



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

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

AGENDA
Regular Traffic Commission
Meeting

TRAFFIC COMMISSION
Thursday, November 16, 2023

CITY OF ROLLING HILLS
8:30 AM

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. APPROVE ORDER OF THE AGENDA

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

5. BLUE FOLDER ITEMS (SUPPLEMENTAL)

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

6. PUBLIC COMMENTS ON NON-AGENDA ITEMS

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

7. CONSENT CALENDAR

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

**7.A. APPROVE AFFIDAVIT OF POSTING FOR THE TRAFFIC COMMISSION
REGULAR MEETING OF NOVEMBER 16, 2023**

RECOMMENDATION: Approve as presented.

[CL_AGN_231116_TC_AffidavitofPosting.pdf](#)

**7.B. APPROVE THE FOLLOWING TRAFFIC COMMISSION MINUTES: SEPTEMBER
28, 2023**

RECOMMENDATION: Approve as presented.

[CL_MIN_230928_TC_F.pdf](#)

8. EXCLUDED CONSENT CALENDAR ITEMS

9. PRESENTATION

- 9.A. LOS ANGELES COUNTY SHERIFF'S DEPARTMENT LOMITA STATION, TRAFFIC STATISTICS FOR THE CITY OF ROLLING HILLS FOR SEPTEMBER-OCTOBER 2023 (VERBAL REPORT)

RECOMMENDATION: Receive and file.

[CO_TRC_231116_October2023RH_Traffic.pdf](#)

[RH Traffic Citation Summary 09-01-2023-10-31-2023.pdf](#)

10. OLD BUSINESS

- 10.A. RECEIVE AND FILE A REPORT ON STORM HILL LANE

RECOMMENDATION: Receive and file.

[Attachment 1: RHCA Easement \(New Road\) - 20220260314 - 03.07.2022.pdf](#)

- 10.B. RECEIVE AND FILE A FOLLOW-UP TO THE DISCUSSION ABOUT SIGNAGE AT CREST ROAD EAST AND EASTFIELD DRIVE LEADING TO CREST ROAD EAST GATE AND FINDING THE ACTION CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

RECOMMENDATION: Receive and file.

[CL_AGN_TC_230928_TrafficEngineerMemo_Crest-Eastfield Signage.pdf](#)

[CO_TRC_230913_CrestRoadEastSigns.pdf](#)

11. NEW BUSINESS

- 11.A. ZONING CASE NO. 23-070: REQUEST FOR APPROVAL FOR A NEW DRIVEWAY AND DRIVEWAY APRON AS PART OF A SITE PLAN REVIEW, CONDITIONAL USE PERMIT, AND VARIANCE APPLICATION ON A PROPERTY LOCATED AT 23 CREST ROAD EAST (LOT 132A-MS), ROLLING HILLS, CA 90274 (OGASAWARA), AND DETERMINING THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

[07_Vicinity Map - 23 Crest Road E \(ZC 21-11\).pdf](#)

[M01 23 Crest Rd Dwy.pdf](#)

[231107_ZC23-070_23CRE_TrafficCommission_DrivewayApronPlans_1stSubmittal.pdf](#)

[PL_ADR_23CrestRdE_ZC23-070_Site_Grading_Plans.pdf](#)

- 11.B. ZONING CASE NO. 23-100: REQUEST FOR APPROVAL FOR NEW DRIVEWAYS AND DRIVEWAY APRONS AS PART OF A SITE PLAN REVIEW, CONDITIONAL USE PERMIT, AND VARIANCE APPLICATION ON A PROPERTY LOCATED AT 4 SPUR LANE (LOT 11-B-CH), ROLLING HILLS, CA 90274 (LUKIC), AND DETERMINING THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

[PL_ADR_4SpurLane_ZC23-100_VicinityMap.pdf](#)

[M01 4 Spur Lane Dwy.pdf](#)

[PL_ADR_4SpurLane_231101_Lukic_4 Spur Lane_PlansOnly.pdf](#)

[PL_ADR_4SpurLane_231031_DrivewayPics.pdf](#)

12. MATTERS FROM MEMBERS OF THE TRAFFIC COMMISSION

13. MATTERS FROM STAFF

13.A. [INSTALLATION OF LED PAVEMENT MARKERS BY THE ROLLING HILLS COMMUNITY ASSOCIATION ON PORTUGUESE BEND ROAD AND OTHER AREAS](#)

RECOMMENDATION: Discuss and provide direction or receive and file.

[CO_TRC_231116_3MSolarRoadReflectors.pdf](#)

[CO_TRC_231116_RoadReflectors_Amazon.pdf](#)

14. ADJOURNMENT

Next meeting: Thursday, January 25, 2024, at 8:30 a.m. in the City Council Chamber, Rolling Hills City Hall, 2 Portuguese Bend Road, Rolling Hills, California, 90274.

Notice:

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

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



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 7.A
Mtg. Date: 11/16/2023

TO: HONORABLE CHAIR AND MEMBERS OF THE TRAFFIC COMMISSION

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

THRU: DAVID H. READY

SUBJECT: APPROVE AFFIDAVIT OF POSTING FOR THE TRAFFIC COMMISSION
REGULAR MEETING OF NOVEMBER 16, 2023

DATE: November 16, 2023

BACKGROUND:

None.

DISCUSSION:

None.

FISCAL IMPACT:

None.

RECOMMENDATION:

Approve as presented.

ATTACHMENTS:

[CL_AGN_231116_TC_AffidavitofPosting.pdf](#)



Administrative Report

7.A., File # 2079

Meeting Date: 11/16/2023

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	Traffic 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	NOVEMBER 16, 2023	8:30am
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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: November 9, 2023



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 7.B
Mtg. Date: 11/16/2023

TO: HONORABLE CHAIR AND MEMBERS OF THE TRAFFIC COMMISSION

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

THRU: DAVID H. READY

SUBJECT: APPROVE THE FOLLOWING TRAFFIC COMMISSION MINUTES: SEPTEMBER 28, 2023

DATE: November 16, 2023

BACKGROUND:

None.

DISCUSSION:

None.

FISCAL IMPACT:

None.

RECOMMENDATION:

Approve as presented.

ATTACHMENTS:

[CL_MIN_230928_TC_F.pdf](#)



1. CALL MEETING TO ORDER

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

2. ROLL CALL

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

3. PLEDGE OF ALLEGIANCE – Chair Wilson

4. APPROVE ORDER OF THE AGENDA

Motion by Vice Chair Bobit, seconded by Commissioner Virtue to approve order of the agenda. Motion carried unanimously with the following vote:

AYES: Virtue, Raine, Bobit, Chair Wilson
NOES: None
ABSTAIN: None

5. BLUE FOLDER ITEMS (SUPPLEMENTAL) – NONE

6. PUBLIC COMMENTS ON NON-AGENDA ITEMS

Public Comment: Fred Ripley

7. CONSENT CALENDAR

7.A. APPROVE AFFIDAVIT OF POSTING FOR THE TRAFFIC COMMISSION REGULAR MEETING OF SEPTEMBER 28, 2023

7.B. APPROVE THE FOLLOWING TRAFFIC COMMISSION MINUTES: JULY 27, 2023

Motion by Commissioner Virtue, seconded by Commissioner Raine to approve consent calendar. Motion carried unanimously with the following vote:

AYES: Virtue, Raine, Bobit, Chair Wilson
NOES: None
ABSTAIN: None

8. EXCLUDED CONSENT CALENDAR ITEMS – NONE

9. PRESENTATION

9.A. LOS ANGELES COUNTY SHERIFF'S DEPARTMENT LOMITA STATION, TRAFFIC STATISTICS FOR THE CITY OF ROLLING HILLS FOR JULY-AUGUST 2023 (VERBAL REPORT)

Presentation by Planning & Community Services Director John Signo

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

AYES: Virtue, Raine, Bobit, Chair Wilson
NOES: None
ABSTAIN: None

10. OLD BUSINESS

10.A. RECEIVE AND FILE A REPORT ON STORM HILL LANE

Presentation by Planning & Community Services Director John Signo

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

AYES: Virtue, Raine, Bobit, Chair Wilson
NOES: None
ABSTAIN: None

11. NEW BUSINESS

11.A. ZONING CASE NO. 23-018: REQUEST FOR APPROVAL FOR A NEW DRIVEWAY AND DRIVEWAY APRON AS PART OF A SITE PLAN REVIEW AND VARIANCE APPLICATION ON A PROPERTY LOCATED AT 1 SOUTHFIELD DRIVE, ROLLING HILLS, CA 90274 (LOT 1-SF) (LEVINE) AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

Public Comment: Dave Blasio

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

AYES: Virtue, Raine, Bobit, Chair Wilson
NOES: None
ABSTAIN: None

11.B. DISCUSS SIGNAGE AT CREST ROAD EAST AND EASTFIELD DRIVE LEADING TO CREST ROAD EAST GATE AND FINDING THE ACTION CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

Public Comment: Arty Beckler

Motion by Chair Wilson, seconded by Vice Chair Bobit to receive and file. Motion carried unanimously with the following vote:

AYES: Virtue, Raine, Bobit, Chair Wilson
NOES: None
ABSTAIN: None

12. MATTERS FROM MEMBERS OF THE TRAFFIC COMMISSION – NONE

13. MATTERS FROM STAFF – NONE

City Clerk / Executive Assistant to the City Manager Christian Horvath mentioned that Commissioner Margeta has been absent due to a medical issue.

Traffic Engineer Munoz asked a question of Arty Beckler regarding roadway striping.

14. ADJOURNMENT: 9:27 A.M.

The meeting was adjourned at 9:27 a.m. to a regular meeting of the Traffic Commission scheduled to be held on Thursday, November 16, 2023, beginning at 8:30 a.m. in the City Council Chamber, Rolling Hills City Hall, 2 Portuguese Bend Road, Rolling Hills, California, 90274.

Respectfully submitted,

Christian Horvath, City Clerk

Approved,

Patrick Wilson, Chair



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 9.A
Mtg. Date: 11/16/2023

TO: HONORABLE CHAIR AND MEMBERS OF THE TRAFFIC COMMISSION
FROM: JOHN SIGNO, DIRECTOR OF PLANNING & COMMUNITY SERVICES
THRU: DAVID H. READY
SUBJECT: LOS ANGELES COUNTY SHERIFF'S DEPARTMENT LOMITA STATION,
TRAFFIC STATISTICS FOR THE CITY OF ROLLING HILLS FOR
SEPTEMBER-OCTOBER 2023 (VERBAL REPORT)

DATE: November 16, 2023

BACKGROUND:

Supplemental Citations

For supplemental traffic enforcement, Los Angeles County Sheriff's Department reported the following citations in October:

- 8 citations (4 residents, 4 non-residents)
 - Stop sign violations: 3
 - Speeding: 8
- TOTAL: 8

There were no supplemental traffic enforcement citations issued in September.

Regular Citations

For regular enforcement, the Sheriff's Department reported the following for September and October:

- 8 hazardous citations (speeding, failure to stop at stop sign, any moving violations)
- 2 non-hazardous citations (broken tail light, no license plate, turn signal etc.)
- TOTAL: 10

Traffic Collisions (year to date): None

DUI Arrests (year to date): None

DISCUSSION:

None.

FISCAL IMPACT:

None.

RECOMMENDATION:

Receive and file.

ATTACHMENTS:

[CO_TRC_231116_October2023RH_Traffic.pdf](#)

[RH Traffic Citation Summary 09-01-2023-10-31-2023.pdf](#)

Oct-23

ROLLING HILLS TRAFFIC

24RE010450

DATE	LOCATION	VIOLATION	SPEED	RESIDENT CITES	NON-RESIDENT CITES	DEPUTY
10/18/2023	Blackwater Canyon Rd/Portuguese Bend Rd	Stop Sign		0	1	Gutierrez
	Blackwater Canyon Rd/Portuguese Bend Rd	Stop Sign		1	0	Gutierrez
	Blackwater Canyon Rd/Portuguese Bend Rd	Stop Sign		0	1	Gutierrez
	Crest Road/St. John's Canyon Road	Speed	49	1	0	Gutierrez
	Crest Road/St. John's Canyon Road	Speed	46	1	0	Gutierrez
	Crest Road/St. John's Canyon Road	Speed	43	0	1	Gutierrez
	Crest Road/St. John's Canyon Road	Speed	45	1	0	Gutierrez
	Crest Road/St. John's Canyon Road	Speed	44	0	1	Gutierrez
		TOTAL		4	4	

Los Angeles County Sheriff's Department
Lomita Sheriff's Station

Citation Summary Report

11/7/2023

From 9/1/2023 to 10/31/2023 City: ROLLING HILLS

Category	Quantity
Total Number of Citations	10
Total Number of Violations	10
Total Number of Hazardous Citations	8
Total Number of Hazardous Violations	8
Total Number of Non-Hazardous Citations	2
Total Number of Non-Hazardous Violations	2
Total Number of DUI Arrests	0
Total Number of DUI Citations	0
Total Actual DUI	0
Total Number of Parking Citations	0
Total Number of Radar Citations	0
Total Number of Pedestrian Citations	0
Total Number of Pedestrian Violations	0
Total Number of Bicycle Citations	0
Total Number of Bicycle Violations	0
Total Number of Safety Belt Citations	0
Total Number of Safety Belt Violations	0
Total Number of Child Restraint Citations	0
Total Number of Child Restraint Violations	0
Total Number of Financial Responsibility Citations	0



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 10.A
Mtg. Date: 11/16/2023

TO: HONORABLE CHAIR AND MEMBERS OF THE TRAFFIC COMMISSION

FROM: JOHN SIGNO, DIRECTOR OF PLANNING & COMMUNITY SERVICES

THRU: DAVID H. READY

SUBJECT: RECEIVE AND FILE A REPORT ON STORM HILL LANE

DATE: November 16, 2023

BACKGROUND:

Staff reported this item at the September 28th Traffic Commission meeting. At that meeting, the Commission asked about future maintenance of the new road and storm drains.

History

The Traffic Commission reviewed and approved an item to relocate the intersection of Storm Hill Lane with Johns Canyon Road on November 21, 2019. City Council received and filed the Traffic Commission and Planning Commission's actions on the project on January 13, 2020. Construction to install the new road has been ongoing for the past several months and is nearing completion.

