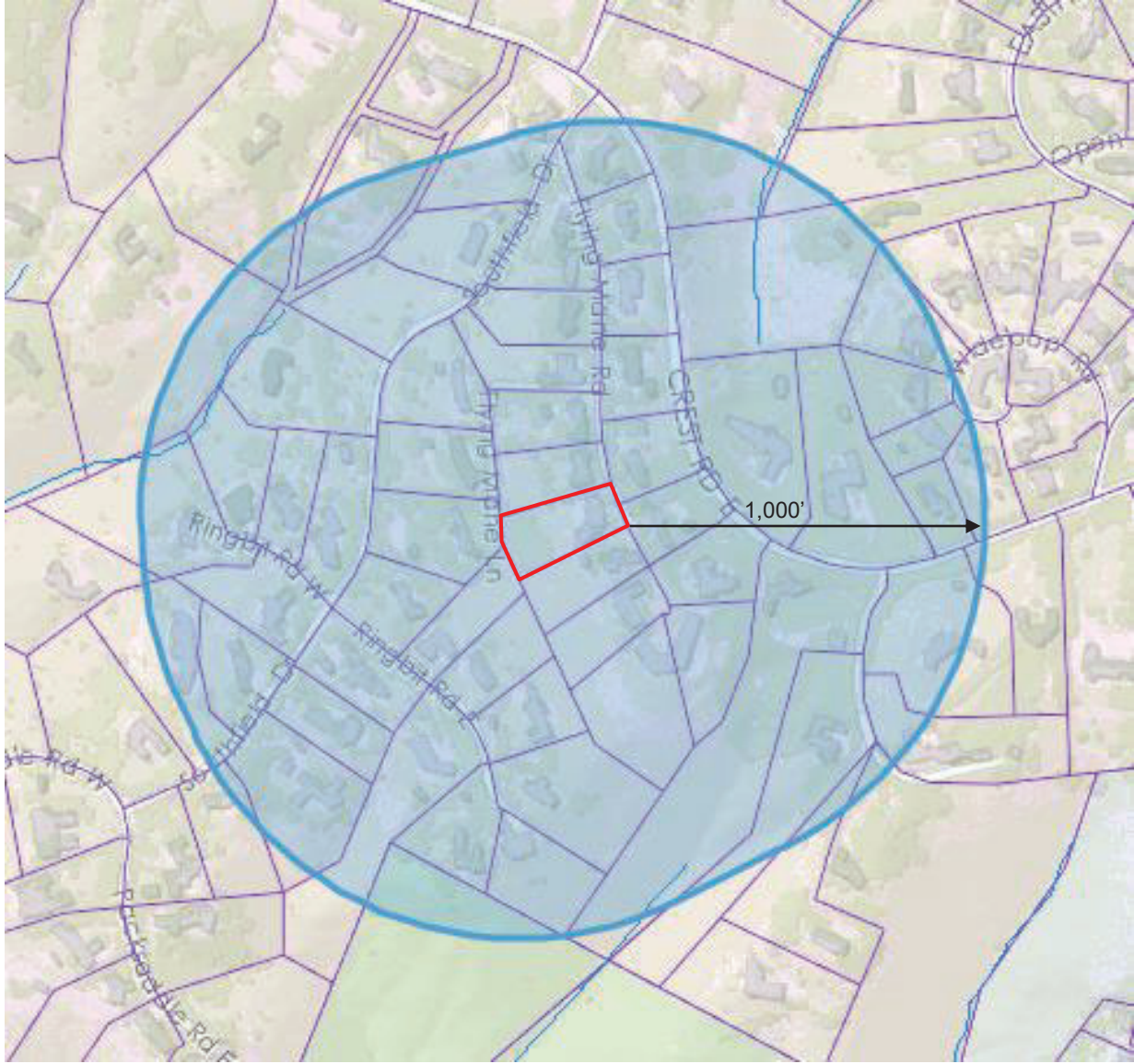
[Vicinity Map - 11 Flying Mane Road.pdf](#)

[Development Table \(ZC 21-02\)_Mod1.pdf](#)

[2022-13_PC_Resolution_11FlyingManeRoad_ZC 21-02Mod1-c1.pdf](#)

[11 Flying Mane - Amended Plans Part 1 - 220725.pdf](#)

[11 Flying Mane - Amended Plans Part 2 - 220725.pdf](#)



City of Rolling Hills

2 PORTUGUESE BEND ROAD

ROLLING HILLS, CA 90274

TITLE VICINITY MAP

CASE NO. Zoning Case No. 21-02

OWNER Nevenka LLC

Site Plan Review, Variance
Mod. No. 1

ADDRESS 11 Flying Mane Road, Rolling Hills, CA 90274

SITE



Development Table Zoning Case No. 21-02, Modification No. 1 (11 FLYING MANE ROAD)			
Site Plan Review and Variance	PAD 1	PAD 2	TOTAL
RAS-1 Zone Setbacks Front: 50 ft. from front easement line Side: 20 ft. from side property line Rear: 50 ft. from rear easement line	Single family residence, garage, pool, equipment, entryways (SF)	Future Stable (SF)	
Pad/Net Lot Area	8,780	1,000	43,560^
Residence	4,795		
Garage	420		
Swimming Pool/Spa	485		
*Pool Equipment	85		
Stable (min. 450 SF)		450**	
Attached Covered Porches	396		
*Outdoor Barbecue	15		
Service Yard	288		
Basement	1,428		
Total Structure Area	6,484	450**	6,484
Total Structure Area (excluding exempt structures)	6,340		
Total Structural Coverage (20% max)			14.8%
Total Flatwork			3,338
Total Structural and Flatwork			9,678
Total Lot Coverage (35% maximum)			22.2%
Building Pad Coverage (Policy: 30% maximum)	73.1%	45%**	
Disturbed Area (40% maximum; up to 60% with slopes less than 3:1)			12,521 28.7%
Grading	3,105 CY cut 2,695 CY fill		5,800 CY 410 CY export

*Allowable deductions; excluded from Total Structure Area/Total Structural Coverage

**Future stable not part of project

^Actual net lot area is 39,556 SF but per Code it is rounded to 1 acre (43,560 SF)

RESOLUTION NO. 2022-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF MODIFICATION NO. 1 TO ZONING CASE NO. 21-02 FOR A SITE PLAN REVIEW TO DEMOLISH AN EXISTING RESIDENCE AND CONSTRUCT A NEW 5,215-SQUARE-FOOT SINGLE-FAMILY RESIDENCE, 1,428-SQUARE-FOOT BASEMENT, AND RELATED IMPROVEMENTS; AND VARIANCES TO CONSTRUCT FIVE-FOOT-HIGH RETAINING WALLS IN THE SETBACK AREA AND CONDUCT NON-EXEMPT GRADING ON A PROPERTY LOCATED AT 11 FLYING MANE ROAD (LOT 53-SF), ROLLING HILLS, CA (NEVENKA LLC)

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

Section 1. An application was duly filed by Nevenka LLC with respect to real property located at 11 Flying Mane Road, Rolling Hills (Lot 53-SF) 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 attached garage in a similar footprint, and construct five-foot-high retaining walls in the rear portion of the building pad and in the side yard setback. The project also includes a 485-square-foot swimming pool, 85-square-foot pool equipment, 337 square feet of attached covered porches, 15-square-foot barbecue, and 288-square-foot service yard, which are not subject to discretionary review. The project also includes variances for a new five-foot-high retaining wall within the southern side yard setback and for non-exempt grading including export of dirt.

Section 2. On June 21, 2022, the Planning Commission adopted Resolution No. 2022-07 approving Zone Case No. 21-02, by a vote of 3-0, which approved the project described in Section 1 above. Subsequently, the applicant filed a request for a major modification to modify the approved site plan and variances by: (1) adding a 1,428-square-foot basement under the footprint of the residence; (2) constructing a staircase and maximum five-foot-high retaining wall in the side yard; and (3) adjusting the non-exempt grading from a total of 6,687 CY and 57 CY of export to 5,800 CY and 410 CY of export (collectively the "Major Modification").

Section 3. The Planning Commission conducted duly noticed public hearings to consider the Major Modification at its special field trip meeting and regular meeting on August 16, 2022. Neighbors within a 1,000-foot radius were notified of the public hearings and a notice was published in the Daily Breeze on August 5, 2022. The applicant and agent were notified of the public hearings in writing by first class mail and the agent was in attendance at the hearings. Evidence was heard and presented from all persons interested in affecting said proposal.

Section 5. The property is zoned RAS-1 and the net lot area excluding the roadway easement is 0.9 acre (39,556 square feet). For purposes of calculating net lot area, Rolling Hills Municipal Code (RHMC) Section 17.16.060(A) indicates that properties less than an acre are to be considered an acre (43,560 square feet). The project includes an existing 8,780-square-foot building pad near the front of the property closest to the street. The property has a lot depth of over 320 feet and slopes downward toward the rear property line. The grade elevation between the main building pad and the rear property line is over 100 feet. A second building pad is proposed as a set aside for a future stable and corral near the rear of the property.

Section 6. 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 single family residence and accessory structures, including but not limited to garages, carports, patios, swimming pools and fences. Here, the Project includes the demolition of a residence and construction of a new single-family residence and related improvements. Accordingly, the Project qualifies for the exemption pursuant to Section 15303. Further, no exceptions to the exemption apply; there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The site has already been graded and existing structures are on site.

Section 7. Modification to Site Plan Review. The Planning Commission finds that this Major Modification to the Site Plan Review approved on June 21, 2022 via Resolution No. 2022-07 does not affect the previously made findings for the project. As noted above, this Major Modification to the approved Site Plan Review includes: (1) adding a 1,428-square-foot basement under the footprint of the residence; (2) constructing a staircase and maximum five-foot-high retaining wall in the side yard; and (3) adjusting the non-exempt grading from a total of 6,687 CY and 57 CY of export to 5,800 CY and 410 CY of export. With respect to the foregoing, the Planning Commission makes the following findings of fact pursuant to RHMC Section 17.46.050, which supplement the Site Plan Review findings in Resolution No. 2022-07:

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

The proposed Major Modification is compatible with the General Plan and Zoning ordinance, subject to the variance for the new five-foot-high retaining walls within the southern side yard setback and a variance for grading within the southern side yard setback for retaining walls to allow for wider access and export of dirt. The proposed structures comply with the General Plan requirement of low profile, low-density residential development with sufficient open space between surrounding structures. The new residence and basement will be built on the existing building pad and will have a similar footprint as the existing residence, which will reduce the visual impact and minimize grading.

The new residence and basement meets the requirements for reduced setbacks on a smaller lot. According to RHMC Section 17.24.045, reduced setbacks may apply to properties in the RAS-1 zoning district that have a lot area of 1.25 acres or less, excluding roadway

easements. As such, the new residence will maintain the 30-foot front yard setback of the existing residence.

The project conforms to Zoning Code lot coverage requirements. The net lot area of the lot is 43,560 square feet per RHMC Section 17.16.060(A). The structural net lot coverage is proposed at 6,484 square feet or 14.8% (20% max. permitted) excluding exempt structures; and the total lot coverage proposed, including flatwork, would be 9,678 square feet or 22.2% (35% max. permitted). The disturbed area of the lot is proposed to be 12,521 square feet or 28.7% (40% permitted).

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

The topography and the configuration of the lot have been considered, and the proposed grading and retaining walls for development will not adversely affect or be materially detrimental to adjacent uses, buildings, or structures; the grading and retaining walls allows the proposed construction to be constructed largely on an existing building pad which enables proposed project elements to be the least intrusive to surrounding properties. The retaining wall preserves the existing topography in the adjacent bridle trail easement and eliminates grading and disturbance in the easement. Further, the grading and retaining walls allows the proposed construction to be a sufficient distance from nearby residences so views and privacy of surrounding neighbors will not be impacted. The pool will be behind the residence and not visible from the street. The pool and patio area are included in the lot coverage. Lastly, the graded areas will incorporate landscaping and the retaining walls will be screened with landscaping. The lot will have a main building pad and a stable set aside area and 28.7% of the lot will be disturbed with the remaining area left landscaped or in a natural state. The basement will be entirely underneath the footprint of the residence.

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

The Major Modification, as conditioned, is harmonious in scale and mass with the site, and is consistent with the scale of the neighborhood when compared to new residences in the vicinity of said lot. The development plan takes into consideration the visibility of the project from Flying Mane Road as it utilizes the existing building pad and has a similar footprint to the existing residence. Significant portions of the lot will be left undeveloped or landscaped.

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

A landscape plan has been prepared to for compliance with water efficient landscape ordinance requirements and low impact development standards. The landscape plan will introduce additional landscaping, which will be compatible with and enhances the rural

character of the community, and the landscaping will provide a buffer or transition area between private and public areas. The grading and retaining walls are designed to preserve existing topography where possible and mimic the natural terrain.

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

Grading consists of 3,105 CY of cut and 2,695 CY of fill. Export of 410 CY is required and covered by the variance contained herein. The grading and retaining walls are designed to preserve slopes where possible and mimic the natural terrain. Grading for the basement is exempt from grading calculations since the basement will be underneath the footprint of the residence and not seen.

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

Grading will be done to improve the driveway and walkways throughout the site. Drainage will not change and will follow the natural drainage courses of the lot. Grading for the swimming pool and basement are exempt from grading calculations.

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

Surrounding native vegetation and mature trees will not be affected and new landscaping will be considerate of the environment and will enhance the rural character of the community. Landscaping will provide a buffer or transition between various pads on the property. As such, the rural character of the community is maintained and privacy is maintained with neighbors.

H. The project is sensitive and not detrimental to the convenience and safety of circulation for pedestrians and vehicles.

The grading and retaining walls for the project occur in the side of the property and will not be visible from the adjacent easement. There is ample parking in the garage and driveway in the front of the house. An adequate pathway is proposed to safely accommodate pedestrians from the residence to the backyard and stable set aside area in the rear of the property. Adequate walkways will be provided to the pool and deck as well as a staircase leading to the basement.

I. The project conforms to the requirements of the California Environmental Quality Act (CEQA).

The Project is exempt from the 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 single family

residence and accessory structures, including but not limited to garages, carports, patios, swimming pools and fences. Here, the Project includes the construction of a new single-family residence, swimming pool, retaining walls, and associated grading. Accordingly, the Project qualifies for the exemption pursuant to Section 15303. Further, no exceptions to the exemption apply; there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The building pad has already been graded and existing structures are on site.

Section 8. Modification to Variances. The Planning Commission finds that finds that this Major Modification to the Variances approved on June 21, 2022 via Resolution No. 2022-07 does not affect the previously made findings for the project. As noted above, this Major Modification to the approved Variances includes: (1) adding a retaining wall for the staircase and light well in the side yard setback; and (2) [insert]. With respect to the foregoing, the Planning Commission makes the following findings of fact pursuant to RHMC Section 17.38.050, which supplement the variance findings in Resolution No. 2022-07: :

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 extraordinary circumstances applicable to this property. The residence was developed prior to the City's incorporation and has a legal nonconforming front yard setback of 30 feet which may continue pursuant to Section 17.24.045. However, the small lot size and location of the building pad near the street are exceptional circumstances applicable to the property that do not apply generally to other properties in the same vicinity and zone. Retaining walls in the side yard setback are warranted in order to maintain the existing topography and provide emergency access around the residence. The encroachment is considered minimal given the existing residence already encroaches eight feet into the required side yard setback. The improvement will enhance the usability of the residence and be compatible with existing development in the area. Further, five-foot-high retaining walls with an average height of two and one-half feet is needed to improve accessibility. The variance is warranted due to the unique sloping topography that does not apply generally 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 variances are necessary for the preservation and enjoyment of property rights on the property. The existing main building pad encroaches into the front and side setback areas making it necessary for retaining walls and other improvements to also encroach. Other properties in the vicinity enjoy these types of improvements.

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 the variances to encroach into the front and side setbacks will not be detrimental to the public welfare and will not be injurious to properties in the vicinity; retaining

walls and other improvements are allowed in the Rolling Hills community. Further, the project will be consistent with other development in the area. The new residence is substantially in the same location as the existing residence to be demolished; the driveway will be relocated several feet and repaved and retaining walls will improve access to the side of the residence.

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

Allowing construction in the side setback will improve access to the side of the residence and allow the existing topography to remain. The project is harmonious in scale and mass with the site, the natural terrain, and surrounding residences because the proposed construction 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.

The construction in the side setback allows a new single family home similar to others enjoyed by many properties throughout the City. The 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 for the project will be consistent with the applicable portions of the Los Angeles County Hazardous Waste Management Plan related to siting criteria for hazardous waste facilities. The project site is not listed on the current State of California Hazardous Waste and Substances Sites List.

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

Granting the variance will be consistent with the General Plan of the City of Rolling Hills, which allows and encourages residential uses and property improvements. It will further the low-profile residential development pattern of the community and will not give the property an over-built look.

Section 9. Approval; Amended Conditions of Approval. Given the foregoing, the Planning Commission hereby approves the Major Modifications to the Site Plan Review and Variances as profiled in Sections 7 and 8 above. Furthermore, all the conditions of approval from Resolution No. 2022-07 are restated herein and the Planning Commission hereby amends the following conditions of approval D, G, U, and AK to read as follows:

D. The lot shall be developed and maintained in substantial conformance with the site plan on file at City Hall and approved by the Planning Commission on August 16, 2022

except as otherwise provided in these conditions. The working drawings submitted to the Department of Building and Safety for plan check review shall conform to the approved development plan. All conditions of the Site Plan Review and Variance approvals shall be incorporated into the building permit working drawings, and where applicable complied with prior to issuance of a grading or building permit from the building department.

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

Any proposed modifications and/or changes to the approved project, including resulting from field conditions, shall be discussed with staff so that staff can determine whether the modification is minor or major in nature. Minor modifications are subject to approval by the City Manager or his or her designee. Major modifications are subject to approval by the Planning Commission after a public hearing. The applicant shall not implement modifications or changes to the approved project without the appropriate approval from the City Manager or designee or the Planning Commission, as required.

