



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

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

AGENDA - ADJOURNED REGULAR MEETING

**CITY COUNCIL
TUESDAY, JULY 2, 2019**

CITY OF ROLLING HILLS FIELD TRIP

**MEETING TIME/LOCATION:
7:00 A.M.**

5 FLYING MANE LANE, ROLLING HILLS, CA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC HEARING**

A. **ZONING CASE NO. 957.** Request for a Variance from the requirement that utility lines be placed underground, (Sec.17.27.30 of RHMC), in conjunction with the construction of an addition and major remodel at an existing single family residence at **5 Flying Mane Lane**, (Lot 45-SF), (Walker). The project is exempt from the California Environmental Quality Act, (CEQA) pursuant to Section 15301.

- 4. OPEN AGENDA - PUBLIC COMMENT**
- 5. ADJOURNMENT**

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

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

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



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INCORPORATED JANUARY 24, 1957

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ROLLING HILLS, CA 90274
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Agenda Item No: 4A
Mtg. Date: 07/02/2019

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: YOLANTA SCHWARTZ, PLANNING DIRECTOR

THROUGH: ELAINE JENG, P.E., CITY MANAGER

SUBJECT: APPLICATION NO. ZONING CASE NO. 957
SITE LOCATION: 5 FLYING MANE LANE (LOT 45-SF)
ZONING AND SIZE: RAS-1, 1.8 ACRES
APPLICANT: RICHARD WALKER
REPRESENTATIVE: JOSEPH SPIERER, ARCHITECTS
PUBLISHED: JUNE 20, 2019

DATE: JULY 02, 2019

ATTACHMENT:

- 1. CORRESPONDENCE**
- 2. PICTURES**

BACKGROUND

On May 21, 2019, the Planning Commission granted a Variance in Zoning Case No. 957 to allow the applicant, Mr. Walker, not to underground utility lines from the house to a pole located on his property. The applicant has recently completed a 990 square foot addition and major renovation on the house. Pursuant to Section 17.27.030 of the Zoning Code, one of the conditions of the residential approval was to underground the utility lines. Staff informed Mr. Walker that a final inspection and acceptance of the project would not be granted unless the utility lines are placed underground, or the requirement is waived through a grant of a Variance.

At the June 10, 2019 City Council meeting, following a report from staff on the Planning Commission's action to approve the Variance, the City Council took the case under

jurisdiction. Pursuant to Section 15.54.015 of the Rolling Hills Municipal Code, review hearing for cases taken under jurisdiction by the City Council shall be conducted as de novo hearings. The City Council scheduled a field trip to the property on July 2, 2019.

DISCUSSION

Prior to the applicant filing for a variance, staff met with the owner on site and also spoke to Edison planner to discuss alternatives, such as trenching in a different direction or around the hill and connecting to the new panel from a different angle or trenching closer to the surface. The Edison Planner did not think these were feasible options. The applicant stated that he considered these options as well and spoke to experts in this field and was advised that these are not viable alternatives.

The property is located below street level. The utility pole from which the applicant is drawing power is located approximately 20-25' above the residence. The existing above ground utility lines cross a steep slope on subject property and connect to a panel located on the northeastern wall of the house.

REPORTS SUBMITTED

The owner engaged several companies who submitted letters to explain the difficulty in undergrounding the lines. The letters are enclosed with this staff report.

1. T.I.N Engineering Company completed a geologic investigation for the slope between the house and the power pole. Although the report does not address why the utility lines could not be placed underground, it describes the steep slope and bedrock in close proximity to the surface. The report states that Edison Co. requires 30" deep trench, for placing their lines underground and trenching in bedrock is difficult.

2. E C M, Earth, Construction and Mining contractor submitted a letter stating that due to the location of bedrock one would have to use dynamite to create a trench for undergrounding. He also states that the vibration, besides creating a nuisance for neighbors, can travel through the rock strata and can cause slope failure and/or subsidence at a later date due to land movement or water saturation.

3. Robert Storrie of Checker Construction submitted a letter stating that in his opinion as a contractor, the undergrounding from the power pole to the house panel would be "fiscally, environmentally and structurally irresponsible".

4. Kevin Van Duong, Edison Co. Planner states that he has concerns with the soils integrity due to "the sharp pitch of the hill side slope" between the power pole and the panel location. He has submitted a schematic of the depth of the trench that would have to be dug to bury the lines, and states that it would have to go through bedrock.