DISCUSSION:

Maintenance

The new road, including the storm drains, will be maintained by the RHCA after completion/sign offs. The applicant recorded an easement for the ongoing access/maintenance of this road by RHCA (see attachment). The applicant also has a preferred storm drain maintenance company that was used in the past. The applicant and RHCA have been in communication and the feedback has been positive as the cost of storm drain maintenance is relatively low.

New Lots Supported by Storm Hill Lane

The new road will support new lots created by a subdivision. There are four lots which have access to the new road: one developed and the other three vacant. The road is approximately 564 feet in length and terminates at a cul-de-sac. The road was approved by the Fire Department and constructed to LA County road construction standards. The intersection at Storm Hill Lane is 57 feet wide and has a 30-foot paved surface within a 60-foot-wide roadway easement area. The project was approved by the Planning Commission on November 19, 2019. The City's Traffic Engineer reviewed the plans prior to City approval.

Progress Update

Road work is complete. All utilities have been installed, the area has been graded, the road is paved, rolled curbs have been installed, and hydroseeding has been planted. Onward Engineering was hired by the City to inspect the dry sewer, which has been installed. Public Works inspections for the road is handled by LA County Building and Safety. Mulch and hydroseeding has been added. RHCA is reviewing the bridge trail easement on the side of the road which leads down toward the canyon. A lot line adjustment is expected to align the easement with the property line. The applicant will be working on the lot line adjustment in the foreseeable future.

The "as-built" plan has been submitted as required in the conditions of approval. There were two minor revisions from the original approved plan which included:

1. Relocation of a storm drain grate to align with the rolled curb in order to collect storm water properly; and
2. Substitution of decomposed granite with wood chips/mulch on horse trails per RHCA.

The County inspector has signed off on the grading/drainage permit card regarding the underground drainage, grading, asphalt, etc.

The applicant is working on obtaining confirmation emails from the utility companies regarding the ability to serve the area.

The applicant's civil engineer will be installing monumentation needed for future surveying.

FISCAL IMPACT:

None. Project funded by applicant.

RECOMMENDATION:

Receive and file.

ATTACHMENTS:

[Attachment 1: RHCA Easement \(New Road\) - 20220260314 - 03.07.2022.pdf](#)

This page is part of your document - DO NOT DISCARD



20220260314



Pages:
0014

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

03/07/22 AT 08:00AM

PCOR SURCHARGE \$20.00

FEES:	76.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	151.00



LEADSHEET



202203071100061

00022044077



013217592

SEQ:
06

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

STORM-AM

Recording Requested By: _____
Fidelity National Title Builder Services

MAIL TAX STATEMENTS AND
WHEN RECORDED MAIL TO

Storm Properties, Inc.
Attn: Jay Ahluwalia
23223 Normandie Avenue
Torrance, CA 90501

SPACE ABOVE THIS LINE IS FOR
RECORDER'S USE

APN: 7570-024-019,
7570-024-020,
7570-024-021,
7570-024-024

EASEMENT DEED

THE UNDERSIGNED DECLARE(S):

DOCUMENTARY TRANSFER TAX IS \$0.00

____ Computed on full value of property conveyed, or

____ Computed on full value less liens and encumbrances remaining at
time of sale.

☒ Conveyance of an easement where the consideration and
value is less than \$100 R&T 11911.

FOR A NO CONSIDERATION, STORM PROPERTIES, INC., a California corporation;
CLAUDIA STORM GRZYWACZ, trustee of the Claudia Storm Bird Trust dated August 3,
1995, as to an undivided $\frac{1}{4}$ interest; STORM PROPERTIES, INC., a California corporation;
STORM PROPERTIES, INC., a California corporation (hereinafter referred to as "Grantor(s)"),
hereby GRANT(s) to the ROLLING HILLS COMMUNITY ASSOCIATION OF RANCHO
PALOS VERDES, a California non-profit corporation (hereinafter referred to as "Grantee") a
non-exclusive easement as described in Exhibits A, B, C & D attached hereto, in the City of
Rolling Hills, County of Los Angeles, State of California.

Said easements are for any legal purpose including without limitation:

- (a) driveways, roads, streets, and walkways,
- (b) bridle and walking trails,
- (c) poles, wires, and conduits for the transmission of lighting, heating, power, telephone and
other purposes,
- (d) public and private sewer, storm water drains and facilities, land drains and pipes, water
heating and gas mains or pipes,
- (e) any other method of conducting and performing any public or quasi-public utility
services or function, and,
- (f) planting, care of, trimming or removal of trees and plantings for any purpose including
but not limited to protection and preservation of views for other properties.

[Signatures on Following Page]

STORM PROPERTIES, INC., a ^{California} Corporation

Jandeep Ahluwalia
By: JAIDEEP AHLUWALIA

Date: 01-26-22

CLAUDIA STORM GRZYWACZ,
trustee of the Claudia Storm Bird Trust dated
August 3, 1995, as to an undivided 1/4 interest.

Claudia Storm Grzywacz
By: Claudia Storm Grzywacz
Date: 1.28.22

STORM PROPERTIES, INC., a ^{California} Corporation

Jandeep Ahluwalia
By: JAIDEEP AHLUWALIA

Date: 01-26-22

STORM PROPERTIES, INC., a ^{California} Corporation

Jandeep Ahluwalia
By: JAIDEEP AHLUWALIA

Date: 01-26-22

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

COUNTY OF Los Angeles)

On January 26, 2022 before me, Sandy SOK, Notary Public, personally appeared Jadeep Anandani, who proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Dated: January 26, 2022

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

COUNTY OF Los Angeles)

On 1-28-2022 before me, Nick Sartini, Notary Public, personally appeared Claudia Storm Brzywicki, who proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]

GOVERNMENT CODE 27361.7

I CERTIFY UNDER PENALTY OF PERJURY THAT THIS MATERIAL IS A TRUE COPY OF THE ORIGINAL MATERIAL CONTAINED IN THE DOCUMENT: ATTACHED FOR CLARITY

JAIDEEP AHLUWALIA

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA

County of ORANGE

On JANUARY 26, 2022 before me, SANDY SOK, notary public, personally appeared
Date Here Insert Name and Title of the Officer

JAIDEEP AHLUWALIA who proved to me the basis of satisfactory evidence to be the
Name(s) of Signer(s)

person (s) whose name (s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her their authorized capacity (ies), and that by his/her/their signature (s) on the instrument the person (s), or the entity upon behalf of which the person (s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Signature _____

DATED: JANUARY 26, 2022

PLACE OF EXECUTION: RIVERSIDE

DATE: 3 / 7 / 2022

FIDELITY TITLE COMPANY


Signature

**ILLEGIBLE NOTARY SEAL DECLARATION
GOVERNMENT CODE SECTION 27361.7**

I CERTIFY UNDER PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS:

NAME OF NOTARY _____ SANDY SOK _____

NAME OF COUNTY _____ LOS ANGELES _____

DATE COMMISSION EXPIRES _____ 1-7-2024 _____

COMMISSION NUMBER _____ 2315232 _____

VENDOR NUMBER _____ NNA1 _____

SIGNED _____  _____

PLACE OF EXECUTION _____ RIVERSIDE, CA _____

DATE _____ 2/9/22 _____

**EXHIBIT A
LEGAL DESCRIPTION**

**STORM HILL LANE
ASSOCIATION GENERAL EASEMENT - PARCEL 1**

THOSE PORTIONS OF PARCELS 1 AND 2 OF PARCEL MAP NO. 26356 IN THE CITY OF ROLLING HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS FILED IN BOOK 332, PAGES 30 THROUGH 40, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF PARCEL 4 OF SAID PARCEL MAP NO. 26356, SAID POINT BEING ON A CURVE HAVING A RADIUS OF 150.00 FEET, CONCAVED SOUTHWESTERLY; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL 4 NORTH 12°03'11" EAST 30.71 FEET TO A CURVE HAVING A RADIUS OF 180.00 FEET, CONCAVED SOUTHWESTERLY AND LYING 30.00 FEET NORTHERLY, MEASURED PERPENDICULAR TO THE SOUTHERLY LINE OF SAID PARCEL 4 OF PARCEL MAP NO. 26356, SAID POINT BEING THE **TRUE POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID EAST LINE NORTH 12°03'11" EAST 181.74 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVED SOUTHEASTERLY HAVING A RADIUS OF 63.00 FEET; THENCE LEAVING SAID EAST LINE OF SAID PARCEL 4 NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRL ANGLE OF 37°51'46" AND AN ARC LENGTH OF 41.63 FEET; THENCE NORTH 49°54'57" EAST 261.15 FEET; TO THE BEGNINNING OF A NON-TANGENT CURVE CONCAVED SOUTHERLY HAVING A RADIUS OF 32.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 77°52'08" WEST; THENCE NORTHERLY, NORTHEASTERLY, EASTERLY, SOUTHEASTERLY AND SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 194°30'50" AND AN ARC LENGTH OF 108.64 FEET; THENCE SOUTH 85°05'03" EAST 23.19 FEET THENCE SOUTH 40°05'03" EAST 4.00 FEET; THENCE SOUTH 49°54'57" WEST 72.73 FEET; THENCE NORTH 40°05'03" WEST 5.00 FEET; THENCE SOUTH 49°54'57" EAST 256.69 FEET TO A TANGENT CURVE CONCAVED SOUTHEASTERLY HAVING A RADIUS OF 11.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°51'46" AND AN ARC LENGTH OF 7.27 FEET; THENCE SOUTH 12°03'11" WEST 200.76 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 180.00 FEET, CONCAVED SOUTHWESTERLY, SAID CURVE LYING 30.00 FEET NORTHEASTERLY, MEASURED PERPENDICULAR TO THE SOUTHWEST LINE OF PARCEL 1 OF SAID PARCEL MAP NO. 26356, SAID POINT ALSO LYING ON A LINE 52.00 FEET SOUTHEASTERLY, MEASURED PERPENDICULAR TO THE WEST LINE OF SAID PARCEL 1; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°41'39" AND AN ARC LENGTH OF 55.37 FEET TO THE **TRUE POINT OF BEGINNING**.

SEE PLOT ATTACHED AS EXHIBIT A-1



EXHIBIT A-1

PORTION OF PAR. 2
P.M. NO. 26356
P.M.B. 332/30-40




PORTION OF PAR. 4
P.M. NO. 26356
P.M.B. 332/30-40

PORTION OF PAR. 1
P.M. NO. 26356
P.M.B. 332/30-40

CURVE DATA TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	37°51'46"	63.00'	41.63'
C2	194°30'50"	32.00'	108.64'
C3	37°51'46"	11.00'	7.27'
C4	17°41'39"	180.00'	55.37'
C5	64°25'18"	150.00'	168.66'
C6	35°44'32"	150.00'	93.57'

LINE DATA TABLE		
LINE #	BEARING	DISTANCE
L1	N12°03'11"E	30.71'
L2	N85°05'03"W	23.19'
L3	N40°05'03"W	4.00'
L4	N49°54'57"E	72.73'
L5	N40°05'03"W	5.00'

LEGEND

-  ASSOCIATION GENERAL EASEMENT STORM HILL LANE
-  PL PER PM NO. 26356
-  CURRENT PL AFTER LOT LINE ADJ.

SHOWING STORM HILL LANE OVER
PROPOSED PARCEL 1 OF LLA
RECORDED ON 9/15/2020 AS INST.
NO. 2020111458.



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ASSOCIATION GENERAL EASEMENT STORM HILL LANE - PARCEL 1

SCALE:	1" = 80'	DATE:	11/30/21
BY:	JEK	JOB NO.:	294.00

**EXHIBIT B
LEGAL DESCRIPTION**

**STORM HILL LANE
ASSOCIATION GENEAL EASEMENT - PARCEL 2**

THAT PORTION OF PARCEL 2 OF PARCEL MAP NO. 26356 IN THE CITY OF ROLLING HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS FILED IN BOOK 332, PAGES 30 THROUGH 40, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SEE PLOT ATTACHED AS EXHIBIT B-1



EXHIBIT B-1

PORTION OF PAR. 2
P.M. NO. 26356
P.M.B. 332/30-40



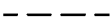

PORTION OF PAR. 4
P.M. NO. 26356
P.M.B. 332/30-40

PORTION OF PAR. 1
P.M. NO. 26356
P.M.B. 332/30-40

CURVE DATA TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	37°51'46"	63.00'	41.63'
C2	95°48'20"	32.00'	53.51'
C3	64°25'18"	150.00'	168.66'
C4	35°44'32"	150.00'	93.57'

LINE DATA TABLE		
LINE #	BEARING	DISTANCE
L1	N77°48'52"W	10.12'
L2	N49°54'57"E	11.04'
L3	N40°05'03"W	17.00'
L4	N49°54'57"E	53.05'
L5	N29°21'34"W	13.63'
L6	N49°54'57"E	9.31'

LEGEND

-  ASSOCIATION GENERAL EASEMENT
-  STORM HILL LANE
-  PL PER PM NO. 26356
-  CURRENT PL AFTER LOT LINE ADJ.

SHOWING STORM HILL LANE OVER
PROPOSED PARCEL 2 OF LLA
RECORDED ON 9/15/2020 AS INST.
NO. 20201111458.



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www.plotnik.com

ASSOCIATION GENERAL EASEMENT
STORM HILL LANE - PARCEL 2

SCALE:	1" = 80'	DATE:	11/30/21
BY:	JEK	JOB NO.:	294.00

**EXHIBIT C
LEGAL DESCRIPTION**

**STORM HILL LANE
ASSOCIATION GENEAL EASEMENT - PARCEL 3**

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SEE PLOT ATTACHED AS EXHIBIT C-1



EXHIBIT C-1

PORTION OF PAR. 2
P.M. NO. 26356
P.M.B. 332/30-40

PORTION OF PAR. 4
P.M. NO. 26356
P.M.B. 332/30-40


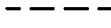

PORTION OF PAR. 1
P.M. NO. 26356
P.M.B. 332/30-40

ASSOCIATION GENERAL EASEMENT STORM HILL LANE

CURVE DATA TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	37°51'46"	63.00'	41.63'
C2	95°48'20"	32.00'	53.51'
C3	98°42'30"	32.00'	55.13'
C4	64°25'18"	150.00'	168.66'
C5	35°44'32"	150.00'	93.57'

LINE DATA TABLE		
LINE #	BEARING	DISTANCE
L1	N29°21'34"W	13.63'
L2	N49°54'57"E	19.68'
L3	N40°05'03"W	78.00'
L4	N85°05'03"W	23.19'

LEGEND

-  ASSOCIATION GENERAL EASEMENT STORM HILL LANE
-  PL PER PM NO. 26356
-  CURRENT PL AFTER LOT LINE ADJ.