G. Structural lot coverage of the lot shall not exceed 6,484 square feet or 14.8% of the net lot area, in conformance with lot coverage limitations (20% maximum).

The total lot coverage proposed, including structures and flatwork, shall not exceed 9,678 square feet or 22.2% of the net lot area, in conformance with lot coverage limitations (35% maximum).

U. Retaining walls shall not exceed five feet in height at any point along the walls and shall have an average height of two and one-half feet.

AK. This Resolution's approvals shall not be effective until the applicants execute an Affidavit of Acceptance of all conditions set forth in Resolution No. 2022-07, and as modified herein.

PASSED, APPROVED AND ADOPTED THIS 16th DAY OF AUGUST, 2022.

BRAD CHELF, CHAIRMAN

ATTEST:

CHRISTIAN HORVATH, CITY CLERK

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

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

I certify that the foregoing Resolution No. 2022-13 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF MODIFICATION NO. 1 TO ZONING CASE NO. 21-02 FOR A SITE PLAN REVIEW TO DEMOLISH AN EXISTING RESIDENCE AND CONSTRUCT A NEW 5,215-SQUARE-FOOT SINGLE-FAMILY RESIDENCE, 1,428-SQUARE-FOOT BASEMENT, AND RELATED IMPROVEMENTS; AND VARIANCES TO CONSTRUCT FIVE-FOOT-HIGH RETAINING WALLS IN THE SETBACK AREA AND CONDUCT NON-EXEMPT GRADING ON A PROPERTY LOCATED AT 11 FLYING MANE ROAD (LOT 53-SF), ROLLING HILLS, CA (NEVENKA LLC)

was approved and adopted at a regular meeting of the Planning Commission on August 16, 2022, by the following roll call vote:

AYES:

NOES:

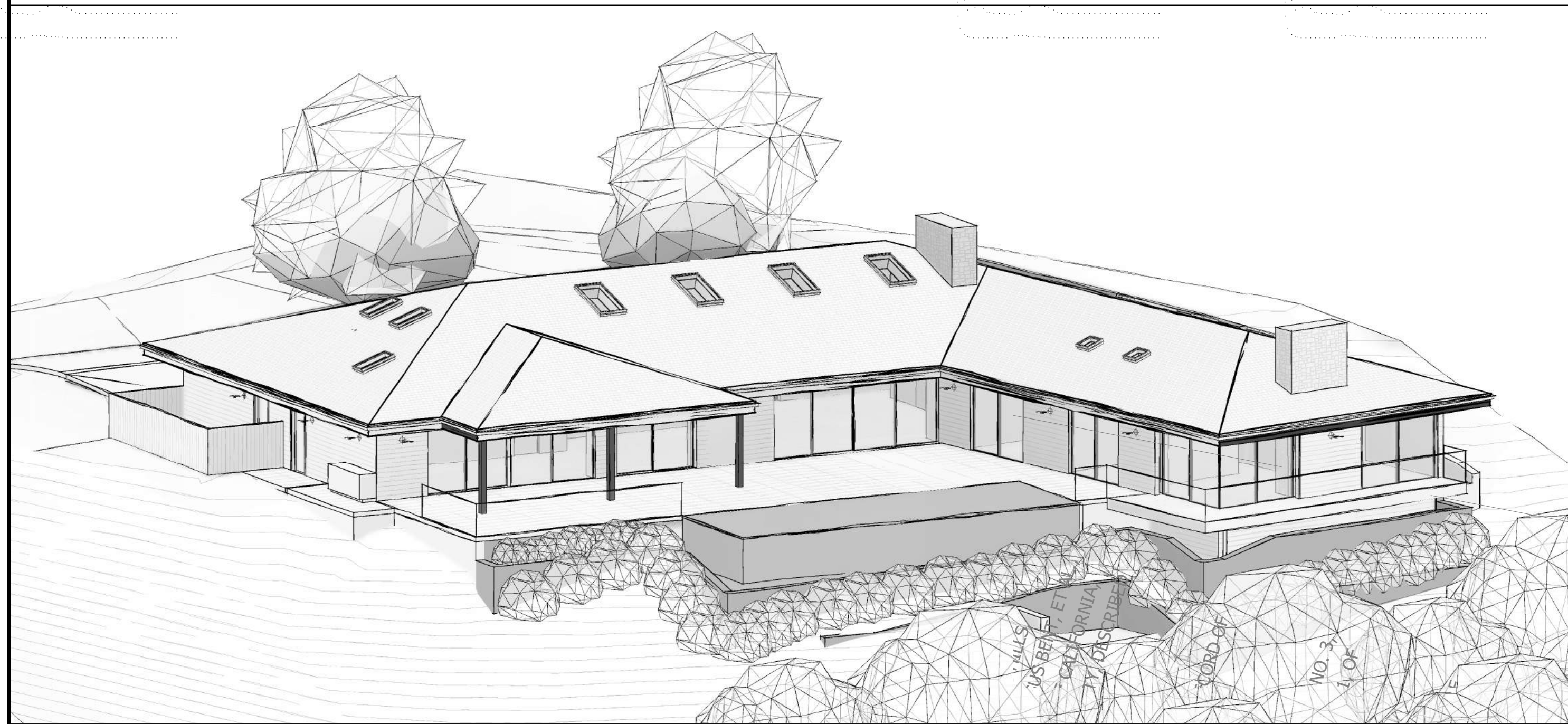
ABSENT:

ABSTAIN:

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

Administrative Offices.

CHRISTIAN HORVATH, CITY CLERK



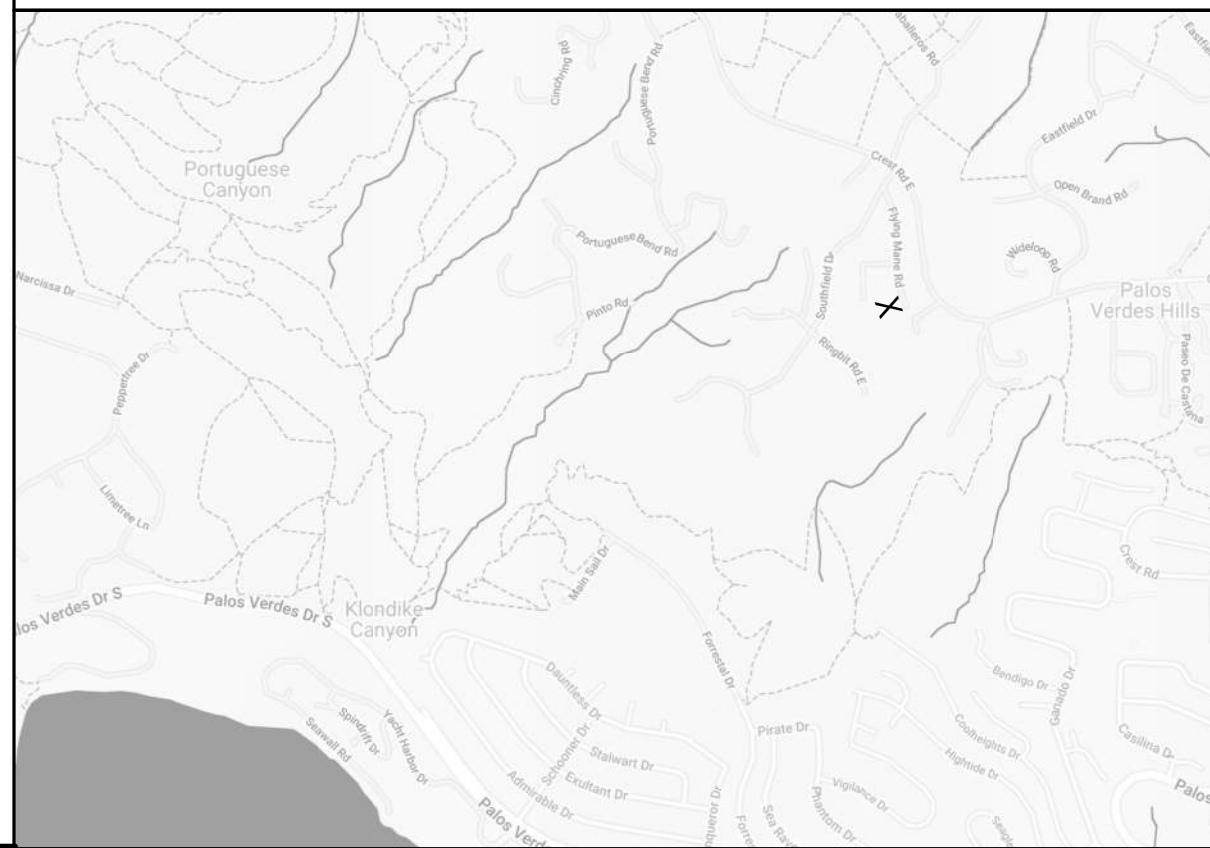
3D VIEW



PLOT PLAN
1/16" = 1'-0"

1

SHEET LIST



VICINITY MAP

PROJECT ADDRESS:
11 FLYING MANE RD
ROLLING HILLS, CA 90274

SCOPE OF WORK:
NEW ONE-STORY SINGLE FAMILY DWELLING WITH BASEMENT, SWIMMING POOL AND SPA,
SITE RETAINING WALLS AND GRADING

LEGAL DESCRIPTION:
ASSESSOR'S PARCEL NUMBER:
LOT SIZE:
ZONE:

LOT H, RANCHO LOS PALOS VERDES
7567 009 025
1.17 AC / 50,956 SF
RAS-1

CONSTRUCTION TYPE:
YEAR BUILT:
NUMBER OF STORIES:
(E) FLOOR AREA:
PROPOSED FLOOR AREA:
PROPOSED BASEMENT AREA:

V - B (SPRINKLERED PER NFPA 13-D)
1953
SINGLE STORY WITH BASEMENT
5,232 SF
5,215 SF
1,428 SF

REQUIRED BUILDING SETBACKS:
FRONT YARD
SIDE YARD
REAR YARD:

30'-0"
20'-0"
50'-0"

MAXIMUM BUILDING HEIGHT ALLOWED:
(E) ROOF RIDGE HEIGHT:

ONE STORY
17'-8"

EXISTING BUILDING PAD AREA :

7,568 SF

PROPOSED BUILDING PAD AREA :

8,780 SF

GRADING QUANTITIES :
TOTAL CUT
TOTAL FILL
EXPORT
ALLOWABLE EXPORT
(POOL AND BASEMENT)

3,105 CY
2,695 CY
410 CY
410 CY

PROJECT DESCRIPTION

OWNER:
NEVENKA LLC
11 FLYING MANE RD.
ROLLING HILLS, CA 90274

ARCHITECT/APPLICANT:
JOHN RUZICKA, AIA, LEED AP
2422 GATEWOOD ST
LOS ANGELES, CA 90031
(310) 597-8668
john@ruz-arch.com

GENERAL CONTRACTOR:
John Mackenbach
Mackenbach Construction
PO BOX 623
Palos Verdes Estates, CA 90274
(310) 971-6429
johnmackenbach@gmail.com

SURVEYOR:
CHRIS NELSON & ASSOCIATES, INC.
3128 VIA COLINAS SUITE H
WESTLAKE VILLAGE, CA 91362
(818) 991-1040

GEOTECHNICAL ENGINEER:
COAST GEOTECHNICAL, INC.
1200 WEST COMMERCIAL TH
FULLERTON, CA 92833
(714) 870-1211
coast@coastgeotech.com

CIVIL ENGINEER:
BOLTON ENGINEERING CORP.
25834 NARBONNE AVE. SUITE 210
LONITA, CA 90717
(916) 790-8550
tales@boltonengineering.com

STRUCTURAL ENGINEER:
NAMVAR ASSOCIATES
231 VISTA DEL MAR, SUITE D
REDONDO BEACH, CA 90277
(310) 540-7788
namvarassociates@gmail.com

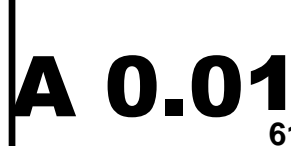
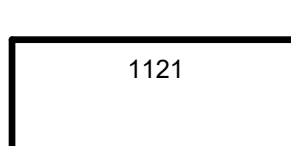
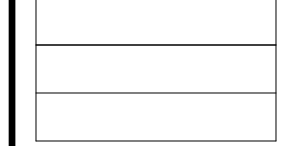
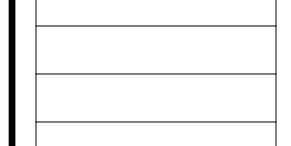
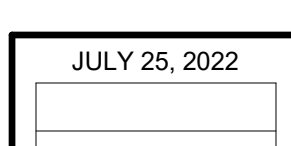
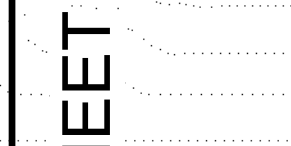
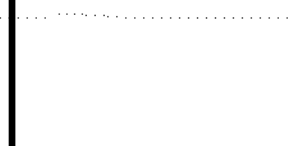
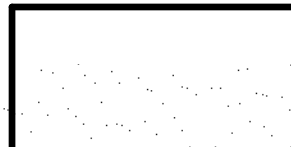
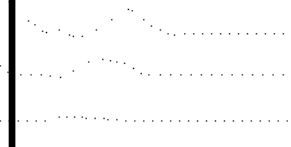
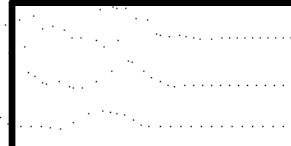
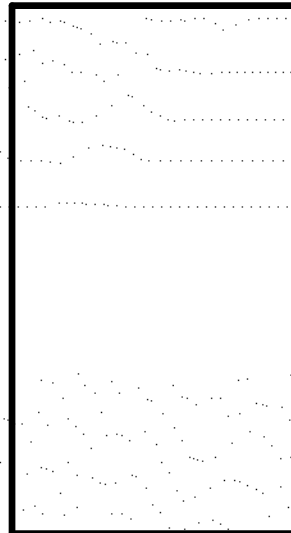
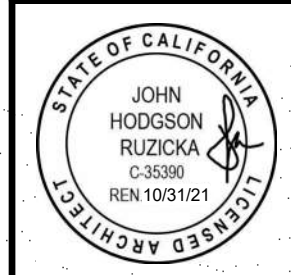
LANDSCAPE ARCHITECT:
NATURAL ART LANDSCAPE
2715 CASIANO RD.
LOS ANGELES, CA 90077
lorans@naturalartlandscapes.com

PROJECT DIRECTORY

ARCHITECTURAL
A.0.01 COVERSHEET
A.0.02 PROPERTY SURVEY
A.1.01 SITE LIGHTING DIAGRAM
A.2.01 BASEMENT PLAN
A.2.02 FIRST FLOOR PLAN
A.2.03 ROOF PLAN
A.2.04 FIRST FLOOR REFLECTED CEILING PLAN
A.3.01 EXTERIOR ELEVATIONS
A.3.02 EXTERIOR ELEVATIONS
A.4.01 BUILDING SECTIONS
A.4.02 BUILDING SECTIONS
A.7.02 PROPOSED EXTERIOR FINISHES

CIVIL ENGINEERING
C0.0 COVERSHEET
C0.1 TOPOGRAPHIC SURVEY
C1.1 ENLARGED SITE PLAN - MAIN RESIDENCE
C1.2 ENLARGED SITE PLAN - FUTURE STABLE
C2.0 SITE SECTIONS

LANDSCAPE DESIGN
1.0 CONCEPT PLANTING PLAN
1.1 CONCEPT WATER USAGE CALCULATIONS



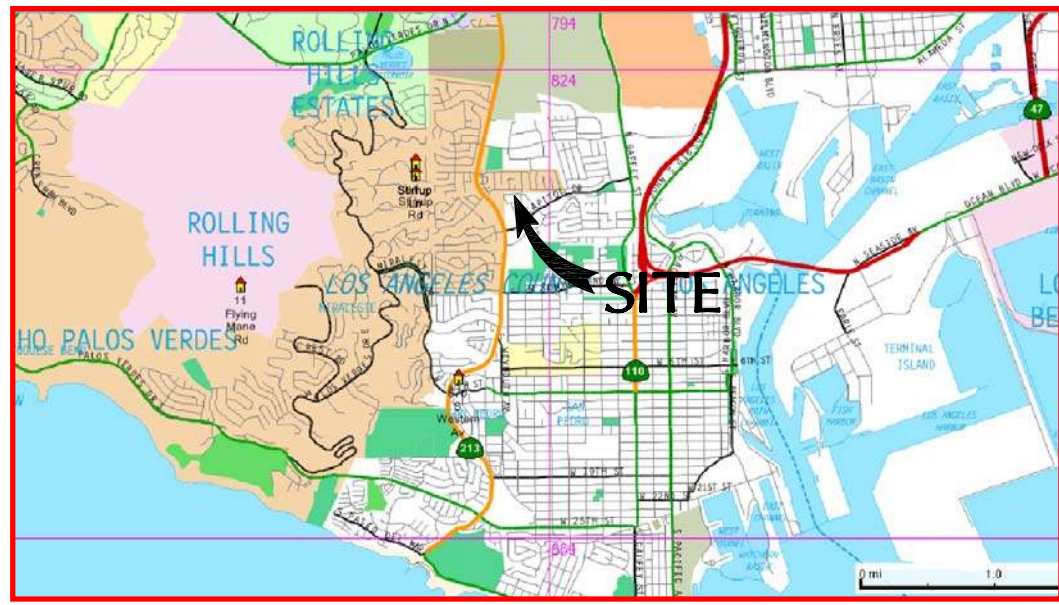
PRIVATE RESIDENCE
#11 FLYING MANE
ROLLING HILLS, CA 90274

COVERSHEET

JULY 25, 2022

1121

A 0.01



VICINITY MAP
NO SCALE

LEGAL DESCRIPTION:

Real property in the City of Rolling Hills, County of Los Angeles, State of California, described as follows:

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

PARCEL 1:
THAT CERTAIN PARCEL OF LAND DESIGNATED AS NO. 53, ON RECORD OF SURVEY MAP FILED IN RECORD OF SURVEYS BOOK 59, PAGES 8 TO 10, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:
EASEMENTS FOR ROAD PURPOSES OVER THOSE STRIPS OF LAND DESCRIBED IN PARCEL 2 AND PARCEL NO. 3, IN DEED TO ROBERT R. DOUGLAS AND WIFE, RECORDED NOVEMBER 26, 1945, IN BOOK 22419, PAGE 401, OF OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 3:
EASEMENTS FOR ROAD PURPOSES OVER THOSE STRIPS OF LAND SHOWN AS PRIVATE ROADS ON RECORD OF SURVEY MAP FILED IN RECORD OF SURVEY BOOK 59, PAGES 8 TO 10 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THOSE PORTIONS THEREOF LYING WITHIN THE LINES OF THE ABOVE DESCRIBED PARCEL NO. 1.

