



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, April 18, 2023

CITY OF ROLLING HILLS
6:30 PM

This meeting is held pursuant AB 361

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 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. Members of the public may also provide comments in real time by speaking during the public comment and/or public hearing portions of the meeting.

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. APPROVE ORDER OF THE AGENDA

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

5. BLUE FOLDER ITEMS (SUPPLEMENTAL)

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

6. PUBLIC COMMENTS ON NON-AGENDA ITEMS

This section is intended to provide members of the public with the opportunity to comment on any subject that does not

appear on this agenda for action. Each speaker will be permitted to speak only once. Written requests, if any, will be considered first under this section.

7. CONSENT CALENDAR

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

7.A. APPROVE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION REGULAR MEETING OF APRIL 18, 2023

RECOMMENDATION: Approve as presented.

[CL_AGN_230418_PC_AffidavitofPosting.pdf](#)

7.B. CONTINUATION OF REMOTE PLANNING COMMISSION MEETINGS DURING THE MONTH OF APRIL 2023, PURSUANT TO THE REQUIREMENTS OF AB 361

RECOMMENDATION: Adopt Resolution No. 2023-05.

[2023-05_PC_Resolution_Updated_AB361_Findings_041823_D.pdf](#)

7.C. APPROVE THE MINUTES FOR THE MARCH 21, 2023, PLANNING COMMISSION MEETINGS

RECOMMENDATION: Approve as presented.

[CL_MIN_230321_PC_F.pdf](#)

[CL_MIN_230321_PC_FT_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. 23-004: REQUEST FOR A SITE PLAN REVIEW TO CONVERT ATTACHED COVERED PORCHES TO ENCLOSED LIVING AREAS, PAVE 1,250 SQUARE FEET OF LAWN AREA, CONVERT AN EXISTING GARAGE INTO A KITCHEN, AND FOR INTERIOR AND EXTERIOR REMODEL IMPROVEMENTS ON A PROPERTY LOCATED AT 17 CREST ROAD EAST (LOT 9-FT), ROLLING HILLS, CA (WANG), AND FINDINGÂ THEÂ PROJECTÂ CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

RECOMMENDATION:

Open the public hearing, receive public testimony, discuss the project, close the public hearing, and adopt Resolution No. 2023-04 approving the project as presented.

[Attachment 1. Development Table](#)

[Attachment 2. Development Plans](#)

11. OLD BUSINESS

12. NEW BUSINESS

13. SCHEDULE FIELD TRIPS

14. ITEMS FROM STAFF

15. ITEMS FROM THE PLANNING COMMISSION

16. ADJOURNMENT

Next meeting: Tuesday, May 16, 2023 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: 04/18/2023

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 AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION REGULAR MEETING OF APRIL 18, 2023

DATE: April 18, 2023

BACKGROUND:

None.

DISCUSSION:

None.

FISCAL IMPACT:

None.

RECOMMENDATION:

Approve as presented.

ATTACHMENTS:

[CL_AGN_230418_PC_AffidavitofPosting.pdf](#)



Administrative Report

7.A., File # 1764

Meeting Date: 4/18/2023

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

AFFIDAVIT OF POSTING

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

Legislative Body Planning Commission

Posting Type Regular Meeting Agenda

Posting Location 2 Portuguese Bend Road, Rolling Hills, CA 90274
City Hall Window
City Website: <https://www.rolling-hills.org/government/agenda/index.php>
https://www.rolling-hills.org/government/city_council/city_council_archive_agendas/index.php

Meeting Date & Time APRIL 18, 2023 6:30pm

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

Christian Horvath, City Clerk

Date: April 14, 2023



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 7.B
Mtg. Date: 04/18/2023

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: CONTINUATION OF REMOTE PLANNING COMMISSION MEETINGS DURING THE MONTH OF APRIL 2023, PURSUANT TO THE REQUIREMENTS OF AB 361

DATE: April 18, 2023

BACKGROUND:

On March 4, 2020, Governor Newsom declared a state of emergency due to COVID-19. Shortly thereafter, the Governor issued Executive Order N-25-20, which waived certain remote meeting requirements of the Ralph M. Brown Act ("Brown Act") in response to COVID-19. In September 2021, the Governor signed Assembly Bill 361 ("AB 361"), which amended the Brown Act to allow continued flexibility in holding virtual public meetings. In accordance with Executive Order N-25-20, and later AB 361, the Planning Commission has met virtually since the start of the pandemic in 2020.

DISCUSSION:

The state's COVID-19 state of emergency ended on February 28, 2023. Although the state of emergency has ended, the provisions of AB 361 will remain in effect until January 1, 2024. While AB 361 remains in effect, it authorizes public meetings to be held virtually if specified conditions are met. These conditions include when state or local officials have imposed or recommended measures to promote social distancing.

Research by staff indicates that officials continue to recommend social distancing. Specifically, California Division of Occupational Safety and Health ("Cal/OSHA") regulations—at Title 8 Section 3205—recommend physical distancing in the workplace as precautions against the spread of COVID-19 and impose certain restrictions and requirements due to a "close contact" which occurs when individuals are within six feet of another in certain circumstances. Relatedly, the Centers for Disease Control and Prevention continue to recommend avoiding contact and keeping a safe distance from a person who has a suspected or confirmed case of COVID-19.

Staff recommends that the Planning Commission adopt the attached resolution, which makes the requisite AB 361 findings for the Planning Commission to meet virtually this month. For the duration of the time that the Commission meets virtually, staff will continue agendizing this item to enable the Commission to continue making the requisite AB 361 findings.

FISCAL IMPACT:

None.

RECOMMENDATION:

Adopt Resolution No. 2023-05.

ATTACHMENTS:

[2023-05_PC_Resolution_Updated_AB361_Findings_041823_D.pdf](#)

RESOLUTION NO. 2023-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS, CALIFORNIA, APPROVING REMOTE PLANNING COMMISSION MEETINGS PURSUANT TO THE REQUIREMENTS OF ASSEMBLY BILL 361

WHEREAS, in response to the COVID-19 pandemic, Governor Newsom declared a statewide state of emergency on March 4, 2020; and

WHEREAS, Governor Newsom signed Assembly Bill 361 (“AB 361”) on September 17, 2021, which went into effect immediately as urgency legislation; and

WHEREAS, AB 361 added section 54953(e) to the Brown Act, authorizing legislative bodies to conduct remote meetings provided the legislative body makes specified findings on a regular basis; and

WHEREAS, the Governor’s COVID-19 state of emergency ended on February 28, 2023; and

WHEREAS, notwithstanding the foregoing, AB 361 remains in effect until January 1, 2024; and

WHEREAS, AB 361 authorizes legislative bodies to continue meeting virtually if specified conditions are met. These conditions include when state or local officials have imposed or recommended measures to promote social distancing; and

WHEREAS, among other measures to promote physical distancing, the California Division of Occupational Safety and Health (“Cal/OSHA”) regulations—at Title 8 Section 3205—recommend physical distancing in the workplace as precautions against the spread of COVID-19 and impose certain restrictions and requirements due to a “close contact” which occurs when individuals are within six feet of another in certain circumstances; and

WHEREAS, the Centers for Disease Control and Prevention continue to recommend avoiding contact and keeping a safe distance from a person who has a suspected or confirmed case of COVID-19; and

WHEREAS, to allow for physical distancing and remote meeting attendance in accordance with these recommended measures, the Planning Commission does hereby find that the Planning Commission shall conduct its meetings without compliance with paragraph (3) of subdivision (b) of Government Code section 54953, as authorized by subdivision (e) of section 54953, and that the Planning Commission shall comply with the requirements to provide the public with access to the meetings electronically as prescribed in paragraph (2) of subdivision (e) of section 54953.

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

Section 1. All of the above recitals are true and correct and incorporated herein
by reference.

Section 2. The Planning Commission has considered the above circumstances
and hereby recognizes that state and local officials continue to recommend social
distancing measures, which can impact the ability of the City and the public to meet safely
in person.

Section 3. The Planning Commission shall conduct public meetings in
accordance with Government Code section 54953(e) and other applicable provisions of
the Brown Act for remote only meetings.

PASSED, APPROVED AND ADOPTED THIS 18TH DAY OF APRIL, 2023.

BRAD CHELF, CHAIRMAN

ATTEST:

CHRISTIAN HORVATH, CITY CLERK

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

I certify that the foregoing Resolution No. 2023-05 entitled:

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
ROLLING HILLS, CALIFORNIA, APPROVING REMOTE PLANNING
COMMISSION MEETINGS PURSUANT TO THE REQUIREMENTS OF
ASSEMBLY BILL 361**

was approved and adopted at a regular meeting of the Planning Commission on April 18,
2023, 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



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 7.C

Mtg. Date: 04/18/2023

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: APPROVE THE MINUTES FOR THE MARCH 21, 2023, PLANNING COMMISSION MEETINGS

DATE: April 18, 2023

BACKGROUND:

None.

DISCUSSION:

None.

FISCAL IMPACT:

None.

RECOMMENDATION:

Approve as presented.

ATTACHMENTS:

[CL_MIN_230321_PC_F.pdf](#)

[CL_MIN_230321_PC_FT_F.pdf](#)



Minutes
Rolling Hills Planning Commission
Tuesday, March 21, 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 with Chair Chelf presiding. Chair Chelf called the meeting to order at 6:32 p.m.

2. ROLL CALL

Commissioners Present: Cardenas, Cooley, Douglass, Vice Chair Kirkpatrick, Chair Chelf
Commissioners Absent: None
Staff Present: John Signo, Planning & Community Services Director
Stephanie Grant, Assistant Planner
Ryan Stager, Assistant City Attorney

3. PLEDGE OF ALLEGIANCE

Director Signo led the Pledge of Allegiance.

4. APPROVE ORDER OF THE AGENDA

Chair Chelf approved the order of the agenda and there were no objections.

5. BLUE FOLDER ITEMS (SUPPLEMENTAL) - NONE

6. PUBLIC COMMENTS ON NON-AGENDA ITEMS – NONE

7. CONSENT CALENDAR

7.A. APPROVE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION REGULAR MEETING OF MARCH 21, 2023

7.B. CONTINUATION OF REMOTE PLANNING COMMISSION MEETINGS DURING THE MONTH OF MARCH 2023, PURSUANT TO THE REQUIREMENTS OF AB 361

7.C. APPROVE THE MINUTES FOR THE FEBRUARY 21, 2023, PLANNING COMMISSION MEETINGS

Motion by Commissioner Cardenas, seconded by Commissioner Douglass, to approve Items 7A, 7B, and 7C. Motion carried unanimously with the following roll call vote:

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

8. EXCLUDED CONSENT CALENDAR ITEMS – NONE

9. PUBLIC HEARINGS ON ITEMS CONTINUED FROM PREVIOUS MEETINGS

9.A. ZONING CASE NO. 22-81: REQUEST FOR APPROVAL OF A SITE PLAN REVIEW FOR 1) A 912-SQUARE-FOOT SWIMMING POOL/SPA, 2) DETACHED GARAGE, 3) APPURTENANT STRUCTURES, HARDSCAPE, LANDSCAPE, AND 4) NON-EXEMPT GRADING; CONDITIONAL USE PERMITS FOR 1) AN EQUESTRIAN RIDING ARENA, 2) RELOCATION OF AN EXISTING DRIVEWAY APRON, 3) 1,334-SQUARE-FOOT RECONSTRUCTED STABLE ON THE SAME FOOTPRINT; AND VARIANCES FOR 1) STRUCTURES TO ENCROACH INTO THE REQUIRED SETBACKS AND FRONT YARD, AND 2) TO EXCEED THE 20% FRONT YARD COVERAGE FOR THE DRIVEWAY, IN ZONING CASE NO. 22-81 LOCATED AT 9 PORTUGUESE BEND ROAD, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 74-RH) (WILLIS)

Commissioner Cardenas recused himself from this item due to proximity but participated as a resident.

Presentation by Assistant Planner Grant.

Chair Chelf opened the public hearing for comments and hearing none, closed the public hearing.