SHOWING STORM HILL LANE OVER
PROPOSED PARCEL 3 OF LLA
RECORDED ON 9/15/2020 AS INST.
NO. 20201111458.



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ASSOCIATION GENERAL EASEMENT
STORM HILL LANE - PARCEL 3

SCALE:	1" = 80'	DATE:	11/30/21
BY:	JEK	JOB NO.:	294.00

**EXHIBIT D
LEGAL DESCRIPTION**

**STORM HILL LANE
ASSOCIATION GENEAL EASEMENT - PARCEL 4**

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SEE PLOT ATTACHED AS EXHIBIT D-1



EXHIBIT D-1

PORTION OF PAR. 2

P.M. NO. 26356

P.M.B. 332/30-40

PORTION OF PAR. 4

P.M. NO. 26356

P.M.B. 332/30-40

PORTION OF PAR. 1





P.M. NO. 26356

P.M.B. 332/30-40

CURVE DATA TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	37°51'46"	63.00'	41.63'
C2	37°51'46"	71.00'	46.92'
C3	2°35'08"	180.00'	8.12'
C4	64°25'18"	150.00'	168.66'
C5	35°44'32"	150.00'	93.57'

LINE DATA TABLE		
LINE #	BEARING	DISTANCE
L1	N12°03'11"E	30.71'
L2	N77°48'52"W	10.12'

LEGEND

-  ASSOCIATION GENERAL EASEMENT
-  STORM HILL LANE
-  PL PER PM NO. 26356
-  CURRENT PL AFTER LOT LINE ADJ.

SHOWING STORM HILL LANE OVER
PROPOSED PARCEL 4 OF LLA
RECORDED ON 9/15/2020 AS INST.
NO. 2020111458.



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ASSOCIATION GENERAL EASEMENT
STORM HILL LANE - PARCEL 4

SCALE:	1" = 80'	DATE:	11/30/21
BY:	JEK	JOB NO.:	294.00



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 10.B
Mtg. Date: 11/16/2023

TO: HONORABLE CHAIR AND MEMBERS OF THE TRAFFIC COMMISSION

FROM: JOHN SIGNO, DIRECTOR OF PLANNING & COMMUNITY SERVICES

THRU: DAVID H. READY

SUBJECT: RECEIVE AND FILE A FOLLOW-UP TO THE DISCUSSION ABOUT SIGNAGE AT CREST ROAD EAST AND EASTFIELD DRIVE LEADING TO CREST ROAD EAST GATE AND FINDING THE ACTION CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

DATE: November 16, 2023

BACKGROUND:

This item was discussed at the September 28, 2023 Traffic Commission meeting. City Traffic Engineer Vanessa Munoz investigated the issue and recommended signage be replaced with taller signs. The Commission took no action but indicated the issue involved more than just the City.

History

At the September 11, 2023 City Council meeting, the Mayor directed staff to include an item on the Traffic Commission's agenda regarding emergency signage posted on Crest Road East near the egress gate. The direction was given after Alfred Visco provided public comment that the sign at the intersection of Crest Road East and Eastfield Drive that leads to the locked gate at the end of Crest Road East be changed to indicate "emergency evacuation only when green lights flashing" or similar. During an emergency, the gate can be opened and the flashing lights can direct people toward the exit. During non-emergencies, drivers have been known to drive to the end of Crest Road East only to find out the gate is locked and there is no exit. Mr. Visco brought the issue to the attention of RHCA, but they referred him to the City. He indicated the existing signs were reviewed and approved by the Traffic Commission.

DISCUSSION:

Staff discussed this issue with Kristen Raig of the Rolling Hills Community Association (RHCA) and she also indicated no change should be made. During an emergency, the emergency operations center (EOC) or command center will be able to direct residents to appropriate exits. The Fire Department and Sheriff's Department will assist with evacuation.

Any action has been determined to not have a significant effect on the environment and is categorically exempt from the provisions of CEQA pursuant to Section 15301(g) (Existing Facilities; signs) and 15311(a) (Accessory Structures, on-premise signs) of the CEQA Guidelines, which exempts new copy on existing on and off-premise signs and on-premise signs.

FISCAL IMPACT:

None.

RECOMMENDATION:

Receive and file.

ATTACHMENTS:

[CL_AGN_TC_230928_TrafficEngineerMemo_Crest-Eastfield Signage.pdf](#)

[CO_TRC_230913_CrestRoadEastSigns.pdf](#)

Memorandum

TO: John Signo, AICP Director of Planning and Community Services

FROM: Vanessa Munoz PE, TE, City Traffic Engineer

DATE: September 21, 2023

SUBJECT: Crest Road and Eastfield Drive – End of Road Signage Review

This memorandum is in response to the request by the city to review the signage for the dead end road on Crest Road east of Eastfield Drive.

Based on my review of the signage in the field, there is no need to supplement the existing signage. However, the signs are not at the recommended height per the California Manual of Uniform Traffic Control Devices and are worn out. Placing the signs at the correct height allows drivers to view the signs at a greater distance and make the necessary decisions prior to reaching the intersection of Crest Road and Eastfield Drive. When signs are lower than recommended, drivers' line of sight may take longer to read the information, therefore, require greater time to react and decide what next steps to take. Furthermore, the signs in the field should be replaced once the retro reflectivity of the sign has worn down since this makes it difficult to see but particularly at night. Since this requires greater analysis and it can be costly, it is a common practice by cities to replace the signs with roadway resurfacing projects or have a sign replacement program.

To improve the compliance with the signs, I recommend the signs be replaced in kind but installed at a height of 7-feet.

CREST ROAD EAST SIGNS



TOP: From intersection of Crest Rd. E. & Eastfield Dr. BOTTOM: View of signs.



CREST ROAD EAST SIGNS



CREST ROAD EAST SIGNS



TOP: Looking east toward locked gate. BOTTOM: Looking west in opposite direction.





City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 11.A
Mtg. Date: 11/16/2023

TO: HONORABLE CHAIR AND MEMBERS OF THE TRAFFIC COMMISSION

FROM: JOHN SIGNO, DIRECTOR OF PLANNING & COMMUNITY SERVICES

THRU: DAVID H. READY

SUBJECT: ZONING CASE NO. 23-070: REQUEST FOR APPROVAL FOR A NEW DRIVEWAY AND DRIVEWAY APRON AS PART OF A SITE PLAN REVIEW, CONDITIONAL USE PERMIT, AND VARIANCE APPLICATION ON A PROPERTY LOCATED AT 23 CREST ROAD EAST (LOT 132A-MS), ROLLING HILLS, CA 90274 (OGASAWARA), AND DETERMINING THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

DATE: November 16, 2023

BACKGROUND:

Zoning, Location, and Lot Description

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

History

On January 2017, the City Council adopted a resolution approving an entitlement (ZC 902) for construction of an 11,500 square foot new single-family residence with an 11,500 square foot basement and appurtenances (See City Council Resolution 1202). On December 12, 2018, the Planning Commission granted a 2-year time extension for the entitlement ZC 902 to January 23, 2021. The permit has since expired and a new application (ZC 21-11) was being processed and reviewed by Planning Commission, but that application was closed when the property was sold to the current owner.

DISCUSSION:

Applicant Request

The proposed project (Zoning Case No. 23-070) was submitted on June 2, 2023. The project consists of grading and construction of a new residence, driveway, guest house, accessory dwelling unit (ADU), swimming pool, stable, corral, and appurtenant structures, on a vacant lot. Three building pads are proposed. The first pad (Pad 1) is for the main residence and will be 49,688 square feet. The second pad (Pad 2) is for the ADU and will be 1,770 square feet located on the eastern portion of the lot. The third pad (Pad 3) is for the stable and corral and will be 2,400 square feet in the western front portion of the lot.

The proposed driveway connects to Crest Road East and has a driveway apron of 62 feet 5 inches wide. The driveway entrance will be 26 feet wide and connects to an oval-shaped driveway that will be 14 feet 2 inches wide. The oval-shaped driveway connects to the barn, ADU, and main residence. Existing eucalyptus trees along Crest Road East will remain.

Additional Reviews

The Planning Commission will review the project at a later date. Following, the Planning Commission's decision and Traffic Commission's recommendation will be forwarded to the City Council for consideration. Rolling Hills Community Association (RHCA) will review this project at a later date.

Environmental Review

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

FISCAL IMPACT:

None.

RECOMMENDATION:

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

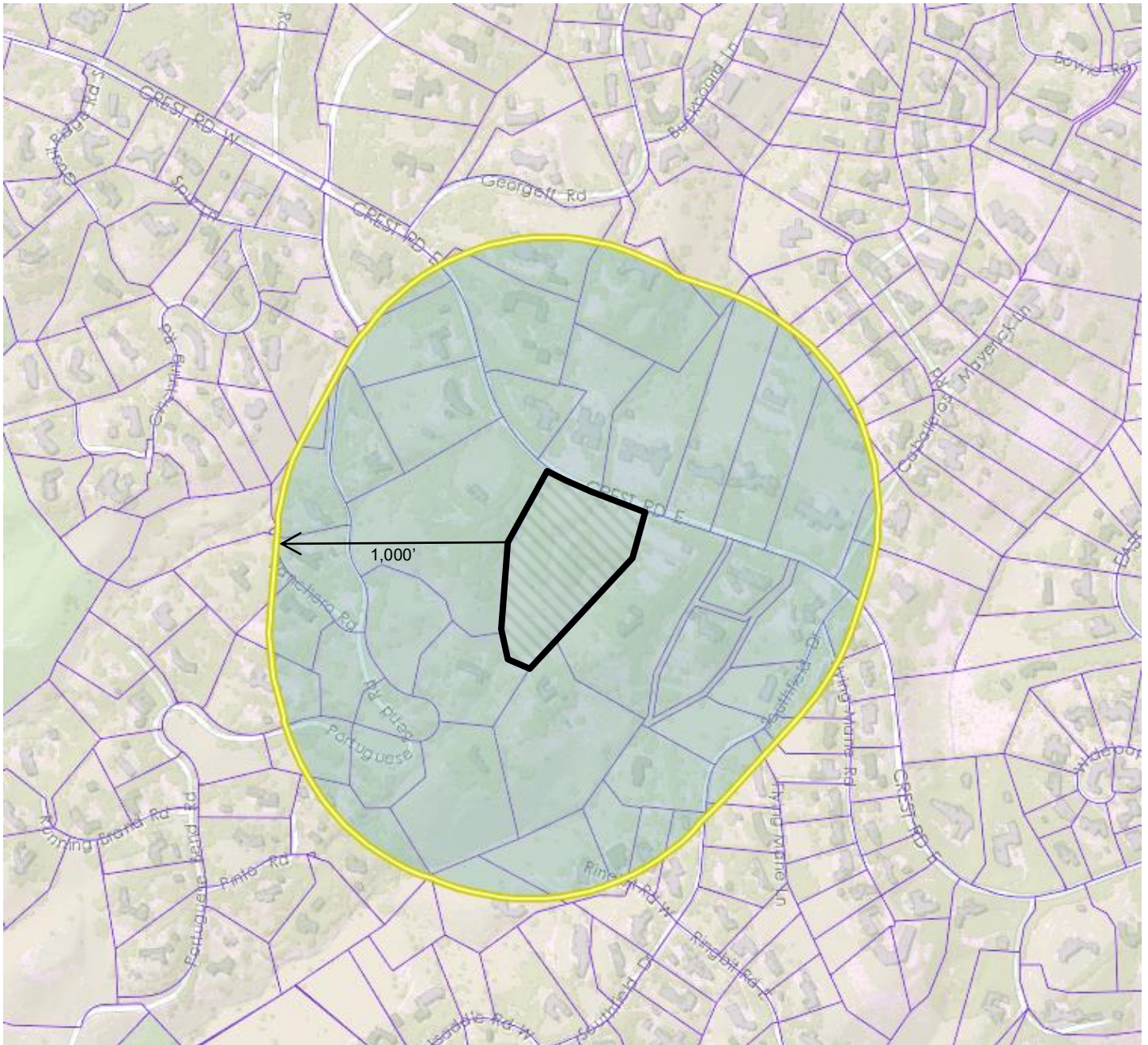
ATTACHMENTS:

[07_Vicinity Map - 23 Crest Road E \(ZC 21-11\).pdf](#)

[M01 23 Crest Rd Dwy.pdf](#)

[231107_ZC23-070_23CRE_TrafficCommission_DrivewayApronPlans_1stSubmittal.pdf](#)

[PL_ADR_23CrestRdE_ZC23-070_Site_Grading_Plans.pdf](#)