APN: 7567-009-025

BENCH MARK:

B.M. NO GY 8549 NAVD 1988 COUNTY OF LOS ANGELES DATUM

FOUND L&BR IN CENTER OF CB RETURN OF ISLAND AT CENTERLINE WHITLEY COLLINS DRIVE 15.2 M NORTHELY OF CENTERLINE CREST ROAD.

ELEVATION = 1182.53 FEET (ADJUSTMENT OF 2013)

BASIS OF BEARINGS:

BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF FLYING MANE ROAD AS SHOWN ON THE RECORD OF SURVEY, R.S. 59-8/10 AS N 28°14'20" E.

NOTE:

- BOUNDARIES SHOWN HEREON ARE RECORD INFORMATION PER RECORD OF SURVEY, R.S. 59-08/10.
- LANDSCAPING AND LANDSCAPE IRRIGATION DEVICES EXIST WITHIN THE PROPERTY AND ARE NOT SHOWN.
- TREELINE CANOPIES ARE PICTORIAL, AND MAY NOT REFLECT TRUE DRIPLINES.
- IF RETAINING WALLS OR SIMILAR STRUCTURES ARE TO BE DESIGNED FROM TOPOGRAPHY SHOWN HEREON, THE ELEVATIONS OF CRITICAL POINTS CONTROLLING THE DESIGN MUST BE VERIFIED PRIOR TO ADOPTION OF FINAL DESIGN.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THE TITLE REPORT NO. TOR-6415286, PREPARED BY FIRST AMERICAN TITLE COMPANY, DATED SEPTEMBER 30, 2020.



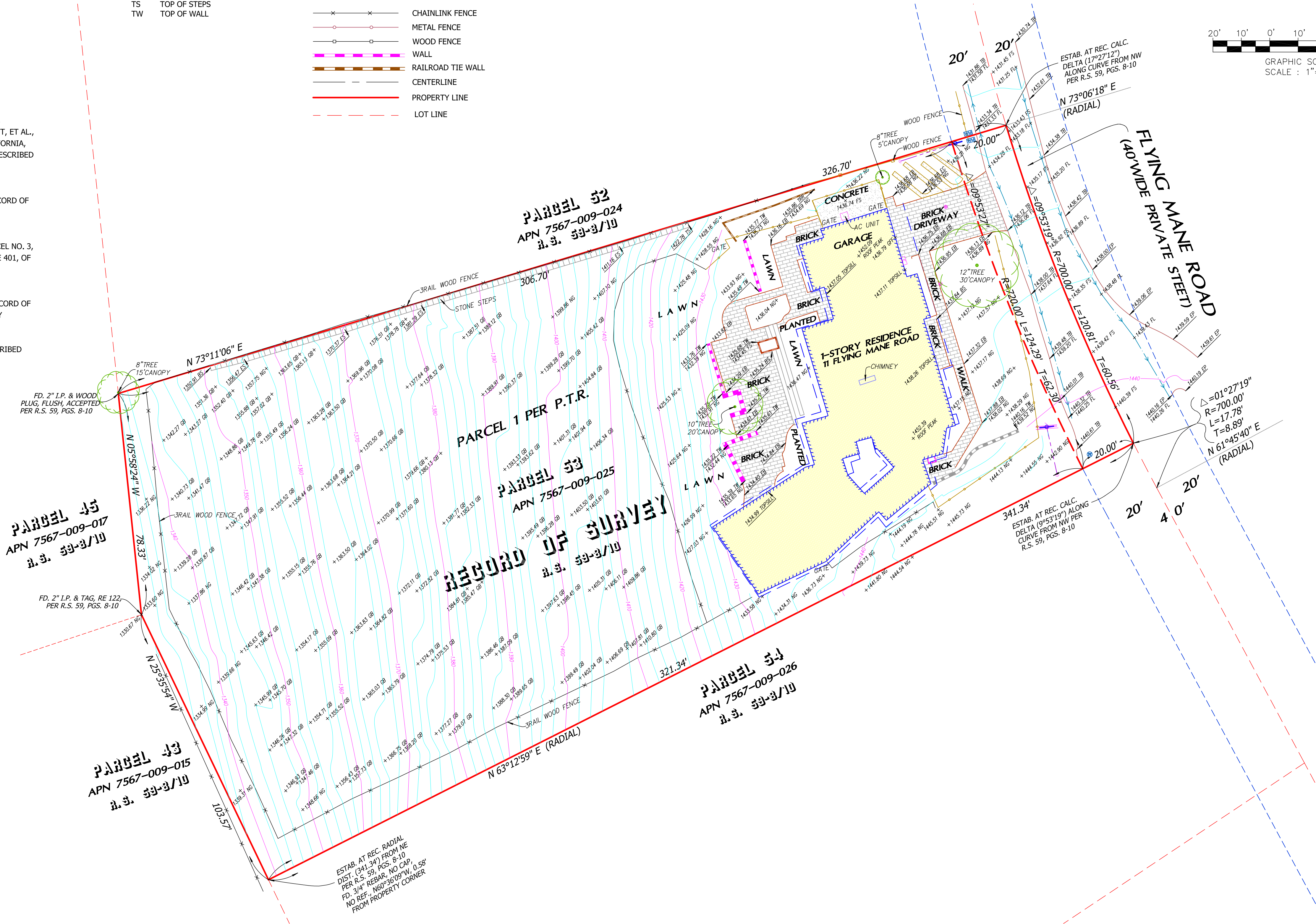
DATED: NOVEMBER 09, 2020

ABBREVIATIONS:

BLDG BUILDING
BS BOTTOM OF STEPS
CL CENTER LINE
CONC CONCRETE
EB EDGE OF BRICK
EC EDGE OF CONCRETE
EP EDGE OF PAVEMENT
ES EDGE OF STEPS
FF FINISH FLOOR
FL FLOW LINE
FS FINISH SURFACE
GB GRADE BREAK
GFF GARAGE FINISH FLOOR
NG NATURAL GROUND
TRR TOP OF RAILROAD TIE WALL
TS TOP OF STEPS
TW TOP OF WALL

LEGEND:

GUY ANCHOR
CLEAN OUT
GAS METER
ELECTRICAL PULL BOX
POWER POLE
WATER METER
WATER VALVE
BUILDING LINE
BUILDING OVERHANG LINE
CHAINLINK FENCE
METAL FENCE
WOOD FENCE
WALL
RAILROAD TIE WALL
CENTERLINE
PROPERTY LINE
LOT LINE



ATTENTION:

IF THIS MAP IS PROVIDED IN AN ELECTRONIC FORMAT (IE: CAD) AS A COURTESY TO THE CLIENT, THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. ONLY THE SURVEYOR'S SIGNED AND SEALED PAPER PRINT OR PDF FORMATTED DRAWING CONSTITUTES OUR PROFESSIONAL WORK PRODUCT. IN THE EVENT THAT THE ELECTRONIC FILE IS ALTERED, THE SURVEYOR'S SIGNED AND SEALED PRINT OR PDF FORMATTED DRAWING MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. CHRIS NELSON AND ASSOCIATES, INC. SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE PROVIDED CAD FILE OR FOR ANY PRODUCTS THAT HAVE BEEN DERIVED FROM THE CAD FILE, WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY US.

REVISION NOTES		
DATE	DESCRIPTION	BY

PREPARED FOR:
LOLA FANTAPPIE

11 FLYING MANE ROAD
LOS ANGELES, CA. 91367

TOPOGRAPHIC SURVEY
PARCEL 53, RECORD OF SURVEY,
R.S. 59-8/10
11 FLYING MANE ROAD,
CITY OF ROLLING HILLS, COUNTY OF LOS ANGELES

JOB NO. 20-5535

SCALE: 1" = 20'

DATE: OCT. 28, 2020

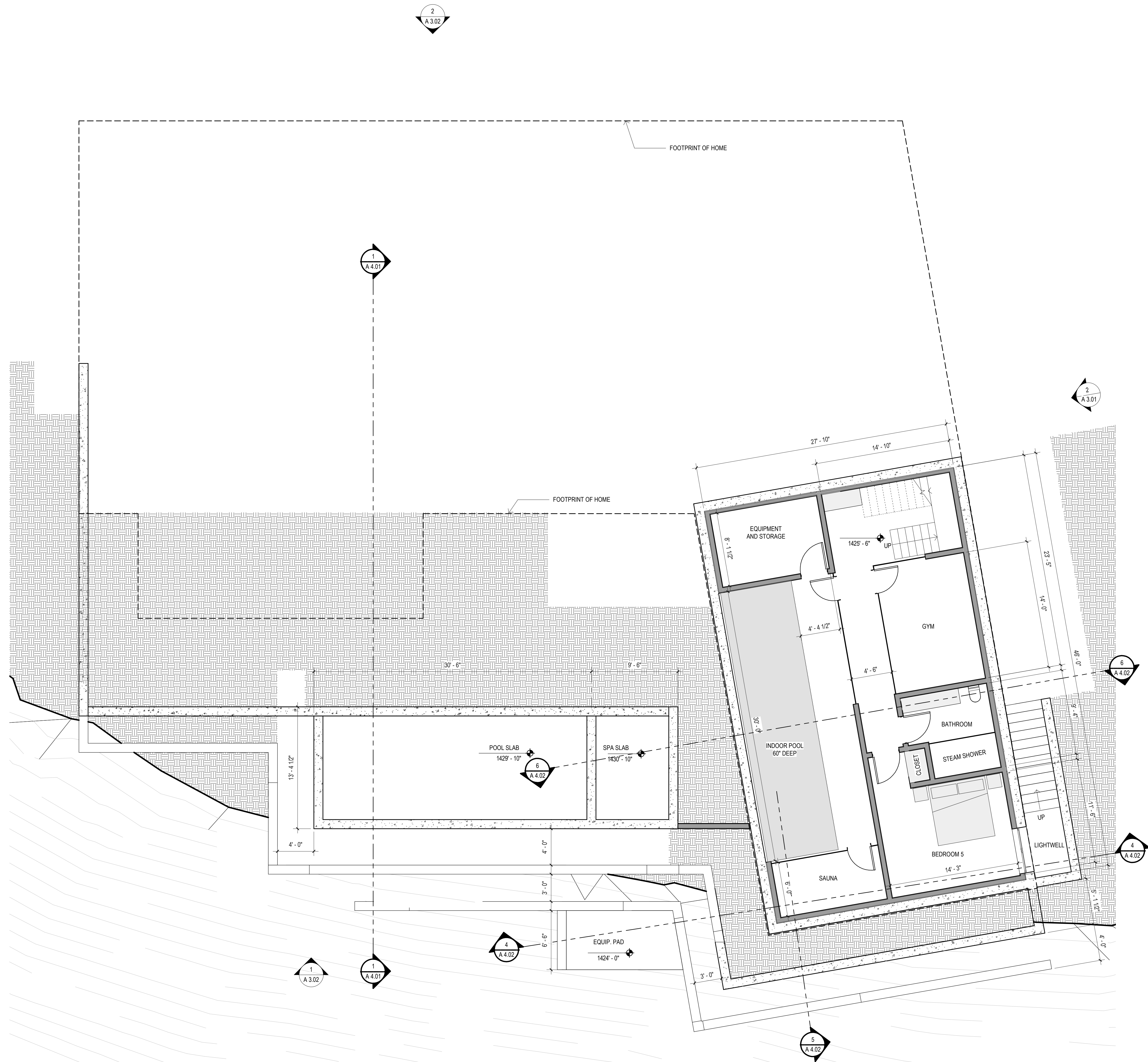
DRAFTED: SDN

SHEET NO.

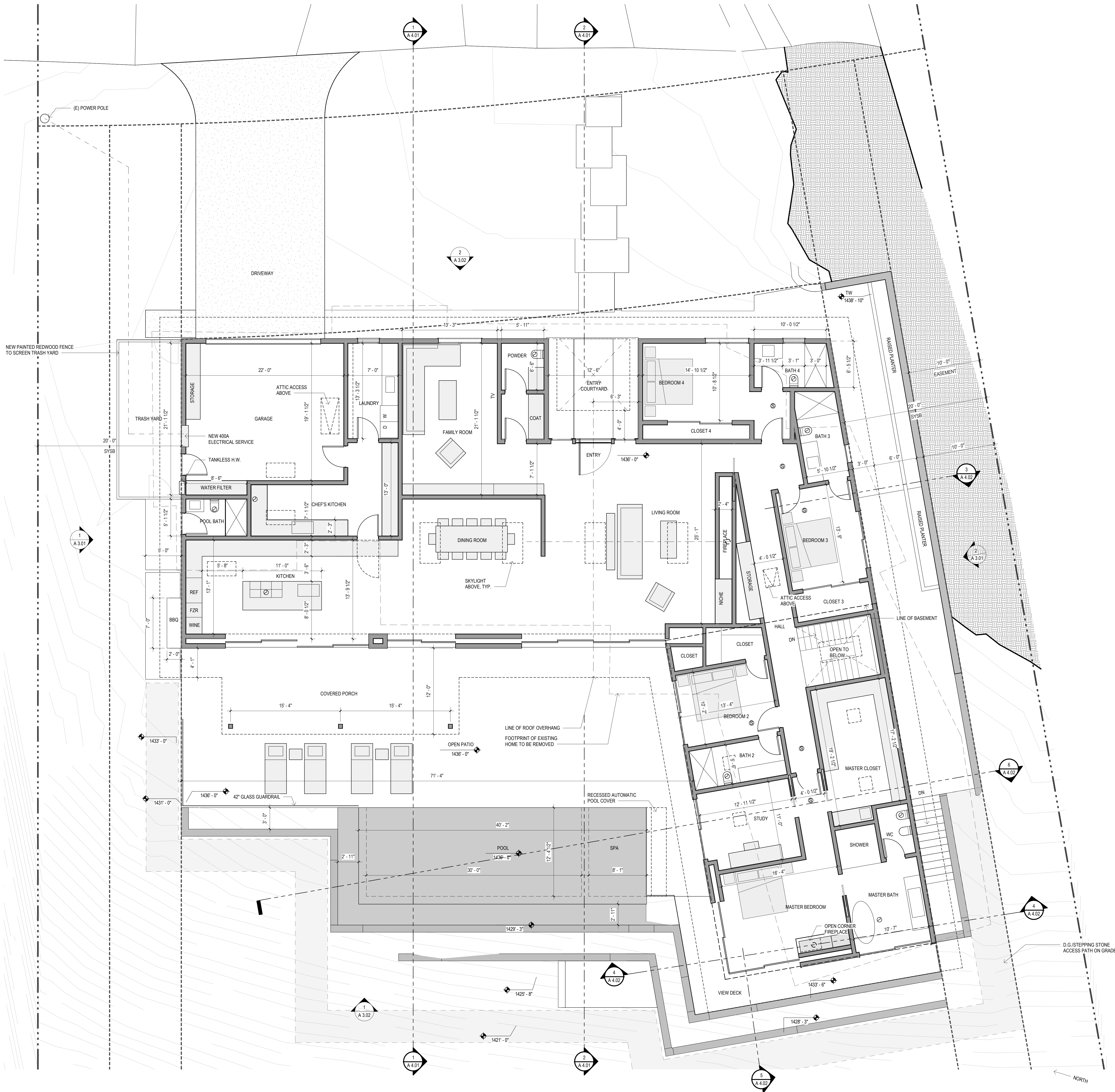
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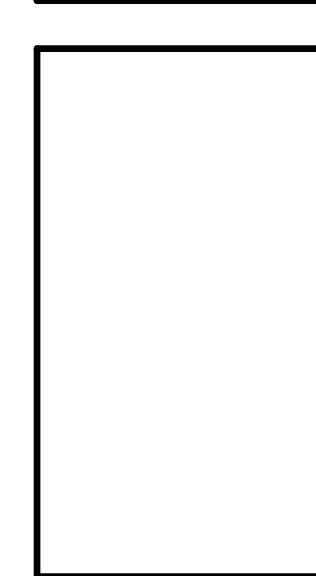
OF 1 SHEET

ChrisNelson
SURVEYORS AND ENGINEERS
31238 Via Colinas Suite H, Westlake Village, CA. 91362
P: 818.991.1040 F: 818.991.0614
www.chrisnelsonassociates.com