Motion by Commissioner Cooley, seconded by Vice Chair Kirkpatrick, to approve the project as presented. Motion carried unanimously with the following roll call vote:

AYES: Cooley, Douglass, Kirkpatrick, Chair Chelf
NOES: None
ABSENT: Cardenas (recused)

10. NEW PUBLIC HEARINGS

10.A. ZONING CASE NO. 22-51: REQUEST FOR APPROVAL OF A SITE PLAN REVIEW TO CONSTRUCT A NEW 7,290-SQUARE-FOOT SINGLE-FAMILY RESIDENCE WITH BASEMENT, ATTACHED GARAGE, FIVE-FOOT-HIGH RETAINING WALLS, NON-EXEMPT GRADING, AND RELATED IMPROVEMENTS; VARIANCE TO CONSTRUCT A SWIMMING POOL AND SPA IN THE FRONT YARD ON A PROPERTY LOCATED AT 4 POPPY TRAIL, ROLLING HILLS, CA 90274 (LOT 17-A-PT) (ARVIDSON), AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Presentation by Director Signo.

Chair Chelf opened the public hearing for comments.

Public Comments: Criss Gunderson, Dan Bolton, John Lacey

Chair Chelf commented on the amount of grading and suggested to the applicant solutions to reduce grading.

Commissioner Cardenas indicated he was amenable to encroachment if grading is reduced. He suggested looking at the upper pad and opportunities to reduce grading.

Vice Chair Kirkpatrick indicated it is a lot of dirt and it is worthwhile to consider reducing grading. He commended the owner for having the “right team.”

Commissioner Cooley indicated it is a lot of grading but house is tucked into the hillside.

Commissioner Douglass agreed with the sentiments of the other Commissioners.

Motion by Vice Chair Kirkpatrick, seconded by Commissioner Cardenas, to continue the item to the April 18, 2023 Planning Commission meeting to let the applicant work on addressing the Commission's concerns. Motion carried unanimously with the following roll call vote:

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

11. OLD BUSINESS – NONE

12. NEW BUSINESS – NONE

13. SCHEDULED FIELD TRIPS

Assistant Planner Grant indicated there is a field trip needed for 17 Crest Road East.

14. ITEMS FROM STAFF

Director Signo announced the Planning Commissioners Academy happening from March 29-31, 2023, at the Hyatt Regency in Orange County and the South Bay Cities Council of Governments' 23rd Annual General Assembly occurring on March 23, 2023, at the Community Center in Carson. He invited any Commissioner to contact him directly if interested. He also stated the General Plan Annual Progress Report (APR) had been filed and the Housing Element APR will be reviewed by City Council on March 27, 2023, and filed shortly afterwards.

Assistant City Attorney Stager provided an update on lawsuits involving the State and other cities regarding SB 9 and housing.

15. ITEMS FROM THE PLANNING COMMISSION – NONE

16. ADJOURNMENT: 7:35 P.M.

The meeting was adjourned at 7:35 p.m. to a Planning Commission field trip on Tuesday, April 18, 2023, beginning at 7:30 a.m. at 17 Crest Road East.

Respectfully submitted,

Christian Horvath, City Clerk

Approved,

Brad Chelf, Chair



Minutes
Rolling Hills Planning Commission
Tuesday, March 21, 2023
Field Trip Meeting 7:30 a.m.
4 Poppy Trail

1. CALL MEETING TO ORDER

The Planning Commission of the City of Rolling Hills met at 4 Poppy Trail on the above date and the meeting was called to order at 7:34 a.m. Chair Brad Chelf presiding.

2. ROLL CALL

Commissioners Present:	Cardenas, Cooley, Vice Chair Kirkpatrick, Chair Chelf
Commissioners Absent:	Douglass
Staff Present:	John Signo, Planning & Community Services Director
Public Present:	Andy Arvidson, Dan Bolton, Criss Gunderson, (John Lacey arrived after the meeting was adjourned)

3. COMMENTS FROM THE PUBLIC ON ITEMS NOT ON THE AGENDA – NONE

4. FIELD TRIP

4.A. APPROVE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION FIELD TRIP MEETING OF MARCH 21, 2023

Motion by Chair Chelf, seconded by Commissioner Cardenas to approve as is. Motion carried unanimously with the following voice vote:

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

4.B. ZONING CASE NO. 22-51: REQUEST FOR APPROVAL OF A SITE PLAN REVIEW TO CONSTRUCT A NEW 7,290-SQUARE-FOOT SINGLE-FAMILY RESIDENCE WITH BASEMENT, ATTACHED GARAGE, FIVE-FOOT-HIGH RETAINING WALLS, NON-EXEMPT GRADING, AND RELATED IMPROVEMENTS; VARIANCE TO CONSTRUCT A SWIMMING POOL AND SPA IN THE FRONT YARD ON A PROPERTY LOCATED AT 4 POPPY TRAIL, ROLLING HILLS, CA 90274 (LOT 17-A-PT) (ARVIDSON), AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Presentation by John Signo, Planning & Community Services Director.

Public Comment: Andy Arvidson, Dan Bolton, Criss Gunderson

Motion by Commissioner Cardenas, seconded by Commissioner Cooley to continue the item to the evening meeting and adjourn the meeting. Motion carried unanimously with the following roll call vote:

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

5. ADJOURNMENT: 7:45 A.M.

The meeting was adjourned at 7:45 a.m. to the regular meeting of the Planning Commission scheduled to be held on Tuesday, March 21, 2023, 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: 04/18/2023

TO: HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION

FROM: STEPHANIE GRANT, ASSISTANT PLANNER

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: ZONING CASE NO. 23-004: REQUEST FOR A SITE PLAN REVIEW TO CONVERT ATTACHED COVERED PORCHES TO ENCLOSED LIVING AREAS, PAVE 1,250 SQUARE FEET OF LAWN AREA, CONVERT AN EXISTING GARAGE INTO A KITCHEN, AND FOR INTERIOR AND EXTERIOR REMODEL IMPROVEMENTS ON A PROPERTY LOCATED AT 17 CREST ROAD EAST (LOT 9-FT), ROLLING HILLS, CA (WANG), AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

DATE: April 18, 2023

BACKGROUND:

Zoning, Location, and Lot Description

The lot is an irregularly shaped parcel zoned RAS-2 and the net lot area is 395,840 square feet (9.08 acres). The lot is currently developed with an 8,796-square-foot single-family residence, 1,747-square-foot attached and detached garages, 320-square-foot swimming pool/spa, 42-square-foot pool equipment, 2,720-square-foot stable, 4,700-square-foot recreation court, 2,771-square-foot covered porches, 527-square-foot entryway, 96-square-foot service yard, and 1,139-square-foot basement. There are two building pads: the main building pad is developed for residential, equestrian, and recreational uses; the second is for the swimming pool and spa. The main building pad includes an existing 11,330-square-foot corral, 6,741-square-foot riding ring, and barn in the front yard. The barn is located approximately 250 feet back from Crest Road East. The existing residence is located in the rear portion of the main building pad. The second building pad is developed with a pool and spa in the southwestern portion of the property.

The lot has a depth of approximately 870 feet and a lot width of approximately 540 feet. The property slopes downward from Crest Road East to the rear of the property toward the south. The grade elevation between the main building pad and the street is approximately 30 feet.

Past Approvals

On August 16, 2005, the Planning Commission Approved Zoning Case No. 706 and Resolution No. 2005-22 for a Site Plan Review for grading and a 3,381-square-foot addition to a single-family residence, 4,160 square feet of covered porches along the rear of the residence, 216 square feet to the existing garage, and a 7,350-square-foot basement.

On July 17, 2007, the Planning Commission approved a time extension for Zoning Case No. 706. The Applicant also proposed to scale down the project by eliminating the basement and decreasing the size of the addition. The Planning Commission approved Resolution No. 2007-11 for a modification to Resolution No. 2005-22 for a Site Plan Review for grading and an addition.

On November 28, 2011, the Planning Commission approved Zoning Case No. 806 and Resolution No. 2011-11 granting a Site Plan Review for the grading and construction of a new residence and accessory structures. A Variance was granted to exceed the maximum permitted grading quantities for a sports court. Conditional Use Permits were granted for the construction of a detached garage and sports court. The project was taken under the jurisdiction of the City Council, and was approved by the City Council on January 9, 2012.

DISCUSSION:

Applicant Request

On January 5, 2023, an application was duly filed by Yaohui Wang requesting a Site Plan Review to convert a total of 2,876 square feet of covered porches and an attached garage into enclosed living areas. The Project will: 1) demolish an existing attached covered porch and build a new roof that will extend to the existing footprint at the southern end of the residence, and construct a 1,910-square-foot addition for a living room, bathrooms, and mediation room; 2) convert 1,250 square feet of existing lawn next to the existing attached covered porch into paved area; 3) convert an existing 244-square-foot attached porch in the northwestern corner of the residence into a tea room; and 4) convert a 702-square-foot garage into a Chinese wok kitchen and remodel the southern wall. The proposed living room addition at the southern end of the residence is located behind the house with views of the ocean. The U-shaped footprint of the residence will be modified to create a donut-shaped footprint with an open courtyard in the center.

The project also includes the removal of a window and addition of a pair of windows to the existing residence's eastern wall as a result of an interior remodel that will convert one of the bedrooms into two bathrooms, which is not subject to discretionary review. The garage will be converted to a kitchen and the garage door removed and replaced with windows.

Site Plan Review

The Rolling Hills Municipal Code requires a Site Plan Review for the construction of an addition which increases the size of the residence by more than 999 square feet pursuant to RHMC Section 17.46.020(A). The Project will add 2,876 square feet of habitable space to the existing residence bringing the total from 8,796 square feet to 11,672 square feet.

The existing covered patio located in the southern portion of the residence will be enclosed

and converted into living area. The new living room will be extended in depth by 13 feet 4 inches and increased in area by 418 square feet from the existing porch in the southern portion. The attached covered porch roof is currently 22 feet wide by 60 feet long, and the Applicant proposes to demolish this section and build a new roof with a roofline that will extend to the existing footprint of the existing patio which will result in a total of 1,910 square feet.

The Project will add a 1,250-square-foot paved patio south of the proposed addition in an existing lawn area. An existing 244-square-foot attached covered porch in the front of the residence will be enclosed into a tea room.

MUNICIPAL CODE COMPLIANCE

Setbacks

The project complies with all of the required setbacks in the RAS-2 Zone.

Lot Coverage and Building Pad Coverage

The existing structural coverage is 21,871 square feet or 5.5%, and the project proposes a net of 682 square feet, for a total of 22,553 square feet or 5.7%. This is still under the maximum allowed 20% structural coverage. The existing flatwork coverage is 30,672 square feet or 7.7%, and the project proposes a 1,250 square feet, for a total of 31,922 square feet or 8.1%. This is still under the maximum allowable 15% structural coverage. The existing structural and flatwork coverage is 52,423 square feet or 13.2%, and the project increases that by 1,932 square feet or 0.5%. The total overall structural and flatwork coverage will result in 54,355 square feet or 13.7%, which is still well under the maximum allowed 35% structural and flatwork coverage.

The existing Building Pad 1 Coverage with deductions is 19,142 square feet or 32.6%, and with an increase of 1,250 square feet, and the total proposed Building Pad Coverage with deductions is 21,052 square feet or 32.6%, this exceeds the maximum 30% guideline by 2.6%. The existing Building Pad Coverage of Pad 2 is 3.03% and is below the maximum 30% guideline.

Disturbance

The existing disturbed area is 146,670 square feet or 37.0% which is still below the maximum allowed 40%. There is no increase of disturbance because the proposed project is in an area that is already disturbed and located within the existing footprint.

Stable Access

The proposed stable is accessible from an existing sloped driveway accessible from Crest Road East.

Neighbor Concerns

No public comments have been received on the date of publication of this Agenda item.

Environmental Review

The project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) pursuant to Section 15303(e) (New Construction or Conversion of Small Structures) of the CEQA Guidelines, which exempts accessory structures.

17.46.050 - Required Site Plan Review findings

The Commission shall be required to make findings in acting to approve, conditionally approve, or deny a Site Plan Review application.

1. 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.

FISCAL IMPACT:

None.

RECOMMENDATION:

Open the public hearing, receive public testimony, discuss the project, close the public hearing, and adopt Resolution No. 2023-04 approving the project as presented.