City of Rolling Hills

2 PORTUGUESE BEND ROAD

ROLLING HILLS, CA 90274

TITLE VICINITY MAP

CASE NO. Zoning Case No. 21-11

Site Plan Review

OWNER Williams

ADDRESS 23 Crest Road East, Rolling Hills 90274

SITE



Memorandum

TO: John Signo, AICP Director of Planning and Community Services

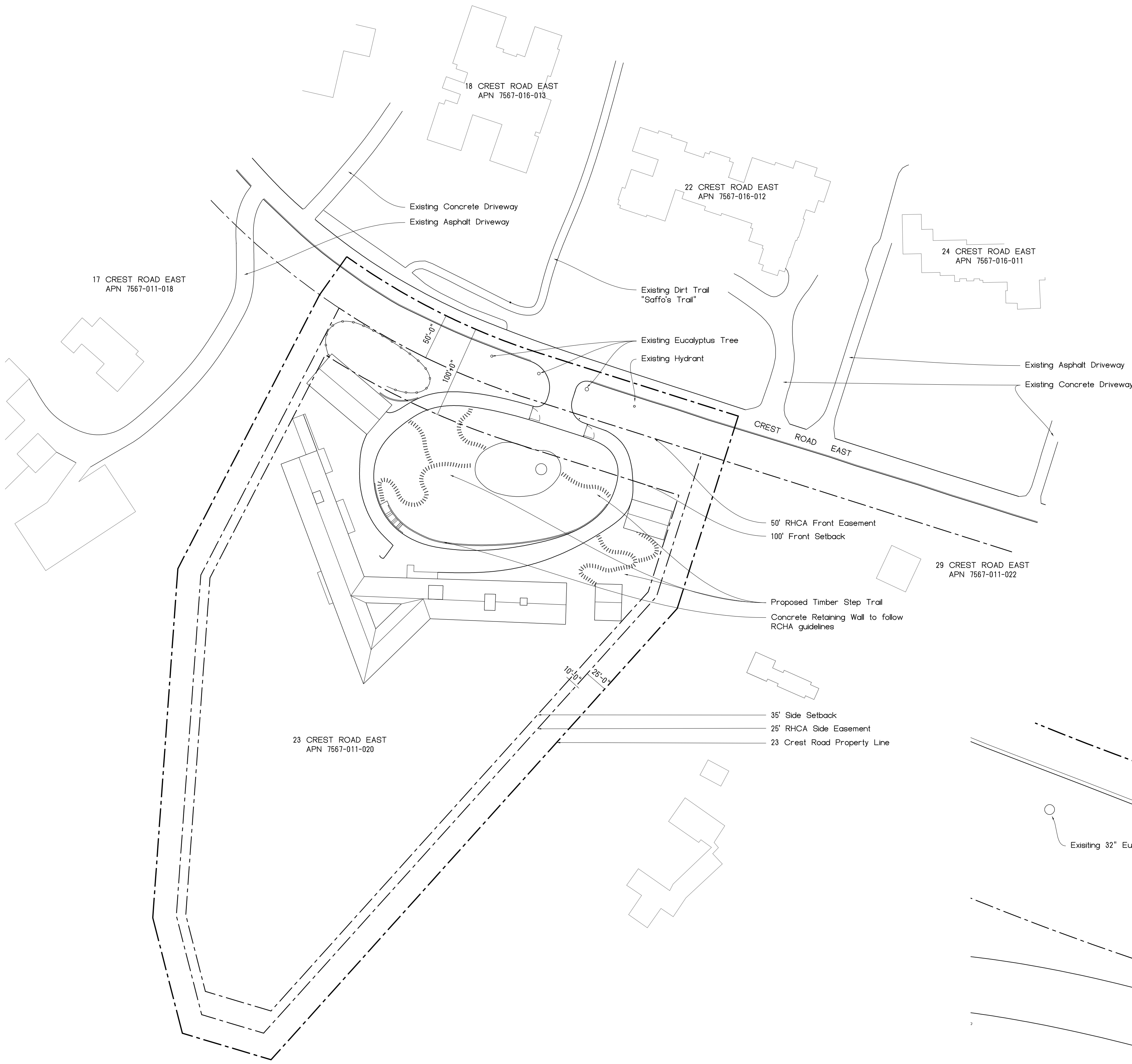
FROM: Vanessa Munoz PE, TE, City Traffic Engineer

DATE: November 7, 2023

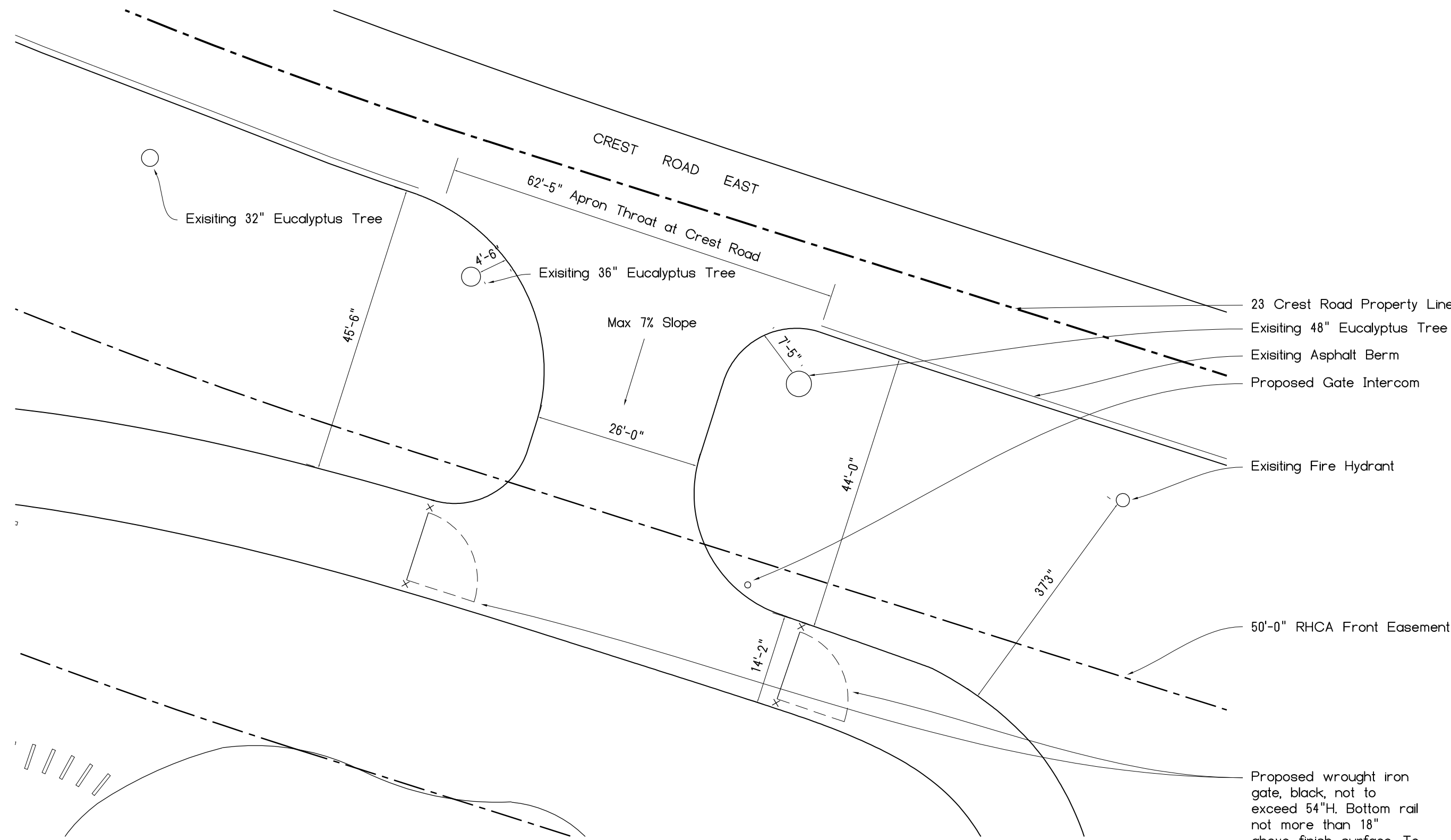
SUBJECT: 23 Crest Road Driveway

This memorandum is in response to the request by the city to review and provide input on the proposed driveway improvements submitted by the residents of 23 Crest Road. The site is a vacant lot and there are no existing driveways on it. The proposed driveway aisle width varies between 20-30 feet wide with the narrowest portion of the driveway being proposed closest to Crest Rd. The driveway apron will be 20-feet wide which will provide comfortable vehicle maneuverability.

Due to the short turnaround time to review this driveway apron, a field review of the existing conditions with the driveway staked will be performed the morning of the traffic commission meeting to review if sight distance should be a concern or shrubbery require removal. I performed an early review of the site through previous field trips prior to the driveway being staked. The field review, landscape plan and photos show there are two mature trees on each side of the driveway, however they do not appear to be obstructing the line of site. I will further elaborate at the meeting and make the final recommendation on the driveway at that time.



1 Crest Road Driveway Site Plan
Scale: 1'-0" = 1/64"



2 Proposed Driveway Apron Plan
Scale: 1'-0" = 1/16"

NOTES

No.	Date	Revision
01	11/03/23	Traffic Commission

Ogasawara House

23 Crest Rd
Rolling Hills, CA 90274

STAMPS

NOT FOR CONSTRUCTION

ARCHITECT OF RECORD

Escher
GuneWardena
Architecture

815 Silver Lake Boulevard
Rolling Hills, CA 90226
Tel: 323 665 9100
Fax: 323 665 9103

Yukiko Ogasawara
3 Flying Mare Ln
Rolling Hills, CA 90274

GENERAL CONTRACTOR
TBD

Nous Engineering
5050 Eagle Rock Blvd
Los Angeles, CA 90041

Bolton Engineering Corp.
25834 Narbonne Ave, Ste 210
Lomita, CA 90717

PAE
MEP Engineer Address

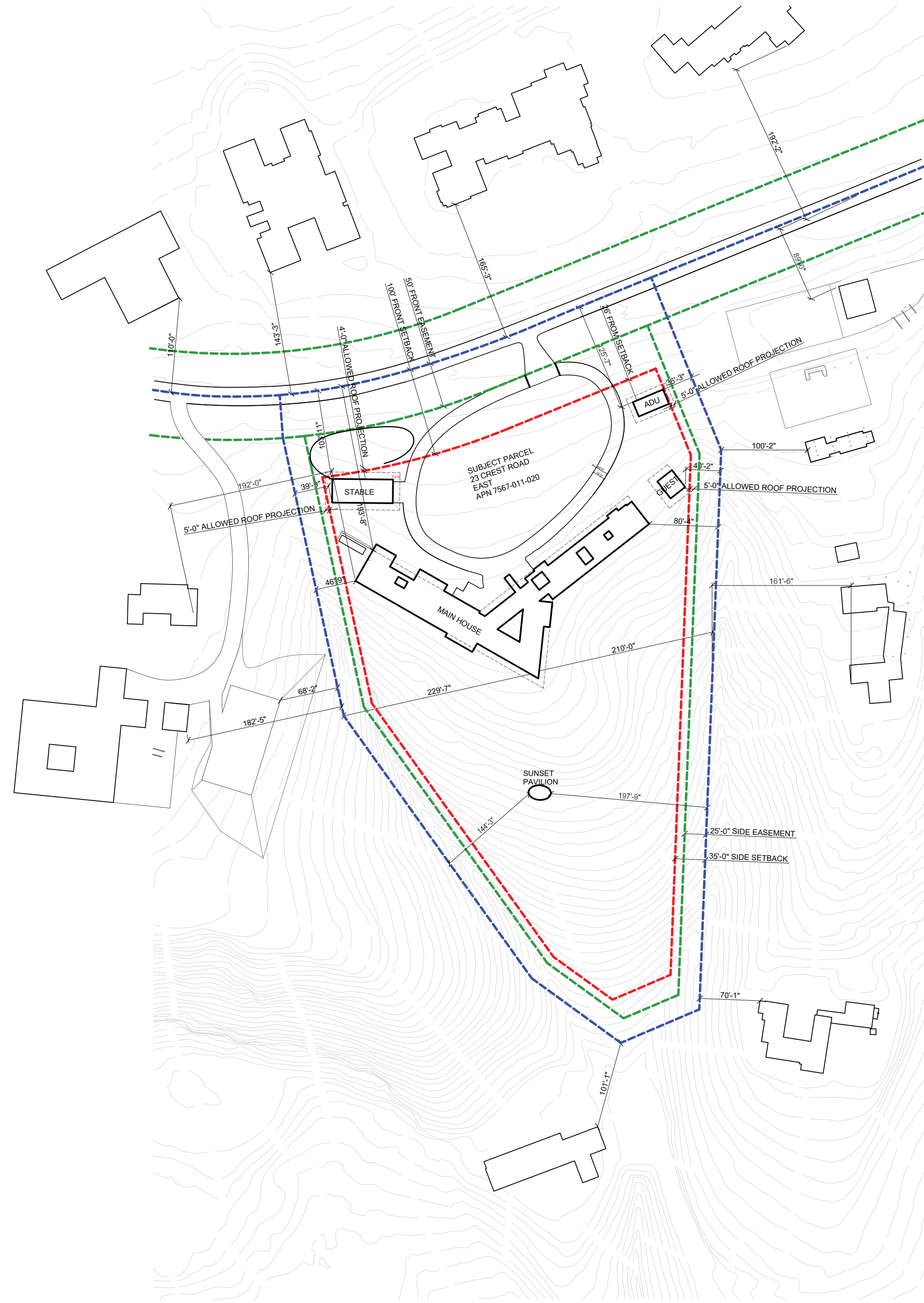
TERREMOTO
3401 Glendale Blvd
Los Angeles, CA 90039

Traffic Commission
Driveway Plans

Date: 8/10/2023 1:56:36 PM
Scale: Per Drawing
Drawn: DR
Checked: CHK

AT101

VICINITY MAP



SCALE" 1" = 100

PROJECT INFORMATION

PROJECT ADDRESS:
23 Crest Road East
Rolling Hills, CA 90274

LEGAL DESCRIPTION:
Lot Number: 132 of LA County Assessor Map No 51
Assessor: 7567.011.020

ZONE:
RAS-2

ZONING EASEMENTS (FROM LOT LINE):
Front Yard: 50'
Side Yard: 25'
Rear Yard: 25'

ZONING SETBACKS (FROM LOT LINE):
Front Yard: 100'
Side Yard: 35'
Rear Yard: 50'

BUILDING STORIES:
Main House: 1 story + Basement
Guest House: 1 Story
ADU: 1 Story
Stable: 1 Story

BUILDING HEIGHTS:
Main House: 25'-0"
Guest House: 18'-0"
ADU: 14'-3"
Stable: 18'-9"

PARKING:
Required: 3
Provided: 4

GROSS LOT AREA:
307,314 S.F.
NET LOT AREA:
262,368 S.F.

PROJECT DIRECTORY

OWNER:
Yukiko Ogasawara
3 Flying Mane Ln,
Rolling Hills, CA 90274
Tel: 310.779.1982

ARCHITECT:
Escher GuneWardena Architecture
815 Silver Lake Boulevard
Los Angeles, CA 90026
admin@egarch.net
Office: 323-665-9100
Fax: 323-665-9103

CIVIL ENGINEER:
Dan Bolton
Bolton Engineering
25834 Narbonne Avenue #201
Lomita, CA 90277
Tel: 310.325.5580
Fax: 310.325.5581
dbolton@boltonengineering.com

LANDSCAPE ARCHITECT
David Godshall & Kasey Toomey
Terremoto
3401 Glendale Blvd,
Los Angeles, CA 90039
Tel: 814.935.9912

APPLICABLE CODES

2017 RHCA Building Regulations
RH California Code of Ordinances

2019 California Historic Building Code
2019 California Residential Code (Volume 1 and 2)
2019 California Electrical Code
2019 California Mechanical Code
2019 California Plumbing Code
2019 California Energy Code
2019 California Green Building Standards Code
2020 Los Angeles Building Code

PROJECT DESCRIPTION

Construction of a new 5 bedroom 6 bathroom + 3 powder room ranch style house with basement and pool, guest house, stable (with corral, tack, and office/admin space), ADU, covered pavilion downslope from the house, gate and driveway, in addition to areas of new and restored landscape with new paths and restored/reestablished existing trails that connect the various buildings and landscape elements across the site. Landscape will consist of combination of preservation strategies, reestablishing of native species on site, and addition of appropriately sized plant species to screen views of buildings from the street while preserving view corridors of neighbors. The approach to the land was driven by a study of the existing contours of the site so that the massing and orientation of the proposed buildings carefully follow the topography, while minimizing site disturbance. The project was also informed by a study of the previously approved design for this site (2017) and the City of Rolling Hills review criteria, so that pre-existing approved strategies for water management (sensitive to downhill properties in the runoff zone of 23 Crest Rd. E), minimal grading, and view preservation were central to the design process and are reflected in this design proposal for 23 Crest Road East.