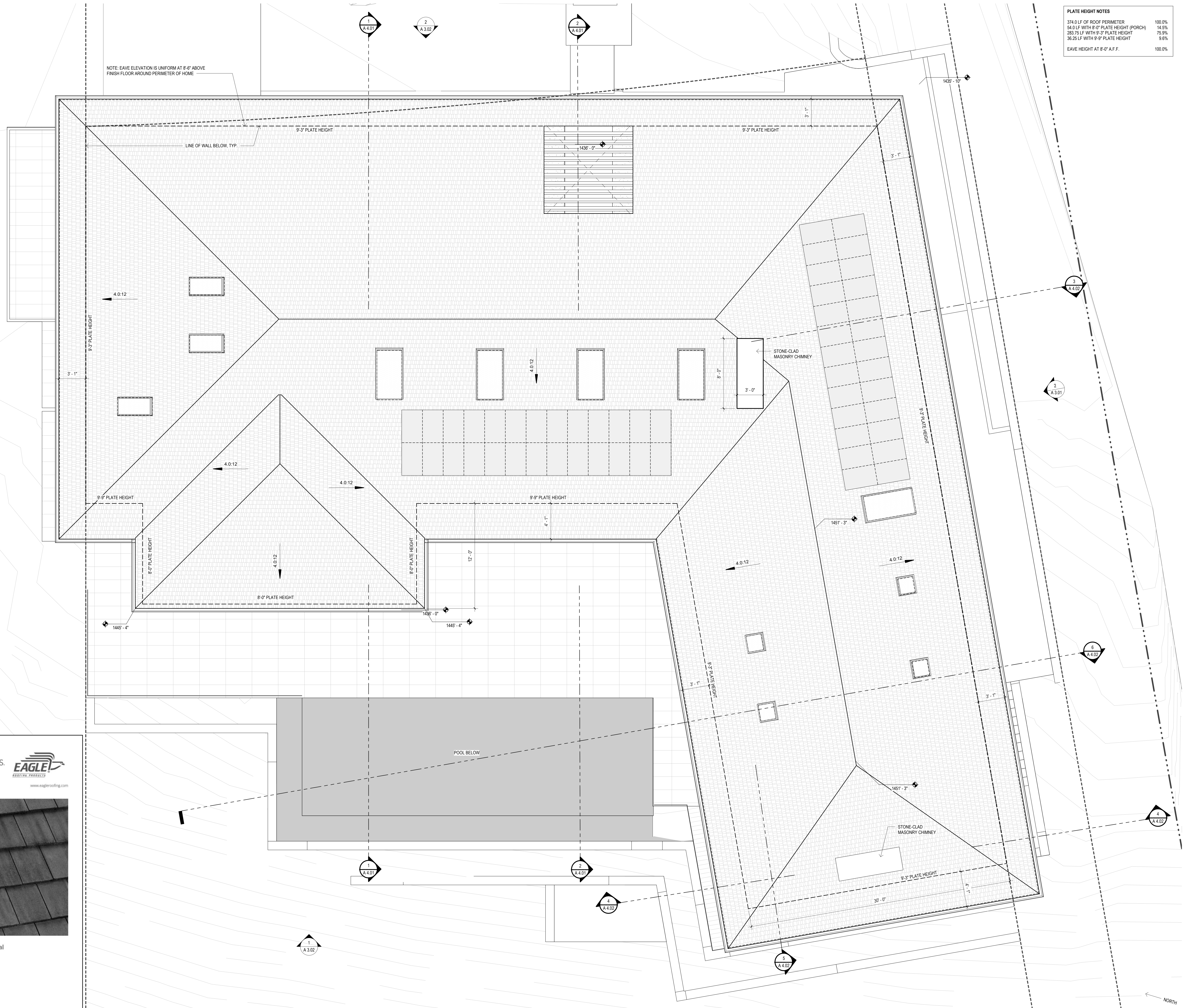
SYMBOLS LEGEND	
⊙	MECHANICAL VENTILATION CAPABLE OF 50 CFM EXHAUSTED TO EXTERIOR (R303.3)
⊗	COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR, HARD-WIRED (R314 & 315)





ROOF PLAN

1121

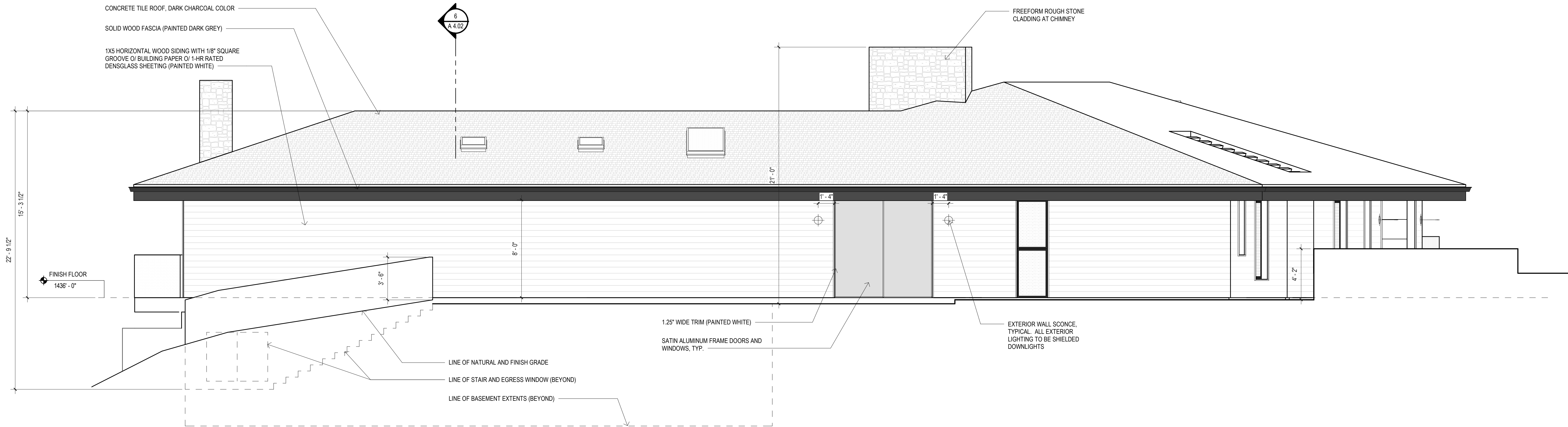


www.eagleroofting.com



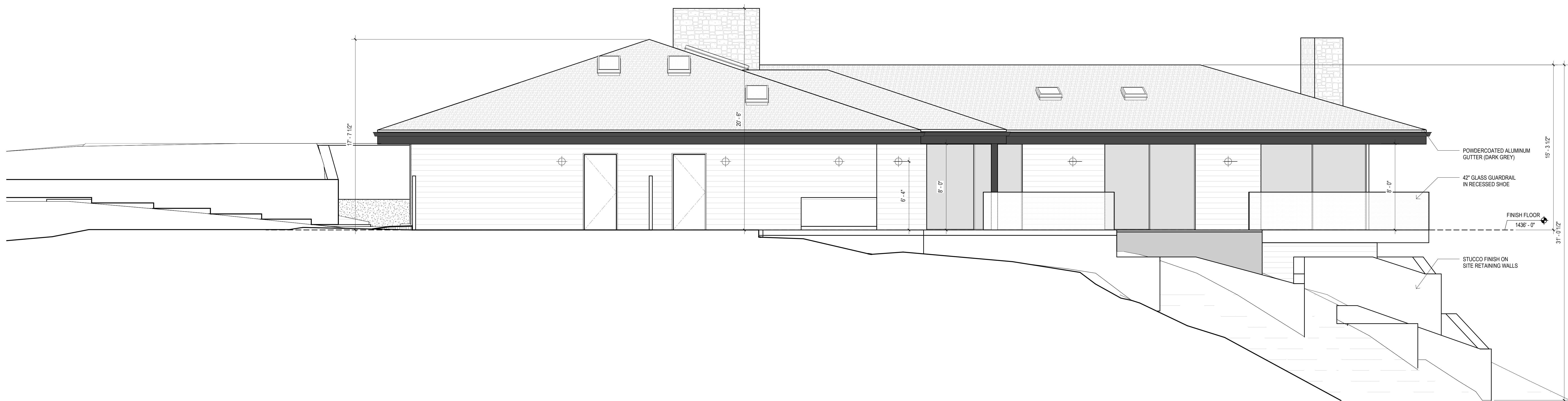
PROPOSED ROOF
1/4" = 1'-0"

	1
--	---



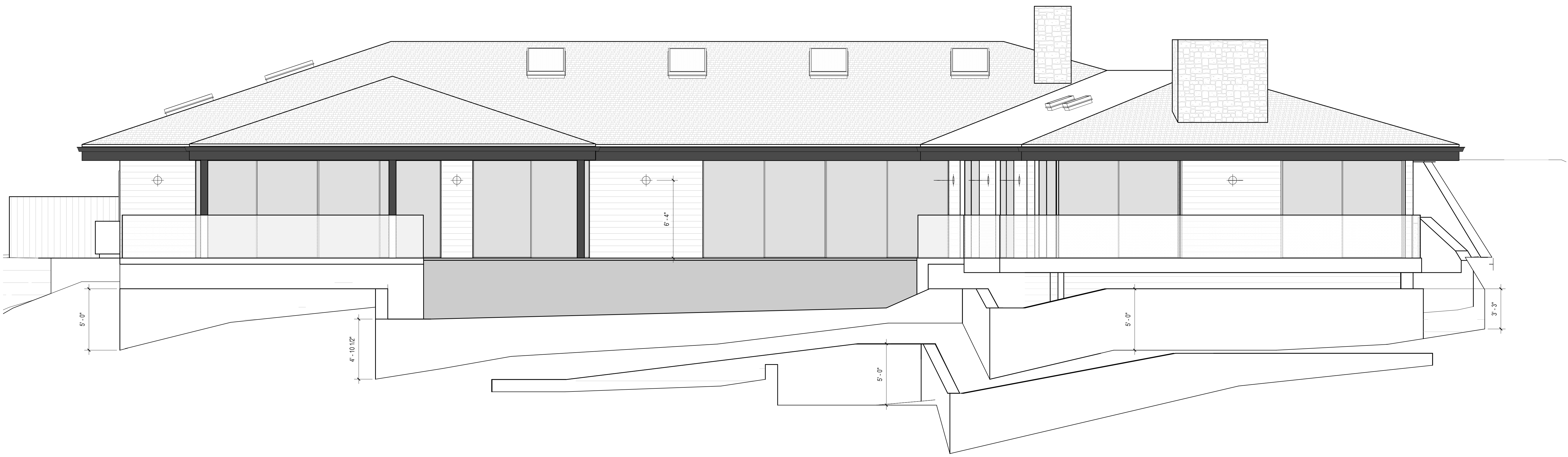
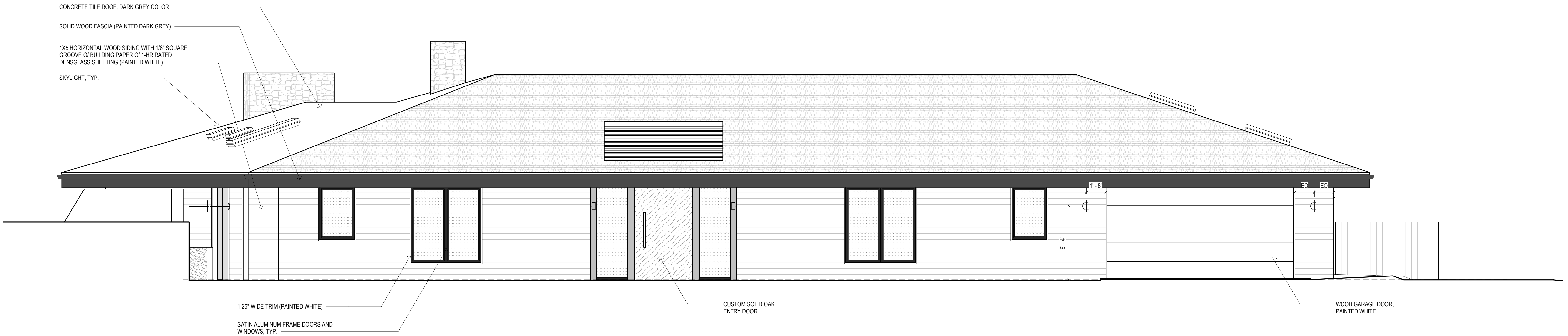
WEST ELEVATION
1/4" = 1'-0"