ATTACHMENTS:

[Attachment 1. Development Table](#)

[Attachment 2. Development Plans](#)

[Attachment 3. Resolution No. 2023-04](#)

[Attachment 4. Vicinity Map](#)

**Development Table
Zoning Case No. 23-018
17 Crest Road East**

Site Plan Review,	EXISTING	PROPOSED	TOTAL
RAS- 2 Zone	SINGLE FAMILY RESIDENCE, GARAGE GUEST HOUSE, STABLE, POOL/SPA, WATER FEATURE, RECREATION COURT, PORCHES, TRELLISES, & SERVICE YARD	2,876 ADDITION TO MAIN HOUSE (CONVERT COVERED PORCHES INTO HABITABLE SPACE)	
Gross Lot Area	419,918 SF (9.64 AC)		419,918 SF (9.64 AC)
Net Lot Area	395,840 SF (9.08 AC)		395,840 SF (9.08 AC)
Residence	8,796 SF	2,876 SF	11,672 SF
Garage	1,747 SF	-702 SF	1,045 (9 SF
Swimming Pools/Spa	320 SF	0 SF	320 SF
Pool Equipment	42 SF	0 SF	42 SF
Guest House	0 SF	0 SF	0 SF
ADU	0 SF	0 SF	0 SF
Stable minimum: 450 SF	2,720 SF	0 SF	2,720 SF
Corral minimum: 550 SF	550 SF		550 SF
New Planter Box	0 SF	0 SF	0 SF
Recreation Court	4,700 SF	0 SF	4,700 SF
Attached Covered Porches	2,087 SF	-1,492 SF	1,279 SF
Entryway/Porte Cochere, Breezeways	527 SF	0 SF	527 SF
Service Yard	96 SF	0 SF	96 SF
Basement Area	1,139 SF		1,139 SF
Equestrian Riding Ring	0 SF	0 SF	0 SF
Primary Driveway	10,137 SF	0 SF	10,137 SF
Paved walkways	2,258 SF	1,250 SF	3,508 SF
Other paved driveways, road easements, parking pads	13,038 SF	0 SF	13,038 SF
Grading	--	0 CY	0 CY Total
Structural Lot Coverage (20% maximum & with deductions)	21,751 SF (5.5%)	682 SF (0.17%)	22,433 SF (5.7%)
Flatwork Lot Coverage (15% maximums & with deductions)	30,672 SF (7.7 %)	1,250 SF (0.5%)	31,922 SF (8.1%)
Total Lot Coverage (Structures and Flatwork) (35% maximum & with deductions)	52,423 SF (13.3%)	1,932 SF (0.5%)	54,355 SF (13.7%)
Total Disturbed Area (40% maximum)	146,670 SF (37%)	0 SF (0%)	146,670 SF (37%)
Building Pad 1 (30% Maximum Guideline)	19,142 SF (29.6%)	1,250 SF (3.0%)	20,392 SF (32.6%)
Building Pad 2 (30% Maximum Guideline)	362 SF (3%)		362 SF (3.0 %)

WANG RESIDENCE ADDITION
17 CREST ROAD EAST, ROLLING HILLS, CA

PARTICIPANTS

OWNER
MR. WANG
17 CREST ROAD EAST
ROLLING HILLS, CA 90274

ARCHITECTURAL DESIGN
TAO SPACES
52 DISTANT STAR
IRVINE, CA 92618
PHONE: 949-728-6868

LAND SURVEY
DENN ENGINEERS
3914 DEL AMO BLVD. STE 921
TORRANCE, CA 90503
PHONE: (310) 542-9433

DISCRIPTION OF WORK

TO ADD A LIVING ROOM, TWO BATHROOMS, A MEDITATION ROOM TO THE EXISTING RESIDENCE.

TO CONVERT AN EXISTING GARAGE INTO A KITCHEN, AND AN EXISTING PORCH INTO TEA ROOM.

CODE SUMMARY

ALL WORK PERTAINING TO AND ALL MATERIALS SUPPLIED FOR EXECUTING AND COMPLETING THIS CONTRACT SHALL COMPLY WITH PROVISIONS SPECIFIED IN THE CONTRACT DOCUMENTS AND WITH ALL APPLICABLE LAWS, REGULATIONS AND ORDINANCES GOVERNING WORK INCLUDING, BUT NOT NECESSARILY LIMITED TO THOSE OF:

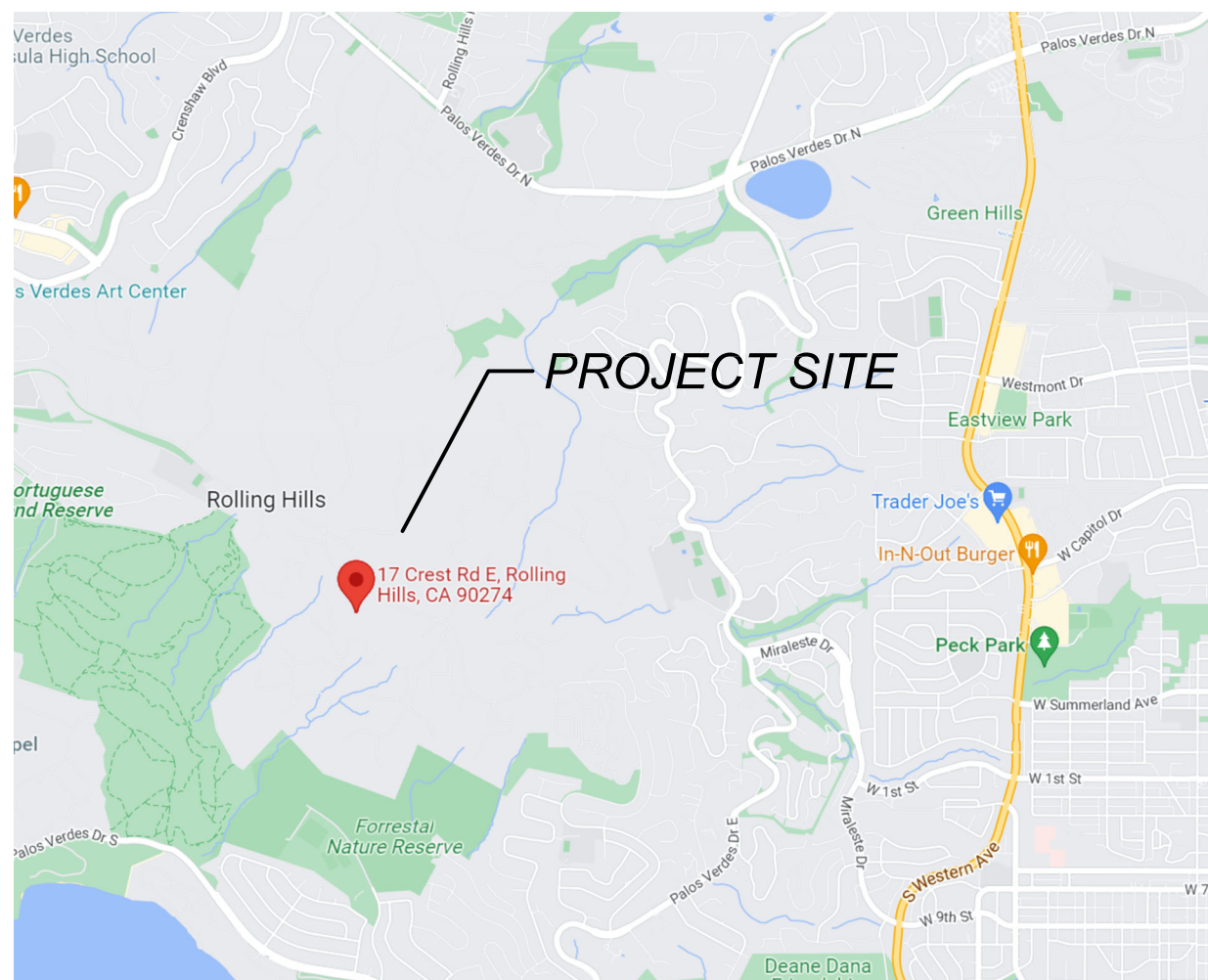
CITY OF ROLLING HILLS MUNICIPAL ORDINANCE
ROLLING HILLS COMMUNITY ASSOCIATION BUILDING REGULATIONS 2017
2022 CALIFORNIA TITLE-24
2022 CALIFORNIA ENERGY STANDARDS
2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA FIRE CODE (CFC)
2022 CALIFORNIA ELECTRIC CODE (CEC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA PLUMBING CODE (CPC) AND LOCALAMENDMENTS

SHEET INDEX

A-000	TITLE SHEET
A-001	IMAGE BOARD
S-1	SITE SURVEY
AS-101	SITE PLAN & SITE SECTION
AS-102	SITE DIAGRAM
A-100	EXISTING RESIDENCE FLOOR PLAN
A-101	PROPOSED RESIDENCE FLOOR PLAN
A-200	EXISTING RESIDENCE ROOF PLAN
A-201	PROPOSED RESIDENCE ROOF PLAN
A-300	EXISTING RESIDENCE ELEVATIONS
A-301	PROPOSED RESIDENCE ELEVATIONS AND SECTION

PROJECT DATA

APN:	7567 011 018		
LOT SIZE:	419,944 SF, 9.64 AC		
ZONING:	RA-S-2		
BUILDING AREA:		EXISTING	PROPOSED TOTAL
RESIDENCE		8,796 SF	2,876 SF 11,672 SF
GARAGE		1,747 SF	-702 SF 1,045 SF
STABLE		1,732 SF	1,732 SF
	ALLOWED	EXISTING	PROPOSED TOTAL
STRUCTURE LOT COVERAGE:	20%	5.5%	0.17% 5.7%
STRUCTURE & IMPERVIOUS SURFACE LOT COVERAGE:	35%	13.27%	0.49% 13.76%
SETBACK:	REQUIRED	EXISTING	PROPOSED
FRONT (NORTH)	50' MIN.	204'-3"	204'-3"
SIDE (EAST)	35' MIN.	181'-6"	181'-6"
SIDE (WEST)	35' MIN.	111'-3"	111'-3"
REAR (SOUTH)	50' MIN.	239'-6"	239'-6"
BUILDING HEIGHT:	ONE STORY MAX.	ONE STORY	ONE STORY
WALL HEIGHT:	10'-6" MAX. 20% MAX. OF TOTAL WALL LENGTH.	8'-6"	10'-6" MAX. 13% MAX. OF TOTAL WALL LENGTH.



VICINITY MAP
SCALE: NOT TO SCALE



TAO
SPACES

52 DISTANT STAR
IRVINE, CA 92618
P 949-728-6868

ISSUED FOR:
DATE: 01/09/2023

ISSUED FOR: DATE:



WANG
RESIDENCE
ADDITION
17 CREST ROAD EAST
ROLLING HILLS, CA

TITLE SHEET &
PROJECT DATA

A-000

BEFORE ADDITION



AFTER ADDITION



FOR
17 CREST ROAD EAST, LLC
2905 VIA RIVERA
PALOS VERDES ESTATES, CA 90274
ATTN: FELIX SUN - GC 310-525-0221

17 CREST ROAD EAST
BOLLING HILLS, CA 9027

LOT 9 OF R.S. 057-004
APN 7567-011-018

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR
UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS
OF PROFESSIONAL LAND SURVEYORS' ACT