APPLICANT'S JUSTIFICATION

In response for justification for the Variance to allow the applicant to not to underground the utility lines, the applicant's agent states in part as follows:

1. The area where the power/utility lines are located is steep and made of bedrock
2. Tempering with the land where the existing power pole is located would destroy the integrity of the hill as well as the over 50-year old trees and shrubs. Such landscaping is normally difficult to grow on bedrock. It would also endanger the foundation, walls and driveway of the neighboring property.
3. Undergrounding of utilities would require heavy equipment and large amounts of explosives which would vibrate adjacent structures and greatly disturb neighbors and their pets.
4. There is no advantage in removing the power pole and in undergrounding the utilities. IF the pole remains, the site and vicinity will remain unharmed. The existing power pole is hidden by existing trees. Approximately only 10 feet of wire is visible.

CEQA

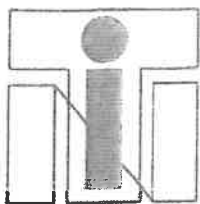
The project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA).

RECOMMENDATION

It is recommended that the City Council open the public hearing, view the site conditions, and take public testimony. The City Council may continue the public hearing to their July 8, 2019 meeting or provide other direction to staff.

VARIANCE REQUIRED FINDINGS

- | |
|--|
| A. That there are exceptional or extraordinary circumstances or conditions applicable to the property that do not apply generally to other properties in the same vicinity and zone;
and |
| B. That such variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same vicinity and zone but which is denied the property in question; and |
| C. That the granting of such variance will not be materially detrimental to the public welfare or injurious to properties or improvements in the vicinity; and |
| D. That in granting the variance, the spirit and intent of this title will be observed; and |
| E. That the variance does not grant special privilege; |
| F. That the variance is consistent with the portions of the County of Los Angeles Hazardous Waste Management Plan relating to siting and siting criteria for hazardous waste facilities; and |
| G. That the variance request is consistent with the General Plan of the City of Rolling Hills. |



T.I.N. ENGINEERING COMPANY

Geotechnical • Structural • Environmental

17834 Bailey Drive, Torrance, CA 90504

Tel/Fax: (310) 371-7035, tin@tin-engineering.com

RECEIVED

File No.: 121888

January 26, 2019

MAR 12 2019

City of Rolling Hills
By _____

Mr. Richard Walker

P. O. Box 2924

Palos Verdes Peninsula, California 90274

SUBJECT: Geologic Opinion Letter for On-Site Existing Eastern Ascending Slope at #5 Flying Mane Lane, Rolling Hills, California

REFERENCES: 1. Limited Combined Soil and Geologic Engineering Investigation and Report for Proposed House Additions, House Remodeling, and New Pool at #5 Flying Mane Lane, Rolling Hills, California, dated May 10, 2012.

2. County of Los Angeles, Geologic and Soils Engineering Review Sheet, dated August, 28, 2015.

3. T.I.N. Engineering Company, Addendum Letter No. 1 - Response to County Geologic and Soils Comments, for Proposed Pool at #5 Flying Mane Lane, Rolling Hills, California, dated September 2, 2015.

Dear Mr. Walker:

In accordance with your request, we have completed this geologic opinion letter for the existing eastern ascending slope of the subject site. It is our understanding that the on-site existing descending slope, approximately up to 20 feet high, is an approximately 3/4:1 to 2:1 slope. This eastern slope is a bedrock cut slope. This slope is currently retained by an existing 3-foot high retaining wall to the east and a 2-foot high garden wall to the northwest. The slope above the 3-foot high garden wall is approximately 3/4:1 to 1 1/2:1 in gradient. The slope above the 2-foot garden wall is approximately 1 1/2:1 to 2:1 in gradient. Bedrock outcrops were observed on this bedrock cut slope as shown on Geologic Map, Plate 1. A dip-in bedding condition was observed on the existing bedrock outcrops which provides a favorable geologic condition for the eastern ascending slope. The encountered bedrock consisted of a light brown, gray, creamy white, and yellowish brown, moist, firm, bedded, siltstone shale, sandstone shale, and siliceous shale interbedded. The observed bedding planes were striking North 10 - 50 degrees to East and West and dipping approximately 36 - 50 degrees to South and North. This eastern bedrock cut slope is considered to be a geologically stable. However, surficial sloughing may occur due the steep gradient of the eastern ascending slope.