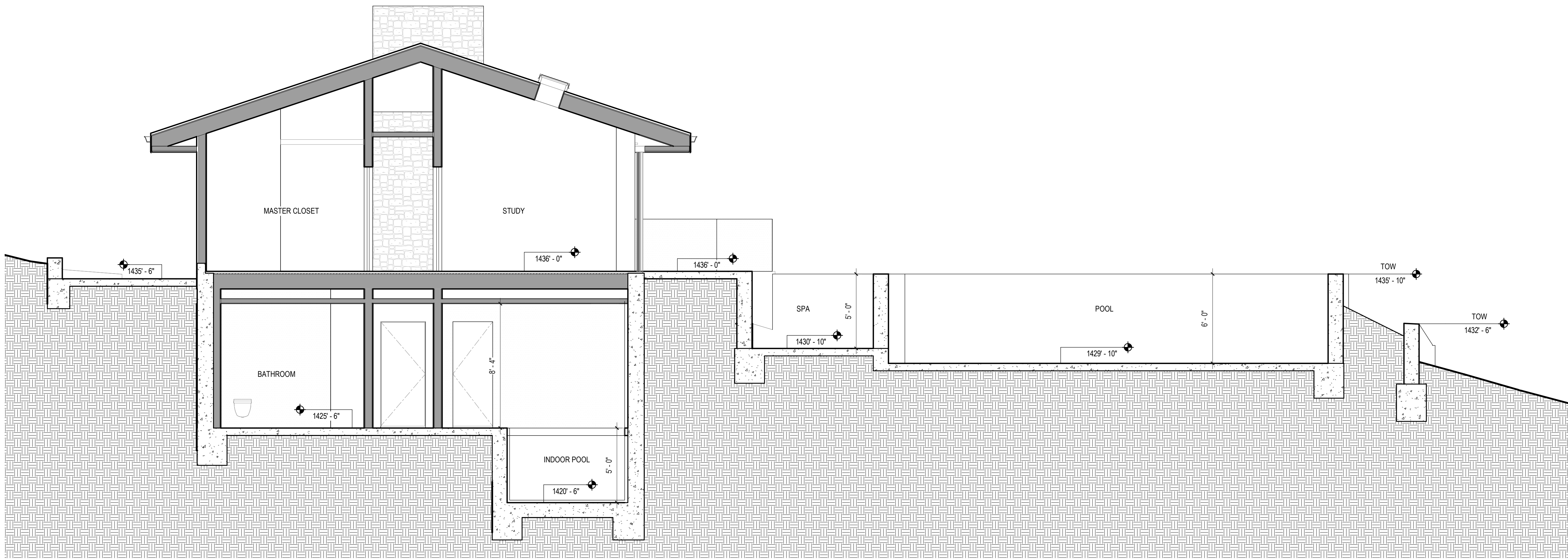
2



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

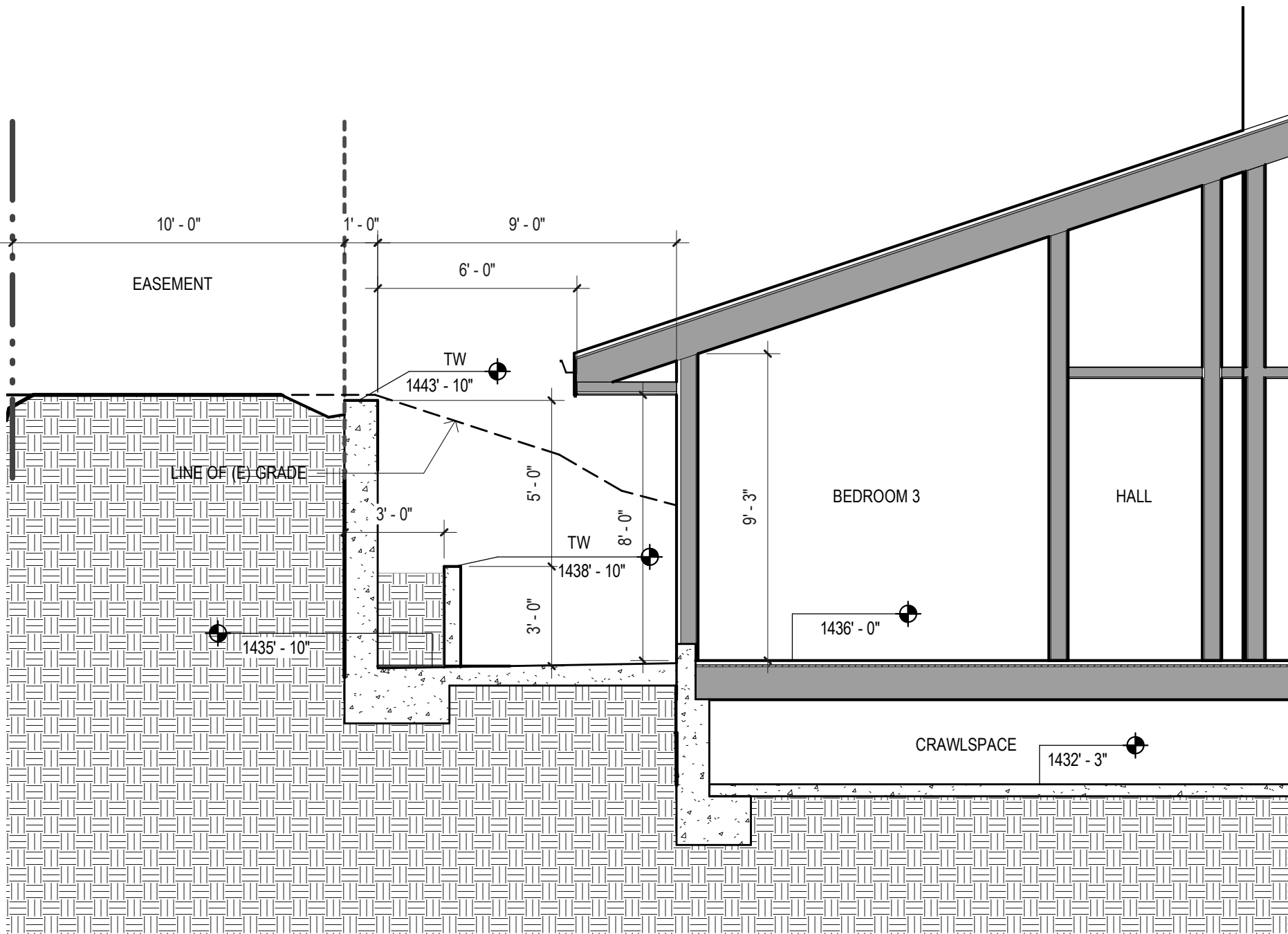
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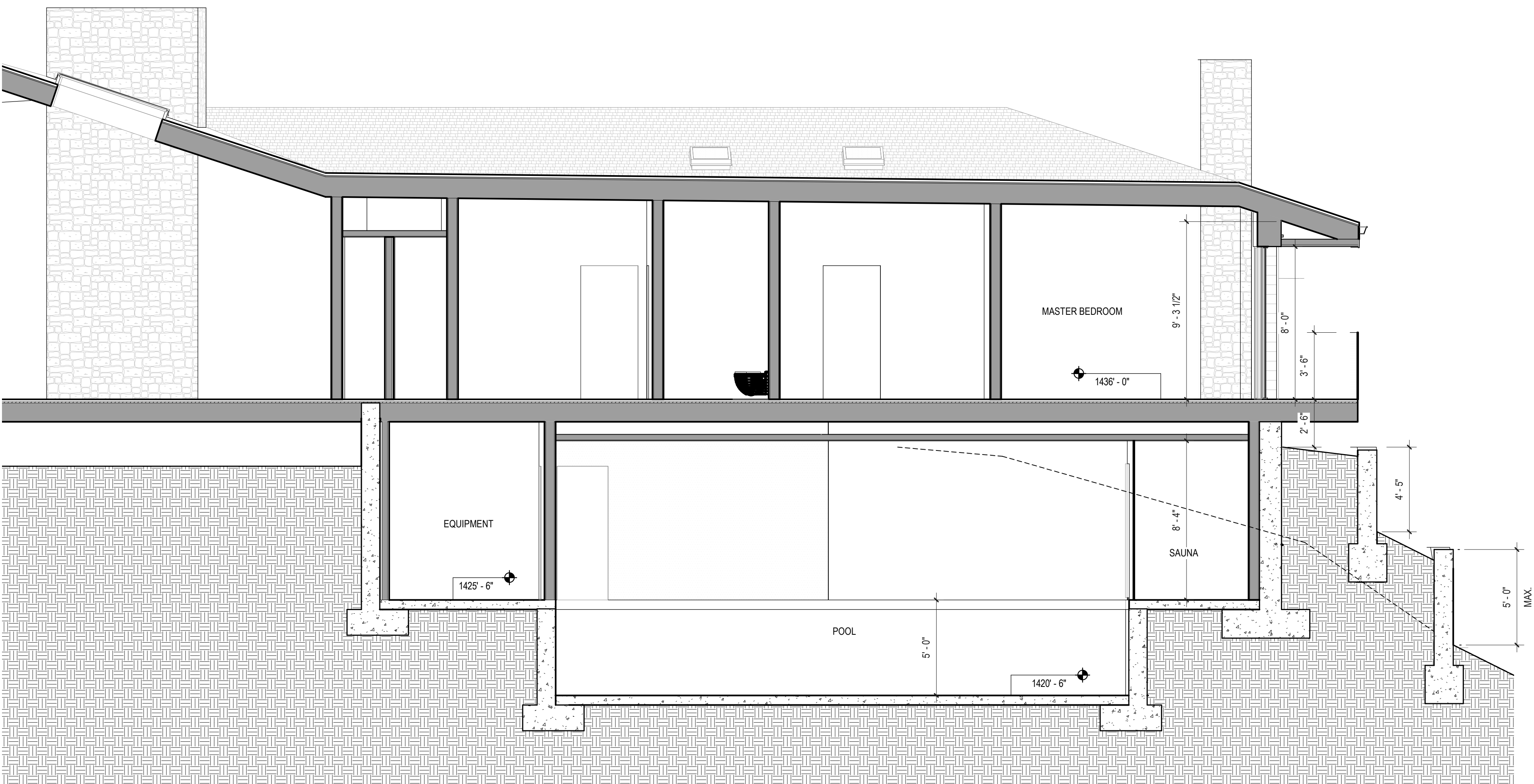
SECTION 6
1/4" = 1'-0"

6



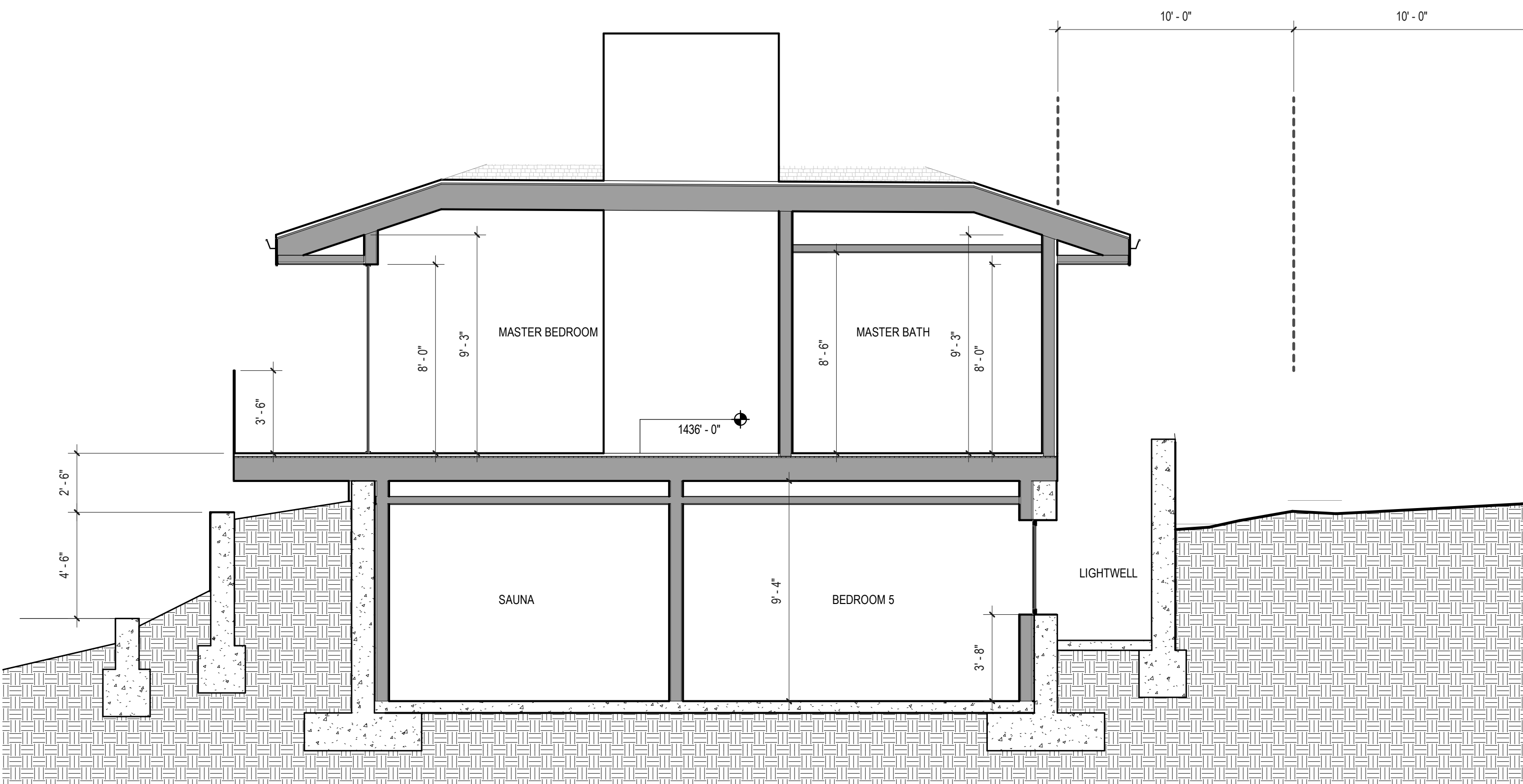
SECTION 3
1/4" = 1'-0"

3



SECTION 5
1/4" = 1'-0"

5

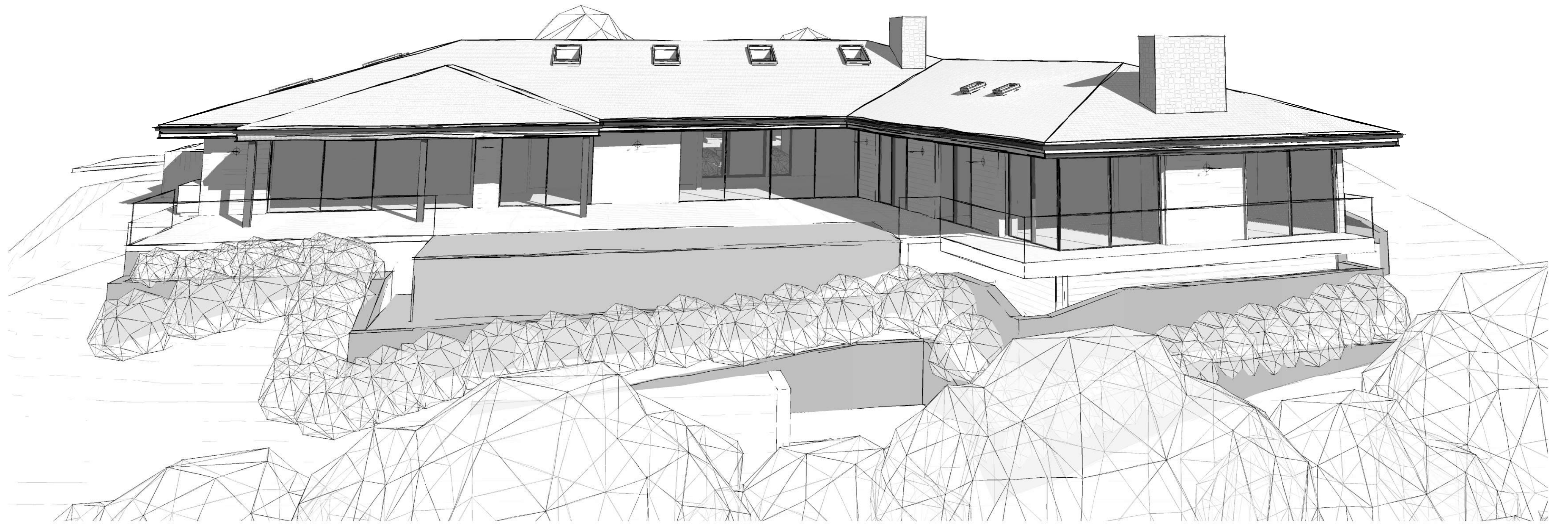


SECTION 4
1/4" = 1'-0"

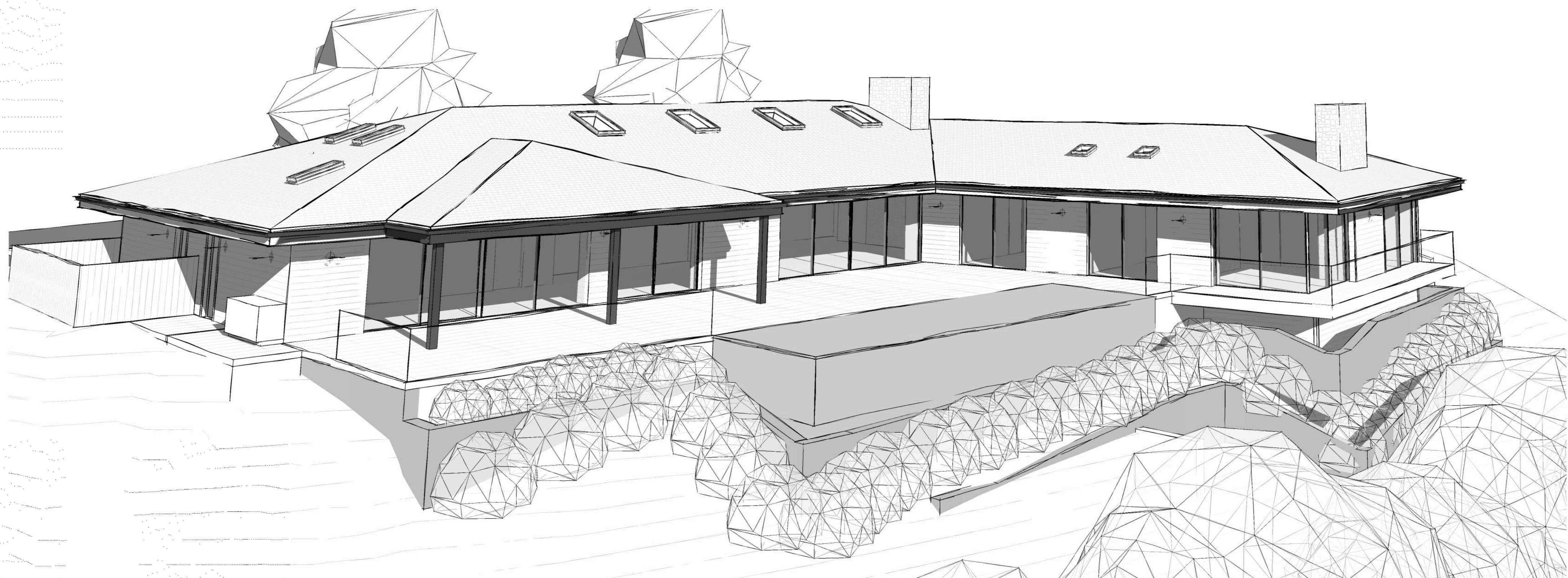
4



STREET FACADE 1



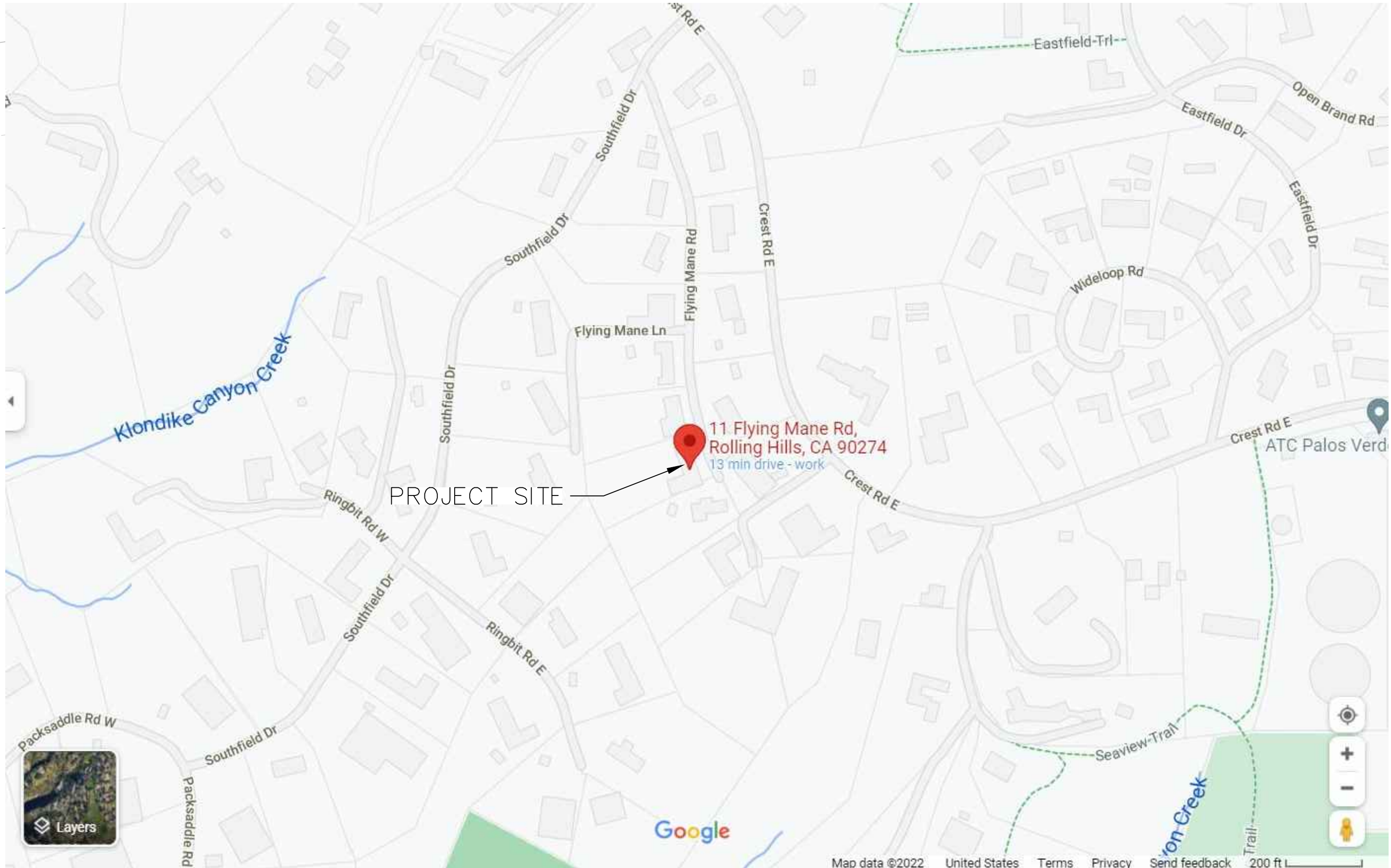
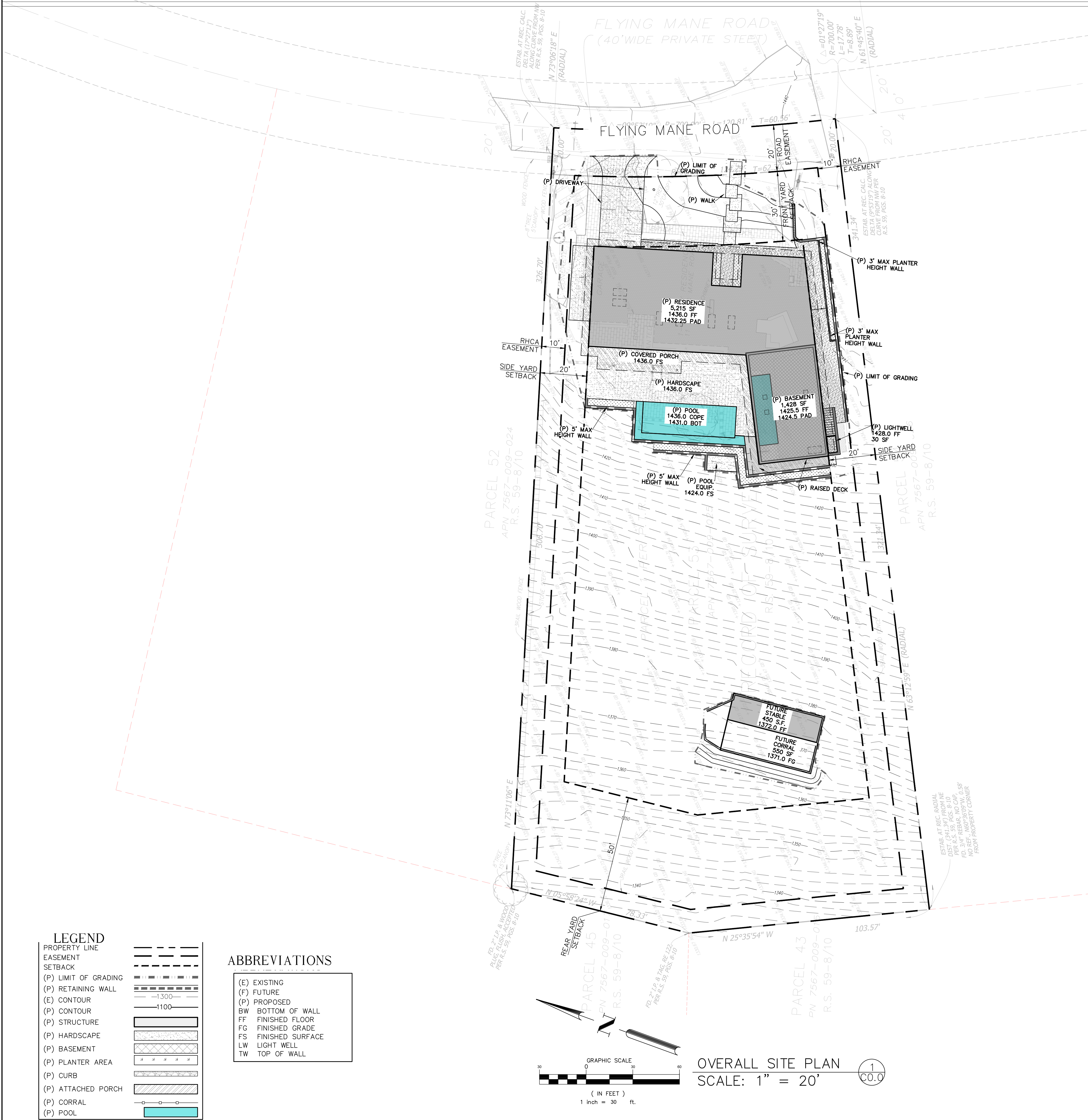
HILLSIDE PERSPECTIVE 2