DRAWING INDEX

GENERAL

G01	Cover Sheet
G02	Survey
G03	Site Photos
G04	Land Use - Approach Diagrams
G05	Land Use Tables
G06	Renderings - Main House+ Material Key
G07	Renderings - Views from Street
G08	View Corridor Diagrams

ARCHITECTURAL

A100	Site Plan
A101	Main House - Ground Floor Plan
A102	Main House - Basement
A103	Main House - Roof Plan
A104	Outbuildings - Plans
A201	Main House - Elevations
A202	Outbuildings - Elevations







LANDSCAPE

L1	Conceptual Landscape Plan
----	---------------------------

CIVIL

C1	Overall Site Plan
C2	Existing Conditions
C3	Prelim Grading Plan
C4	Site Sections
C5	Civil Details
C6	Prelim Grading Plan

LEGEND

Detail No.		MAJOR SECTION REFERENCE
Sheet No.		INTERIOR ELEVATION REFERENCE
Detail No.		DETAIL REFERENCE
Sheet No.		WINDOW TAG
		DOOR TAG
		ELEVATION MARKER

ABBREVIATIONS

AFF	ABOVE FINISH FLOOR
@	AT
C.H.	CEILING HEIGHT
C.H.B.O.B.	CEILING HEIGHT BOTTOM OF BEAM
C.H.T.O.B.	CEILING HEIGHT TOP OF BEAM
C.	CENTER LINE
CONC.	CONCRETE
EQ.	EQUAL
(E)	EXISTING
H/T	HEIGHT
INT.	INTERIOR
(N)	NEW
NR	NON-RATED
T.B.D.	TO BE DETERMINED
TYP.	TYPICAL
SF	SQUARE FEET
U.N.O.	UNLESS NOTED OTHERWISE
W/	WITH
F.S.	FINISHED SURFACE
T.W.	TOP OF WALL
V/F	VERIFY IN FIELD

NOTES

001	06/01/23	RH SUBMITTAL 1
No.	Date	Revision

Escher
GuneWardena
Architecture

Los Angeles, CA 90026
Tel: 323 665 9100
Fax: 323 665 9103

SKY-LINE

23 CREST ROAD EAST
ROLLING HILLS, CA 90274

OWNER:
Yuki Ogasawara
23 Crest Rd E,
Rolling Hills, CA 90274

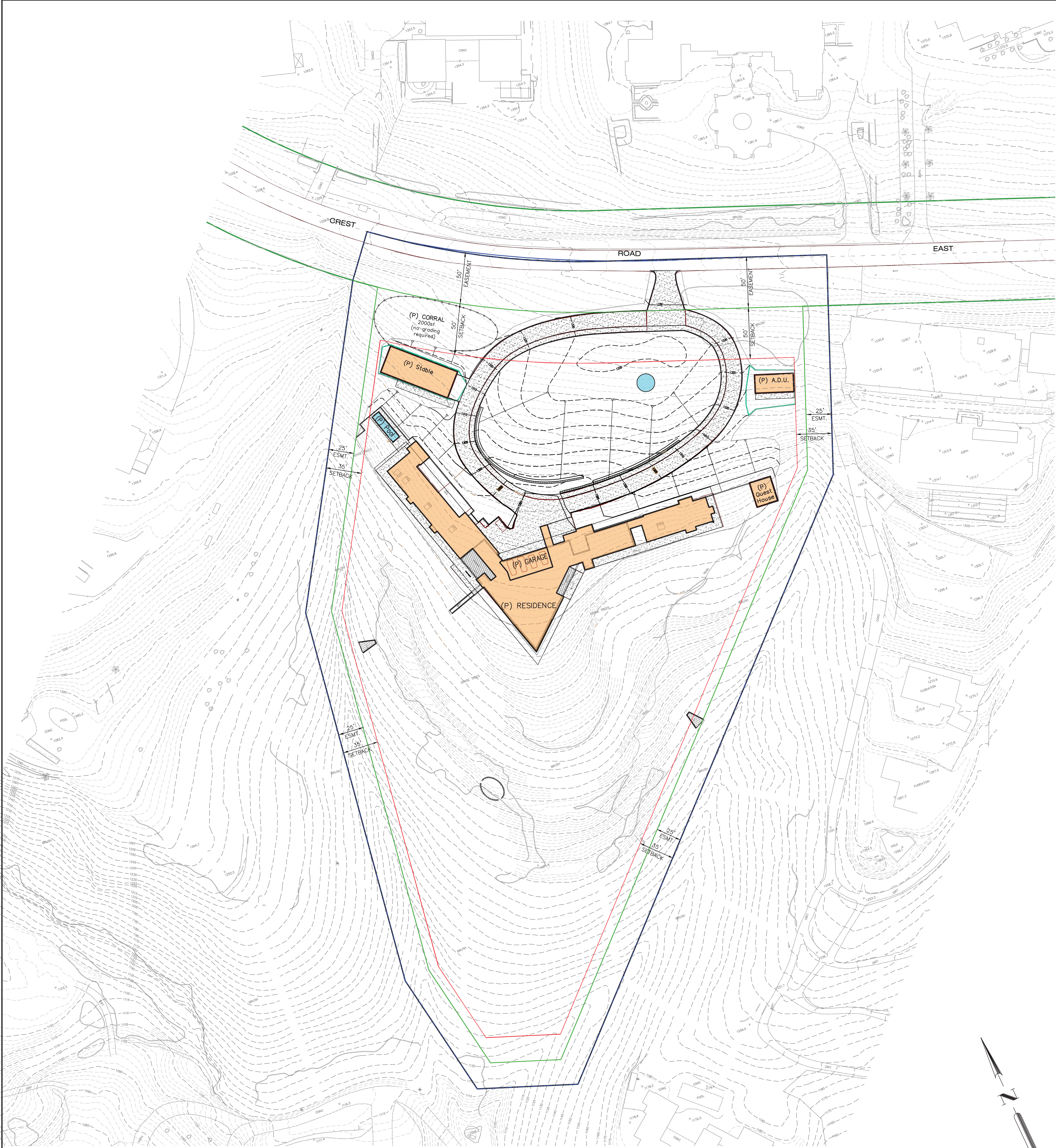
ARCHITECT:
Escher GuneWardena Architecture
315 Silver Lake Boulevard
Los Angeles, CA 90026
Tel: 323 665 9100, fax: 323 665
9103

RRH PLANNING REVIEW

COVER PAGE

Date: 6/2/2023
Scale: As Shown
Drawn: HW
Checked: -

G01



OGASAWARA RESIDENCE

23 CREST ROAD EAST
ROLLING HILLS, CA 90274



VICINITY MAP
SCALE: 1" = 300'

SHEET INDEX

COVER SHEET	C1
TOPOGRAPHIC SURVEY	C2
PRELIMINARY CIVIL PLAN	C3
SITE SECTIONS	C4
CIVIL DETAILS	C5
CUT/FILL COLOR EXHIBIT	CM

EARTHWORK ESTIMATE

SITE EXCAVATION:	4,710
BASEMENT EXCAVATION:	2,320
OVER EXCAVATION:	3,760
TOTAL EXCAVATION	10,790

EMBANKMENT:	2,790
RECOMPACTION:	3,760
TOTAL EMBANKMENT:	6,550
TOTAL EMBANKMENT:	8,190 (20% shrinkage)

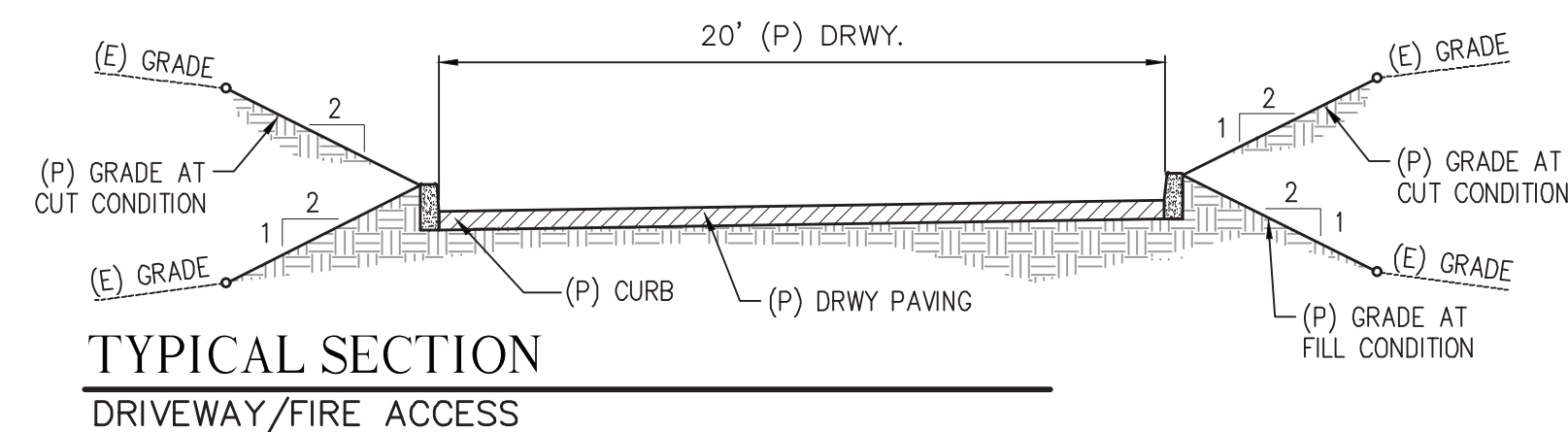
EXPORT:	2,600
EXPORT (less allowed)	280

LEGEND

PROPERTY LINE	---
EASEMENT	---
SETBACK	---
(P) LIMIT OF GRADING	---
(P) PAD AREA	---
(E) CONTOUR	---
(P) CONTOUR	---
(P) STRUCTURE	---
(P) BASEMENT	---
(P) RETAINING WALL	---
(P) DRWY./HARDSCAPE	---
(P) COVERED PORCH	---
(P) CORRAL	---

ABBREVIATIONS

(E) EXISTING	(P) PROPOSED
BW BOTTOM OF WALL	FF FINISHED FLOOR
FG FINISHED GRADE	FI FIRE HYDRANT
FS FINISHED SURFACE	PP POWER POLE
SF SQUARE FEET	TW TOP OF WALL



OVERALL SITE PLAN
SCALE: 1" = 40'

Revisions	By

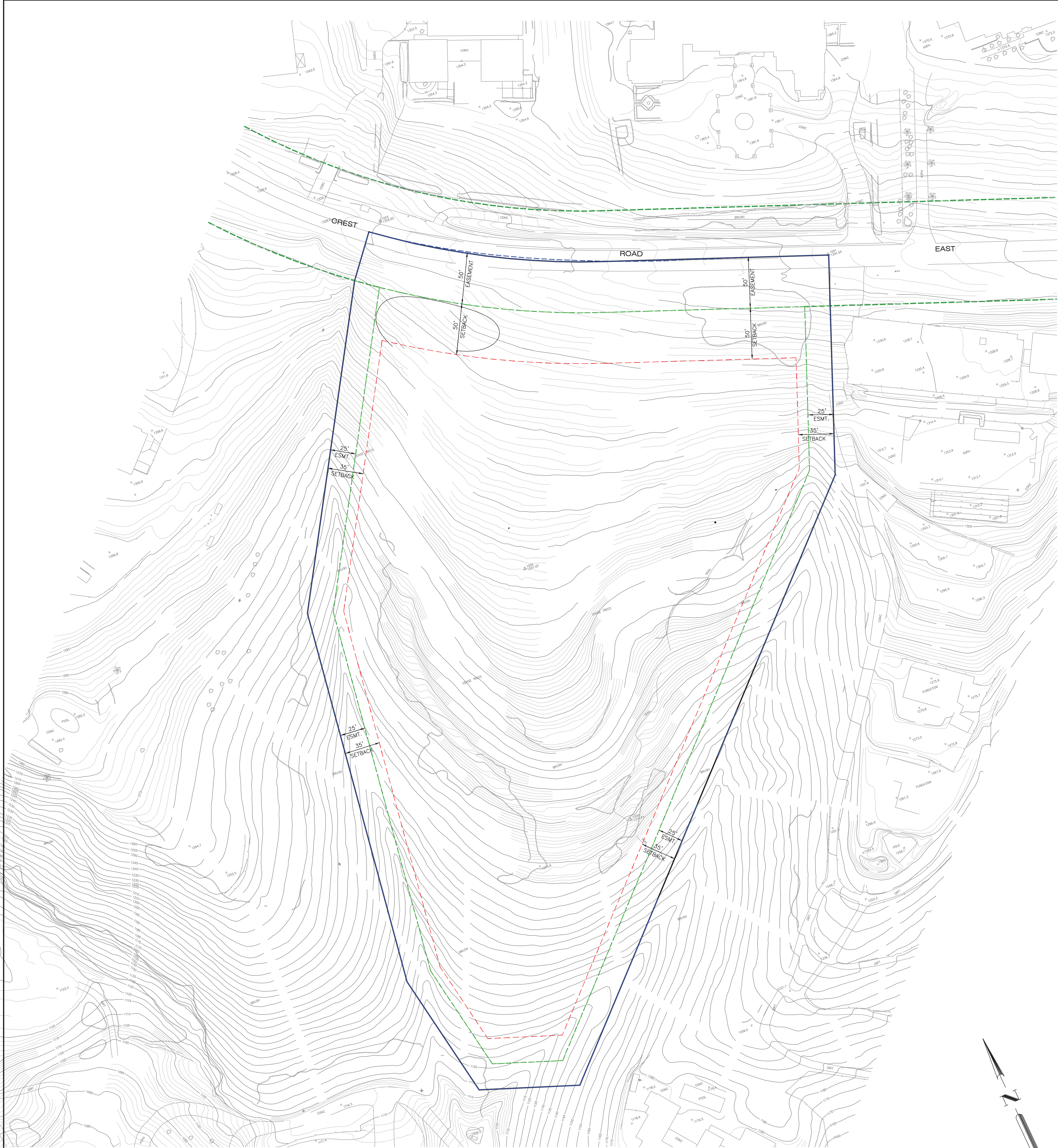
Bolton Engineering Corp.
Civil Engineering and Surveying
23834 Natoma Avenue Suite 210
Lomita, CA 90717
Ph: 310-325-5580 Fax: 310-325-5581

BEC

CITY OF YUKI OGASAWARA
452 S LORING AVENUE
LOS ANGELES CA 90024

OVERALL SITE PLAN
NEW RESIDENCE
17 CREST ROAD EAST
ROLLING HILLS, CA 90274

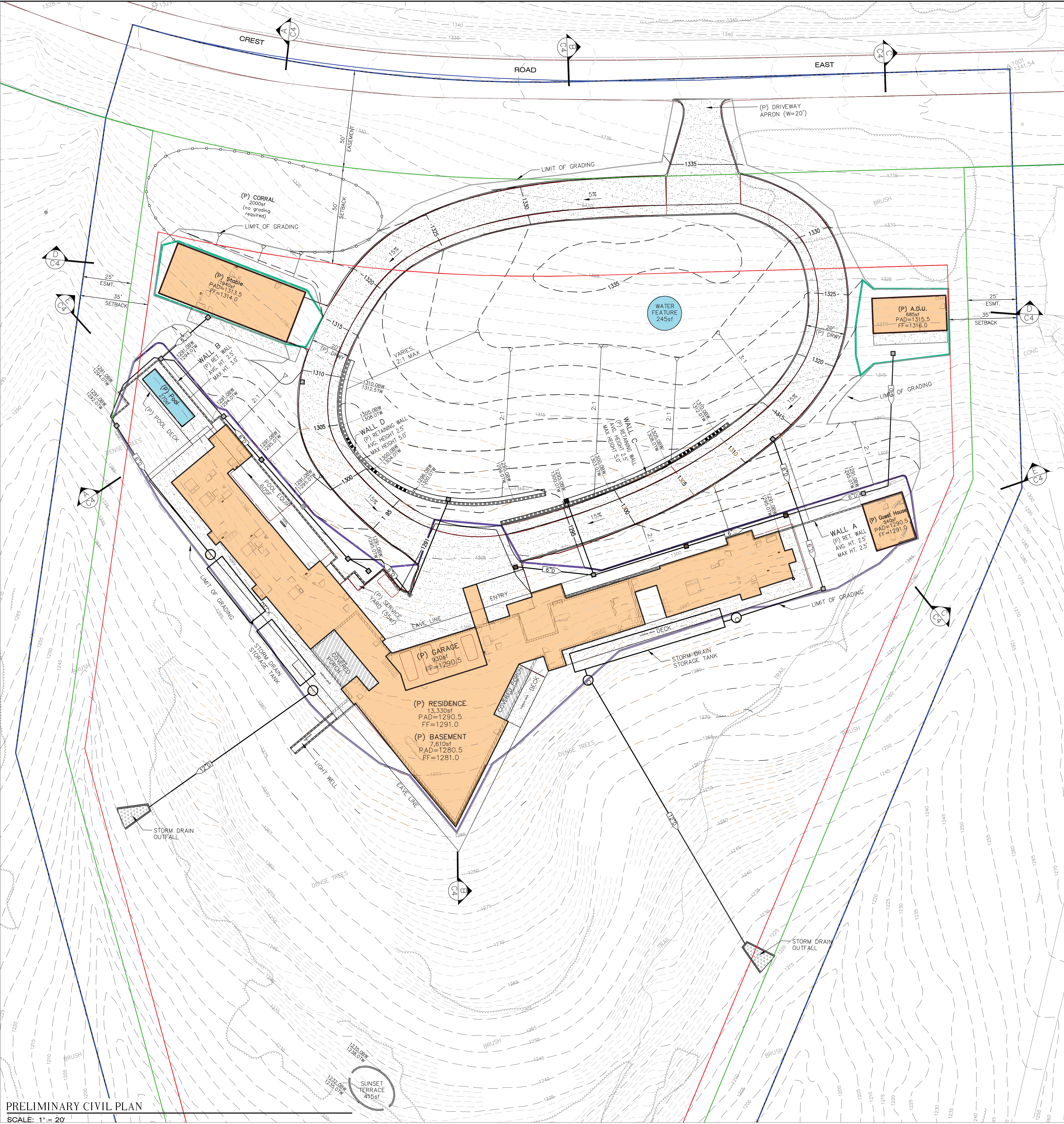
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Scale:	AS SHOWN
Drawn:	JJ
Checked:	DJB
Job No.	22324
Sheet	C1
Of	8 Sheets



OGASAWARA RESIDENCE

23 CREST ROAD EAST
ROLLING HILLS, CA 90274

Revisions	By
<div><div><div>Client</div><div>YUKI OGASAWARA</div><div>452 S LORING AVENUE</div><div>LOS ANGELES CA 90024</div></div><div><div><div>DATE</div><div>EXISTING CONDITIONS</div><div>NEW RESIDENCE</div><div>17 CREST ROAD EAST</div><div>ROLLING HILLS, CA 90274</div></div><div><div><div>Date:</div><div>May 1, 2023</div></div><div><div>Scale:</div><div>AS SHOWN</div></div><div><div>Drawn:</div><div>JJ</div></div><div><div>Checked:</div><div>DJB</div></div><div><div>Job No.</div><div>22324</div></div><div><div>Sheet</div><div>G2</div></div></div><div><div>Of</div><div>8</div><div>Sheets</div></div></div></div>	
<div><div><div><div>Bolton Engineering Corp.</div><div>Civil Engineering and Surveying</div><div>25834 Narbonne Avenue Suite 210</div><div>Rolling Hills, CA 90717</div><div>Ph: 310-325-5580 Fax: 310-325-5581</div></div><div><div><div>Bolton Engineering Corp.</div><div>25834 Narbonne Avenue Suite 210</div><div>Rolling Hills, CA 90717</div><div>Ph: 310-325-5580 Fax: 310-325-5581</div></div></div></div></div>	



OGASAWARA RESIDENCE

23 CREST ROAD EAST
ROLLING HILLS, CA 90274

WALL HT. COMPUTATION

WALL	H. height (feet, avg)	L. length (feet)	A. HxL (sq.ft.)	Max Ht. (ft.)
WALL A	2.5'	45'	112	2.5'
WALL B	2.5'	90'	225	3.0'
WALL C	2.5'	130'	325	5.0'
WALL D	2.5'	160'	400	5.0'
TOTAL: 425' 1062sf				
AVG. HEIGHT = TOTAL A / TOTAL L = 1062sf / 425ft. = 2.50' OK				

LEGEND

PROPERTY LINE	---
EASEMENT	---
SETBACK	---
(P) LIMIT OF GRADING	---
(P) PAD AREA	---
(E) CONTOUR	---
(P) CONTOUR	---
(P) STRUCTURE	---
(P) BASEMENT	---
(P) RETAINING WALL	---
(P) DRWY./HARDSCAPE	---
(P) COVERED PORCH	---
(P) CORRAL	---

RevisionsBy

Client

YUKI OGASAWARA

500

452 S LORING AVENUE

LOS ANGELES CA 90024

Project

PRELIM GRADING PLAN

17

CREST ROAD EAST

ROLLING HILLS, CA 90274

Date

May 1, 2023

Scale

AS SHOWN

Drawn

JJ

Checked

DJB

Job No.

22324

Sheet

C3

Of

8

Sheets

Boiton Engineering Corp.

Civil Engineering and Surveying

25834 Narbonne Avenue Suite 210

Lomita, CA 90717

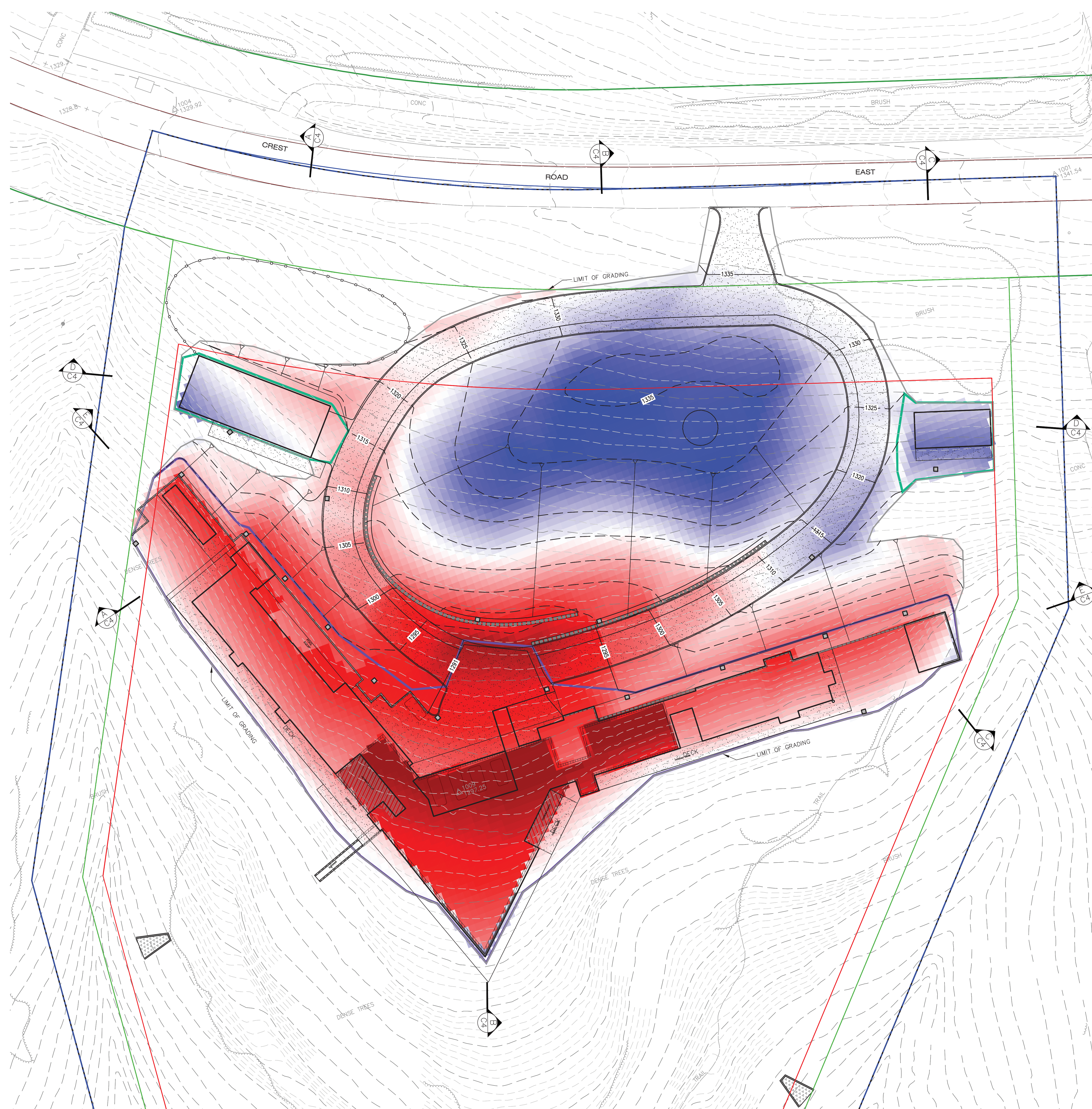
Ph: 310-325-5580 Fax: 310-325-5581

BOITON

ENGINEERING

23 CREST ROAD EAST
ROLLING HILLS, CA 90274

		No. 22324 Project: DJS Date: May 1, 2023 AS SHOWN By: JJ		NEW RESIDENCE 17 CREST ROAD EAST ROLLING HILLS, CA 90274		TUKI OGASAWARA 452 S LORING AVENUE LOS ANGELES CA 90024		 Bolton Engineering Corp. Civil Engineering and Surveying 25834 Narbonne Avenue Suite 210 Lomita, Ca. 90717 Ph: 310-325-5580 Fax: 310-325-5581		Revisions	By



EARTHWORK COLOR EXHIBIT

SCALE: 1" = 20'



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 11.B
Mtg. Date: 11/16/2023

TO: HONORABLE CHAIR AND MEMBERS OF THE TRAFFIC COMMISSION

FROM: JOHN SIGNO, DIRECTOR OF PLANNING & COMMUNITY SERVICES

THRU: DAVID H. READY

SUBJECT: ZONING CASE NO. 23-100: REQUEST FOR APPROVAL FOR NEW DRIVEWAYS AND DRIVEWAY APRONS AS PART OF A SITE PLAN REVIEW, CONDITIONAL USE PERMIT, AND VARIANCE APPLICATION ON A PROPERTY LOCATED AT 4 SPUR LANE (LOT 11-B-CH), ROLLING HILLS, CA 90274 (LUKIC), AND DETERMINING THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

DATE: November 16, 2023

BACKGROUND:

Zoning, Location, and Lot Description

The property is zoned RAS-1 and excluding the roadway easement the lot is 47,063 square feet (1.08 acres) in size. The lot is developed with a vacant single-family residence along the northern portion of the property near Spur Lane. According to Assessor records, the residence was built in 1951 and is 2,490 square feet. The main frontage on Spur Lane is approximately 179 feet. The northeastern corner connects to Cinchring Road where there is about a 25-foot frontage. The southern corner also connects to Cinchring Road where there is about a 67-foot frontage. The existing topography slopes downward approximately 96 feet from Spur Lane to the lowest portion of the lot in the southwestern corner.

DISCUSSION:

Applicant Request

The project consists of grading and construction of a new 4,870-square-foot residence, driveway, swimming pool, stable, and other improvements. Two building pads are proposed. The first pad (Pad 1) is located in the upper northern portion of the lot where the existing

residence is located. The pad will be enlarged from 7,260 square feet to 12,152 square feet. The second pad (Pad 2) is located at the bottom southern portion of the lot and accessed from Cinchring Road. It will be 3,648 square feet and developed with a 1,868-square-foot stable. Access to the stable is via a 10-foot-wide driveway connecting to Cinchring Road.

Main Driveway

There is an existing 10-foot-wide driveway on Spur Lane in the northeastern section of the property. This driveway will be removed and a new 20-foot-wide driveway will be constructed in the northwestern portion of the property. The driveway curves in the front yard and slopes downward to connect to the garage. The portion that connects to Spur Lane is entirely within the Rolling Hills Community Association (RHCA) easement which is 25 feet wide. Permission from RHCA is required.

Stable Driveway

The driveway for the stable will be located in the southeastern portion of the property connecting to Cinchring Road. The driveway will be 10 feet wide and located in an area where the road curves. There is an existing guardrail along the road which will need to be removed or relocated. There is also an 18-inch storm drain that traverses the driveway which will need to be removed, relocated, or treated.

Additional Reviews

The Planning Commission will review the project at a later date. Following, the Planning Commission's decision and Traffic Commission's recommendation will be forwarded to the City Council for consideration. Rolling Hills Community Association (RHCA) will review this project at a later date.

Environmental Review

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

FISCAL IMPACT:

None.

RECOMMENDATION:

Open the meeting, receive public testimony, discuss the project, and provide direction to staff and the applicant.

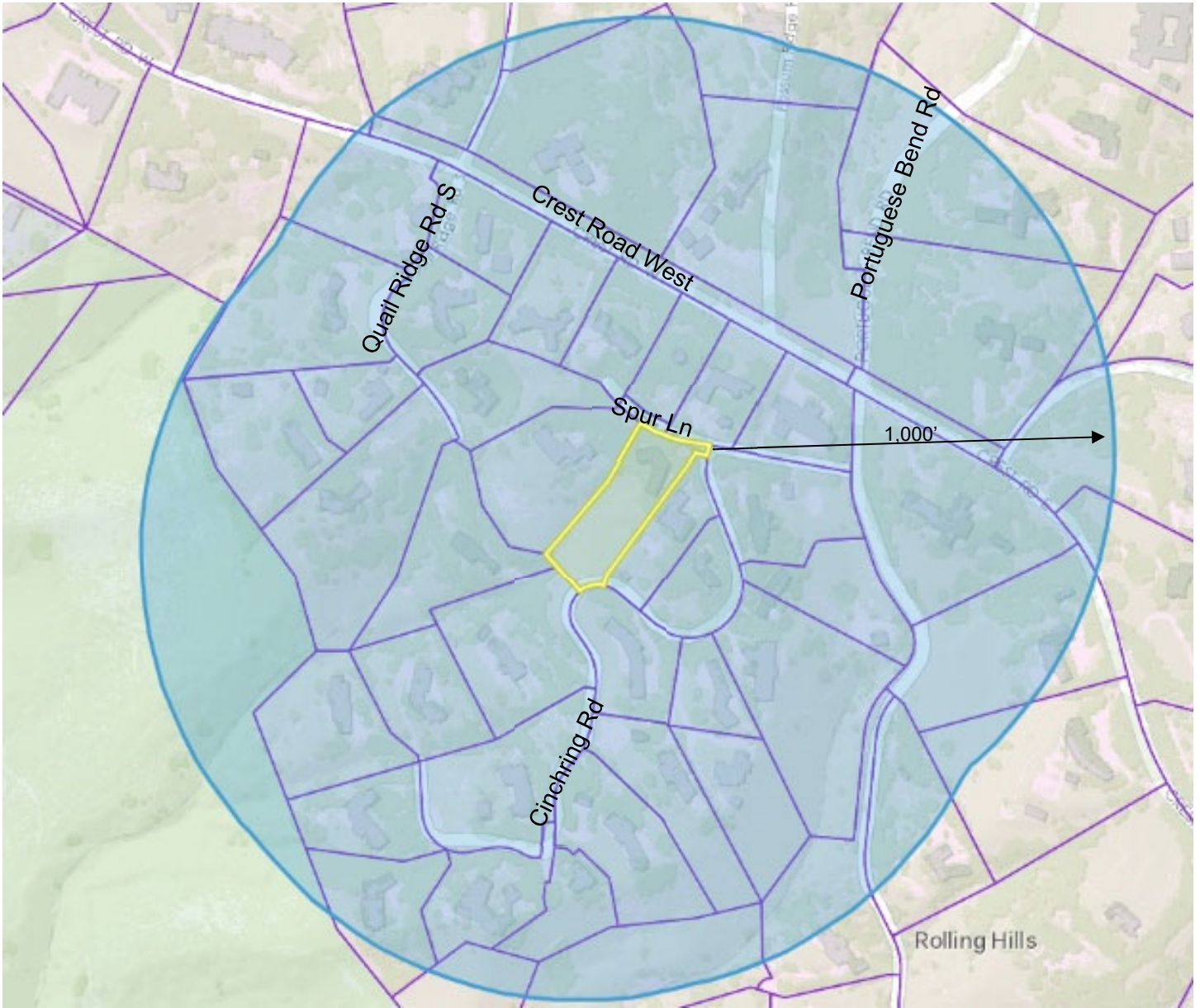
ATTACHMENTS:

[PL_ADR_4SpurLane_ZC23-100_VicinityMap.pdf](#)

[M01 4 Spur Lane Dwy.pdf](#)

[PL_ADR_4SpurLane_231101_Lukic_4 Spur Lane_PlansOnly.pdf](#)

[PL_ADR_4SpurLane_231031_DrivewayPics.pdf](#)



City of Rolling Hills

TITLE VICINITY MAP

CASE NO. ZONING CASE NO. 23-100

Site Plan Review, Conditional Use Permit, Variance

OWNER OGASAWARA

ADDRESS 4 SPUR LANE, ROLLING HILLS, CA 90274

SITE



Memorandum

TO: John Signo, AICP Director of Planning and Community Services

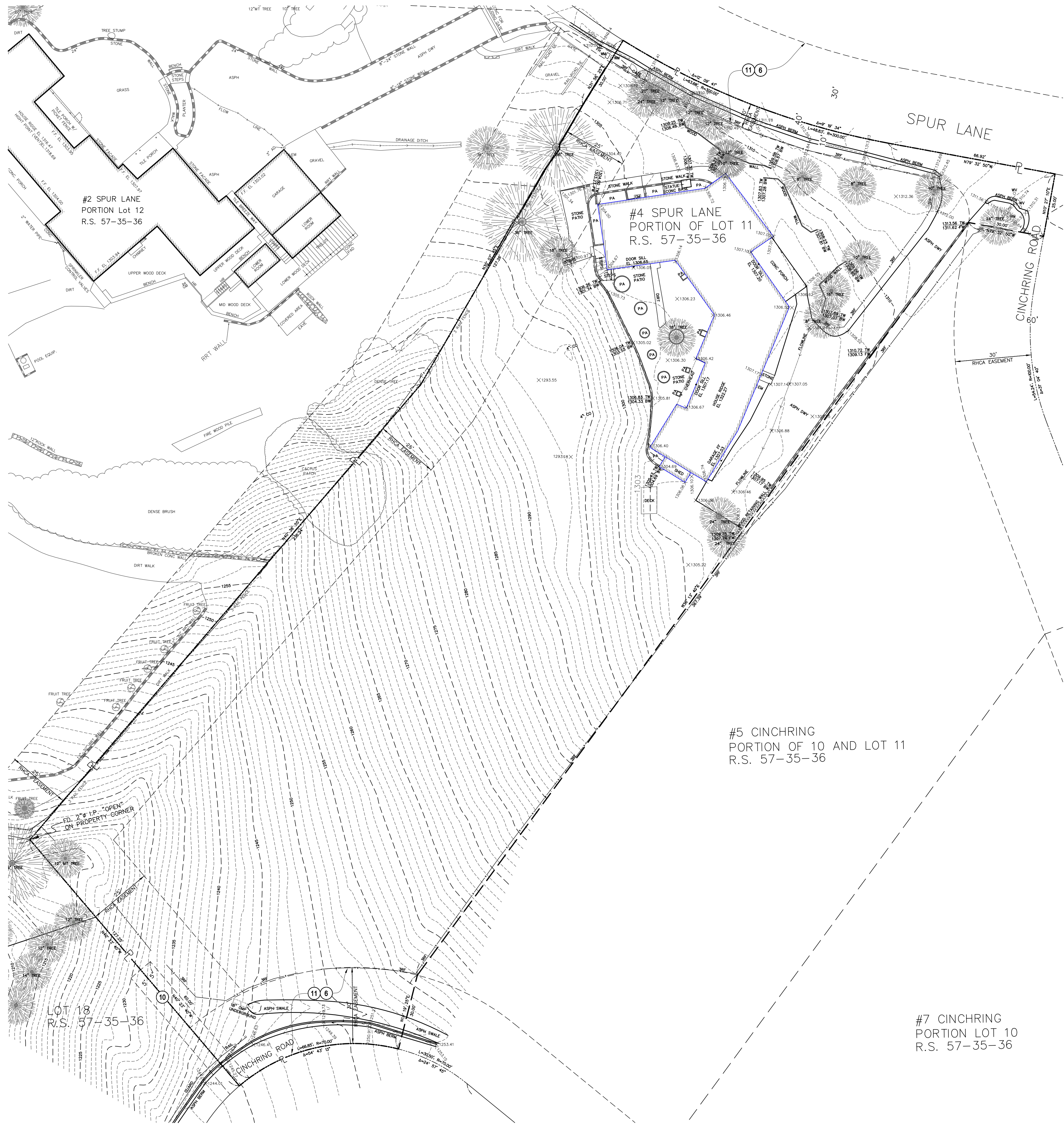
FROM: Vanessa Munoz PE, TE, City Traffic Engineer

DATE: November 7, 2023

SUBJECT: 4 Spur Lane Driveway

This memorandum is in response to the request by the city to review and provide input on the proposed driveway improvements submitted by the residents of 4 Spur Lane. The site is demolished, and a new house will be built. The site is proposing two new driveways, one 20-foot-wide driveway for the main residence to Spur Lane and one driveway for the barn that is 10 foot wide to Charing Road. The driveway widths being proposed for both driveways will be comfortable for vehicle maneuverability.

Due to the short turnaround time to review this driveway apron, a field review of the existing conditions will be performed the morning of the traffic commission meeting and if sight distance should be a concern or shrubbery require removal, I will further elaborate at the meeting and make the final recommendation on the driveway at that time.



Property Description

ADDRESS: #4 SPUR LANE, ROLLING HILLS, CA
ASSESSOR'S PARCEL NO: 7567-017-033
LEGAL DESCRIPTION: POR. LOT 11, RECORD OF SURVEY, MB 57, 35/36

Benchmark

DOOR SILL AT FRONT ENTRANCE AT #4 SPUR LANE, ROLLING HILLS
ASSUMED EL. 1307.20'

Basis Of Bearings

THE BASIS OF BEARINGS FOR THIS SURVEY, SOUTH 36°34'20" EAST
BEING THE CENTERLINE OF SPUR LANE, IN THE CITY OF ROLLING HILLS
CALIFORNIA PER RECORD OF SURVEY, MB 57 35-36,

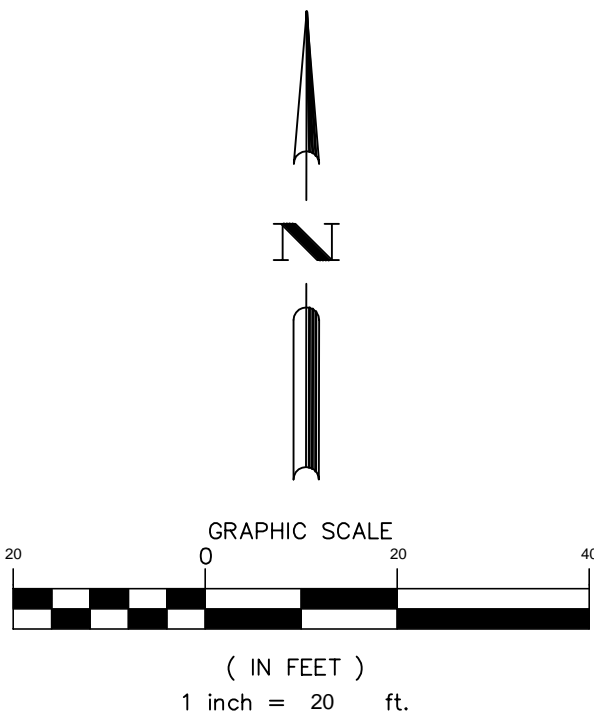
Legend

ASPH	ASPHALT
BW	BACK OF WALL
CL	CENTERLINE
CO	CLEAN OUT
CONC	CONCRETE
EM	ELECTRICAL METER
FW	FACE OF WALL
GM	GAS METER
PA	PLANTER AREA
PL	PROPERTY LINE
RHCA	ROLLING HILLS COMMUNITY ASSOCIATION
TW	TOP OF WALL
WM	WATER METER
WV	WATER VALVE
3RF	3 RAIL FENCE
+ 197.23	SPOT ELEVATION
	RETAINING WALL

EASEMENT NOTES:

PER THE EASEMENTS LISTED WITHIN THE EXCEPTIONS OF THE
TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE COMPANY,
DATED DECEMBER 30, 2021, ORDER NO. 00338797-995-LB0-VS

5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT:
GRANTED TO PALOS VERDES WATER COMPANY, A CORPORATION
PURPOSE: MAINTAINING A WATER SYSTEM
RECORDING NO: BOOK 9511, PAGE 8, OF OFFICIAL RECORDS
AFFECTS: SAID LAND AND RECORDING NO.: BOOK 9436, PAGE 155, OF OFFICIAL RECORDS
NOT PLOTTED, LOCATION INDETERMINATE
6. EASEMENTS, RIGHTS AND RIGHTS OF WAY AS PROVIDED FOR IN AN AGREEMENT AND DECLARATION OF ESTABLISHMENT OF
CONDITIONS AND RESTRICTIONS. EXECUTED BY PALOS VERDES CORPORATION, A CORPORATION, AND BY ROLLING HILLS
COMMUNITY ASSOCIATION OF RANCHO PALOS VERDES, A NON-PROFIT CORPORATION, RECORDED AND AS RESERVED BY
DEED FROM PALOS VERDES CORPORATION, FILED FOR RECORD
RECORDING DATE: AUGUST 19, 1946
RECORDING NO.: BOOK 23571, PAGE 257, OF OFFICIAL RECORDS
AND RECORDING DATE: JANUARY 11, 1947
AND RECORDING NO.: BOOK 24121, PAGE 198, OF OFFICIAL RECORDS
9. AN EASEMENT OVER THOSE CERTAIN STRIPS OF LAND BEING A PORTION OF LOT "H" OF THE RANCHO PALOS VERDES
ALLOTTED TO JOTHAN BIXBY BY DECREE OF PARTITION IN ACTION, "BIXEY" ET AL VS BENT, ET AL", CASE NO. 2372, IN
DISTRICT COURT OF 17TH JUDICIAL DISTRICT OF CALIFORNIA IN AND FOR THE COUNTY OF LOS ANGELES, ENTERED IN
BOOK 4 PAGE 57 OF JUDGMENT, SUPERIOR COURT OF SAID COUNTY, CLARK'S FILED MAP 41 SHOWN AS SPUR LANE AND
CINCHRING ROAD, PRIVATE ROADS, 60 FEET WIDE ON LICENSED SURVEYOR'S MAP IN BOOK 57 PAGE 35 RECORDS OF
SURVEYS. ALL POLES SHALL BE ERECTED AND MAINTAINED WITHIN ONE FOOT OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT AN EXISTING SOUTHERN CALIFORNIA EDISON COMPANY POLE NO. 683990 E LOCATED ON THE
NORTHEASTLY LINE OF SPUR LANE, PRIVATE, IN OR NEAR THE INTERSECTION OF THE SOUTHEASTLY LINE OF
PARCEL 3, AS SHOWN ON SAID LICENSED SURVEYOR'S MAPS, LYING NORTHERLY OF AND ADJOINING TO SAID PARCEL 5;
THENCE CONTINUING SOUTHERLY FROM LAST MENTIONED POINT ALONG SATE SOUTHERLY LINE OF CINCHRING ROAD TO
SOUTHWESTERLY CORNER OF SAID PARCEL 5.
ONE FOOT STRIP NOT PLOTTED AS ITS LOCATION IS INDETERMINATE.
10. AN EASEMENT FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: ASSOCIATED TELEPHONE COMPANY, LTD.
PURPOSE: POLE LINES AND CONDUITS
RECORDING NO: BOOK 29298, PAGE 62, OF OFFICIAL RECORDS
AFFECTS: SAID LAND
11. AN EASEMENT FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION
PURPOSE: PIPE LINES, WITH METERING, REGULATING AND OTHER
RECORDING NO: BOOK 29400, PAGE 31, OF OFFICIAL RECORDS
AFFECTS: THOSE PORTIONS OF SAID LAND WITH "SPUR LANE" AND "CINCHRING ROAD", PRIVATE STREETS, AS SHOWN ON SAID
RECORDED OF SURVEY



Revisions	By
Bolton Engineering Corp. Civil Engineering and Surveying 25834 Nabonne Avenue Suite 210 Lomita, Ca. 90717 Ph: 310-325-5580 Fax: 310-325-5581	
CLIENT: LUKIC	
4 SPUR LANE ROLLING HILLS, CA	
TITLE: TOPOGRAPHIC SURVEY	
4 SPUR LANE ROLLING HILLS, CA	
Date: MAY 2, 2022	Of 1 Sheets
Scale: 1:20	
Drawn: FYW	
Checked: BGO	
Job No. 22105	
Sheet	

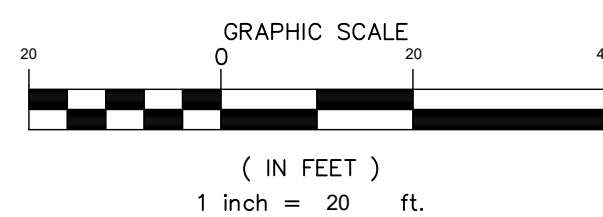
4 SPUR LANE
ROLLING HILLS, CA 90274



VICINITY MAP
SCALE: 1" = 500'

ID No	Address/APN	ID No	Address/APN
★	7567-017-033 #4 SPUR LANE	15	7567-017-027 #6 CINCHING ROAD
1	7567-017-031 #7 CINCHING ROAD	16	7567-011-016 #52 PORTUGUESE BEND
2	7567-017-032 #5 CINCHING ROAD	17	7567-011-015 #7 CREST ROAD EAST
3	7567-017-034 #2 SPUR LANE	18	7567-011-014 #5 CREST ROAD EAST
4	7567-017-040 #9 QUAIL RIDGE ROAD	19	7567-011-027 #1 CREST ROAD EAST
5	7567-017-041 #11 QUAIL RIDGE ROAD	20	7567-017-051 #4 CINCHING ROAD
6	7567-017-012 #24 CINCHING ROAD	21	7567-017-052 #2 CINCHING ROAD
7	7567-017-011 #26 CINCHING ROAD	22	7567-017-048 #2 CREST ROAD WEST
8	7567-017-010 #11 CINCHING ROAD	23	7567-017-023 #3 SPUR LANE
9	7567-017-047 #13 CINCHING ROAD	24	7567-017-018 UTILITY-CALWATER
10	7567-017-043 #15 CINCHING ROAD	25	7567-017-022 #1 SPUR LANE
11	7567-017-042 #14 CINCHING ROAD	26	7567-017-021 #10 CREST ROAD WEST
12	7567-017-028 #10 CINCHING ROAD	27	7567-017-036 #8 QUAIL RIDGE ROAD
13	7567-017-030 #12 CINCHING ROAD	28	7567-017-019 #2 QUAIL RIDGE ROAD
14	7567-017-029 #8 CINCHING ROAD	29	7567-017-020 #1 QUAIL RIDGE ROAD

#5 CINCHRING
PORTION OF 10 AND LOT 11
R.S. 57-35-36



OVERALL SITE PLAN
SCALE: 1" = 20'

C0	PROPOSED SITE PLAN	Sheet
C1	EXISTING SITE CONDITIONS	
C2	SITE ECTIONS	
C3	COLOR CUT AND FILL MAP	

[illegible]

4 SPUR LANE



Top & Bottom: From Spur Lane looking toward proposed driveway. (Taken 10/31/23)



4 SPUR LANE



Top: From Spur Lane looking toward proposed driveway. Bottom: Existing driveway. (Taken 10/31/23)



4 SPUR LANE



Top & Bottom: From Spur Lane looking toward existing driveway. (Taken 10/31/23)



4 SPUR LANE



Top & Bottom: From Cinchring Road looking toward proposed driveway for barn. (Taken 10/31/23)



4 SPUR LANE



Top: Cinchring Rd. looking toward driveway (10/31/23). Bottom: From driveway looking north. (11/6/23)



4 SPUR LANE



Top: From barn driveway looking south to Cinchring Road Bottom: Proposed driveway (11/6/23)





City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 13.A
Mtg. Date: 11/16/2023

TO: HONORABLE CHAIR AND MEMBERS OF THE TRAFFIC COMMISSION

FROM: JOHN SIGNO, DIRECTOR OF PLANNING & COMMUNITY SERVICES

THRU: DAVID H. READY

SUBJECT: INSTALLATION OF LED PAVEMENT MARKERS BY THE ROLLING HILLS COMMUNITY ASSOCIATION ON PORTUGUESE BEND ROAD AND OTHER AREAS

DATE: November 16, 2023

BACKGROUND:

The Rolling Hills Community Association (RHCA) recently repaved Portuguese Bend Road from the gate house to Crest Road. The work went from October 30, 2023, to November 2, 2023.

In efforts to improve safety, RHCA had its consultant evaluate Portuguese Bend Road south of Crest Road. It was suggested that more reflectors are needed for safety due to the sharp curves. RHCA is considering installing solar powered light-up road reflectors. They plan on putting them in a small area first to get feedback from the community. If successful, the LED reflectors may be installed in other parts of the City.

DISCUSSION:

The LED pavement markers are manufactured by companies such as 3M and available on retail sites such as Amazon. The markers are 4 inches by 4 inches. RHCA would like to put them on both sides of the road along the white stripes on the portions where there is a lot of land movement and unevenness. RHCA is seeking feedback from the Traffic Commission on the use of LED pavement markers.

FISCAL IMPACT:

None. Costs will be covered by RHCA.

RECOMMENDATION:

Discuss and provide direction or receive and file.

ATTACHMENTS:

CO_TRC_231116_3MSolarRoadReflectors.pdf
CO_TRC_231116_RoadReflectors_Amazon.pdf

3M™ Solar Raised Pavement Marker 2.0



Safety powered by the sun

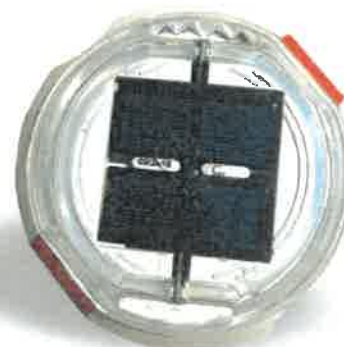
Roads are often dark, dangerous and headlights are not enough to find our way home safely. The roads that seem straight forward in the day can be invisible in the night. What if we could take the power from the Sun to light your way home at night!

Introducing the new age, innovative & state of the art

3M™ SOLAR RPM 2.0

3M™ Solar RPM 2.0 is designed for superior performance and increased run time. It comes with unique 360° smooth illumination and 3M™ Retro-Reflective lens. The uniquely designed honeycomb patterned base and twin molded shanks provide better anchorage for longer road presence.

3M™ Solar RPM 2.0 exceeds the compression load as per MORTH specifications by 1.5X and is compliant with IP68 standards, making it suitable for the rugged Indian road conditions.



3M™ Solar Raised Pavement Marker 2.0: enhanced features & benefits



Strength

- Compression strength up to 20 Tons
- Durable, lightweight plastic body
- Use of 3M™ Light Guide Technology for 360° visibility



Visibility

- Use of 4 LEDs to improve light intensity
- 3M Retro-reflective lens for conspicuity in passive mode
- Moulded-in body colour: White & Yellow



Performance

- The body is resistant to water ingress as per IP 68
- The product performs in the temperature range of -10°C to +70°C



Application

- Improved anchorage to road through double shank & base design
- Application finger grips

- Meets ASTM D4280 and IP68 Standards

- 1.5X compression strength than MORTH Specification
- Plastic body of RPM avoids tyre damage

- Visibility from all angles of vehicle approach makes it ideal for roundabouts and other road layouts
- Soothing visibility that does not impact your eyes
- Increased visibility up to 800m
- Passive reflectivity makes it visible even during dawn/dusk or cloudy days
- Long lasting consistent colour

- Installation up to 1 year from manufacturing date
- 1 year performance warranty

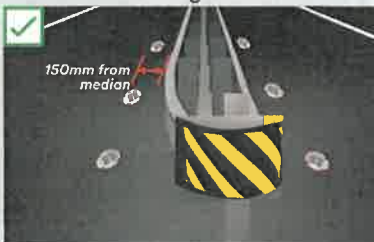
- Easy to install and double shank prevents rotation on impact

Recommended installations

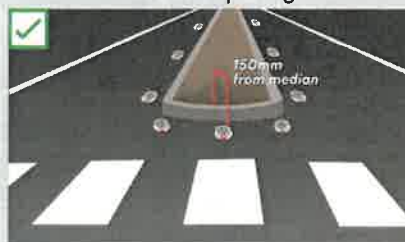
Along the road



Along median

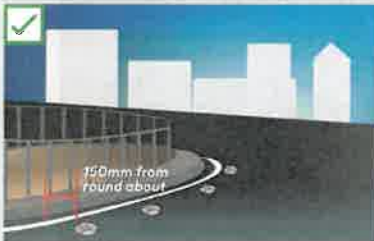


Median opening



- Toll Plazas, Exit points
- Busy Traffic Intersections
- Hilly Areas, Ghat Sections, Areas with Foggy Weather
- Cycling tracks, Airport Guidance Lights, Internal Township Roads

At roundabouts



At sharp curves



Flyovers



Do not install Solar RPM 2.0 not to be installed in shade (i.e where there is no sufficient sunlight)

In shadow of trees



In shadow of median/divider



Middle of the road



Across the road



Across road, before "STOP" line



Across road, before speed breaker



At "T" Joints



Available in 2 variants:

White

SKU:IA510100588

24 units/case

Yellow

SKU:IA510100869

24 units/case



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Transportation Safety & Division
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Roll over image to zoom in



Road Reflectors Pack of 10 | 4 by 4 inch Street Pavement & Asphalt Stud Markers | Great for Speed Bumps, Sidewalks, Pedestrian Crossings, Freeways & Driveways | Industrial Grade (White)

Visit the Merhoff & Larkin Store

4.4

312 ratings

100+ bought in past month

\$31⁹⁵

Get Fast, Free Shipping with Amazon Prime
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Get \$60 off instantly: Pay \$0.00 ~~\$31.95~~ upon approval for the Amazon Store Card. No annual fee.

- High Reflectivity - Great for ensuring that roads, streets, sidewalks and anything else you need these white road studs for are clearly visible at night with high grade reflective lining.
- Long Lasting Durability - Capable of withstanding the tests of time; Epoxy and Quartz filling makes our road markers extremely durable and long lasting.
- Great for Commercial and Personal Property - Merhoff and Larkin Road Reflectors are great for all commercial and personal property road markings with a better quality and competitive price.
- Installation Recommendations - We recommend using our Merhoff & Larkin Adhesive Sticky Pads 10 Pack for easy and quick, peel and stick installation. Other installation options include an asphalt binding Epoxy or construction glue, however these are slightly messier and take longer to dry, but all of them should get the job done.
- American Owned Business – Merhoff & Larkin Road Reflectors are proudly from an American Owned Business.

Additional Details



Small Business

This product is from a small business brand. Support small. [Learn more](#)

Customer ratings by feature

Easy to use	4.6
Durability	4.1
Value for money	4.0
Adhesion	4.0

[See all reviews](#)



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\$31⁹⁵

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Update location

In Stock

Qty: 1

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Returns Returnable until Jan 31, 2024

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Add a Protection Plan:

☐ 2 Year Lawn & Garden Extended Protection Plan for \$3.99

☐ 3 Year Lawn & Garden Extended Protection Plan for \$5.99

☐ Add a gift receipt for easy returns

Add to List

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Sell on Amazon