Mr. Richard Walker

- 2 -

January 26, 2019

Three test pits, T-6 through T-8, were excavated on the west side of the existing 3-foot high garden wall. These test pits were located between the 3-foot high garden wall and the northwest corner of the existing residential building. An approximately 1 to 1.5 feet deep of the fill was encountered. Below the fill, bedrock was encountered. The encountered bedrock consisted of a light brown, gray, creamy white, and yellowish brown, moist, firm, bedded, siltstone shale, sandstone shale, and siliceous shale interbedded. Locations of these three test pits are shown on Geologic Map, Plate 1.

Thank you for this opportunity to be of service. If you have any questions regarding this opinion letter, please contact the undersigned at the letterhead location.

Very truly yours,

T.I.N. ENGINEERING COMPANY



Tony S. C. Lee, M.S., P.E.
Project Engineer

TSCL: ir

Enclosures: Geologic Map.....Plate 1

Distribution: Client (3)

LEGEND

EXPLORATORY TEST
TRENCH T-1

T-1

50

BEDDING ATTITUDE

N10E

AF

WASH OVER SHALE

100

100

T.N. ENGINEERING COMPANY		JOB NO.: 121888
SCALE 1" = 30'		DATE: JANUARY 29, 2019
GEOLOGIC MAP		M.R. RICHARD WALKER #5 FLYING MANE LANE RANCHO PALOS VERDES, CALIFORNIA
PLATE 1		



SCALE 1" = 30'



January 30, 2019

Analysis of Undergrounding Main Line

To Whom It May Concern:

Having completed site investigation and after reviewing the soils opinion letter completed by T.I.N. Engineering, I am of the opinion that undergrounding the main line from the power pole to the house on 5 Flying Mane Lane would be fiscally, environmentally, and structurally irresponsible.

Undergrounding in a straight line from the pole to the home would require heavy equipment, and quite likely, explosives to remove the material necessary to underground this line. The bedrock extends in both directions along the subject and neighboring properties. Going around the site in another direction than straight down is even less feasible than going straight to the home. For this reason, there is also no advantage to relocating the power main on the home.

Per the soils letter, the bedrock consists of moist, silty shale. Disturbing this ground material could have the following dramatic unintended consequences.

1. Foliage and Natural Landscape: The hill is filled with large trees and well-established landscape. Much of this would likely be destroyed. The foliage is currently keeping the topsoil on the extreme slope. Without this foliage, this soils would slough off and potentially cause mudslides and continued land movement.
2. Cost: This work will cost a small fortune. Between surgery like demolition and excavation, to the re-stabilization of the extreme slope with concrete and landscape, the cost will be astronomical.
3. Neighborhood Destabilization: The existing power pole is very close to the neighboring property. The moist, silty shale is susceptible to long term earth movement. Excavating will most likely destroy the integrity of the hill creating an increased likelihood of foundation and wall cracks as well as future soil movement underneath the neighboring structures and driveways.

While, undergrounding this line is technically possible (and of course I would love the work for my company), as a professional and a man of high integrity, I cannot, in good conscience recommend this as a viable path forward as it could have expensive and potentially devastating consequences.

Sincerely,

Robert Storrie
Checker Construction



Earth, Construction, & Mining

CA LIC. NO. 651848 · NV LIC. NO. 0071919

11542 Knott Street #10, Garden Grove CA 92841 · PH: 714-897-4ECM [4326] FX: 714-897-2016

Mr. Richard Walker
P. O. Box 2924
Palos Verdes Peninsula, California 90274

February 5, 2019

SUBJECT: General Evaluation Letter for explosives excavation for trench at the Existing Eastern Ascending Slope at #5 Flying Mane Lane, Rolling Hills, California

Dear Mr. Walker,

Several factors bear upon our evaluation for your proposed project of excavation. As indicated by your geotechnical consultant T.I.N. Engineering Company and our conversations it would appear that high explosives, i.e. dynamite, will have to be applied, therefore and as follows;

Public relations: there may be significant concerns, and occasionally drastic over reaction, from your local community in transporting via placarded vehicles with high explosives signs through your neighborhood. It usually requires substantial public relations efforts and communications to inform the community of the process for explosives logistics and application.

Vibration attenuation in adjacent structures: All thermal dynamic explosives detonations yield low frequency vibrations for a significant distance through the ground. Even small blasting events can create a substantial concern for structural degradation either real or perceived.

Overpressures, audible and inaudible sound waves: All detonations create overpressures, the movement of air, that can rattle windows or create the boom that startles people and pets.

Degradation of existing sub-surface geological formation(s): The above referenced vibrations can travel through the rock strata opening micro seams, joints and bedding planes. This disturbance of existing soils and rock can lead to slope failure and/or subsidence at a later date as a result of earth quake or water saturation due to rain or utility issues.

In conclusion: We pride ourselves in our abilities to perform very difficult surgical explosives excavation projects. We utilized our skills to modify the Space Shuttle Launch Pad facilities and various other facilities for NASA/JPL. However, the use of explosives always comes with some inherent risk. Considering the magnitude of your project and assumed budget it would be my opinion that your interest would be best served utilizing alternative methods or engineering solutions. If you have any questions or concerns do not hesitate to call.

Chuck Bean, ECM Explosives Manager and Principal

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Joseph Spierer <joe@calarchitect.com>

RE: (External):5 Flying Mane Lane

1 message

Kevin Duong <Kevin.Duong@sce.com>
To: Joseph Spierer <joe@calarchitect.com>
Cc: "Angel Mejia Jr." <Angel.Mejia@sce.com>

Wed, Feb 13, 2019 at 4:28 PM

Hello Joseph,

Please print out this email as confirmation from SCE that maintaining an Overhead Conductor Service for the proposed 200Amp Panel upgrade for this address is permissible with SCE, as it meets our guidelines and code requirements for 200Amp Top Fed Panels.

I did see concern for the support soil's integrity due to the sharp pitch of the hill side slope from the power source down to this customer's panel location.

Let me know should have any additional concerns or questions.

Thank you,

Kevin Van Duong

Electrical Distribution Planner

South Bay Local Planning

Ofc: (310) 783-9302 | Cel: (310) 713-4910 | Pax 33302

[SCE Rules](#) | [SCE Rates](#) | [SCE Underground Structures](#) | [SCE Electrical Service Requirements](#)

Energy for What's Ahead™

RECEIVED
MAR 14 2019
City of Northing Hills
By _____

Subject: RE: 5 FlyingMane Rd

Date: Tuesday, April 16, 2019 at 1:40:38 PM Pacific Daylight Time

From: Kevin Duong <Kevin.Duong@sce.com>

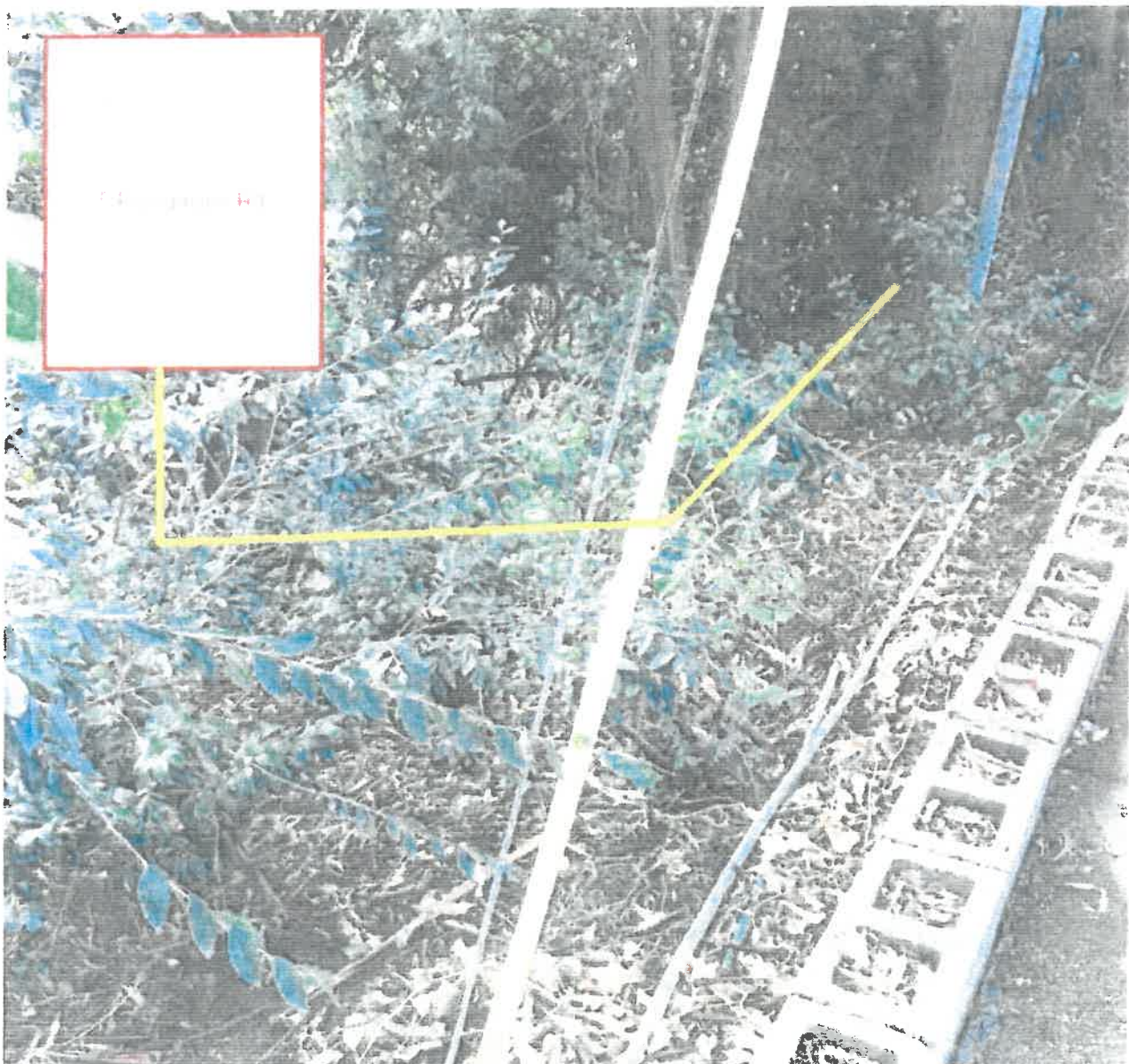
To: Yolanta Schwartz <ys@cityofrh.net>

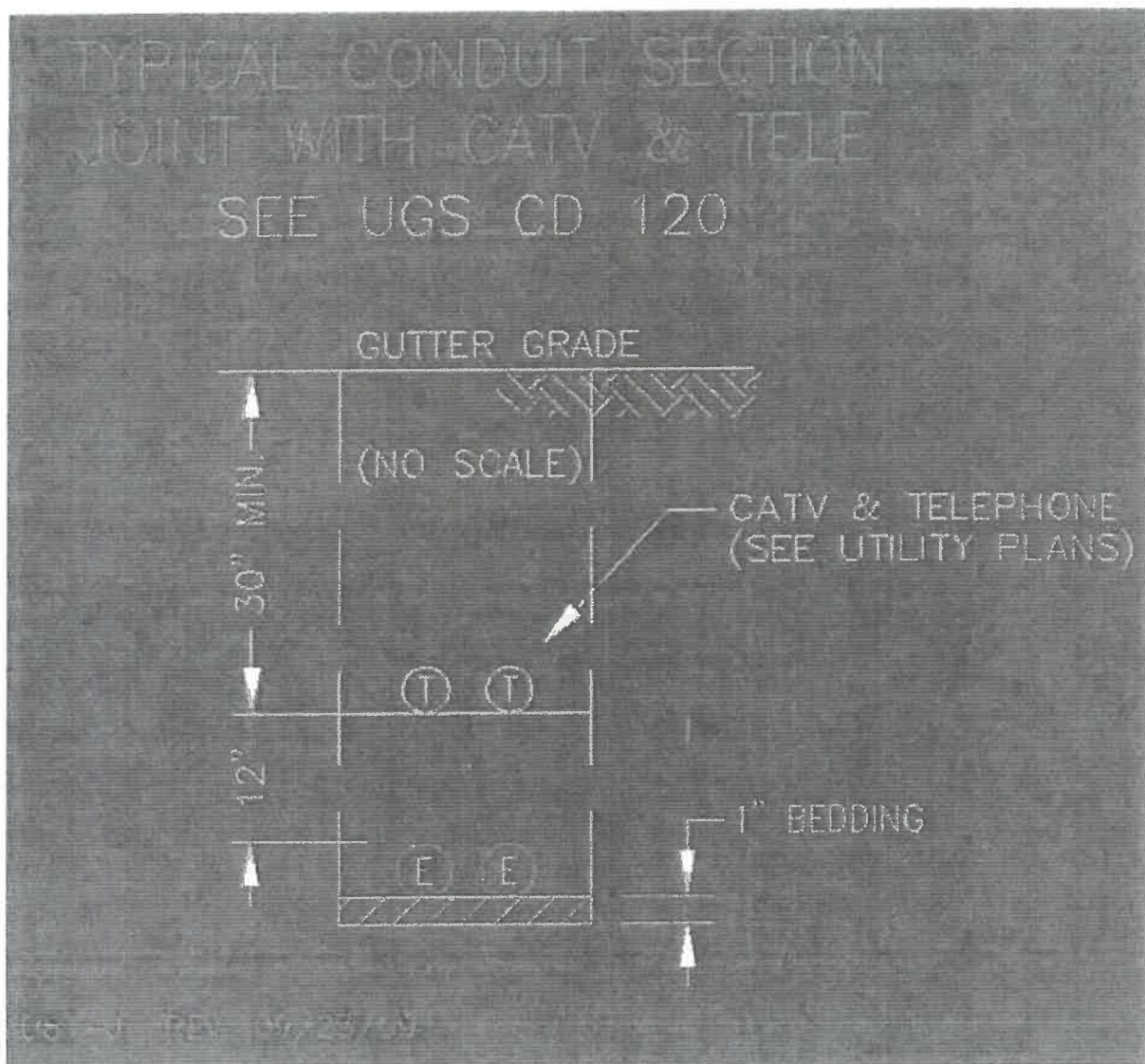
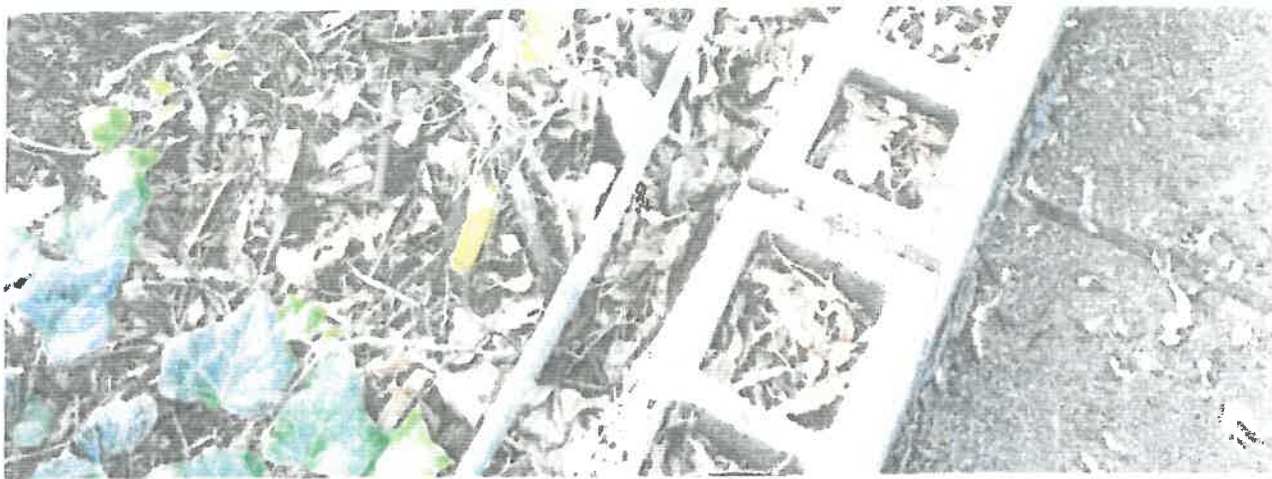
Hello Yolanta,

Per our discussion, if this location were to go underground, this homeowner would have to trench at least 42" below grade of the existing downward sloped hill in order to extend the new 3" conduit for the new service panel.

There are existing communication lines on site, so those will have to share the same trench, SCE requires 12" grade separation from the communication conduit, so the resulting 3" conduit will be 42" below grade.

Given the steep pitch of this hill, there is that can that the loose soil integrity may not be stable enough for safe excavation, but that decision is at the homeowner's.





Let me know if you have any additional questions.

Thank you,

Kevin Van Duong