HILLSIDE PERSPECTIVE 2

3

NEVENKA LLC
GRADING PLAN
NEW RESIDENTIAL ESTATE
11 FLYING MANE ROAD
ROLLING HILLS, CA 90274



CONCEPT GRADING PLAN
11 FLYING MANE
Rolling Hills, CA 90275

OWNER / CLIENT:

NEVENKA, LLC
c/o JOHN RUZICKA, AIA
#11 FLYING MANE
ROLLING HILLS, CA 90274

CIVIL ENGINEER / PREPARED BY:

BOLTON ENGINEERING CORP.
25834 NARBONNE AVENUE, SUITE 210
LOMITA, CA 90717
PHONE: (310) 325-5580 No.83446
R.C.E.: TAVISHA ALES, P.E.
JOB I.D.: 21340

STAMPED FOR PRELIMINARY PLANNING PURPOSES ONLY AND PURSUANT TO CITY OF ROLLING HILLS REQUIREMENT THAT EARTHWORK QUANTITIES USED TO EVALUATE PLANNING APPLICATIONS BE STAMPED BY A REGISTERED CIVIL ENGINEER. EARTHWORK QUANTITIES WERE PREPARED FROM ARCHITECTURAL PLANS PROVIDED AND ARE BASED ON OUR UNDERSTANDING OF CITY OF ROLLING HILLS PLANNING REQUIREMENTS. SIMPLE EXCAVATION REQUIRED TO OBTAIN PAD GRADES IS CONSIDERED; NO SOILS REPORT HAS BEEN REVIEWED AND NO TEMPORARY SLOPES OR OTHER REMEDIAL REQUIREMENTS HAVE BEEN CONSIDERED. AS A RESULT, FINAL EARTHWORK REQUIRED MAY VARY FROM THE QUANTITIES SHOWN. THIS PLAN IS FOR PLANNING ONLY AND NOT FOR CONSTRUCTION PURPOSES.

Grading Quantities	
Pad 1: Main Residence	
Cut (C.Y)	1,105
Fill (C.Y)	195
Over-Ex (C.Y)	2,000
Re-Compaction (C.Y)	2,500
Total Grading (C.Y)	5,800
Pad 2: Stable	
Cut (C.Y)	85
Fill (C.Y)	85
Over-Ex (C.Y)	475
Re-Compaction (C.Y)	475
Total Grading (C.Y)	1,120
OVERALL SITE GRADING	
Cut (C.Y)	1,190
Fill (C.Y)	280
Over-Ex (C.Y)	2,475
Re-Compaction (C.Y)	2,975
Total Grading (C.Y)	6,920
Total Export (C.Y)	410
Total Allowable Export (C.Y)	410

PRELIMINARY: FOR PLANNING PURPOSES

TITLE: COVER SHEET

NEW RESIDENCE, GUEST HOUSE, STABLE, GARDEN & POOL

11 FLYING MANE ROAD

ROLLING HILLS, CA 90274

CLIENT: NEVENKA, LLC

11 FLYING MANE ROAD

ROLLING HILLS, CA 90274

Date: July 20, 2022

Scale: AS SHOWN

Drawn: TMA

Checked: TMA

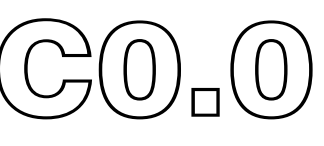
Job No. 21340

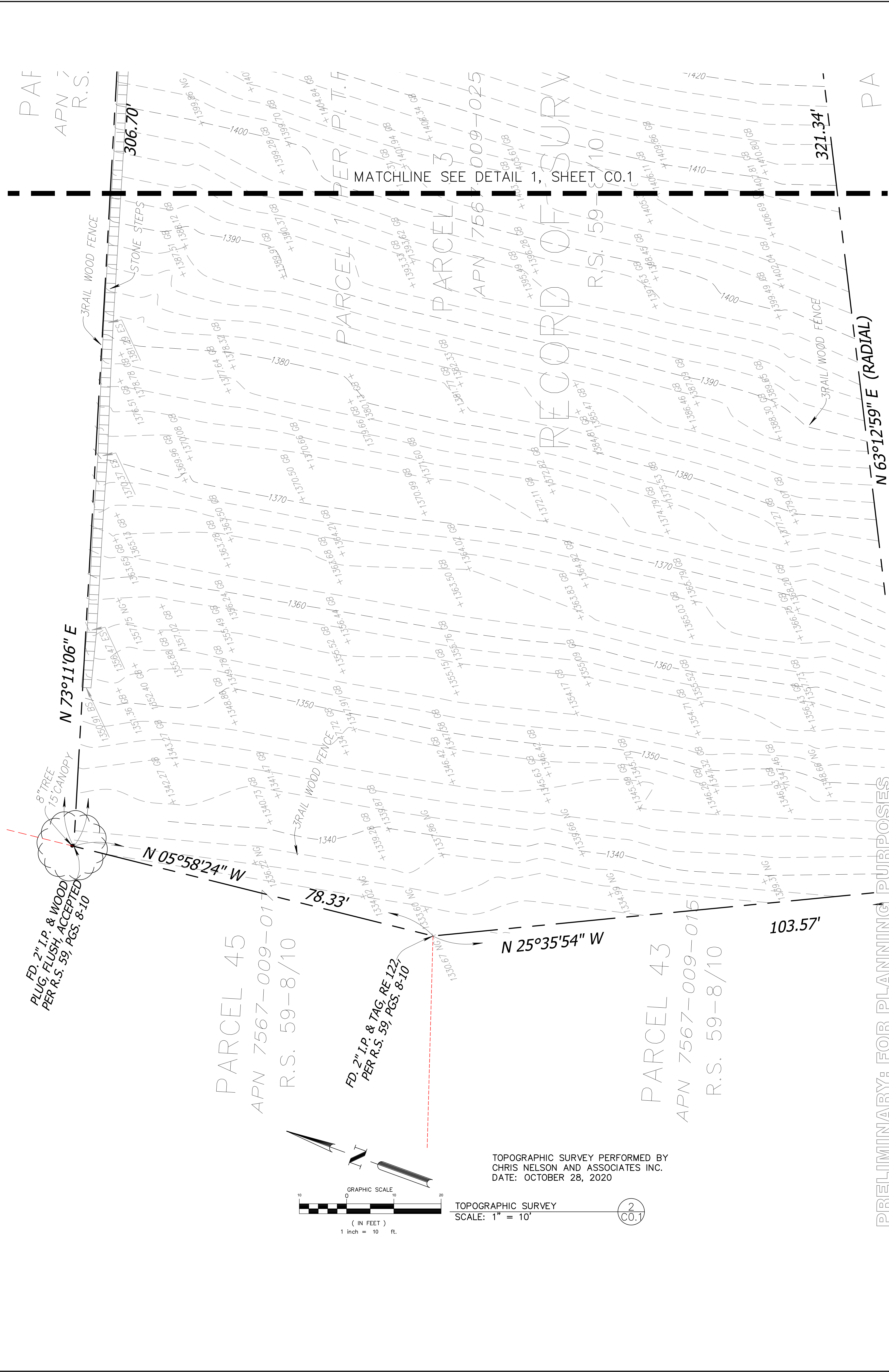
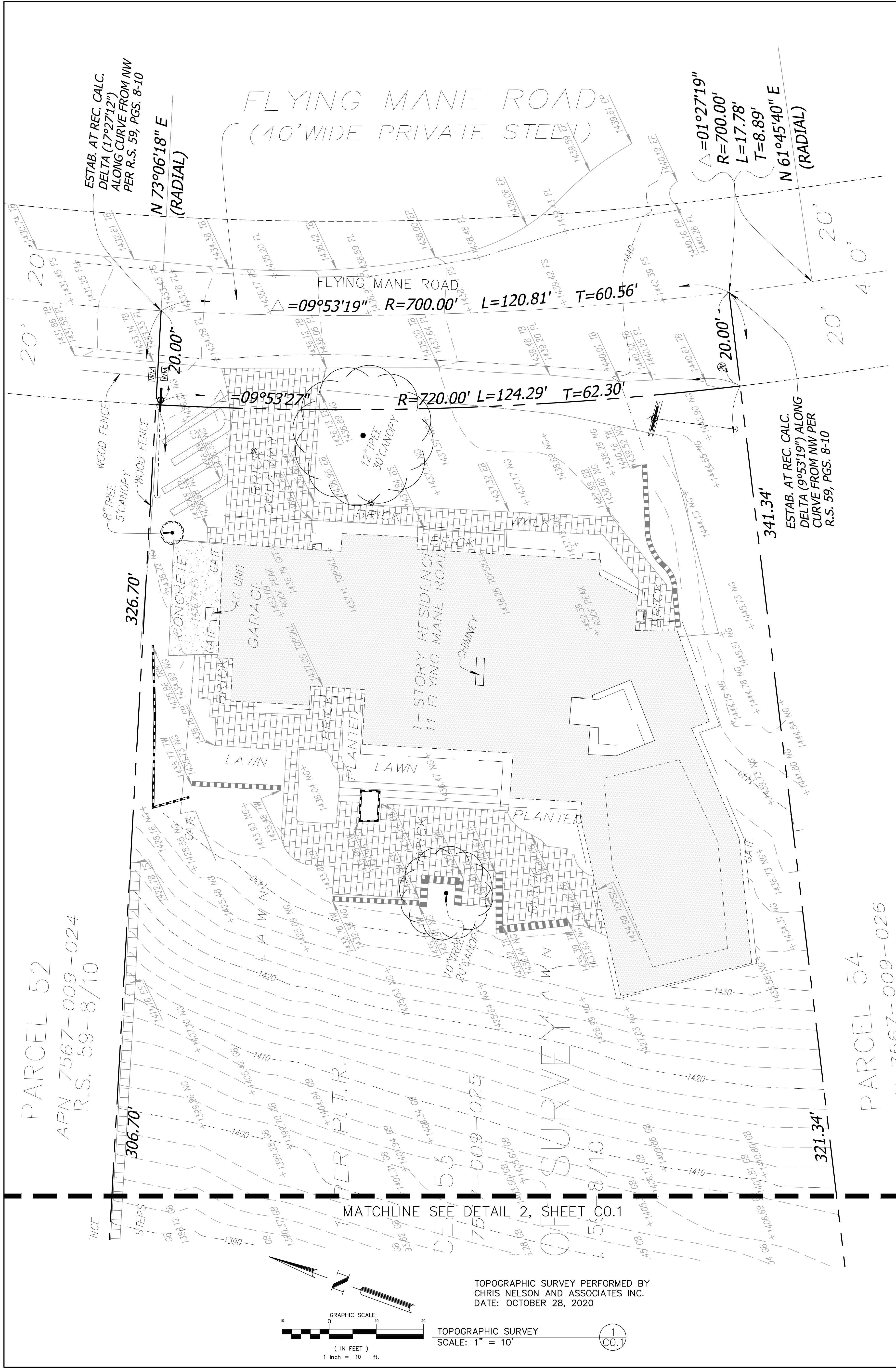
Sheet

Of 5 Sheets

SHEET INDEX

COVER SHEET.....	C0.0
TOPOGRAPHIC SURVEY.....	C0.1
ENLARGED SITE PLAN: MAIN RESIDENCE.....	C1.1
ENLARGED SITE PLAN: STABLE.....	C1.2
SITE SECTIONS.....	C2.0





PRELIMINARY: FOR PLANNING PURPOSES

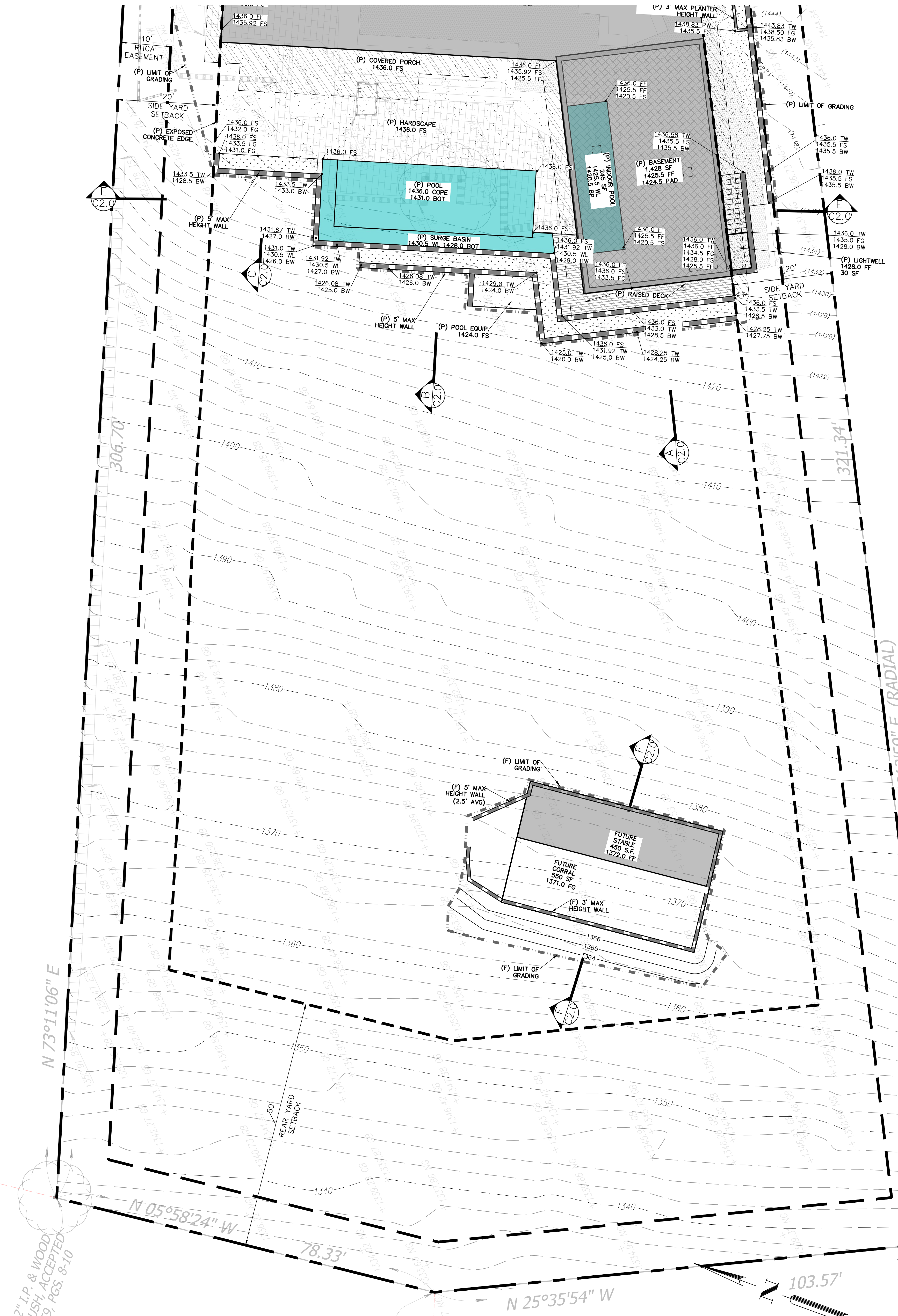
Revisions		By
Bolton Engineering Corp. Civil Engineering and Surveying 25834 Narbonne Avenue Suite 210 Lomita, CA 90777 Ph: 310-325-5580 Fax: 310-325-5581		
BEC		
CLIENT: NEVENKA, LLC 11 FLYING MANE ROAD ROLLING HILLS, CA 90274		
TITLE: TOPOGRAPHIC SURVEY EXISTING SITE CONDITIONS 11 FLYING MANE ROAD ROLLING HILLS, CA 90274		
Date: July 20, 2022 Scale: AS SHOWN Drawn: TMA Checked: TMA Job No. 21340 Sheet C0.1 Of 5 Sheets		