R.C.E. 30826

CHECK BY TS

SEPTEMBER 9, 2012

REVISIONS

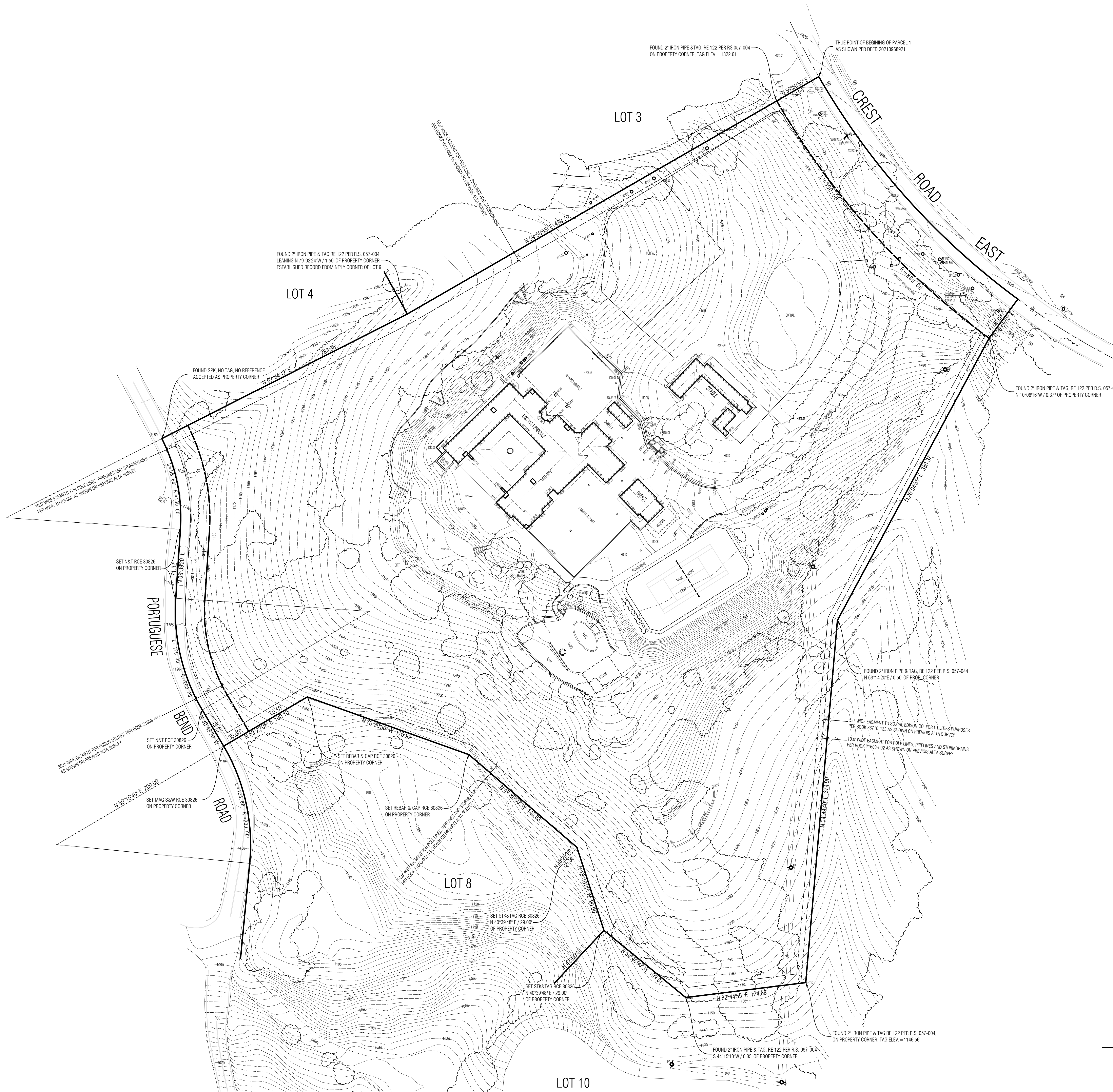
	EXISTING BALDING		SP
	CONCRETE		AT
	EXISTING GRADE ELEVATION		
+ 105.76	EXISTING CHAIN LINK		
	EXISTING CONCRETE (DISJOINTED)		
	EXISTING DRAIN LINE / DENSE VEGETATION		
	BLOCK WALL		
	EXISTING HEDGE		
BCR	BEGINNING OF CURB RETURN		
CB	CONTROL		
CLF	CHAIN LINK		
EL	EAST		
EM	ELECTRIC METER		
FD	FIND		
FE	FENCE		
FI	FIND FLOOR		
FL	FLOW INVERT		
FL	FLOW LINE		
FF	FINISH FLOOR		
GA	GRASS		
GW	GUY WIRE		
LD	LOADING DOCK		
MAN	MANHOLE		
NLY	NORTHERLY		
OP	OPENING		
PP	PROPERTY LINE / PROP. CONFIN.		
PL	POWER		
PL	PARAPET		
SW	SPRINK. SINK AND WAGER		
SW	SWITCH		
SP	SPRINK.		
SS	SHOWER / BATH CLEAN OUT		
SSD	SAFETY SINK / DRAIN		
STR	START / STOP A TAG		
ST/IL	START / END OF LINE		
TO	TOP OF CURB		
TO	TOP OF DRAIN		
TO	TOP OF BOTTOM OF SHOWER ARM		
TX	WEST		
WLY	WESTERLY		
WTR	WATER		

NOTE: ALL SETBACK DIMENSIONS SHOWN ARE MEASURED TO EXTERIOR SURFACE OF BUILDINGS UNLESS OTHERWISE NOTED.

BOUNDARY MONUMENTS ARE NOT NECESSARILY SET ON PROPERTY CORNERS. PLEASE REFER TO THE NOTATION ON THE PLANS FOR OFFSET DISTANCES. IF THERE ARE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT DENN ENGINEERS FOR CLARIFICATION AT:
(310) 542-9433, M-F 8:00 AM TO 5:00 PM.

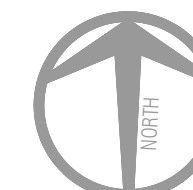
ANY CHANGES OR MODIFICATIONS MADE TO THIS PLAN WITHOUT THE CONSENT OF DENN ENGINEERS SHALL RELIEVE DENN ENGINEERS FROM LIABILITY OR DAMAGE RESULTING FROM SUCH CHANGES OR MODIFICATIONS, INCLUDING ANY ATTORNEYS FEES OR COSTS INCURRED IN ANY PROCEEDING THAT DENN ENGINEERS MAY BE JOINED.

JOB NO. 21-337SV



BENCHMARK NOTE:
LA COUNTY BENCHMARK GY12189, A L&T TAGGED LACO DPW 1FT NORTH OF THE NORTHEAST CORNER AT CRENSHAW BOULEVARD AND CREST ROAD, AT AN ELEVATION OF 1204.770 WAS USED FOR THE THIS SURVEY.

NOTE:
A TITLE POLICY WAS NOT PROVIDED TO DENN ENGINEERS AT THE TIME OF THIS SURVEY. THEREFORE, DENN ENGINEERS DOES NOT GUARANTEE THE LEGAL DESCRIPTION OF THIS PROPERTY SURVEYED NOR DOES IT REFLECT OR DELINEATE ANY EASEMENTS THAT MAY BE ON SAID PROPERTY.



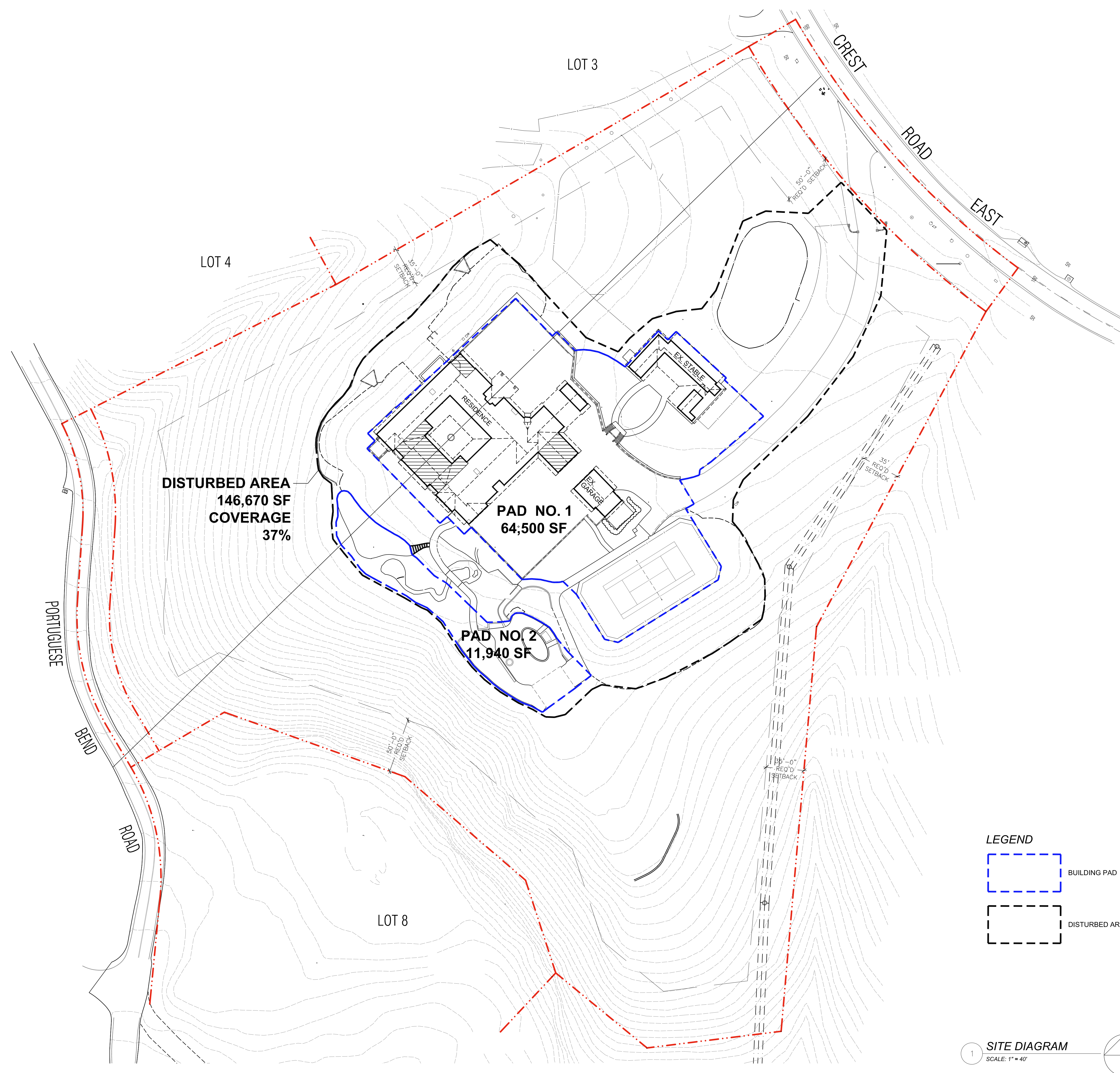
SCALE 1" = 4'





17 CREST ROAD EAST
ROLLING HILLS, CA

AS-102



ISSUED FOR:

DATE: 01/09/2023

ISSUED FOR:

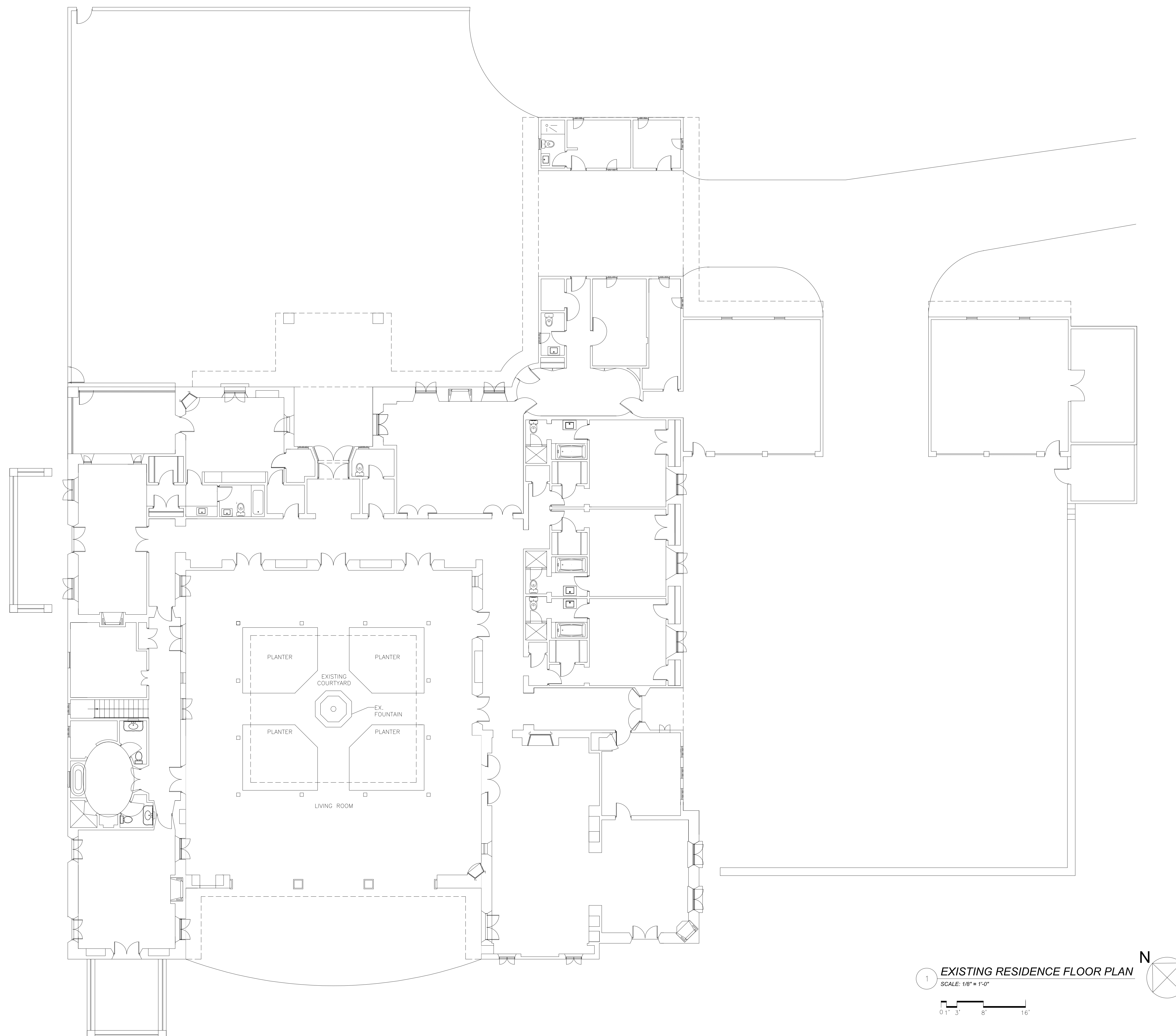
DATE:



WANG
RESIDENCE
ADDITION
17 CREST ROAD EAST
ROLLING HILLS, CA

EXISTING
RESIDENCE
FLOOR PLAN

A-100



TAO
SPACES

52 DISTANT STAR
IRVINE CA 92618
P 949-728-6868

ISSUED FOR:

DATE: 01/09/2023

ISSUED FOR:

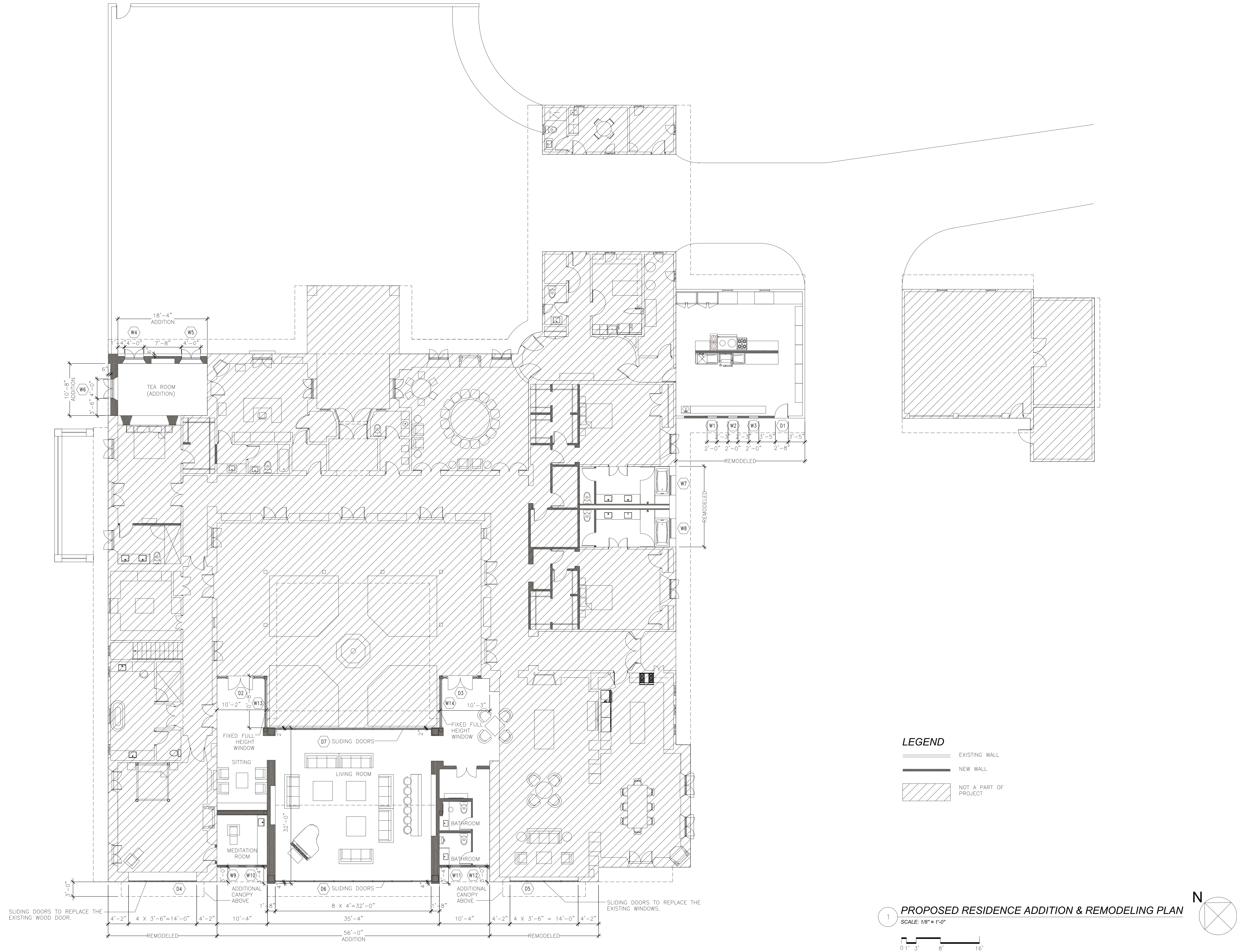
DATE:



WANG
RESIDENCE
ADDITION
17 CREST ROAD EAST
ROLLING HILLS, CA

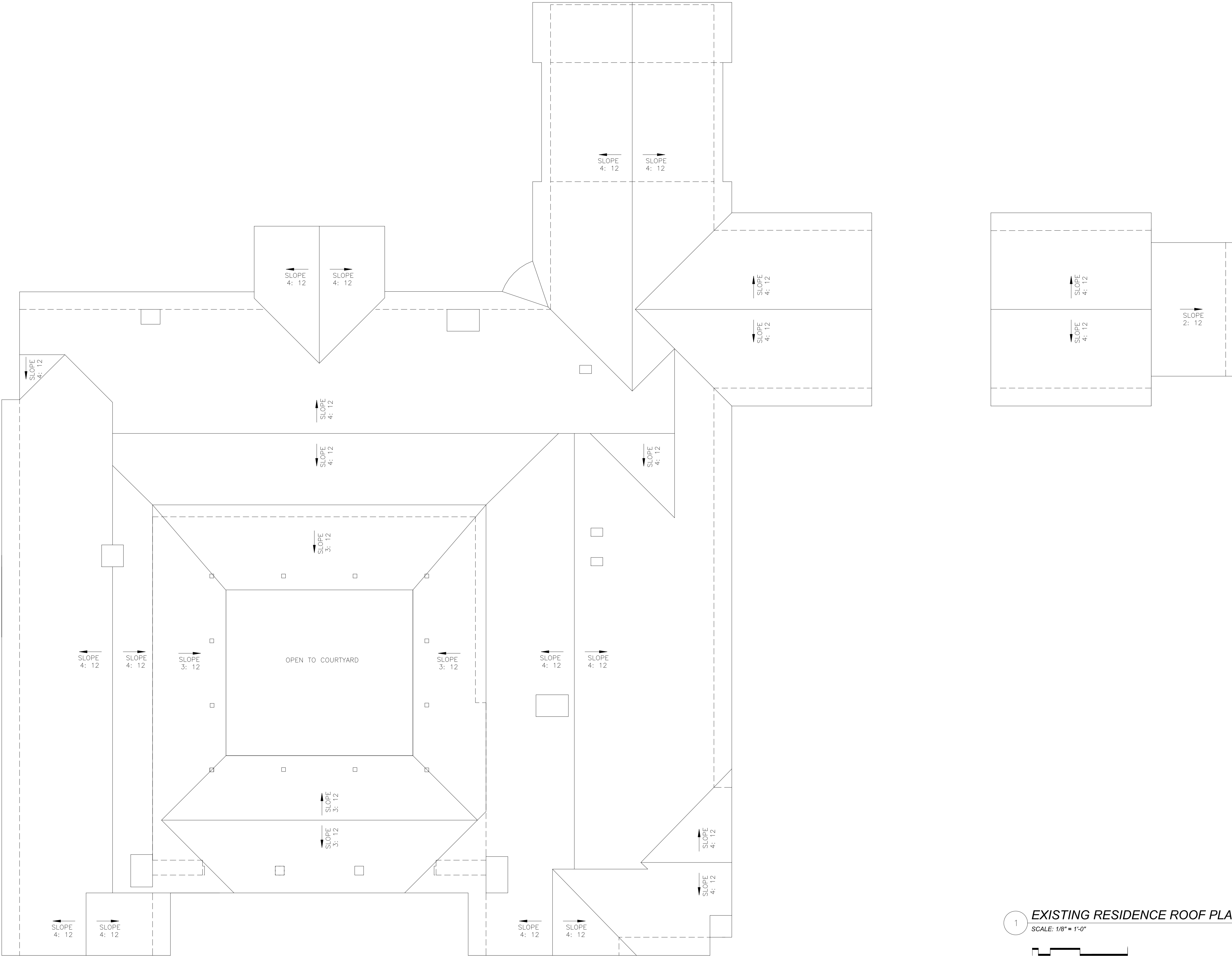
PROPOSED
RESIDENCE
ADDITION &
REMODELING
PLAN

A-101



TAO
SPACES

52 DISTANT STAR
IRVINE CA 92618
P 949-728-6868



1 **EXISTING RESIDENCE ROOF PLAN**
SCALE: 1/8" = 1'-0"

ISSUED FOR:
DATE: 01/09/2023

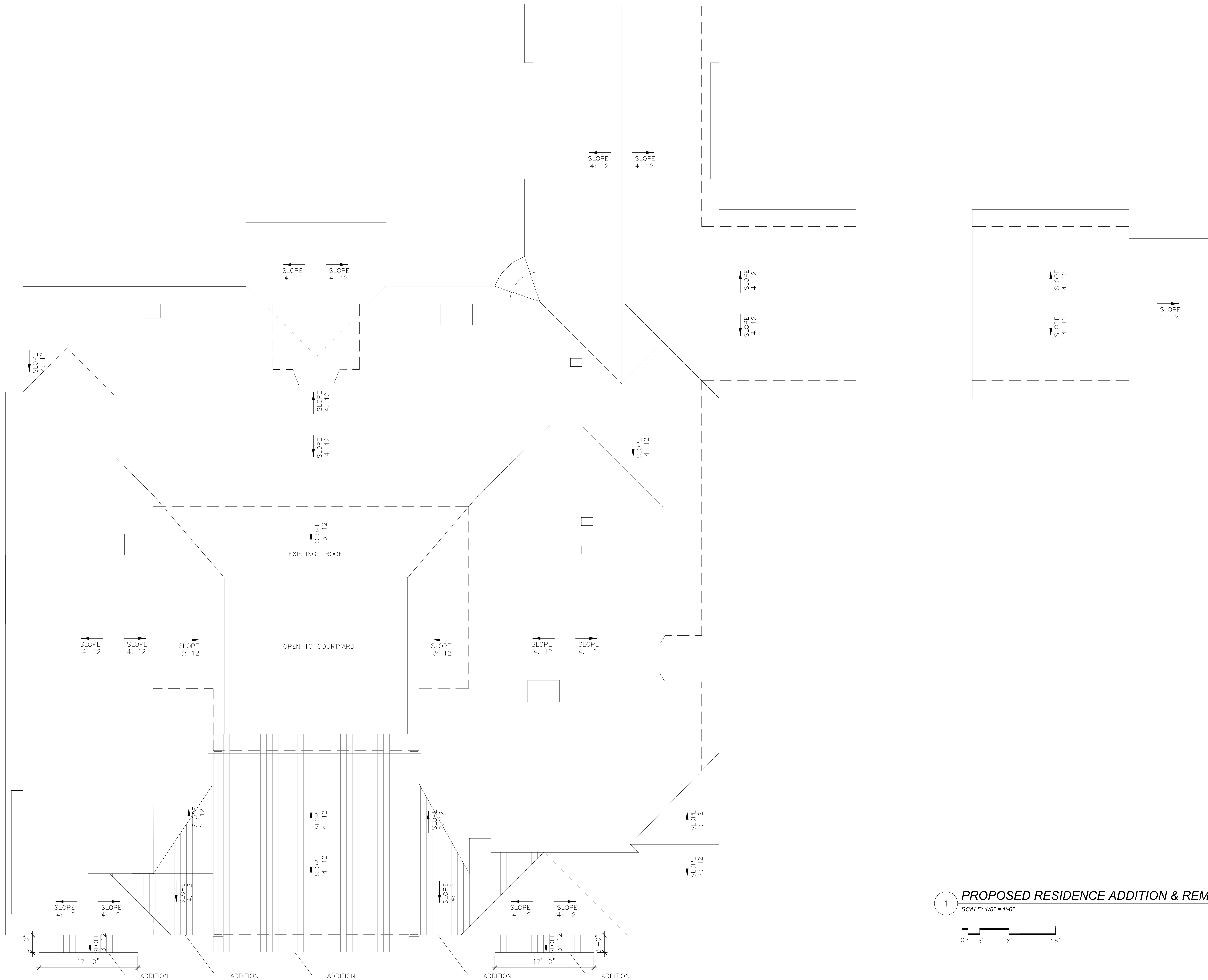
ISSUED FOR: DATE:



**WANG
RESIDENCE
ADDITION**
17 CREST ROAD EAST
ROLLING HILLS, CA

EXISTING
RESIDENCE
ROOF PLAN

A-200



ISSUED FOR:
DATE: 01/09/2023

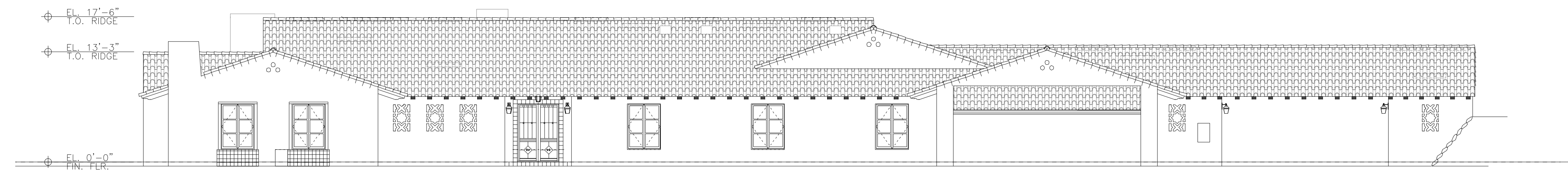
ISSUED FOR: DATE:



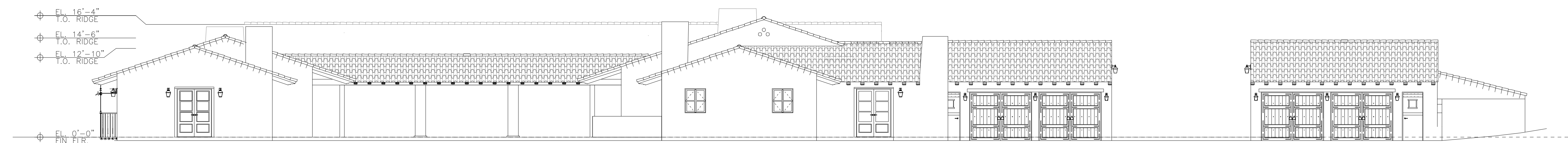
**WANG
RESIDENCE
ADDITION**
17 CREST ROAD EAST
ROLLING HILLS, CA

**PROPOSED
RESIDENCE
ADDITION &
REMODELING
ROOF PLAN**

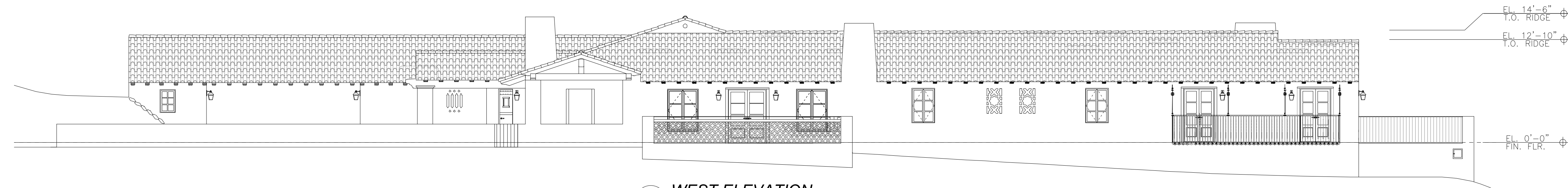
A-201

TAO
SPACES52 DISTANT STAR
IRVINE CA 92618
P 949-728-6868

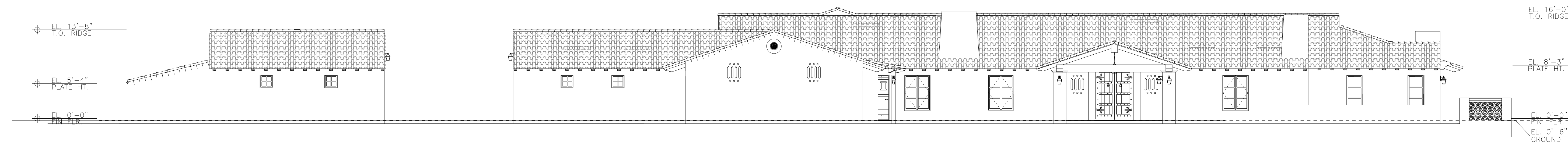
4 **EAST ELEVATION**
SCALE: 1/8" = 1'-0"



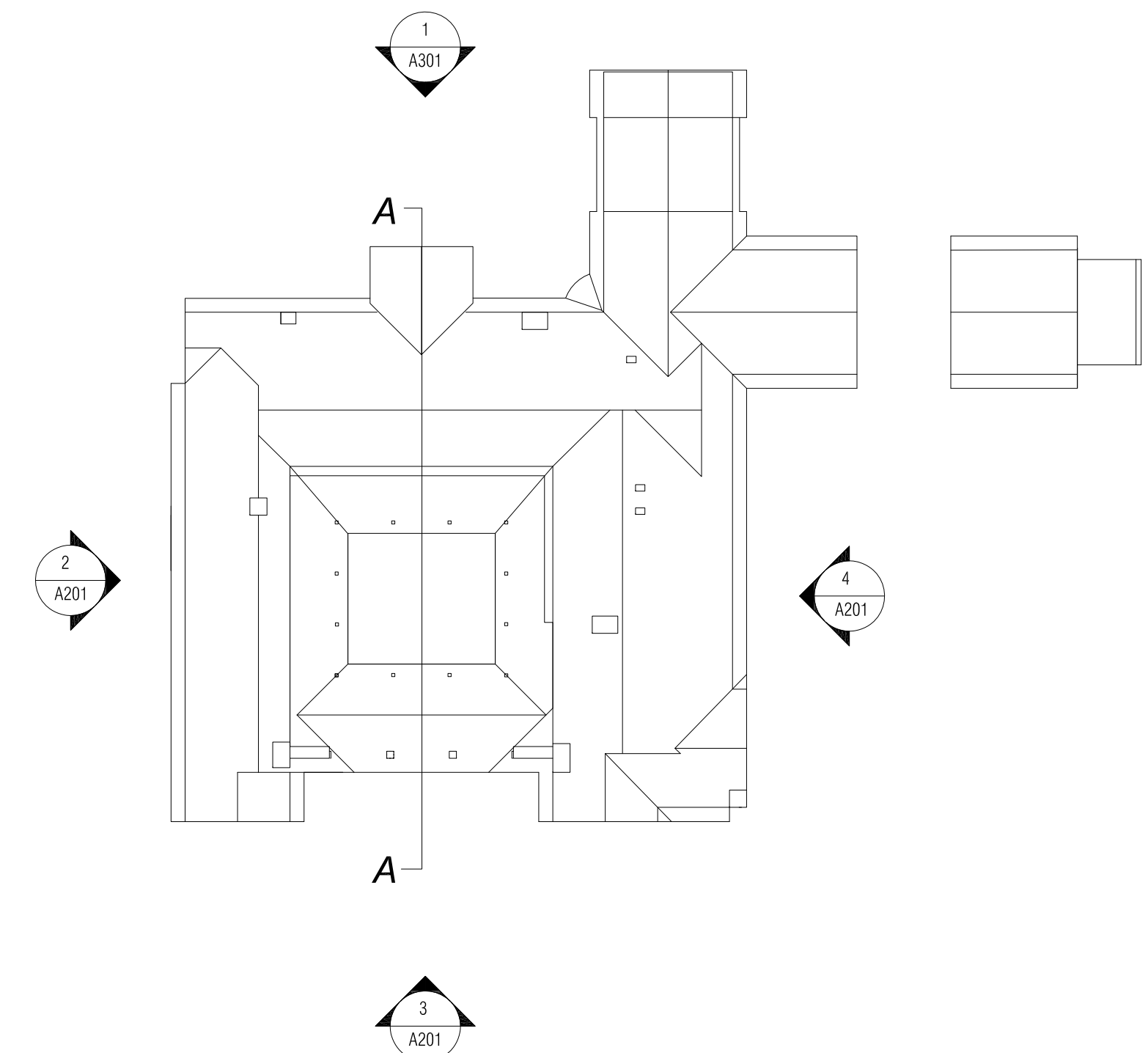
3 **SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"



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



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



ROOF PLAN

SCALE: 1" = 30'

ISSUED FOR:

DATE: 01/09/2023

ISSUED FOR:

DATE:



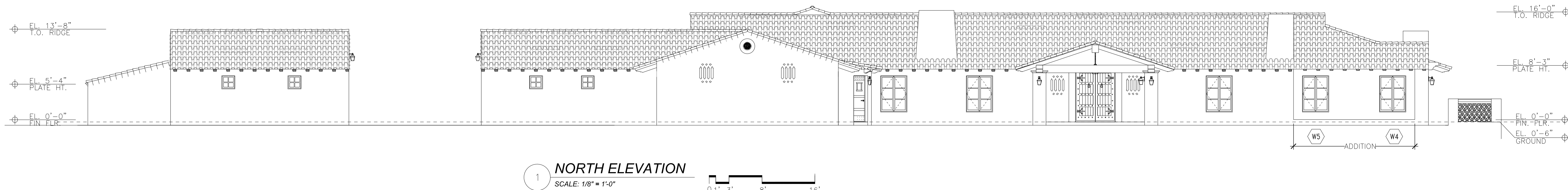
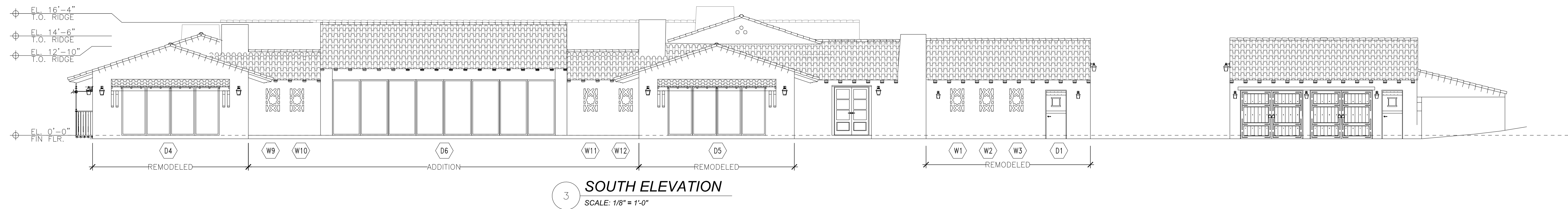
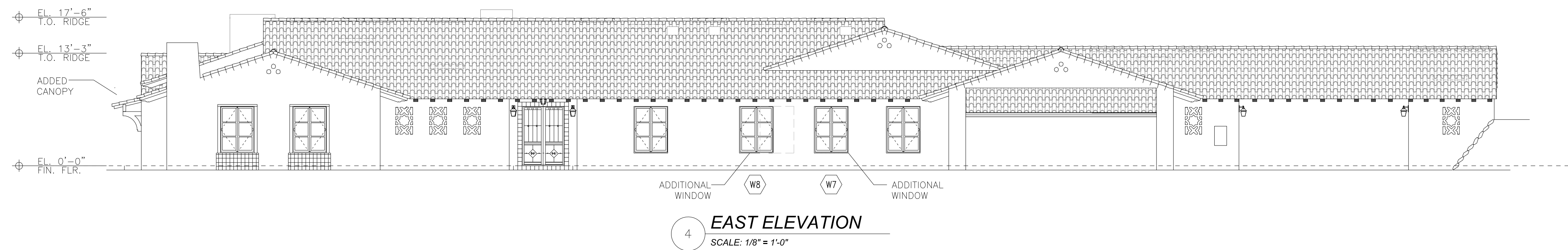
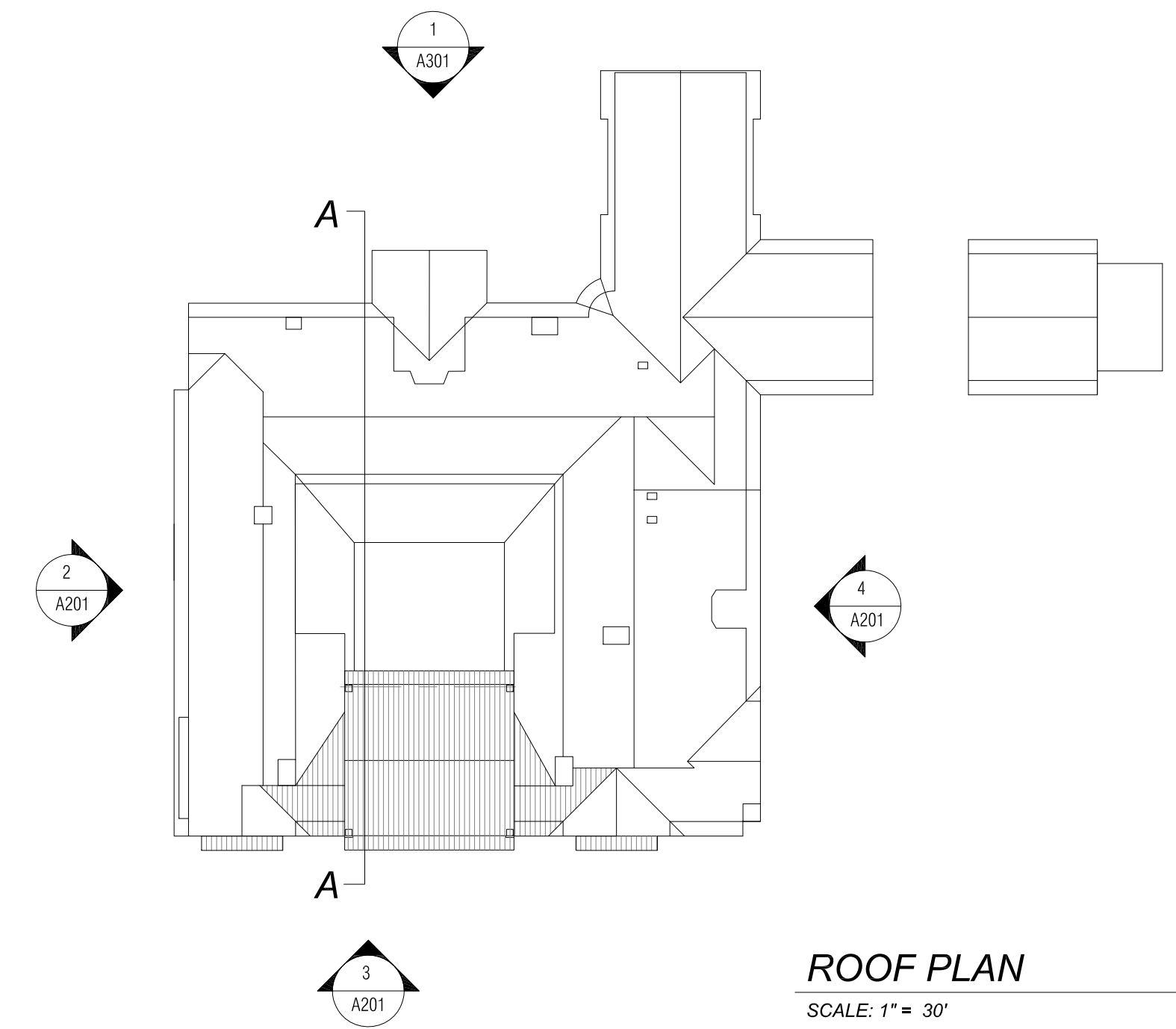
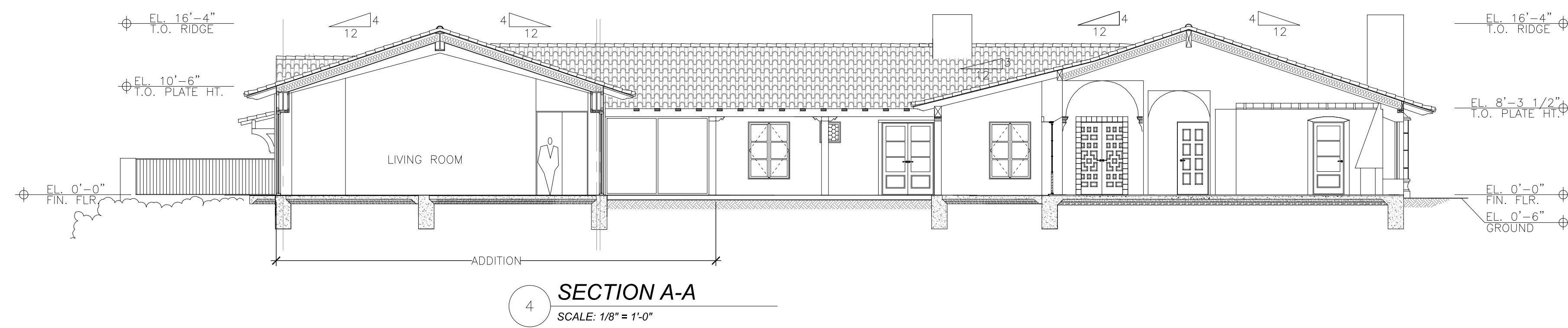
**WANG
RESIDENCE
ADDITION**
17 CREST ROAD EAST
ROLLING HILLS, CA

EXISTING
RESIDENCE
ELEVATIONS

A-300

TAO SPACES

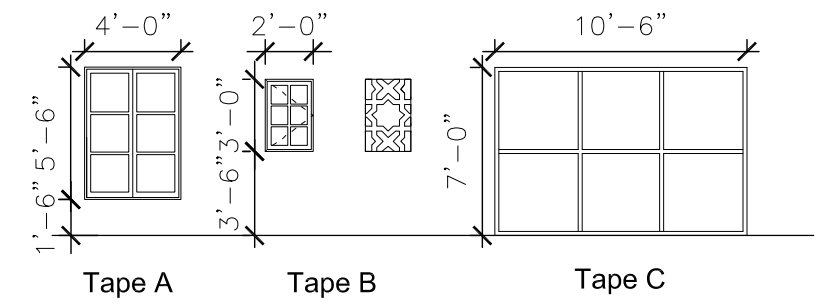
52 DISTANT STAR
IRVINE CA 92618
P 949-728-6868



WINDOW SCHEDULE							
#	Type	W	Size	H	Description	Material	Glazing
W1	B	2'-0"	X 3'-0"		Casement	Metal	Dual Glazing, Low E
W2	B	2'-0"	X 3'-0"		Casement	Metal	Dual Glazing, Low E
W3	B	2'-0"	X 3'-0"		Casement	Metal	Dual Glazing, Low E
W4	A	4'-0"	X 5'-6"		Dual Casement	Metal	Dual Glazing, Low E
W5	A	4'-0"	X 5'-6"		Dual Casement	Metal	Dual Glazing, Low E
W6	A	4'-0"	X 5'-6"		Dual Casement	Metal	Dual Glazing, Low E
W7	A	4'-0"	X 5'-6"		Dual Casement	Metal	Dual Glazing, Low E
W8	A	4'-0"	X 5'-6"		Dual Casement	Metal	Dual Glazing, Low E
W9	B	2'-0"	X 3'-0"		Casement	Metal	Dual Glazing, Low E
W10	B	2'-0"	X 3'-0"		Casement	Metal	Dual Glazing, Low E
W11	B	2'-0"	X 3'-0"		Casement	Metal	Dual Glazing, Low E
W12	B	2'-0"	X 3'-0"		Casement	Metal	Dual Glazing, Low E
W13	C	10'-0"	X 10'-6"		Fixed Window Wall	Metal	Dual Glazing, Low E
W14	C	10'-0"	X 10'-6"		Fixed Window Wall	Metal	Dual Glazing, Low E

NOTE: THE METAL WINDOWS TO MATCH THE STYLE AND COLOR OF THE EXISTING WINDOWS.

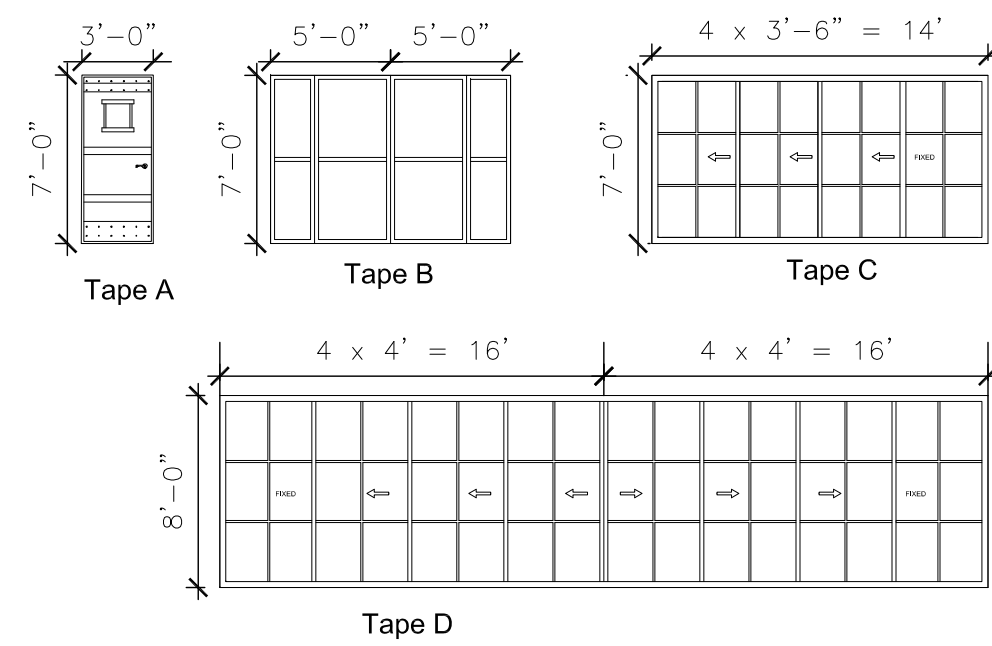
WINDOW TYPES



DOOR SCHEDULE							
#	Type	W	Size	H	Description	Frame	Finish
D1	A	3'-0"	X 7'-0"		single	Wood	Paint
D2	B	10'-0"	X 7'-0"		Double Door	Metal	Glass
D3	B	10'-0"	X 7'-0"		Double Door	Metal	Glass
D4	C	14'-0"	X 7'-0"		4-Panel Slider	Metal	Glass
D5	C	14'-0"	X 7'-0"		4-Panel Slider	Metal	Glass
D6	D	32'-0"	X 8'-0"		8-Panel Slider	Metal	Glass
D7	D	32'-0"	X 8'-0"		8-Panel Slider	Metal	Glass

NOTE: THE METAL DOORS TO MATCH THE STYLE AND COLOR OF THE EXISTING DOORS.

DOOR TYPES



ISSUED FOR:

DATE: 01/09/2023

ISSUED FOR:

DATE:



**WANG
RESIDENCE
ADDITION**
17 CREST ROAD EAST
ROLLING HILLS, CA

**PROPOSED
RESIDENCE
ELEVATIONS &
SECTION**

A-301

RESOLUTION NO. 2023-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF ZONING CASE NO. 23-004 FOR A SITE PLAN REVIEW TO CONVERT ATTACHED COVERED PORCHES TO ENCLOSED LIVING AREAS, PAVE 1,250 SQUARE FEET OF LAWN AREA, CONVERT AN EXISTING GARAGE INTO A KITCHEN, AND FOR INTERIOR AND EXTERIOR REMODEL IMPROVEMENTS ON A PROPERTY LOCATED AT 17 CREST ROAD EAST (LOT 9-FT), ROLLING HILLS, CA (WANG)

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 Yaohui Wang with respect to real property located at 17 Crest Road East, Rolling Hills (Lot 9-FT) requesting a site plan review to: demolish an existing attached porch at the southern end of the residence and construct a living room, bathrooms, and mediation room; convert 1,250 square feet of existing lawn next to the existing attached porch into paved area; convert an existing attached porch at the northwestern corner of the residence into a tea room; and convert an existing garage into a Chinese wok kitchen and remodel the southern wall. The project also includes the removal of a window and addition of a pair of windows to the existing residence's eastern wall as a result of an interior remodel that will convert one of the bedrooms into two bathrooms, which is not subject to discretionary review.

Section 2. In 2012, the Planning Commission adopted Resolution No. 1116 approving a Site Plan Review for grading and construction of a new residence and accessory structures, a Variance to exceed the maximum permitted grading quantities for a sports court, and a Conditional Use Permit to construct a detached garage and a sports court in Zoning Case No 806.

The subject property is currently developed with a 8,796-square-foot residence, 702-square-foot attached garage, and 1,139-square-foot basement; 2,087 square feet of covered porches attached to the residence; 527-square-foot porte cochere; 1,045-square-foot detached garage; 4,700-square-foot sports court; 240-foot long retaining wall ranging from 0 feet to 5 feet in height; 1,732-square-foot stable with an attached 648-square-foot covered porch; a 745-square-foot detached trellis; swimming pool; water feature; service yard; and a barbeque area.

Section 3. The Planning Commission conducted duly noticed public hearings to consider the application at a field trip meeting and regular meeting on April 18, 2023. Neighbors within a 1,000-foot radius were notified of the public hearings and a notice was published in the Daily Breeze on April 8, 2023. 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 4. The property is zoned RAS-2 and the net lot area excluding the roadway easement is 9.1 acres (395,840 square feet). The property is irregularly shaped and has a lot depth of approximately 870 feet and a lot width of approximately 540 feet. The property slopes downward from the Crest Road East to the rear of the property which connects to Portuguese Bend Road. The grade elevation between the proposed main building pad and the street is approximately 30 feet.

Section 5. 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 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 6. Site Plan Review. Site Plan Review is required for construction of an addition which increases the size of the residence by more than 999 square feet pursuant to RHMC Section 17.46.020(A). The Project proposes a total of 2,876 square feet of structural coverage to the existing residence. The project proposes to convert the existing attached covered porches into living areas. 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, which includes additions to an existing residence is compatible with the General Plan and Zoning ordinance. The proposed structures comply with the General Plan requirement of low profile, low-density residential development with sufficient open space between surrounding structures. The additions will be built on the existing building pad and connected to the main residence, which will reduce the visual impact from neighboring properties and from Crest Road East.

The project conforms to Zoning Code lot coverage requirements. The net lot area of the lot is 9.1 acres per RHMC Section 17.16.060(A). The structural net lot coverage is proposed at 22,433 square feet or 5.7% (20% max. permitted) excluding exempt structures; and the total lot coverage proposed, including flatwork, would be 54,355 square feet or 13.7% (35% max. permitted). The disturbed area of the lot is proposed to be 146,670 square feet or 37% (40% max 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 additions will not adversely affect or be materially detrimental to adjacent uses, buildings, or structures; the additions will be on the existing building pad which enables proposed project elements to be the least intrusive to surrounding properties. The additions preserve the existing topography of the graded pad. Further, the additions will be a sufficient distance from nearby residences so views and privacy of surrounding neighbors will not be impacted. The lot will has an existing main building pad and a stable pad and 37% of the lot is already disturbed with the remaining area either landscaped or 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 Crest Road East as it will be located at a lower elevation and connected 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 and reviewed by the City's landscape consultant to properly screen the development. 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 additions are designed to preserve the existing topography.

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

The project involves no grading other than preparation for the foundations. There will be no import or export of dirt since the site is already disturbed and the project will be located on an existing building pad.

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

No grading is involved with the proposed project. Existing drainage flow will not be changed or redirected. Drainage 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 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 proposed additions to the existing residence are in close proximity to the existing driveway and courtyard. Adequate circulation will be provided around the additions to meet Fire Department requirements. There is ample parking in the garage and driveway. An adequate pathway is proposed to safely accommodate pedestrians from the residence to other areas on the property.

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 additions to an existing single-family residence. 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.

Section 7. Approval Conditions. Based upon the foregoing findings, and the evidence in the record, the Planning Commission hereby approves Zoning Case No. 23-004 subject to the following conditions:

A. The Site Plan approval shall expire within two years from the effective date of approval as defined in RHMC Sections 17.46.080 and 17.38.070 unless otherwise extended pursuant to the requirements of these sections.

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

the hearing. The City Council shall make a determination as to whether a violation of this Resolution has occurred. If the Council determines that a violation has not occurred or has been cured by the time of the hearing, the Council will lift the suspension and the stop work order. If the Council determines that a violation has occurred and has not yet been cured, the Council shall provide the Applicant with a deadline to cure the violation; no construction work shall be performed on the property until and unless the violation is cured by the deadline, other than work designated by the Council to accomplish the cure. If the violation is not cured by the deadline, the Council may either extend the deadline at the Applicant's request or schedule a hearing for the revocation of the entitlements granted by this Resolution pursuant to RHMC Chapter 17.58.

C. All requirements of the Building 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 April 18, 2023, 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.

E. 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.

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

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

G. Structural lot coverage of the lot shall not exceed 22,433 square feet or 5.67% of the net lot area, in conformance with structural lot coverage limitations (20% maximum). The flatwork coverage shall not exceed 31,922 square feet or 8.1%, in conformance with the flatwork coverage limitation (15% maximum).

The total lot coverage proposed, including structures and flatwork, shall not exceed 54,355 square feet or 13.7% of the net lot area, in conformance with lot coverage limitations (35% maximum).

H. The disturbed area of the lot shall not exceed 37%, and the Project does not propose any additional disturbance.

I. The existing Building Pad 1 coverage is 19,142 square feet or 29.6%, and the Project proposes an additional 1,250 square feet, and shall not exceed coverage of 20,392 square feet or 32% with allowed deductions. This exceeds the guideline by 2%. The existing Building Pad 2 coverage is 320 square feet or 3.03%. There are not proposed changes to building Pad 2.

J. 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.

K. 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.

L. 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).

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

N. 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.

O. 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.

P. The project shall be landscaped, and continually maintained in substantial conformance with the landscaping plan on file and 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 additions with vegetation not to exceed 10 feet in height, and that the vegetation used for screening shall be planted in an offset 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.

Q. 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.

A Certificate of Completion shall be submitted by the project designer or contractor prior to final landscape installation inspection.

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

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

R. A construction fence may be required. If needed, it shall be reviewed and approved by the Planning Department for location, height, and screening material prior to installation.

S. 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.

T. 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.

U. *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.

V. *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.

W. *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.

X. *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.

Y. Prior to demolition of any 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.

Z. 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.wr.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.

AA. Storm water shall drain in accordance with the approved grading and drainage plan at the discretion of the Building Official. Drainage dissipaters shall be constructed outside of any easements. The drainage system shall be approved by the Department of Building and Safety if applicable. 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.

BB. *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.

CC. *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.

DD. The property owner 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.

EE. 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.

FF. 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.

GG. This Resolution’s approvals shall not be effective until the applicants execute an Affidavit of Acceptance of all conditions set forth herein.

HH. 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.

II. 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 18th DAY OF APRIL, 2023.

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. 2023-04 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF ZONING CASE NO. 23-004 FOR A SITE PLAN REVIEW TO CONVERT ATTACHED COVERED PORCHES TO ENCLOSED LIVING AREAS, PAVE 1,250 SQUARE FEET OF LAWN AREA, CONVERT AN EXISTING GARAGE INTO A KITCHEN, AND FOR INTERIOR AND EXTERIOR REMODEL IMPROVEMENTS ON A PROPERTY LOCATED AT 17 CREST ROAD EAST (LOT 9-FT), ROLLING HILLS, CA (WANG)

was approved and adopted at a regular meeting of the Planning Commission on April 18, 2023, by the following roll call vote:

AYES:

NOES:

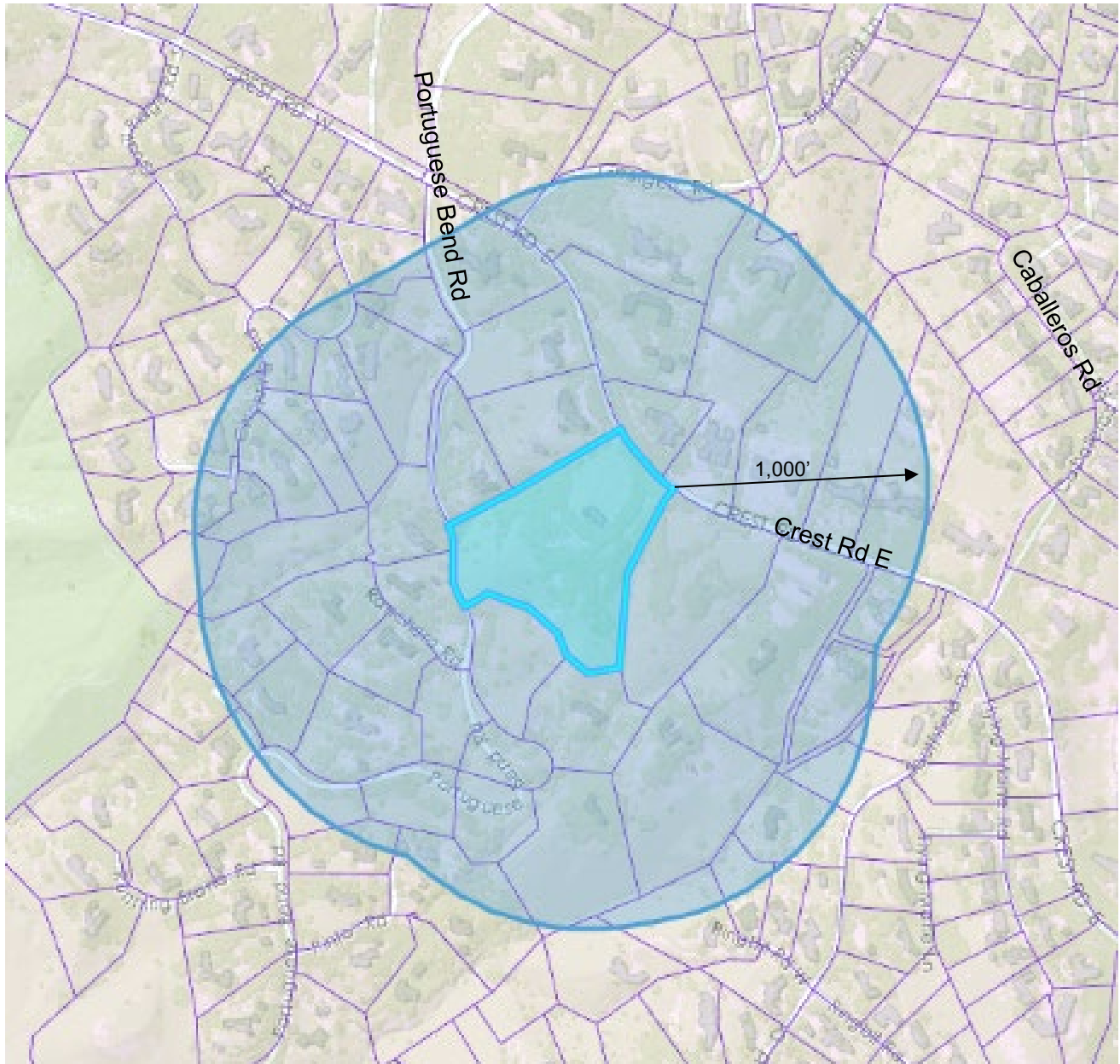
ABSENT:

ABSTAIN:

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

Administrative Offices.

CHRISTIAN HORVATH, CITY CLERK



City of Rolling Hills

TITLE	<u>VICINITY MAP</u>	CASE NO.	<u>ZONING CASE NO. 23-004</u>
OWNER	<u>WANG</u>		Site Plan Review
ADDRESS	<u>17 CREST ROAD EAST, ROLLING HILLS, CA 90274</u>		

SITE