ABBREVIATIONS

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

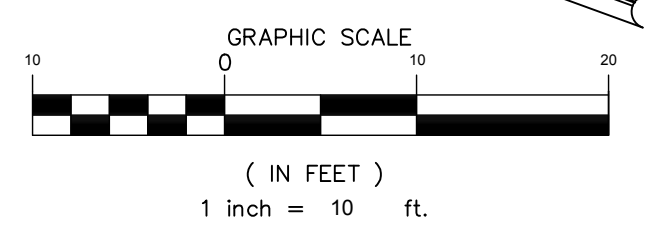
- ## LEGEND
- | | |
|----------------------|----------------------|
| PROPERTY LINE | --- |
| EASEMENT | --- |
| SETBACK | --- |
| (P) LIMIT OF GRADING | — 0 0 0 0 — |
| (P) RETAINING WALL | — 1300 — |
| (E) CONTOUR | — 1100 — |
| (P) CONTOUR | — 1100 — |
| (P) STRUCTURE | [Solid Grey Box] |
| (P) HARDSCAPE | [Diagonal Lines Box] |
| (P) BASEMENT | [Cross-hatched Box] |
| (P) PLANTER AREA | [Stippled Box] |
| (P) CURB | [Dashed Box] |
| (P) ATTACHED PORCH | [Diagonal Lines Box] |
| (P) CORRAL | [Solid Grey Box] |
| (P) POOL | [Blue Box] |



FD, 2" I.P. & WOOD
3" FLUSH, ACCEPTED
S. 59, PGS. 8-10

ESTAB. AT REC. RADIAL
DIST. (341.34') FROM NE
CORNER, PER R.S. 59, PGS. 8-10
FD, 3/4" REBAR, NO CAP,
NO REF., N60°36'09"W, 0.58'
FROM PROPERTY CORNER

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



GRADING QUANTITIES	
Pad 2: Stable	
Cut (C.Y.)	85
Fill (C.Y.)	85
Over-Ex (C.Y.)	475
Re-Compaction (C.Y.)	475
Total Grading (C.Y.)	1,120

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

LEGEND	
PROPERTY LINE	---
EASEMENT	---
SETBACK	---
(P) LIMIT OF GRADING	---
(P) RETAINING WALL	---
(E) CONTOUR	---
(P) CONTOUR	---
(P) STRUCTURE	---
(P) HARDSCAPE	---
(P) BASEMENT	---
(P) PLANTER AREA	---
(P) CURB	---
(P) ATTACHED PORCH	---
(P) CORRAL	---
(P) POOL	---

PRELIMINARY: FOR PLANNING PURPOSES

Revisions

By

Revisions	By

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

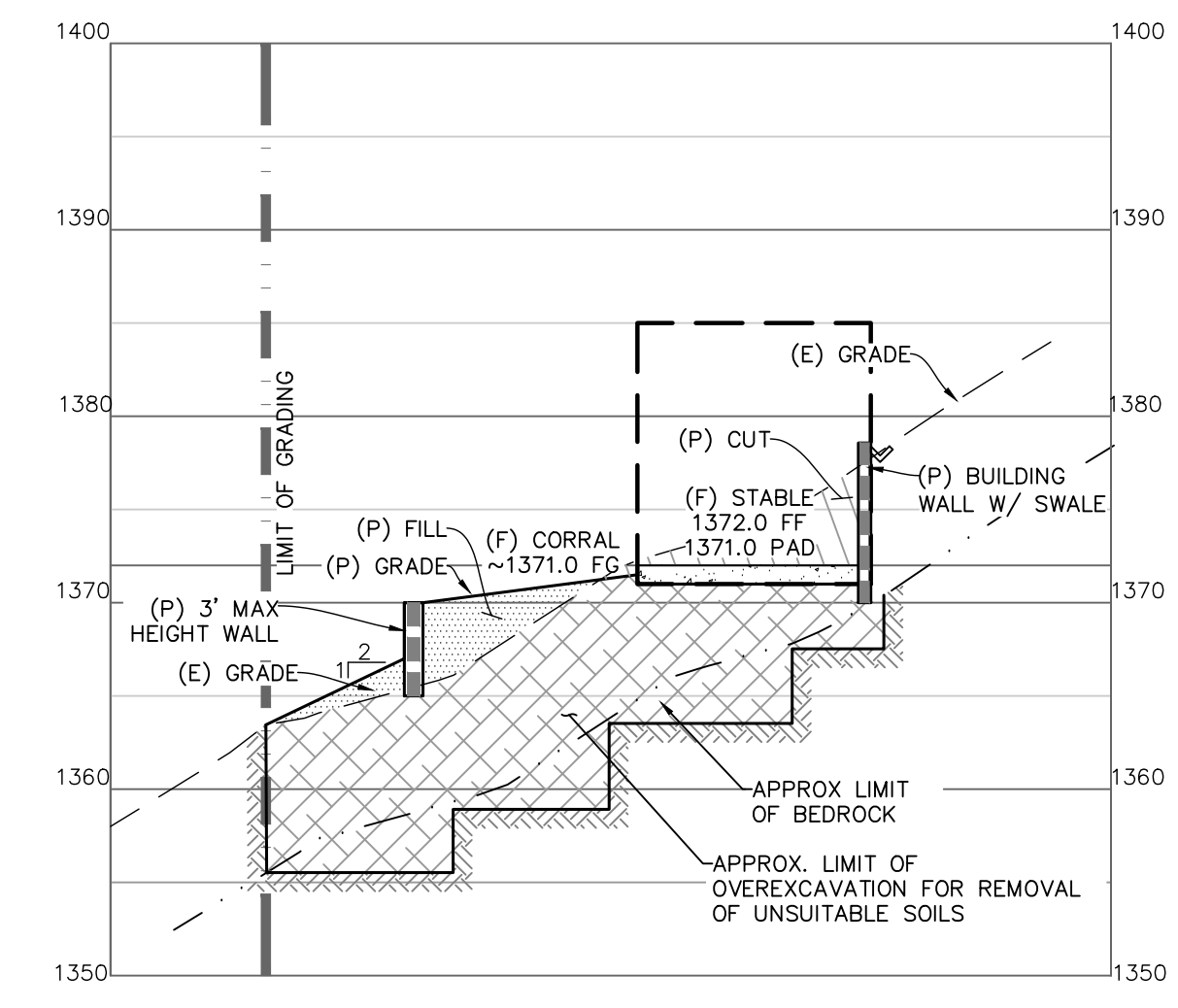
BEC

CLIENT: NEVENKA, LLC
11 FLYING MANE ROAD
ROLLING HILLS, CA 90274

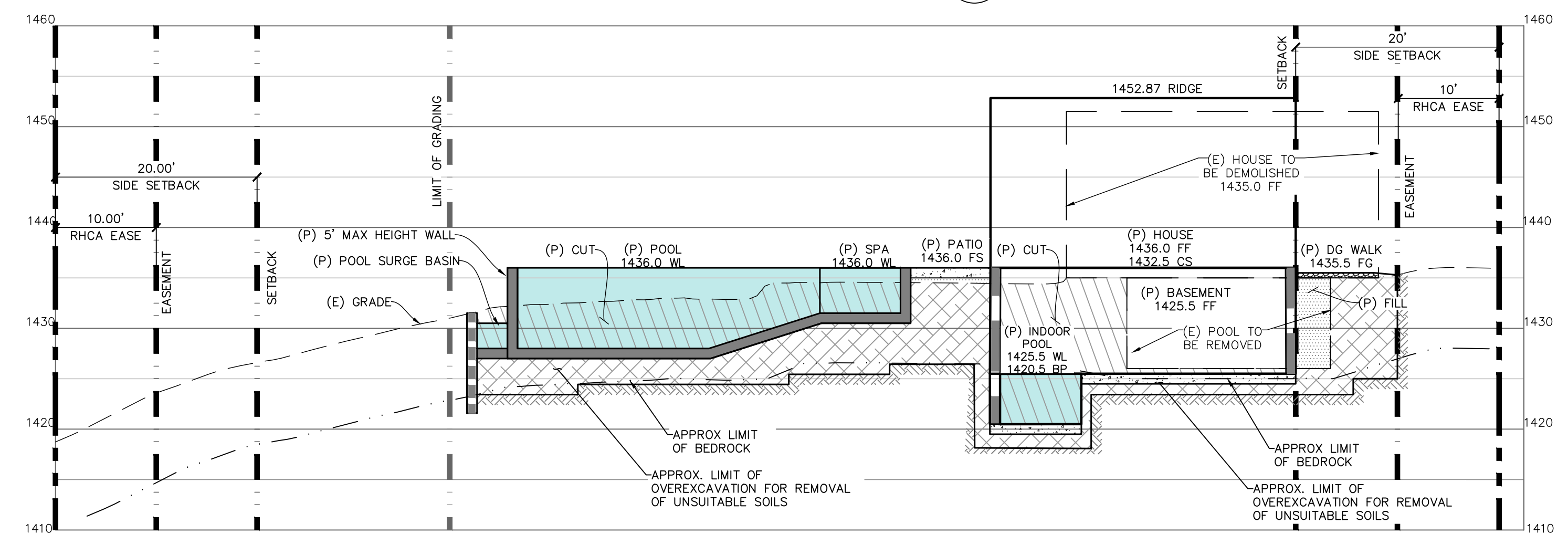
PRELIMINARY: FOR PLANNING PURPOSES

TITLE: SITE SECTIONS
NEW STABLE & RIDING RING
11 FLYING MANE ROAD
ROLLING HILLS, CA 90274

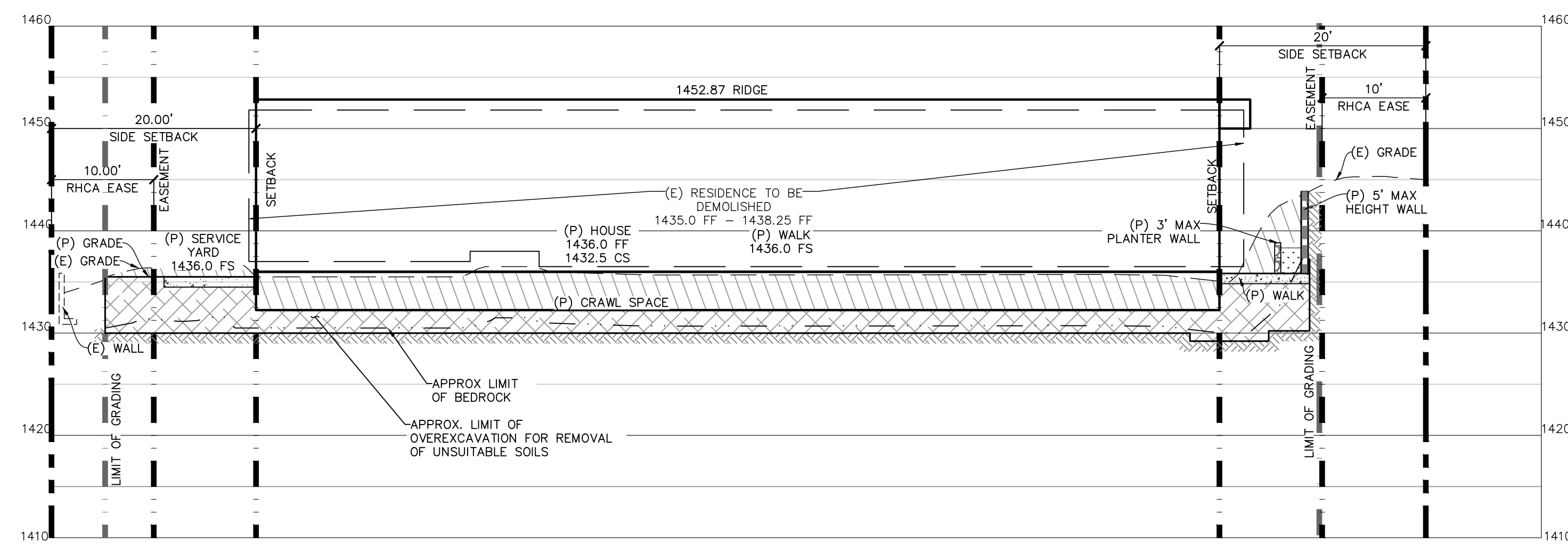
Date: July 20, 2022
Scale: AS SHOWN
Drawn: TMA
Checked: TMA
Job No. 21340
Sheet
C2.0
Of 5 Sheets



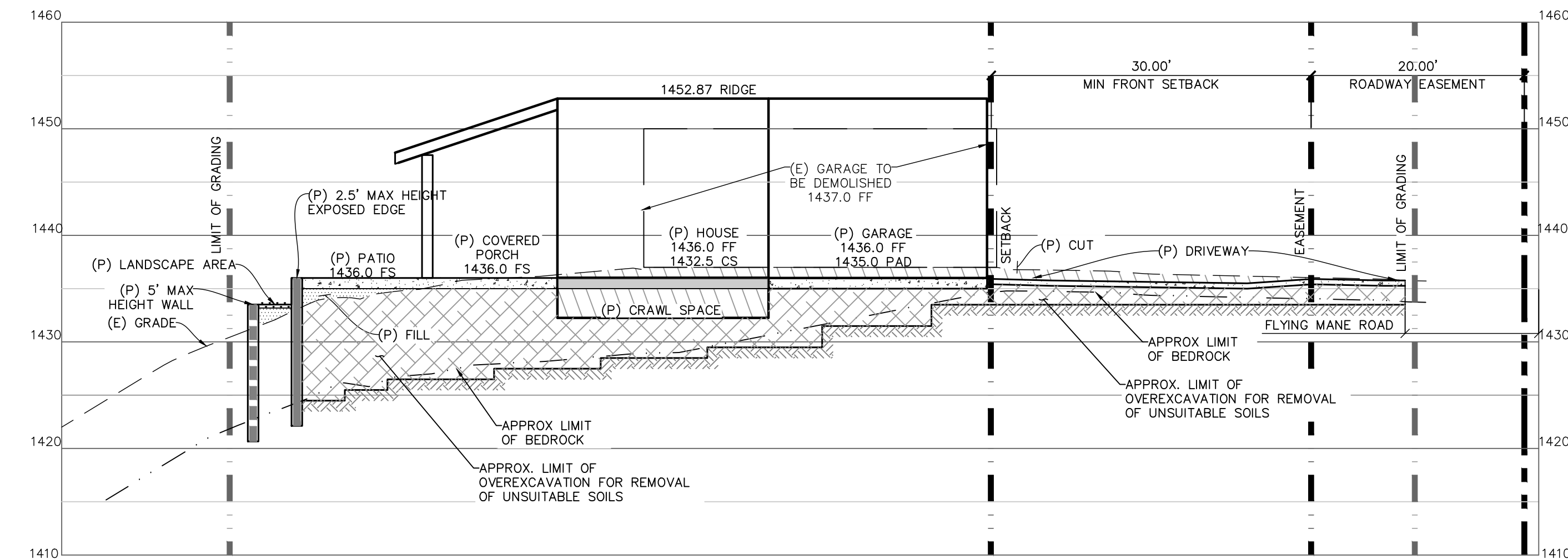
SECTION F-F
SCALE: 1" = 10'



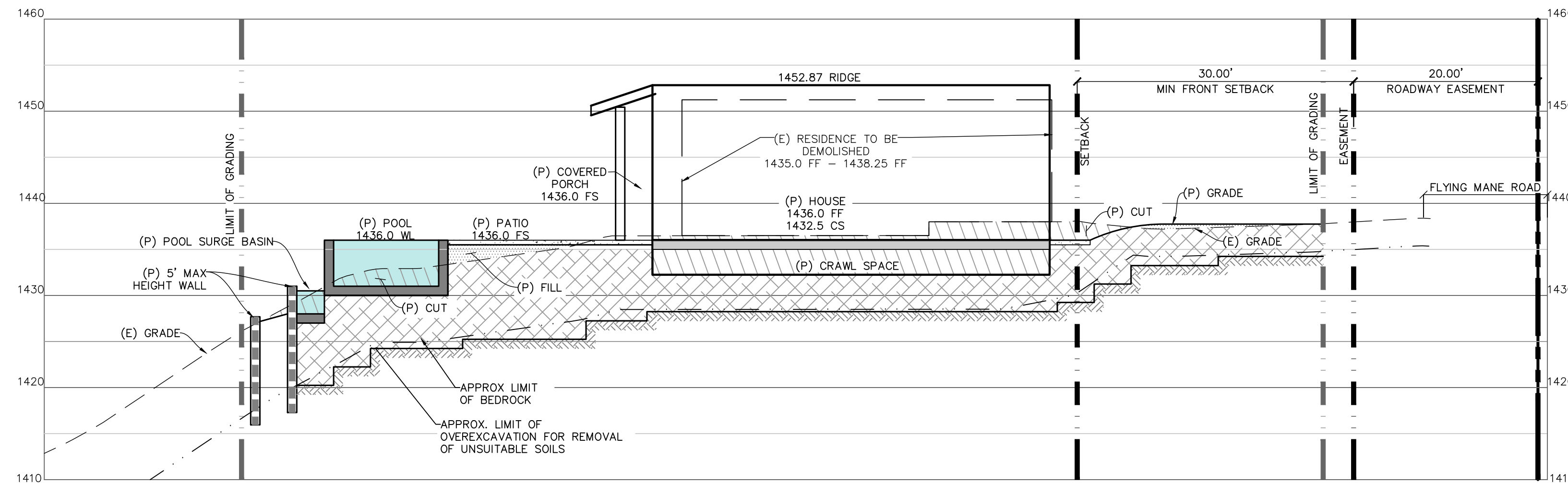
SECTION E-E
SCALE: 1" = 10'



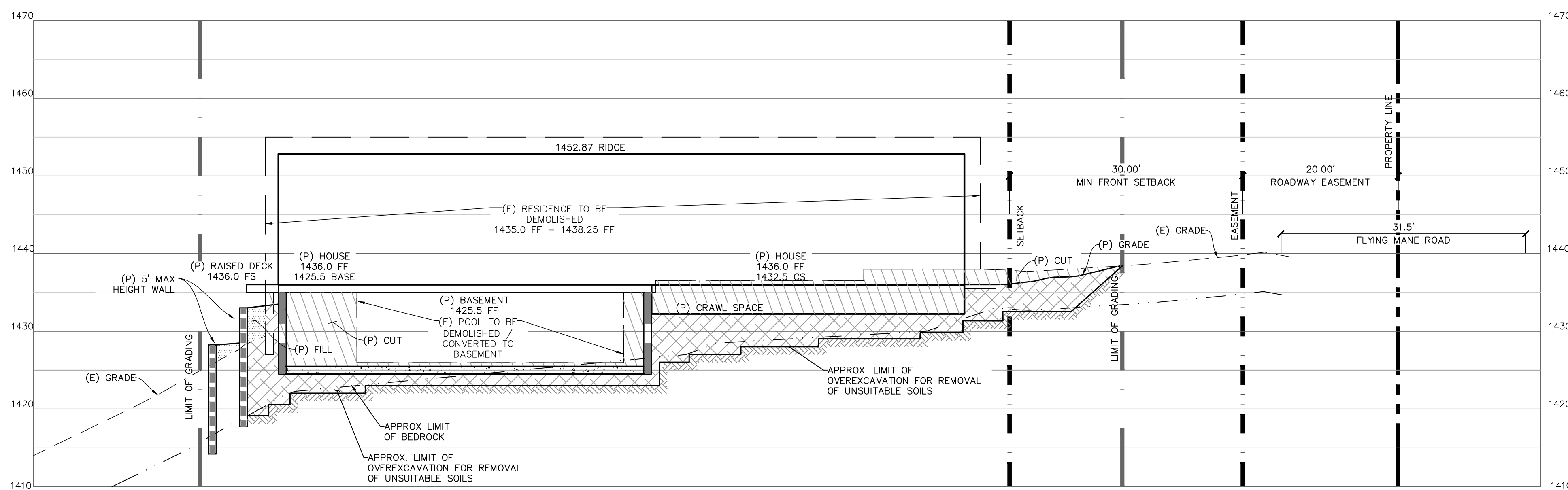
SECTION D-D
SCALE: 1" = 10'



SECTION C-C
SCALE: 1" = 10'

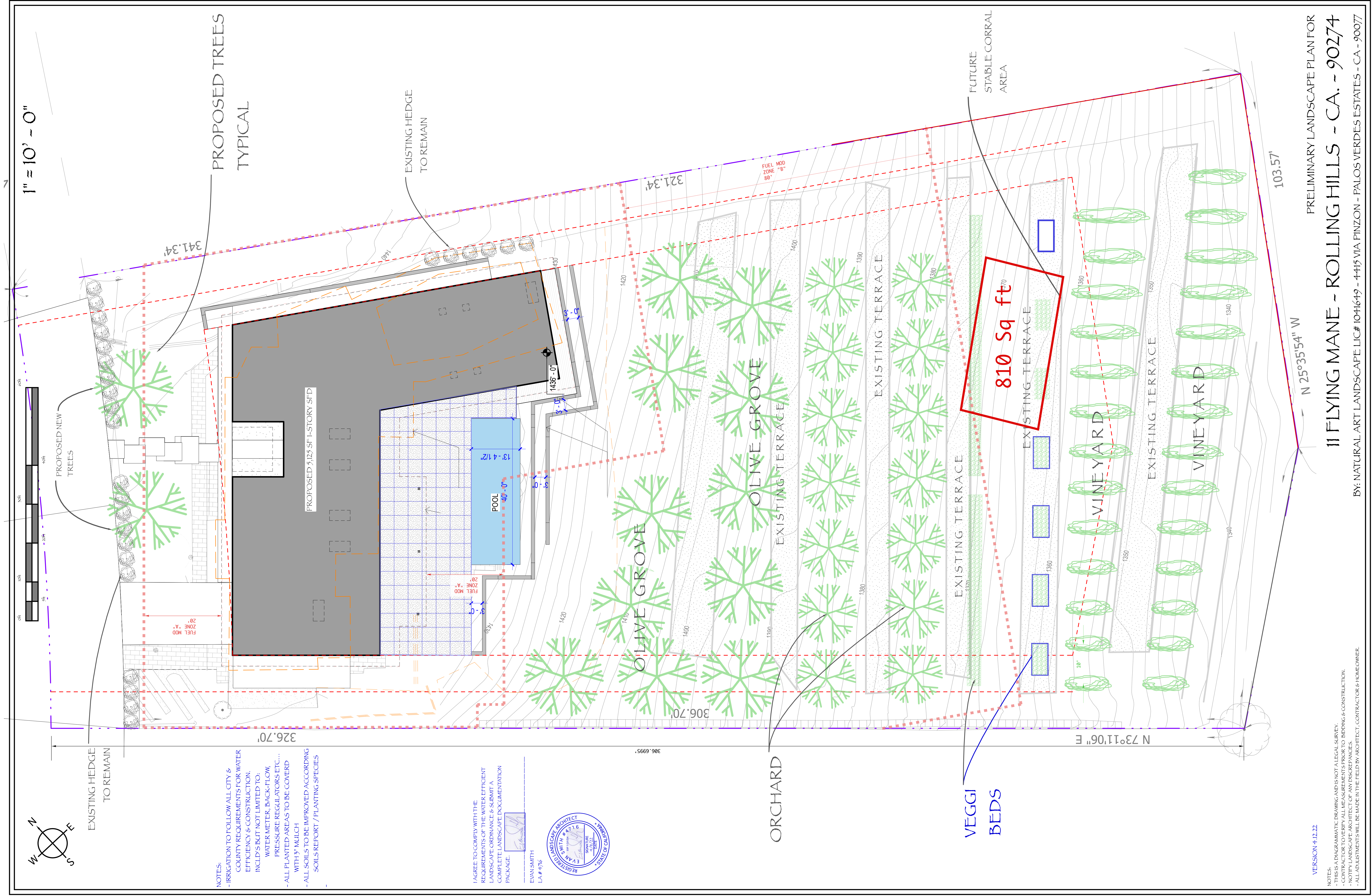


SECTION B-B
SCALE: 1" = 10'



SECTION A-A
SCALE: 1" = 10'

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



NOTES:
- IRRIGATION TO FOLLOW ALL CITY & COUNTY REQUIREMENTS FOR WATER EFFICIENCY & CONSTRUCTION. INCLD'S BUT NOT LIMITED TO: WATER METER, BACK-FLOW, PRESSURE REGULATORS ETC...
- ALL PLANTED AREAS TO BE COVERED WITH 3" MULCH
- ALL SOILS TO BE IMPROVED ACCORDING TO SOILS REPORT / PLANTING SPECIES

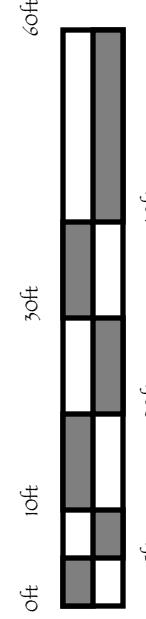
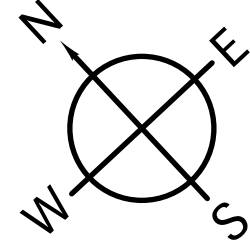
I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE & SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

EVAN SMITH
LA # 4716

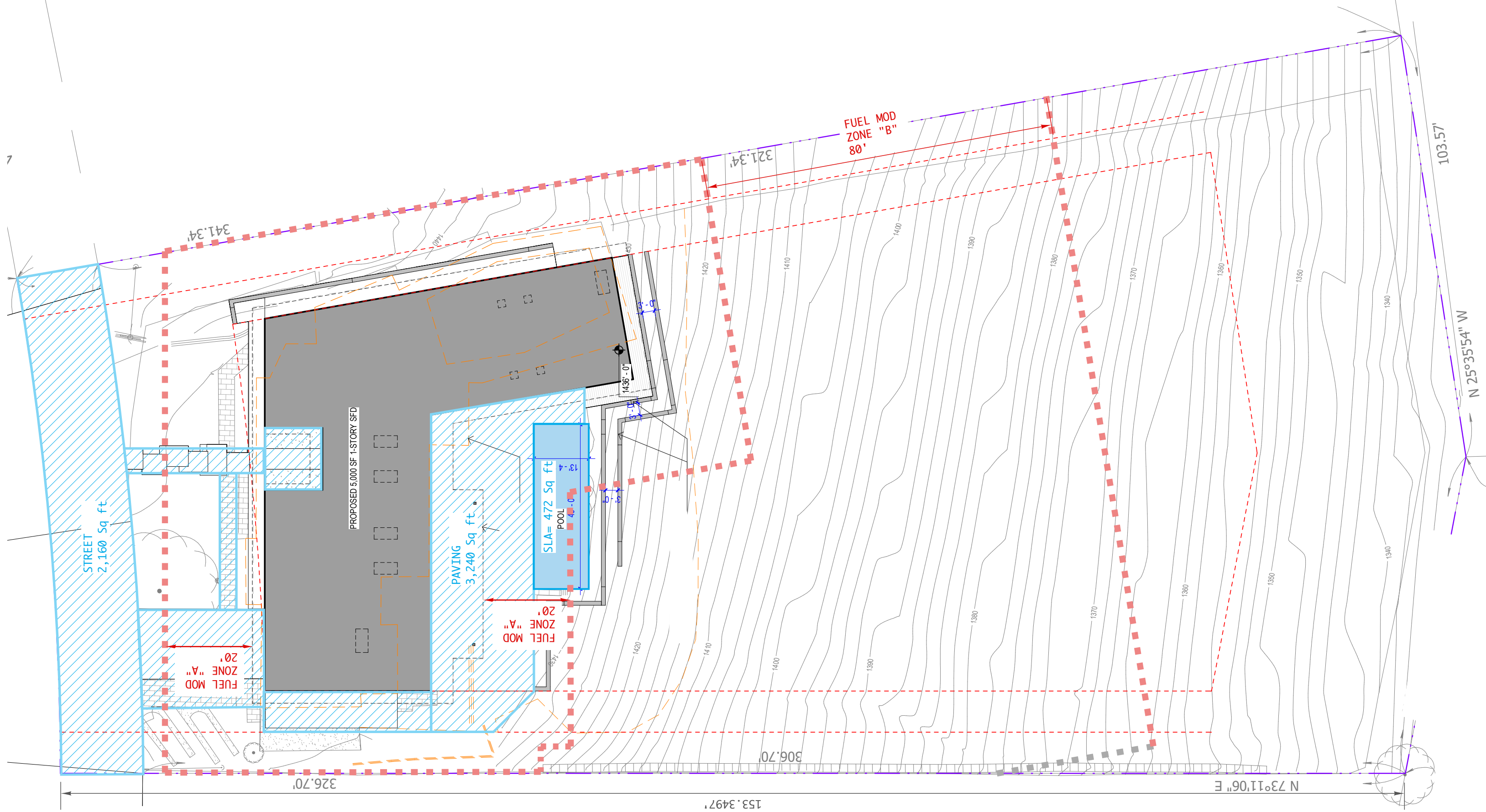
REGISTERED LANDSCAPE ARCHITECT
EVAN SMITH #4716
STATE OF CALIFORNIA

VERSION 4.12.22

NOTES:
- THIS IS A DIAGRAMMATIC DRAWING AND IS NOT A LEGAL SURVEY.
- CONTRACTOR TO VERIFY ALL MEASUREMENTS PRIOR TO BIDDING & CONSTRUCTION.
- NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- ALL ADJUSTMENTS WILL BE MADE IN THE FIELD BY ARCHITECT, CONTRACTOR & HOMEOWNER.



1" = 20' ~ 0"



ETO = 42.6	51,369
LOT SIZE =	472
SPECIAL LAND AREA (POOL)	-2,160
STREET PAVING =	-5,000
PROPOSED HOUSE =	-3,240
REMAINING LANDSCAPE AREA =	40,497

Maximum Applied Water Allowance Calculations for New and Rehabilitated Landscapes			
Enter value in Pale Blue Cells			
Tan Cells Show Results			
Messages and Warnings			
Click on the blue cell on right to Pick City Name			
ET _o of City from Appendix A	ROLLING HILLS	Name of City	42.60 ET _o (inches/year)
Enter total landscape including SLA			51,369.00 LA (ft ²)
Enter Special Landscape Area			472.00 SLA (ft ²)
Results:			
MAWA = (ET _o) x (0.62) x [(0.55 x LA)+(0.3 x SLA)]			
			- Gallons
			- Cubic Feet
			- HCF
			- Acre-feet
			- Millions of Gallons
MAWA calculation incorporating Effective Precipitation (Optional)			
ET _o of City from Appendix A	42.60 ET _o (inches/year)		
Landscape Area	40,969.00 LA (ft ²)		
Special Landscape Area	472.00 SLA (ft ²)		
Enter Effective Precipitation	3.65 Eppt (in/yr)		
Results:			
MAWA=(ET _o - Eppt) x (0.62) x [(0.7 x LA)+(0.3 x SLA)]			
	695,971.77 Gallons		
	93,038.20 Cubic Feet		
	930.38 HCF		
	2.14 Acre-feet		
	0.70 Millions of Gallons		

PRELIMINARY
MAXIMUM APPLIED WATER ALLOWANCE CALCULATIONS
FOR NEW LANDSCAPE



NOTES:
- THIS IS A DIAGRAMMATIC DRAWING AND IS NOT A LEGAL SURVEY.
- CONTRACTOR TO VERIFY ALL MEASUREMENTS PRIOR TO BIDDING & CONSTRUCTION.
- NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- ALL ADJUSTMENTS WILL BE MADE IN THE FIELD BY ARCHITECT, CONTRACTOR & HOMEOWNER.



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 14.A
Mtg. Date: 08/16/2022

TO: HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION

FROM: JOHN SIGNO, DIRECTOR OF PLANNING & COMMUNITY SERVICES

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: DISCUSSION ON ROLES AND RESPONSIBILITIES OF PLANNING COMMISSION ACTION ON DEVELOPMENT PROJECTS FORWARDED TO CITY COUNCIL

DATE: August 16, 2022

BACKGROUND:

Development projects approved by the Planning Commission are forwarded to the City Council as receive-and-file items. Council may decide to take the project under its jurisdiction and direct staff to schedule a public hearing at a future meeting. Per Section 17.46.060 of the Rolling Hills Municipal Code (RHMC) the decision of the Commission becomes effective 30 days after the adoption of the resolution unless an appeal has been filed. Pursuant to Section 17.54.015(B), the City Council has 45 days to decide if it wants to take an item under its jurisdiction. If Council does not take the project under its jurisdiction, the Planning Commission decision becomes effective.

DISCUSSION:

Decisions on development projects are forwarded to the City Council to inform them of the Commission's actions. In other cities, the appeal period is 10 days and most cities do not even report the Commission's actions to the Council. Since the City has a longer appeal period of 30 or 45 days, it places a burden on applicants looking to move their projects forward. Additionally, staff has observed that Council often has inquiries and comments when reviewing these projects. For applicants, this is concerning because of the possibility that their project may be taken under Council's jurisdiction and their projects may be delayed.

The Planning Commission should consider if it is necessary to meet with Council to discuss the City's procedures.

FISCAL IMPACT:

None.

RECOMMENDATION:

Consider the item and provide direction to staff.

ATTACHMENTS:



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 14.B

Mtg. Date: 08/16/2022

TO: HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION

FROM: JOHN SIGNO, DIRECTOR OF PLANNING & COMMUNITY SERVICES

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: CONSIDER FUTURE IN-PERSON PLANNING COMMISSION MEETINGS

DATE: August 16, 2022

BACKGROUND:

The Planning Commission has been conducting remote Zoom meetings during the pandemic.

DISCUSSION:

The City Council has returned to in-person meetings. The Planning Commission should consider if it wishes to continue with remote meetings.

FISCAL IMPACT:

None.

RECOMMENDATION:

Discuss and provide staff direction.

ATTACHMENTS: