



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 REGULAR MEETING

**CITY COUNCIL
MONDAY, FEBRUARY 11, 2019**

**CITY OF ROLLING HILLS
7:00 P.M.**

Next Resolution No. 1233

Next Ordinance No. 360

1. CALL TO ORDER

2. ROLL CALL

PLEDGE OF ALLEGIANCE

3. OPEN AGENDA - PUBLIC COMMENT WELCOME

*This is the appropriate time for members of the public to make comments regarding the items on the consent calendar or items **not** listed on this agenda. Pursuant to the Brown Act, no action will take place on any items not on the agenda.*

4. CONSENT CALENDAR

Matters which may be acted upon by the City Council in a single motion. Any Councilmember may request removal of any item from the Consent Calendar causing it to be considered under Council Actions.

- A. Minutes – 1) Regular Meeting of February 12, 2018; and 2) Regular Meeting of January 28, 2019.

RECOMMENDATION: Approve as presented.

- B. Payment of Bills.

RECOMMENDATION: Approve as presented.

- C. Republic Services Recycling Tonnage Report for December 2018.

RECOMMENDATION: Receive and file.

5. COMMISSION ITEMS

- A. RESOLUTION NO. 2019-02. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF A CONDITIONAL USE PERMIT TO CONSTRUCT A 660 SQUARE FOOT DETACHED GARAGE AND VARIANCE TO ENCROACH WITH THE GARAGE AND WITH A RESIDENTIAL ADDITION INTO THE REAR SETBACK, IN ZONING CASE NO. 952 AT 2 CHUCKWAGON ROAD, LOT 38-A/38-BEF. (KIRMSE/GALVIN).

- B. RESOLUTION NO. 2019-01. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL FOR VARIANCES TO CREATE A PARKING PAD WITHIN 30 FEET OF THE ROADWAY EASEMENT AND CONSTRUCT A TRASH ENCLOSURE WITHIN THE FRONT YARD SETBACK IN ZONING CASE NO. 948 AT 15 GEORGEFF ROAD, LOT 29-GF, (LAURA HATCH).

6. PUBLIC HEARINGS

- A. AN ORDINANCE OF THE CITY OF ROLLING HILLS, CALIFORNIA, AMENDING CHAPTER 8.30 FIRE FUEL ABATEMENT OF THE CITY OF ROLLING HILLS MUNICIPAL CODE.

7. OLD BUSINESS

NONE.

8. NEW BUSINESS

- A. RESOLUTION NO. 1233. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS ADOPTING THE HAZARD MITIGATION PLAN.
- B. CONSIDERATION AND APPROVAL OF PROJECT SPECIFICATIONS FOR TRAFFIC SIGNING, STRIPING, AND PAVEMENT MARKING; AND AUTHORIZE STAFF TO ADVERTISE FOR CONSTRUCTION BIDS.

9. MATTERS FROM THE CITY COUNCIL AND MEETING ATTENDANCE REPORTS

10. MATTERS FROM STAFF

- A. FIRE FUEL ABATEMENT ENFORCEMENT ACTIVITIES QUARTERLY UPDATE.

11. CLOSED SESSION

NONE.

12. ADJOURNMENT

Next meeting: Monday, February 25, 2019 at 7:00 p.m. in the Council Chamber, Rolling Hills City Hall, 2 Portuguese Bend Road, Rolling Hills, California.

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.

All Planning Commission items have been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines unless otherwise stated.

**MINUTES OF
A REGULAR MEETING
OF THE
CITY COUNCIL OF THE
CITY OF ROLLING HILLS, CALIFORNIA
MONDAY, FEBRUARY 12, 2018**

1. CALL TO ORDER

A regular meeting of the City Council of the City of Rolling Hills was called to order by Mayor Pro Tem Wilson at 7:01 p.m. in the City Council Chamber at City Hall, 2 Portuguese Bend Road, Rolling Hills, California.

2. ROLL CALL

Councilmembers Present: Dieringer, Mirsch, Pieper and Mayor Pro Tem Wilson.

Councilmembers Absent: Black.

Others Present: Raymond R. Cruz, City Manager.
Michael Jenkins, City Attorney.
Yolanta Schwartz, Planning Director.
Yvette Hall, City Clerk.
Julia Stewart, Senior Planner.
Larry Hall, Attorney, 26 Cinchring Road.
Vince DiBiasi, Architect.
Allen Rigg, Consultant.
Michael Sherman, 33 Crest Road East.
Jeff Lewis, Attorney, 24 Cinchring Road.
Clint Patterson, 22 Georgeff Road.
Kim Fuentes, South Bay Cities Council of Governments.
Elliott Brunner, 26 Cinchring Road.
Mitzi Nakamura, 24 Cinchring Road.
Takashi Nakamura 24 Cinchring Road.
Ryan Moore, Willdan.
Tina Greenberg, 32 Portuguese Bend Road.
Bern Galvin, 2 Chuckwagon Road.
Regina Philip Honey, Attorney, 26 Cinchring Road.

3. OPEN AGENDA - PUBLIC COMMENT WELCOME

None.

Mayor Pro Tem Wilson requested that Agenda Item No. 4 be reordered and considered at this time. There were no objections.

4. CONSENT CALENDAR

Matters which may be acted upon by the City Council in a single motion. Any Councilmember may request removal of any item from the Consent Calendar causing it to be considered under Council Actions.

- A. Minutes – Adjourned Regular Meeting of January 30, 2018.
RECOMMENDATION: Approve as presented.
- B. Payment of Bills.
RECOMMENDATION: Approve as presented.
- C. Republic Services Recycling Tonnage Report for December 2017.
RECOMMENDATION: Receive and file.
- D. Consideration of Disposition of City Manager’s Computer.
RECOMMENDATION: Approve as presented.

Councilmember Pieper moved that the City Council approve the items on the Consent Calendar as presented. Councilmember Dieringer seconded the motion, which carried without objection by a voice vote as follows:

AYES: COUNCILMEMBERS: Dieringer, Mirsch, Pieper and Wilson.
NOES: COUNCILMEMBERS: None.
ABSENT: COUNCILMEMBERS: Black.
ABSTAIN: COUNCILMEMBERS: None.

Mayor Pro Tem Wilson requested that Agenda Item No. 5-A be reordered and considered at this time. There were no objections.

5. COMMISSION ITEMS

- A. **RESOLUTION NO. 2018-01 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL FOR SITE PLAN REVIEW, A CONDITIONAL USE PERMIT, AND VARIANCES FOR GRADING AND CONSTRUCTION OF A NEW RESIDENCE, NEW FOUR-CAR GARAGE, STABLE, CORRAL, RIDING RING, ALTERED FLATWORK AND ACCESS PATHWAY TO THE CORRAL, AND VARIOUS OUTDOOR AMENITIES INCLUDING A NEW POOL IN ZONING CASE NO. 918 AT 20 UPPER BLACKWATER CANYON ROAD, (IANNITTI) AND CONSIDERATION OF A RECOMMENDATION FROM THE TRAFFIC COMMISSION TO APPROVE A WIDENED DRIVEWAY APRON AND NEW PATHWAY APRON.**

The project has been determined to be categorically exempt pursuant to Section 15303, Class 3 of the California Environmental Quality Act (CEQA).

Mayor Pro Tem Wilson introduced the item and asked for the staff report. Senior Planner Stewart presented the report and stated that the applicant is requesting a Site Plan Review, Conditional Use Permit and a Variance for a project at 20 Upper Blackwater Canyon Road. She stated the proposed project involves demolition of most of the structures on the site, except for a guest house, and new construction

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for a residence, garage, stable, corral, riding ring and a new swimming pool. She stated that the Site Plan Review is for a residence, garage and grading. She stated that the residence is 9,975 square feet with a 7,750 square foot basement and a 1,360 square foot porch. She indicated that the project also includes a garage, which is 1,675 square feet, and grading will be 33,730 cubic yards. She reviewed the elevations of the proposed residence and the grading for the stable. She stated that a Conditional Use Permit is required for the stable, corral and riding ring. She stated that the stable is 3,575 square feet with 920 square feet of covered porches and has eight stalls, a feed room, a tack room, and has a monitor roof for ventilation. She stated that the corral largely connects the stable to the riding ring. Senior Planner Stewart stated that the proposed riding ring is 11,360 square feet and the corral is 9,400 square feet. She explained that a variance is required for the proposed improvements on the property. Senior Planner Stewart stated the existing disturbance on the property is 58.94 percent and that 40 percent is the maximum that is allowed. She stated that this property was subdivided, thus increasing the existing disturbance. She indicated that the applicant is increasing the disturbance by 20.26 percent and that the increase of the disturbance is for equestrian purposes. She explained that the lot coverage and grading fall within the acceptable limits of the code. She stated that two residents expressed concerns regarding the size of the residence and the vegetation is proposed along the bridle trail. Senior Planner Stewart indicated that the Planning Commission (PC) also expressed concern about the height and prominence of the stable and, as a result, the applicant decreased the size of the riding ring and lowered the stable. She indicated that the Traffic Commission reviewed the project and recommended approval of the driveway apron that is to be widened and the horse access to the stable. Senior Planner Stewart stated that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Councilmember Mirsch stated that she attended the PC site visit and the PC meeting.

Councilmember Pieper moved that the City Council approve Resolution No. 2018-01 in Zoning Case No. 918 at 20 Upper Blackwater Canyon Road and adopt the Traffic Commission's recommendation to approve a widened driveway apron and new pathway presented. Councilmember Mirsch seconded the motion, which carried without objection by a voice vote as follows:

AYES: COUNCILMEMBERS: Dieringer, Mirsch, Pieper and Wilson.

NOES: COUNCILMEMBERS: None.

ABSENT: COUNCILMEMBERS: Black.

ABSTAIN: COUNCILMEMBERS: None.

PRESENTATIONS

Recognition of Paul Grubs for City's Representative to the Santa Monica Bay Restoration Commission Watershed Advisory Council

Councilmember Mirsch presented Mr. Paul Grubs with a certificate of recognition for his service on the Santa Monica Bay Restoration Commission Watershed Advisory Council and he was given a City plaque.

Recognition of Outgoing City Manager Ray Cruz

The City Council thanked City Manager Cruz for his service as City Manager and he was given a City plaque.

Minutes

City Council Meeting

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A brief recess was taken at this time.

The City Council reconvened the meeting shortly thereafter.

6. PUBLIC HEARINGS

- A. ZONING CASE NO. 932.** REQUEST FOR A SITE PLAN REVIEW TO MODIFY THE HEIGHT OF A PARTIALLY BUILT RESIDENCE, WHICH WAS NOT BUILT PER THE APPROVED PLANS. THE PROJECT CONSISTS OF ADDITIONS AND MAJOR RENOVATION TO A RESIDENCE. THE APPLICANTS PROPOSE TO LOWER THE HEIGHT OF THE “AS BUILT” RESIDENCE, WHICH IS HIGHER THAN THE PREVIOUSLY APPROVED PROJECT, **AT 24 CINCHRING ROAD** (LOT 18-3-CH), ROLLING HILLS, CA, (NAKAMURA). THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, (CEQA) PURSUANT TO SECTION 15301.

Mayor Pro Tem Wilson introduced the item and asked for the staff report. Planning Director Schwartz presented the staff report and stated that this item was a continued public hearing from a field visit that the City Council attended at 24 Cinchring Road. She stated that the City Council took this case under jurisdiction after the PC denied the request from the applicant. She indicated that the request is to modify the previously approved project, which is partially constructed. She stated that the construction occurred without the appropriate approvals and that the structure is constructed with a temporary roof. She stated that the structure is three feet taller than what was approved; however, the request is to lower it by one foot and to retain a two foot higher roofline than has been approved. She stated that the applicant is also requesting to change the type of roof from a hip roof to a gable roof. She indicated that the modification was substantial enough that it was not approvable administratively and had to go through the public hearing process. She stated that the property is zoned RAS-1 and it is approximately 1.7 acres for development purposes. She indicated that it was one of the properties damaged during the 2009 fire that occurred in the City. Planning Director Schwartz stated that earlier today Mayor Black requested that information on adjacent homes and their sizes be provided at the meeting. She reviewed the two homes, 22 and 26 Cinchring Road, that are adjacent to 24 Cinchring Road, as follows: 1) Both homes are similar in size to 24 Cinchring Road; 2) 22 Cinchring Road is approximately 4,500 square feet and includes a garage; 3) 26 Cinchring Road is approximately 4,596 square feet and includes a garage; 4) The heights of both homes are approximately 16 feet; 5) 22 Cinchring Road has an out of grade construction; 6) Both homes were built in the early seventies; 7) 26 Cinchring Road has been recently upgraded and remodeled; and 8) 26 Cinchring Road is approximately 16 to 17 feet in height and also has an out of grade area that is approximately three feet. She reviewed the proposed ridge elevation for the project and the temporary roof that was installed for winterization purposes. Planning Director Schwartz stated that the City Council requested historical elevations for the project while at the site visit. She stated that the elevations change from the front to the rear of the property. She discussed the survey that was provided in 2007 and used the survey to determine the elevation that existed prior to being approved. She stated that the additions that were approved over the counter by staff consisted of an 850 square foot addition. She reviewed the discrepancies in the elevations from the site plans. Planning Director Schwartz indicated that the applicants will make a PowerPoint presentation and that correspondence was received from representatives of the owners of 26 Cinchring Road. Planning Director Schwartz indicated that at the field

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visit Councilmember Dieringer requested photographs showing delineations of heights that were shown in the field. Planning Director Schwartz discussed these photographs. Planning Director Schwartz noted that the municipal code states that if an application is denied by Planning Commission or the City Council, it cannot be brought back for a year if it is the same request unless it is approved by the City Manager. She noted that resident Clint Patterson submitted a letter. Planning Director Schwartz stated that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Mayor Pro Tem Wilson opened the public hearing.

Allen Rigg, Consultant, 24 Cinching Road, requested a continuance of the public hearing because he would like the presence of the full City Council.

Mayor Pro Tem Wilson stated that he would like to hold the public hearing due to the presence of many interested parties in the matter.

A short recess was taken by the City Council at this time due to a technical issue with the PowerPoint presentation.

The meeting was reconvened shortly thereafter.

Vince Dibiasi, Architect, 26 Cinchring Road, spoke on the following items: 1) Three feet of framing is above the plate height; 2) The roof is higher than what is represented, it is 19 feet from the floor level to the bottom of the framing; 3) The roof is 20 and a half feet in height from the raised floor to the top of the roof; and 4) The plan as represented is not accurate. Mr. Dibiasi opined that the project is plans are not accurate, the house is too high and is not what is represented by the plans.

Larry Hall, Attorney, 26 Cinchring Road, spoke on the PC's decision and the findings in the Resolution that was adopted by the PC. Mr. Hall spoke on the 2014 preconstruction meeting and indicated that the applicant was in attendance and that there was not a licensed contractor in attendance. Mr. Hall stated that the applicant did not follow the rules. Mr. Hall indicated that a deposition was taken of Mrs. Nakamura. Mr. Hall stated that there is written evidence that indicates that the applicant cannot follow the rules. Mr. Hall commented that he would like the City Council to uphold the PC's decision.

Allen Rigg, Consultant, 24 Cinchring Road, made a Powerpoint presentation on the following items: 1) Reviewed the history of the project; 2) Mr. Rigg stated that the findings that are in the code are what are relevant in this hearing and that the stop work order and unlicensed contractors are not relevant; 3) The current winterization is temporary and should be disregarded; 4) Mr. Rigg presented photographs of the fire damage; 5) Finding number B.3. on page 14 of the staff report was referenced and he stated that the proposed home's scale and mass are harmonious with the neighborhood, the natural terrain is not impacted and the home is in scale with the surrounding residences; 6) He noted that the project is very close in size to the surrounding residences; 7) Mr. Rigg stated there is no height requirement in the City except for a 25 foot requirement that the applicant will comply with; 8) The massing is acceptable; 9) He showed a photograph of a typical ranch style home in the City; 10) He stated that the gables were cut and lowered in height, and the chimneys were eliminated; 11) He discussed the elevations of the original plans compared to the proposed plans and stated they are similar; 12) Mr. Rigg discussed the visible mass; 13) Mr. Rigg indicated that the roof ridge will be at least one foot lower; 14) The applicants will use planters

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to hide the mass; 15) A loft is allowable; 16) He compared the applicant's proposed residence to surrounding residences and stated that it is less massive than the surrounding residences; 17) Mr. Rigg stated there is no view impact to 26 Cinchring Road; 18) He indicated that plate heights are not part of the City's review; and 19) Mr. Rigg stated that before trees obstructed the view of the Nakamura house from 26 Cinchring Road. Mr. Rigg requested that the City Council rule on the findings in the code that states that this residence is a typical home in the City and does not have excessive massing.

Regina Philip Honey, Attorney, 26 Cinchring Road, commented on the stop work order and discussed photos of work being done by the applicants after a stop work order was issued. She stated that there is a structure in the rear of the residence that is not on the plans.

Dr. Brunner, 26 Cinchring Road, spoke on the history of the applicant's project and expressed that he had concerns that they were building a structure in noncompliance with their approved plan. Dr. Brunner indicated that the PC voted 5-0 to adopt a Resolution of Denial and spoke on the view obstruction that the project is causing him.

Mr. Takashi Nakamura, 24 Cinchring Road, commented on the history of his residence and stated that his family was severely impacted by the fire in 2009. He stated that it took a few years to regain their motivation to reconstruct their residence after the fire incident. Mr. Nakamura stated that when he received a stop work order they decided to submit modified plans for their project. Mr. Nakamura stated the proposed project is nearly identical in height to the original residence before the fire occurred. Mr. Nakamura would like to build a new home that is similar to his original home with respect to the mass.

Michael Sherman, 33 Crest Road East, commented that he saw the Nakamura's residence prior to any modifications and after construction was done. Mr. Sherman stated that the Nakamura's residence seemed to be taller than the original residence.

Mitosis Nakamura, 24 Cinchring Road, thanked the City Council for taking this matter under jurisdiction. She stated that the height of their new plan meets the City's code requirement of a maximum of 25 feet in height. Ms. Nakamura stated that the new plan does not create any view obstruction for 26 Cinchring Road. She discussed the temporary winterization which was placed in order to protect the existing construction. She indicated that the height of the proposed project is nearly identical to the height of the original home before the fire incident that occurred. Ms. Nakamura spoke on the harassment and false statements that her family has experienced from their neighbors at 26 Cinchring Road.

Jeff Lewis, Attorney, 24 Cinchring Road, commented that the City Council should focus on the findings of the municipal code. He spoke on the vegetation that was cut down by the Brunners because the Brunners felt their views were being blocked and thus created a false view that the Brunners never had. Mr. Lewis stated that the law should be applied consistently to everyone.

Clint Patterson, 22 Georgeff Road, stated that he would like to make a correction. He represented the former owner of 26 Cinchring Road, Mr. Ryan Thompson, not the Brunners. Mr. Patterson asked that the City Council enforce the rules as they were written and not reward residents who submit one set of plans and then build something different. Mr. Patterson stated that the proposed project is different from the original home.

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Mayor Pro Tem Wilson closed the public hearing.

In response to Councilmember Dieringer's question, Planning Director Schwartz explained the proposed roof height and the previously approved roof height, and the approved elevation that is 9.25 feet.

In response to Councilmember Mirsch's question, Planning Director Schwartz stated that the chimneys will not be constructed; however, the applicant's would like the roof height to be at the height of the formerly proposed chimneys, and clarified the new roof line and type.

Councilmember Pieper commented that residents have to get creative when building a wide structure with a tall roof. Councilmember Pieper stated that the issue is that the front of the house and all aspects of the project have been raised up. He opined that the PC would not have approved this project if it came before them before it was constructed.

Discussion followed among the City Council regarding the floor level, massing, the out of grade condition of the project, winterization of the property and the shrub removal as it relates to the view of 26 Cinchring Road.

Councilmember Pieper moved that the City Council uphold the Planning Commission's decision denying a request for modification of the height and roof type of a previously approved addition to and major remodel of a single-family residence at 24 Cinchring Road (Lot 18-3-CH) in Zoning Case No. 932 (Nakamura). Councilmember Dieringer seconded the motion, which carried without objection by a roll call vote as follows:

AYES: COUNCILMEMBERS: Dieringer, Mirsch, Pieper and Wilson.
NOES: COUNCILMEMBERS: None.
ABSENT: COUNCILMEMBERS: Black.
ABSTAIN: COUNCILMEMBERS: None.

Mayor Pro Tem Wilson requested that Agenda Item No. 8-A be reordered and considered at this time. There were no objections.

8. NEW BUSINESS

- A. ADOPTION OF A NON-BINDING CLIMATE ACTION PLAN WHICH INCLUDES ESTABLISHING A GREENHOUSE GAS EMISSIONS BASELINE, FORECASTING EMISSION REDUCTIONS, AND ESTABLISHING FUTURE REDUCTION TARGETS.

Senior Planner Stewart indicated that Kim Fuentes, representative of the South Bay Cities Council of Governments (SBCCOG), will make a presentation on the Climate Action Plan (CAP).

Kim Fuentes, SBCCOG, thanked the City Council and staff for their assistance with preparing the CAP. She provided an overview of the CAP as follows: 1) The City has completed its work in coordination with the SBCCOG to identify programs and undertake activities to develop a non-binding CAP that includes strategies to reduce the City's greenhouse gas emissions; 2) At a previous meeting, the City Council approved the Energy Efficiency (EE) Measures of the CAP Chapter; 3) The approved EE

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Measures completed Phase I of the CAP development process; 4) City Council also authorized staff to return with the finished CAP Phase II, and Phase II is now complete; 5) The plan focuses efforts the City will take for development and sustainability for a low-carbon future; and 6) The non-binding City CAP is a guiding document to be used when assessing and implementing future projects within the City.

Discussion followed among the City Council regarding the lack of public transportation, public streets, lack of staffing resources to implement the CAP and the City's increase in energy use.

Mayor Pro Tem Wilson opened public comments.

Bern Galvin, 2 Chuckwagon Road, commented that he would like the City to improve its reputation as a community that is not conserving water efficiently and would like the City to adopt the CAP.

Tina Greenberg, 32 Portuguese Bend Road, suggested to add attic fans to the building code as way to conserve energy.

There being no further comments, Mayor Pro Tem Wilson closed public comments.

Councilmember Dieringer moved that the City Council implement the strategies as recommended by the CAP as a guiding document, and due to the limited staff resources, use the free services that can be implemented by using the resources of agencies such as the SBCCOG. The motion failed for lack of a second.

Following discussion, the City Council, by consensus, directed staff to bring this matter back to the February 26, 2018 City Council Meeting. No action was taken.

Mayor Pro Tem Wilson requested that Agenda Item No. 7-A be reordered and considered at this time. There were no objections.

7. OLD BUSINESS

- A. APPROVE AND APPROPRIATE UP TO \$104,229 TO WILLDAN ENGINEERING FOR PROFESSIONAL SERVICES TO PREPARE A SEWER AREA STUDY FOR SEWER LINE FEASIBILITY TO SERVE THE CITY OF ROLLING HILLS CIVIC CENTER, MUNICIPAL TENNIS COURTS AND UP TO APPROXIMATELY 240 HOMES.

City Manager Cruz presented a summary of the staff report. He stated that as an alternative to replacing the septic tank at the main gate for the Tennis Court ADA and Recreation Improvement Project, staff has been investigating the feasibility of constructing a sewer main to serve the Civic Center, including the main gate and tennis court improvements and another option to include properties up stream from the Civic Center. He stated the connection would be to the closest main line in the City of Rolling Hills Estates. He stated that the City Council considered this matter at a meeting on January 22, 2018 and had several questions regarding the proposals and directed staff to provide additional information. City Manager Cruz stated that the City Council requested answers to specific questions which were answered by Willdan Engineering staff as follows: 1) How long will the feasibility study for the smaller project

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take – Answer: 1 - 2 months; 2) How long will the feasibility study for the larger study take – Answer: 3 - 5 months; 3) Can the small project be designed to take on the sewer effluent from the larger area if, and when in the future the City and/or residents decide to go forward with construction of a sewer line – Answer: Yes, an 8" sewer line would be recommended to be constructed for the Civic Center complex, which would be sufficient if the other parts of the City were ready to connect; 4) How long is a feasibility study good for – Answer: Normally, sewer feasibility studies could be used for project design within several years. However, if within that time a large construction project were to be proposed or completed in another city along the route that the City's effluent was to be discharged into, the sewer line capacity could be affected. Willdan stated that once every 2 - 3 years the City could ask the consultant to check the status of the project area to see if anything is proposed that could potentially change the capacity and report then. The cost for the follow up investigation would most likely be no more than \$1,000-\$1,200. City Manager Cruz indicated that a representative from Willdan Engineering was available to answer questions.

Councilmember Dieringer requested clarification on Alternative No. 2 on page 5 of Willdan's sewer study proposal.

Ryan Moore, Willdan, responded that depending on which agency the City is connecting with will determine the cost and scope of work to construct the sewer line.

Discussion followed among the City Council regarding the Pony Lane pump station, Alternative No. 1 and No. 3 of Willdan's sewer study proposal, mapping of the sewer lines in the City and future installation of a sewer line that includes up to 240 Rolling Hills homes in the surrounding area.

Mayor Pro Tem Wilson opened public comments.

Bern Galvin, 2 Chuckwagon Road, commented on new technology in the future that will treat solids separately without using a sewer system and grey water systems.

There being no further comments, Mayor Pro Tem Wilson closed public comments.

Councilmember Pieper moved that the City Council appropriate \$28,926 to Willdan Engineering for professional services to prepare a sewer line feasibility study to connect the Civic Center and Tennis Courts area to the City of Torrance sewer line through the City of Rolling Hills Estates. Councilmember Dieringer seconded the motion, which carried without objection by a roll call vote as follows:

AYES: COUNCILMEMBERS: Dieringer, Mirsch, Pieper and Wilson.
NOES: COUNCILMEMBERS: None.
ABSENT: COUNCILMEMBERS: Black.
ABSTAIN: COUNCILMEMBERS: None.

Mayor Pro Tem Wilson requested that Agenda Item Nos. 6-B and 6-C be reordered and considered at this time. There were no objections.

6. PUBLIC HEARINGS

- B. SECOND READING, WAIVE FULL READING AND ADOPT ORDINANCE NO. 358 - AN ORDINANCE OF THE CITY OF ROLLING HILLS AMENDING TITLES 15 AND 17 OF THE ROLLING HILLS MUNICIPAL CODE TO REGULATE AND ALLOW ACCESSORY DWELLING UNITS (ADU) IN SINGLE FAMILY RESIDENTIAL ZONES IN CONFORMANCE WITH STATE LAW, IN ZONING CODE AMENDMENT NO. 2017-03.

Senior Planner Stewart presented the staff report and stated that the proposed Ordinance was introduced for first reading at a public hearing at the City Council meeting on January 22, 2018. She indicated that the language of the ordinance assists in regulating accessory dwelling units (ADU) within the City. Senior Planner Stewart stated that the City Council directed staff at a previous meeting to prepare an ordinance to allow only one ADU per lot maximum and modify specific sections in the ordinance that include prohibiting ADUs in an active landslide area, requiring privacy impacts to be mitigated with ADU placement, and requiring a new or separate utility connection for the ADUs. Senior Planner Stewart indicated that this is a second reading of the proposed ordinance.

Mayor Pro Tem Wilson opened public comments. There being no comments, Mayor Pro Tem Wilson closed public comments.

Councilmember Pieper moved that the City Council adopt Ordinance No. 358 – An Ordinance of the City of Rolling Hills Amending Titles 15 and 17 of the Rolling Hills Municipal Code to Regulate and Allow Accessory Dwelling Units (ADU) in Single Family Residential Zones in Conformance with State Law, in Zoning Code Amendment No. 2017-03. Councilmember Dieringer seconded the motion, which carried without objection by a voice vote as follows:

AYES: COUNCILMEMBERS: Dieringer, Mirsch, Pieper and Wilson.

NOES: COUNCILMEMBERS: None.

ABSENT: COUNCILMEMBERS: Black.

ABSTAIN: COUNCILMEMBERS: None.

- C. RESOLUTION NO. 1220 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS AMENDING RESOLUTION NO. 1218 TO ESTABLISH A FEE FOR PROCESSING ACCESSORY DWELLING UNIT APPLICATIONS.

Senior Planner Stewart presented a summary of the staff report and stated that the proposed Resolution will allow adoption of an ADU application submission fee of \$375.

Councilmember Pieper moved that the City Council adopt Resolution No. 1220 – A Resolution of the City Council of the City of Rolling Hills Amending Resolution No. 1218 to Establish a Fee for Processing Accessory Dwelling Unit Applications. Councilmember Mirsch seconded the motion, which carried without objection by a voice vote as follows:

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AYES: COUNCILMEMBERS: Dieringer, Mirsch, Pieper and Wilson.
NOES: COUNCILMEMBERS: None.
ABSENT: COUNCILMEMBERS: Black.
ABSTAIN: COUNCILMEMBERS: None.

8. NEW BUSINESS

B. CONSIDERATION OF AN APPOINTMENT TO THE SANTA MONICA BAY RESTORATION COMMISSION WATERSHED ADVISORY COUNCIL.

City Manager Cruz presented the staff report. He stated that staff recommends that resident Ralph Hans Schmoller be appointed to the Santa Monica Bay Restoration Commission Watershed Advisory Council to be the City's appointed representative as the current representative, Paul Grubs, is resigning.

Councilmember Dieringer moved that the City Council appoint Ralph Hans Schmoller as the City's Representative to the Santa Monica Bay Restoration Commission Watershed Advisory Council. Councilmember Mirsch seconded the motion, which carried without objection by a voice vote as follows:

AYES: COUNCILMEMBERS: Dieringer, Mirsch, Pieper and Wilson.
NOES: COUNCILMEMBERS: None.
ABSENT: COUNCILMEMBERS: Black.
ABSTAIN: COUNCILMEMBERS: None.

9. MATTERS FROM THE CITY COUNCIL AND MEETING ATTENDANCE REPORTS

A. FIRE FUEL REDUCTION AD-HOC COMMITTEE REPORT (ORAL).

Councilmember Mirsch provided an update on the Fire Fuel Reduction Ad-Hoc Committee meeting and reported on the following items: 1) Possible methods and resources to help identify and enforce violations; 2) Whether the City's enforcement of the fire fuel abatement ordinance is a potential conflict with the Community Wildfire Protection Plan; and 3) Councilmember Mirsch received several comments from residents expressing concern that the City is not doing its duty to protect residents from fire danger caused by dead vegetation. Councilmember Mirsch requested that this matter be placed on the February 26, 2018 City Council agenda for further discussion of the implementation of a proactive approach to enforcement of the City's fire fuel abatement ordinance.

Following discussion, Councilmember Mirsch moved that the City Council direct staff to place this matter on the February 26, 2018 City Council agenda for further discussion. Councilmember Dieringer seconded the motion, which carried without objection by a roll call vote as follows:

AYES: COUNCILMEMBERS: Dieringer, Mirsch, Pieper and Wilson.
NOES: COUNCILMEMBERS: None.
ABSENT: COUNCILMEMBERS: Black.
ABSTAIN: COUNCILMEMBERS: None.

DRAFT

- B. UPDATE ON THE PALOS VERDES PENINSULA REGIONAL LAW ENFORCEMENT COMMITTEE MEETING HELD ON FEBRUARY 8, 2018 (ORAL).

Mayor Pro Tem Wilson provided an update on the Palos Verdes Peninsula Regional Law Enforcement Committee meeting. He noted a major speeding ticket was issued and discussed the ambulance response times and crimes report.

10. MATTERS FROM STAFF

None.

11. PUBLIC COMMENT ON CLOSED SESSION ITEMS

None.

12. CLOSED SESSION

- A. CAL WATER CONFERENCE WITH LEGAL COUNSEL
EXISTING LITIGATION – GOVERNMENT CODE SECTIONS 54956.9,
SUBDIVISIONS (A) AND (D)(1)

CITY OF ROLLING HILLS V. CALIFORNIA WATER SERVICE COMPANY, PUBLIC UTILITIES COMMISSION CASE (C.) 17- 08-006 CLOSED SESSION TO CONFER WITH, OR RECEIVE ADVICE FROM, THE CITY ATTORNEY OR ASSISTANT CITY ATTORNEY REGARDING PENDING LITIGATION DUE TO THE FACT THAT DISCUSSION IN OPEN SESSION CONCERNING THIS MATTER WOULD PREJUDICE THE CITY’S POSITION IN THE LITIGATION.

- B. GOVERNMENT CODE SECTION 54957
PUBLIC EMPLOYEE APPOINTMENT
TITLE: INTERIM CITY MANAGER

- C. CONFERENCE WITH LABOR NEGOTIATORS
CITY DESIGNATED REPRESENTATIVES: COUNCILMEMBER LEAH MIRSCH;
CITY ATTORNEY
UNREPRESENTED EMPLOYEE: INTERIM CITY MANAGER

The City Council convened into closed session at 10:45 p.m. and City Clerk Hall left the Council Chamber.

13. RETURN TO OPEN SESSION

- A. ANNOUNCEMENT OF ACTIONS FROM CLOSED SESSION (ORAL REPORT).

The meeting reconvened in open session with all Councilmembers in attendance.

DRAFT

City Attorney Jenkins reported that Planning Director Schwartz was appointed as the Interim City Manager effective February 20, 2018. In addition, City Attorney Jenkins reported that the City Council authorized an informal settlement with Cal Water that will result in the reopening of the appeal process for a category of residents who were previously denied an opportunity. City Attorney Jenkins stated that further details will be forthcoming regarding this matter.

14. ADJOURNMENT

Hearing no further business before the City Council, Mayor Pro Tem Wilson adjourned the meeting at 11:51 p.m. Next meeting: Monday, February 26, 2018 at 7:00 p.m. in the Council Chamber, Rolling Hills City Hall, 2 Portuguese Bend Road, Rolling Hills, California.

Respectfully submitted,

Yvette Hall
City Clerk

Approved,

Patrick Wilson
Mayor

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**MINUTES OF
A REGULAR MEETING
OF THE
CITY COUNCIL OF THE
CITY OF ROLLING HILLS, CALIFORNIA
MONDAY, JANUARY 28, 2019**

1. CALL TO ORDER

A regular meeting of the City Council of the City of Rolling Hills was called to order by Mayor Wilson at 7:07 p.m. in the City Council Chamber at City Hall, 2 Portuguese Bend Road, Rolling Hills, California.

2. ROLL CALL

Councilmembers Present: Black, Dieringer, Mirsch, Pieper and Mayor Wilson.

Councilmembers Absent: None.

Others Present: Elaine Jeng, P.E., City Manager.
Mike Jenkins, City Attorney.
Yvette Hall, City Clerk.
Terry Shea, Finance Director.

3. OPEN AGENDA - PUBLIC COMMENT WELCOME

None.

Councilmember Black stepped away from the dais.

4. CONSENT CALENDAR

Matters which may be acted upon by the City Council in a single motion. Any Councilmember may request removal of any item from the Consent Calendar causing it to be considered under Council Actions.

- A. Minutes – 1) Regular Meeting of January 22, 2018; and 2) Regular Meeting of January 14, 2019.
RECOMMENDATION: Approve as presented.
- B. Payment of Bills.
RECOMMENDATION: Approve as presented.
- C. Correspondence from Republic Services confirming the following dates for the 2019 clean up events in the City of Rolling Hills: Wednesday, April 10 (green waste); Saturday, April 27 (shred & e-waste); Wednesday, May 15 (bulky items); Wednesday, September 11 (green waste); Saturday, September 28 (shred & e-waste); Wednesday, October 16 (bulky items).

RECOMMENDATION: Approve as presented.

- D. Republic Services Recycling Tonnage Report for November 2018.

RECOMMENDATION: Receive and file.

- E. Financial Statement for the Months of October 2018, November 2018 and December 2018.

RECOMMENDATION: Approve as presented.

City Clerk Hall noted that Mayor Pro Tem Mirsch requested a revision to page 12 of the January 14, 2019 Regular Meeting Minutes as follows: Page 12, last paragraph, change from "Councilmember Black" to "Mayor Pro Tem Mirsch."

Councilmember Pieper moved that the City Council approve the items on the consent calendar, including the modification to the January 14, 2019 Regular Meeting Minutes, as presented. Mayor Pro Tem Mirsch seconded the motion, which carried without objection by a voice vote as follows:

AYES: COUNCILMEMBERS: Dieringer, Mirsch, Pieper and Wilson.

NOES: COUNCILMEMBERS: None.

ABSENT: COUNCILMEMBERS: Black.

ABSTAIN: COUNCILMEMBERS: None.

Councilmember Black returned to the dais.

Mayor Wilson requested that agenda Item 8-A be reordered and considered at this time. There were no objections by the City Council.

8. NEW BUSINESS

A. REVIEW OF FISCAL YEAR 2017/2018 AUDITED FINANCIAL STATEMENTS.

Finance Director Shea presented a summary of the staff report as follows: 1) The annual audit was conducted in November 2018; 2) The draft financial statements were reviewed by the Finance/Budget/Audit Committee on January 14, 2019; 3) The auditors issued an unmodified opinion acknowledging the City's finances are in order; 4) Adopted a new Governmental Accounting Standards Board Statement No. 75 regarding healthcare for retired persons; 5) Reviewed Statement of Net Position as of June 30, 2018; 6) Reviewed Balance Sheet of Governmental Funds as of June 30, 2018; 7) Reviewed Statement of Revenues, Expenditures and Changes in Fund Balances, Governmental Funds for the year ended June 30, 2018; 8) General funds are doing well; and 9) Reviewed pension notes on page 53 - net pension liability to changes in the discount rates.

In response to Councilmember Dieringer's question, Finance Director Shea stated that other governmental funds are any funds that do not qualify as a major fund and in order to qualify as a major fund they must be ten percent of either total assets, total liabilities, total revenues or total expenditures as a whole.

Discussion followed among the City Council and staff regarding Other Post-Employment Benefits liability and actuarial standards of practice.

DRAFT

Councilmember Pieper moved that the City Council receive and file the staff report as presented. Councilmember Dieringer seconded the motion, which carried without objection by a voice vote as follows:

AYES: COUNCILMEMBERS: Black, Dieringer, Mirsch, Pieper and Wilson.
NOES: COUNCILMEMBERS: None.
ABSENT: COUNCILMEMBERS: None.
ABSTAIN: COUNCILMEMBERS: None.

Mayor Wilson requested that agenda Item 10-A be reordered and considered at this time. There were no objections by the City Council.

10. MATTERS FROM STAFF

A. QUARTERLY SCHEDULE OF INVESTMENTS REPORT FOR THE QUARTER ENDING DECEMBER 31, 2018.

Finance Director Shea presented a summary of the staff report as follows: 1) Reviewed page 2 Cash and Yield Comparative Data of 2nd Quarter FY 2018/2019 to 1st Quarter FY 2018/2019; 2) There were more active deposits after the 2nd Quarter FY 2018/19 due to the receipt of property taxes; 3) Inactive deposits in the 1st and 2nd Quarter FY 2018/2019 are to cover outstanding checks; 4) Total cash is up \$235,896; 5) Portfolio Yield at Cost is up at 2.219%; 5) Reviewed investments; and 6) Reviewed the California Public Employees' Retirement System California Employers' Retiree Benefit Trust Strategy 2 Other Post Employment Benefit Irrevocable Trust.

Finance Director Shea stated that for next quarter's report he will add the pension stabilization rate.

Discussion followed regarding administrative expense calculation, investment earnings, treasury rates, and investment percentage yields on active deposits.

Councilmember Dieringer moved that the City Council receive and file the staff report as presented. Councilmember Pieper seconded the motion, which carried without objection by a voice vote as follows:

AYES: COUNCILMEMBERS: Black, Dieringer, Mirsch, Pieper and Wilson.
NOES: COUNCILMEMBERS: None.
ABSENT: COUNCILMEMBERS: None.
ABSTAIN: COUNCILMEMBERS: None.

Mayor Wilson requested that agenda Item 8-B be reordered and considered at this time. There were no objections by the City Council.

8. NEW BUSINESS

B. CONSIDER AND APPROVE THE GIFTING OF PROPOSITION A FUNDS TO PVP TRANSIT; GIFTING OF PROPOSITION C FUNDS TO THE CITY OF ROLLING HILLS ESTATES TOWARDS RESURFACING PALOS VERDES DRIVE NORTH

PROJECT; AND THE USE OF MEASURE M AND MEASURE R FUNDS FOR RESURFACING OF THE CITY HALL CAMPUS PARKING LOT AND SMALL SEGMENT OF PORTUGUESE BEND ROAD.

City Manager Jeng presented a summary of the staff report. She stated that in past years the local return funds are typically gifted or exchanged for General Fund monies with other agencies because the funds only apply to transit related purposes and public properties. City Manager Jeng recommended that the City Council consider the following: 1) Exchange of \$75,000 in Proposition A funds for general funds (\$0.75 on the \$1.00) with the Palos Verdes Peninsula Transit Authority (PVP Transit) pending Transit Board approval; 2) Gift a total of \$65,000 of Proposition C funds to the City of Rolling Hills Estates for resurfacing Palos Verdes Drive North from Portuguese Bend Road/Rolling Hills Road to the Rolling Hills Estates' easterly boundary; 3) Appropriate Measure M funds in the amount of \$65,000 and Measure R funds in the amount of \$50,000 for the design and construction of the City Hall campus parking lot, including the segment of Portuguese Bend Road between Palos Verdes Drive North and the main gate, resurfacing project; and 4) Appropriate an additional \$32,800 to supplement the City Hall campus parking lot resurfacing project.

Councilmember Black moved that the City Council exchange \$75,000 at \$0.75 per \$1.00 in Proposition A funds with the Palos Verdes Peninsula Transit Authority pending Transit Board approval. Councilmember Dieringer seconded the motion, which carried without objection by a voice vote as follows:

AYES: COUNCILMEMBERS: Black, Dieringer, Mirsch, Pieper and Wilson.

NOES: COUNCILMEMBERS: None.

ABSENT: COUNCILMEMBERS: None.

ABSTAIN: COUNCILMEMBERS: None.

Councilmember Dieringer commented that she would prefer that Proposition C funds be used for the resurfacing of the Rolling Hills property first and that Measure M funds be used for the design and construction of the City Hall campus lot and not be given as a lump sum.

City Manager Jeng clarified that Proposition C funds can only be used on a national highway.

Councilmember Black moved that the City Council gift a total of \$65,000 of Proposition C funds to the City of Rolling Hills Estates for resurfacing Palos Verdes Drive North from Portuguese Bend Road/Rolling Hills Road to the Rolling Hills Estates' easterly boundary. Councilmember Mirsch seconded the motion, which carried without objection by a voice vote as follows:

AYES: COUNCILMEMBERS: Black, Dieringer, Mirsch, Pieper and Wilson.

NOES: COUNCILMEMBERS: None.

ABSENT: COUNCILMEMBERS: None.

ABSTAIN: COUNCILMEMBERS: None.

Councilmember Black inquired about the construction estimate of \$125,000. City Manager Jeng responded that it is a high level estimate provided by Willdan Engineering and the actual cost of construction will not be known until construction bids are received anticipated in early summer 2019.

DRAFT

City Manager Jeng advised that the City Council can wait for the construction bids to be available before appropriating additional funds to the project.

Councilmember Dieringer inquired about the usage of Measure W funds for storm drain improvements at the City Hall parking lot. City Manager Jeng noted that Measure W local return funds will not be available until 2020. Additionally, since the City Hall Parking Lot resurfacing is maintenance work, the no work is needed for the existing drainage.

Councilmember Black moved that the City Council appropriate Measure M funds in the amount of \$65,000 and Measure R funds in the amount of \$50,000 for the design and construction of the City Hall campus parking lot, including the segment of Portuguese Bend Road between Palos Verdes Drive North and the main gate, resurfacing project not to exceed a total of \$115,000. Councilmember Pieper seconded the motion, which carried without objection by a voice vote as follows:

AYES: COUNCILMEMBERS: Black, Dieringer, Mirsch, Pieper and Wilson.
NOES: COUNCILMEMBERS: None.
ABSENT: COUNCILMEMBERS: None.
ABSTAIN: COUNCILMEMBERS: None.

The agenda was reordered back to the regular order of items.

5. COMMISSION ITEMS

None.

6. PUBLIC HEARINGS

None.

7. OLD BUSINESS

None.

9. MATTERS FROM THE CITY COUNCIL AND MEETING ATTENDANCE REPORTS

A. APPROVE UPDATES TO CITY COUNCIL APPROVED VENDOR LIST.

City Manager Jeng presented a summary of the staff report. She stated that the City Council at the last meeting on January 14, 2019 requested that this matter be agendaized for further discussion. She indicated that additional information on the vendor list was provided from the municipal code for clarification on how the list is procured and how it is used.

Councilmember Dieringer commented that the additional information provided in the staff report is the information she requested. She stated that she is satisfied that the list is periodically evaluated as required by the Municipal Code.

DRAFT

Councilmember Black moved that the City Council approve the updates to the City Council Approved Vendor List as presented. Councilmember Dieringer seconded the motion, which carried without objection by a voice vote as follows:

AYES: COUNCILMEMBERS: Black, Dieringer, Mirsch, Pieper and Wilson.

NOES: COUNCILMEMBERS: None.

ABSENT: COUNCILMEMBERS: None.

ABSTAIN: COUNCILMEMBERS: None.

11. CLOSED SESSION

None.

12. ADJOURNMENT

Hearing no further business before the City Council, Mayor Wilson adjourned the meeting at 7:58 p.m. The next regular meeting of the City Council is scheduled to be held on Monday, February 11, 2019 beginning at 7:00 p.m. in the City Council Chamber at City Hall, 2 Portuguese Bend Road, Rolling Hills, California.

Respectfully submitted,

Yvette Hall
City Clerk

Approved,

Patrick Wilson
Mayor



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

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

2/11/2019 CHECK RUN

CHECK NO.	CHECK DATE	PAYEE	DESCRIPTION	AMOUNT
25733	02/11/2019	CALIFORNIA WATER SERVICE CO.	WATER SERVICE 12/27/19-1/25/19	656.16
25734	02/11/2019	VOID	VENDOR ERROR	-
25735	02/11/2019	COUNTY OF LOS ANGELES	COYOTE CONTROL DEC 2018	1,051.70
25736	02/11/2019	COX COMMUNICATIONS	PHONE AND INTERNET 1/26/19-2/25/19	451.42
25737	02/11/2019	DAVID FAIRCHILD STUDIO	COUNCIL PHOTO SESSION	375.00
25738	02/11/2019	FOUNTAINHEAD CONSULTING INC.	IT CONSULTING FEB 2019	516.00
25739	02/11/2019	GOVERNMENT FINANCE OFCRS ASSN	MEMBERSHIP RENEWAL 3/1/19-2/29/2020	160.00
25740	02/11/2019	LA COUNTY SHERIFF'S DEPARTMENT	TRAFFIC ENFORCEMENT, SPECIAL EVENT DEC 2018	3,886.01
25741	02/11/2019	LEAGUE OF CALIFORNIA CITIES	MEMBERSHIP DUES 2019	1,275.00
25742	02/11/2019	MCGOWAN CONSULTING	CONSULTING SERVICES DEC 2018	1,739.13
25743	02/11/2019	OPUS BANK	OFFICE SUPPLIES, MIP SETUP FEE, ETC.	1,802.24
25744	02/11/2019	PACIFIC COAST LANDSCAPE	LANDSCAPE MAINTENANCE JAN 18	565.00
25745	02/11/2019	PITNEY BOWES	METER POSTAGE	1,005.00
25746	02/11/2019	ROLLING HILLS ESTATES	EMERGENCY RESPONSE EVENT 10/28/18	712.50
25747	02/11/2019	SOUTHERN CALIFORNIA EDISON	ELECTRICITY, 12/21/18-1/23/19	1,705.82
25748	02/11/2019	TERMINIX	PEST CONTROL JANUARY 2019	52.00
25749	02/11/2019	XEROX CORPORATION	COPIER LEASE JANUARY 2019	46.00
25750	02/11/2019	YVETTE HALL	MILEAGE REIMBURSEMENT OCTOBER 2018, DECEMBER 2018 & JANUARY 2019	37.65
25751	02/11/2019	CITY OF PVE	RULE 20A ALLOCATION	675,295.00
25752	02/11/2019	CITY OF RANCHO PALOS VERDES	ALRP CAMERAS DECEMBER 2018	66.52
25753	02/11/2019	USCM	DEFERRED COMP 1/18/19	1,300.00
25754	02/11/2019	VANTAGEPOINT	DEFERRED COMP 1/18/19	492.76
* EFT	02/01/2019	CALPERS	HEALTH INSURANCE FEBRUARY 2019	7,801.80
* EFT	02/01/2019	CALPERS	RETIREMENT INSURANCE JANUARY 2019	6,155.44
* PR LINK	2/1/2019	PR LINK - PAYROLL PROCESSING	PROCESSING FEE	62.85
* PR LINK	2/1/2019	PR LINK - PAYROLL 3 & PR TAXES	PAY PERIOD - JANUARY 16, 2019 THROUGH JANUARY 29, 2019	19,415.35
				\$ 726,626.35
				707,148.15

I, Elaine Jung, City Manager of Rolling Hills, California certify that the above demands are accurate and there is available in the General Fund a balance of \$705,335.39 or the payment of above items.

Elaine Jung, P.E., City Manager

02/05/19.

* Previously Disbursed

CITY OF ROLLING HILLS RESIDENTIAL ALLIED WASTE RECYCLE NOW REPORT

Report Date:

2018

MONTH 2018	RECYCLED (tons)	GREEN WASTE (tons)	C&D Recycled	C&D Disposed	Disposal Tonnage	Diversion %	MONTHLY TOTALS (tons)
January	-	107.13	162.43	13.73	174.99	58.82%	458.28
February	8.21	91.90	57.55	7.40	150.26	50.00%	315.32
March	38.99	86.59	51.87	6.01	171.43	50.00%	354.89
April	1.77	133.08	140.36	12.25	183.69	58.41%	471.15
May	17.54	97.54	98.74	9.84	204.01	50.00%	427.67
June	13.94	104.10	53.21	5.31	165.91	50.00%	342.47
July	37.89	97.35	21.66	5.13	151.56	50.03%	313.59
August	13.98	118.33	67.66	15.29	187.10	49.70%	402.36
September	22.83	120.25	16.36	4.28	155.08	50.01%	318.80
October	14.11	70.29	11.58	3.03	248.45	27.62%	347.46
November	64.10	72.59	23.77	5.93	155.42	49.86%	321.81
December	45.08	86.60	15.57	0.81	147.58	49.81%	295.64
Year to Date Totals:	278.43	1,185.75	720.76	89.01	2,095.49	50.01%	4,369.44
Average Monthly Totals:	2018 25.31	98.81	60.06	7.42	174.62	50%	364.12



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 Item No. 5-A
Mtg. Date: 02-11-19

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: YOLANTA SCHWARTZ, PLANNING DIRECTOR

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

APPLICATION NO. ZONING CASE NO. 952
SITE LOCATION: 2 CHUCKWAGON ROAD (LOT 38-A/39-BEF)
ZONING AND SIZE: RAS-1, 1.17 ACRES (GROSS)
APPLICANT: KIRMSE/GALVIN
REPRESENTATIVE: JESUS RIVAS, EZ PLANS, INC.
PUBLISHED: OCTOBER 11, 2018
Attachment: Resolution No. 2019-02

RESOLUTION NO. 2019-02. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF A CONDITIONAL USE PERMIT TO CONSTRUCT A 660 SQUARE FOOT DETACHED GARAGE AND VARIANCE TO ENCROACH WITH THE GARAGE AND WITH A RESIDENTIAL ADDITION INTO THE REAR SETBACK, IN ZONING CASE NO. 952 AT 2 CHUCKWAGON ROAD, LOT 38-A/38-BEF. (KIRMSE/GALVIN).

PREVIOUS ACTION AND RECOMMENDATION

The Planning Commission held public hearings in this case at their October 23, 2018 and December 12, 2018 meetings and at the site on December 12, 2018.

At the January 15, 2019 meeting, the Planning Commission unanimously adopted Resolution No. 2019-02, finding that the project is compatible with the neighborhood, is reasonably sized on the lot and finding that the lot is constrained in size because it is a corner lot and bounded by two 30'-wide roadway easements and that the proposed project will retain the undisturbed topography of the remaining of the lot, not giving the lot a built out character.

It is recommended that the City Council consider Resolution No. 2019-02 for receive and file, or provide other direction to staff. The resolution contains standard findings and conditions of approval.

REQUEST AND PROJECT DESCRIPTION

The Project

The applicant is requesting a Conditional Use Permit to construct a new 660 square foot detached garage and Variance to encroach up 3' with the detached garage into the required 50-foot rear yard setback and to construct a 308 square foot addition to the existing garage which would encroach up to 12'2" into the required 50-foot rear yard setback. The existing garage and addition, totaling 790 square feet, will be used as living space.

Other

A 1,000 square foot set aside area for a future stable and corral is proposed to be located to the side (east of) the detached garage.

There are two driveways on the property. One of the two driveways, off of Chuckwagon Rd., will be closed off and changed to a garden area and landscaping.

BACKGROUND

Zoning, Land Size and Existing Conditions

The property is zoned RAS-1 and the gross lot area is 51,010 square feet. For development purposes the net lot area of the lot is 31,841 square feet. The lot is located on a corner of Eastfield Drive and Chuckwagon Road and is encumbered by 30'-wide roadway easements on two sides. The address is on Chuckwagon, whereas the driveway to the house is on Eastfield Drive. The applicant requested a change of address from Chuckwagon Road to Eastfield, so that the entryway, address and the driveway are facing Eastfield; however, there isn't an unclaimed address number that could be used for this property.

The lot is developed with a 2,380 square foot residence and 482 square foot garage attached to the residence via a breezeway.

Driveways

There are two driveway approaches to the property. The primary driveway is off of Eastfield and leads into the front of the property; the other driveway is steep and is off of Chuckwagon and leads to the rear of the property. This driveway is proposed to be abandoned and the apron closed off with a curb. The area of this driveway will be terraced between four not to exceed 2.5' high garden walls and will be landscaped and/or used for a garden. This work does not constitute grading in terms of requirement for a Site Plan Review or grading permit.

Past Approval for the Property

Assessors' records indicate that the house was built in 1940 and upgraded in 1970. In 2002 permit for electrical work was granted and in 2014 a 668 square foot addition to the house was constructed and the house was remodeled. It is interesting to note that this addition was constructed with hemp Crete, which was the first time a hemp material construction was permitted in California.

MUNICIPAL CODE COMPLIANCE**Grading and Stabilization**

No grading is proposed for this project.

Disturbance

The total disturbed area for the project site is 17,716 square feet or 55.6%, and is legal non-conforming. The proposed project will not create greater disturbance at this time.

The areas of the lot where the work will take place have been previously disturbed.

Lot Coverage

The structural net lot coverage is proposed at 5,204 square feet or 16.3% (20% max. permitted). The total lot coverage proposed (structural and flatwork) will be 8,411 square feet or 26% (35% max. permitted).

The building pad coverage on the 9,786 square foot residential building pad will be 4,887 square feet (with allowable deductions for covered porch) or 50.0%, and includes all of the structures.

Height

The finished roof height of the proposed addition and the garage will be between 13'3" and 14'4" feet and will match the residence. Height is measured from the finished grade.

Drainage

Applicant will be required to submit a drainage plan, which will be reviewed by the Building Department prior to issuance of any building permits.

Utility Lines / Septic Tank

The house utility lines are undergrounded and will be undergrounded to the new garage. The applicant will have to meet Los Angeles County Public Health Department requirements for septic tank.

Walls

Other than the garden walls in the abandoned driveway, no walls are proposed with this application.

Stable and Corral Set Aside

A 1,000 square foot stable and corral set aside area is proposed on the site. If constructed, access would be taken from the existing driveway. The site meets the setback requirements, although it is proposed to be partially located in the rear setback, which is allowed for stables and corrals. The set aside area is not required to be 35' from the proposed detached garage.

Detached Garage requirements -Section 17.16.210 (4)

Pursuant to the Zoning Ordinance, detached garage is allowed with a Conditional Use Permit and the following regulations apply:

4. Detached garage providing that the following conditions are met:
 - a. Shall not be located in the front yard or any setback.
 - b. A sink and toilet shall be permitted.
 - c. A kitchen or kitchenette shall not be permitted.
 - d. No sleeping quarters or renting of the structure shall be permitted.
 - e. The Planning Commission shall have the ability to limit the size of the detached garage in relationship to the size of the residence, topography, size of the lot and other conditions.

The proposed structure meets the above conditions, except that a portion will encroach 3' into the rear setback, and a variance is requested. These conditions are stipulated in the Resolution of approval.

Environmental

The project is categorically exempt (Class 1- Existing facilities-additions) pursuant to the California Environmental Quality Act (CEQA) Guidelines.

Rolling Hills Community Association Review

Rolling Hills Community Association will review this project at a later date.

Planning Commission Responsibilities

When reviewing a development application, the Planning Commission considers whether the proposed project meets the criteria for a Conditional Use Permit and Variances.

Justification from Applicant

The applicant states that the variance for encroachment is warranted because "2 Chuckwagon is a corner lot with steep slopes which prevent maximum buildable area allowed per the zone. The lot is unique triangle like shape and 50' rear and front setbacks also prevent buildable area. Adding a garage encroaching into rear yard will help parking issues. Due to steep slopes, additions will not be visible from street or neighbors nor block any views. The project proposes extra parking; the design is consistent with current style and will enhance the property's look. Further, no additional grading nor any alteration will be required to the lot and space and size of the lot accommodate proposed garage."

Project Summary

CUP & VR	EXISTING		PROPOSED	
RA-S- 1 ZONE SETBACKS Front: 50 ft. from front easement line Side: 20 ft. from side property line Rear: 50 ft. from rear property line	SINGLE FAMILY RESIDENCE, ATTACHED GARAGE THRU BREEZEWAY		LIVING SPACE ADDITION, NEW DETACHED GARAGE	
Variance is required for encroachment into rear yard. CUP for detached garage	Residence	2380 s.f.	Residence	3170 s.f.
	Garages	489 s.f.	Garages	660 s.f.
	Stable-future	450 s.f.	Stable-future	450 s.f.
	Attach porch-	588 s.f.	Attach porch-	588 s.f.
	Breezeway	240 s.f.	Breezeway	240 s.f.
			Service yard	96 s.f.
	TOTAL	3,298	TOTAL	5,204
GRADING Site Plan Review required if excavation and/or fill or combination thereof that is more than 3 feet in depth and covers more than 2,000 sq. ft.) must be balanced on-site.	N/A		NONE	
STRUCTURAL LOT COVERAGE (20% maximum)	10% of 31,841 s.f. net lot area		16.3% of 31,841 s.f. net lot area	
TOTAL LOT COVERAGE (35% maximum)	29% of 31,841 s.f. net lot area		26% of 31,841 s.f. net lot area (reduced due to removal of the second driveway)	
BUILDING PAD COVERAGE (30% maximum-guideline) Residential	36% of 9,786 s.f. pad		50% of 9,786 s.f. pad	
DISTURBED AREA (40% maximum; any graded building pad area, any remedial grading (temporary disturbance), any graded slopes and building pad areas, and any non-graded area where impervious surfaces exist.)	55.6%		55.6%	
STABLE (min. 450 S.F. & 550 S.F. CORRAL)	450/550 s.f. (set aside)		450/550 s.f. (set-aside)	
STABLE ACCESS	From existing drwy		From existing drwy	
ROADWAY ACCESS	Existing driveway approach		Existing driveway approach	
VIEWS	N/A		Planning Commission review	
PLANTS AND ANIMALS	N/A		Planning Commission review	

CRITERIA FOR APPROVAL OF CONDITIONAL USE PERMIT

17.42.050 Basis for approval or denial of conditional use permit.

The Commission (and Council on appeal), in acting to approve a conditional use permit application, may impose conditions as are reasonably necessary to ensure the project is consistent with the General Plan, compatible with surrounding land use, and meets the provisions and

intent of this title. In making such a determination, the hearing body shall find that the proposed use is in general accord with the following principles and standards:

- A. That the proposed conditional use is consistent with the General Plan;
- B. That the nature, condition and development of adjacent uses, buildings and structures have been considered, and that the use will not adversely affect or be materially detrimental to these adjacent uses, building or structures;
- C. That the site for the proposed conditional use is of adequate size and shape to accommodate the use and buildings proposed;
- D. That the proposed conditional use complies with all applicable development standards of the zone district;
- E. That the proposed use is consistent with the portions of the Los Angeles County Hazardous Waste Management Plan relating to siting and siting criteria for hazardous waste facilities;
- F. That the proposed conditional use observes the spirit and intent of this title.

CRITERIA FOR VARIANCES

17.38.050 Required findings. In granting a variance, the Commission (and Council on appeal) must make the following 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;
- 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;
- 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;
- D. That in granting the variance, the spirit and intent of this title will be observed;
- E. That the variance does not grant special privilege to the applicant;
- 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.

SOURCE: City of Rolling Hills Zoning Ordinance

RESOLUTION NO. 2019-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF A CONDITIONAL USE PERMIT TO CONSTRUCT A 660 SQUARE FOOT DETACHED GARAGE AND VARIANCE TO ENCROACH WITH THE GARAGE AND WITH A RESIDENTIAL ADDITION INTO THE REAR SETBACK, IN ZONING CASE NO. 952 AT 2 CHUCKWAGON ROAD, LOT 38-A/38-BEF. (KIRMSE/GALVIN).

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 the property owners with respect to real property located at 2 Chuckwagon Road Road, Rolling Hills (Lot 38-A/38BEF) requesting a Conditional Use Permit to construct a new 660 square foot detached garage and Variance to encroach up to 3' with the detached garage into the required 50-foot rear yard setback and to encroach up to 12'2" into the required 50-foot rear yard setback with a 308 square foot residential addition. The 308 square foot addition, if not for the Variance could be approved administratively. The existing garage and addition, totaling 790 square feet, will be used as living space. A 1,000 square foot set aside area for a stable and corral has been designated on site.

Section 2. The Planning Commission conducted a duly noticed public hearing on October 23, 2018 and December 12, 2018 meetings and at the site on December 12, 2018. At the December 12, 2018 evening meeting, the Planning Commission provided direction to staff to prepare a resolution of approval for the proposed project.

Neighbors within a 1,000-foot radius were notified by mail of the public hearings and a notice was published in the Peninsula News on October 11 2018. The applicants and their agents were notified of the public hearings and the applicants and agents were in attendance at the hearings. Evidence was heard and presented from all persons interested in affecting said proposal, and from members of the City staff.

Section 3. The property is zoned RAS-1 and the gross lot area is 51,010 square feet. For development purposes the net lot area of the lot is 31,841 square feet. The lot is located on a corner of Eastfield Drive and Chuckwagon Road and is encumbered by 30'-wide roadway easements on two sides. The lot is developed with a 2,380 square foot residence and 482 square foot garage attached to the residence via a breezeway.

Section 4. The Planning Commission finds that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Class 1, Section 15301 and Section 15303 of the CEQA guidelines.

Section 5. Conditional Use Permit. Section 17.16.210 (A)(4) of the Rolling Hills Municipal Code permits approval of a detached garage with a Conditional Use Permit. The proposed 660 square foot detached garage complies with all requirements of this section with exception of a 3' encroachment into the rear yard setback with 22 square feet of the structure. Variance for this condition is being granted concurrently in this resolution. The Planning Commission must consider applications for a Conditional Use Permit and may, with such conditions as are deemed necessary, approve a conditional use which complies with the findings in RHMC Section 17.42.050. With respect to this request for a Conditional Use Permit, the Planning Commission finds as follows:

A. The proposed conditional use is consistent with the General Plan. The granting of a Conditional Use Permit for the detached garage would be consistent with the purposes and objectives of the Zoning Ordinance and General Plan because the use is consistent with similar uses in the community, and meets all the applicable code development standards for such uses, and is located in the area on the property that is adequately sized to accommodate such use. The proposed use is sufficiently separated from nearby structures. The detached garage will be constructed in furtherance of the Rolling Hills goal of minimizing disturbance and grading of lots, as this project will be located on a previously graded and disturbed area of the property, and no new area of the lot will be disturbed.

B. The nature, condition, and development of adjacent uses, buildings, and structures have been considered, and that the use will not adversely affect or be materially

detrimental to these adjacent uses, buildings, or structures. The proposed garage use is separated from the roadway easement, is of sufficient distance from nearby residences so as to not impact the view or privacy of surrounding neighbors, and is conveniently located for enjoyment of the property owners.

C. The site for the proposed conditional use is of adequate size and shape to accommodate the use and building proposed. The proposed use complies with the low profile residential development pattern of the community and will not give the property an over-built look. The height of the detached garage will match the height of the existing structures on the lot. The location of the detached garage will allow the remaining portions of the lot to remain undisturbed and the existing undulated topography of the lot will remain, giving the property a look of openness.

D. The proposed conditional use complies with all applicable development standards of the zone district. The detached garage meets the requirements in Sections 17.16.210(A)(4) of the Zoning Ordinance except that a portion encroaches into the rear yard setback. Variance is being granted concurrently herewith.

E. The proposed conditional use is consistent with the portions of the Los Angeles County Hazardous Waste Management Plan relating to siting criteria for hazardous waste facilities. The project site is not listed on the current State of California Hazardous Waste and Substances Sites List.

F. The proposed conditional use observes the spirit and intent of this title. The property currently is improved with a small garage that is very inconveniently located on the lot and the owners normally park in the driveway. The detached garage will be adjacent to an existing driveway, therefore convenient for egress and ingress, in close proximity to the residence and will accommodate 3 cars. The proposed detached garage furthers the City's goal for promoting parking in enclosed garages, rather than driveways.

Section 6. Variances. Sections 17.38.010 through 17.38.050 of the Rolling Hills Municipal Code permit approval of Variances granting relief from the standards and requirements of the Zoning Ordinance when exceptional or extraordinary circumstances applicable to the property prevent the owner from making use of a parcel of property to the same extent enjoyed by similar properties in the same vicinity or zone. A variance from the requirements of RHMC Section 17.16.130 (structures cannot be located in the rear setback) is being requested to encroach 3 feet with 22 square feet of the 660 square foot detached garage into the rear setback and 12'2" with 272 square feet of the proposed 308 square foot residential addition into the rear setback. The 308 square foot addition, if not for the Variance request, could be approved administratively. With respect to the aforementioned request for variances, the Planning Commission finds as follows:

A. There are exceptional or extraordinary circumstances and conditions applicable to the property that do not apply generally to other properties in the same vicinity and zone.

There are exceptional circumstances and conditions on the subject property, including the natural slope of the lot, location of the lot on a corner of two major street encumbered by 30' wide roadway easements on two sides, location of the building pad and the shape of the lot, all of which constrain development. The lot is oddly shaped and the building pad with the existing structures is already developed in the southwestern portion of the lot, closest to the rear and side setbacks. Due to the location of the building pad and the already existing development on the pad, any other improvements in the proximity of the house would require an encroachment variance. Otherwise, the natural, undulated portion of the remaining of the lot would have to be graded and disturbed to accommodate the addition and the garage. Continuing to develop in the southwestern quadrant of the lot, rather than moving the development closer to the front (north side), towards the corner of the two streets, preserves the open space of the area of the lot closest to the corner of the two major streets.

B. The variances are necessary for the preservation and enjoyment of a substantial property rights possessed by other properties in the same vicinity and zone but which is denied to the property in question.

The existing 2-car garage is inconveniently located and is not easily accessible, and is therefore not used for parking. The three car detached garage would meet the owners' parking requirements and would remove cars from the driveway. A three-car garage is an amenity

enjoyed by many property owners in the City and in the neighborhood. Given the shape of the lot, the 3' encroachment with 22 square feet of the proposed garage is minimal and the garage would be conveniently located for the owners' use.

As stated earlier, the existing garage will be converted to living area, and 308 square feet would be added thereto; of which a portion would encroach 12'2" into the rear yard setback. The existing garage is inconvenient for its use and is currently used for storage. With the addition and conversion it will be of an adequate size for additional living space. The existing house is one of the smallest homes (2,380 sq.ft.) in the neighborhood and with the 308 square foot addition would become comparable to the rest of the homes in the area.

C. The granting of the variances will not be materially detrimental to the public welfare or injurious to the properties or improvements in such vicinity.

Both the detached garage and the residential addition, which would encroach into the rear setback, will not be detrimental to the public welfare or injurious to the properties or improvements in such vicinity because the additions will only be minimally visible from the rear (south) lot and only from the driveway of that lot. The construction of the improvements blends in with the existing house and is located on the same building pad as the existing structures. The remainder of the lot will be undisturbed and its topography maintained as undulated knolls. Anyone driving along the lot and the corner of the two streets will not see any difference in the character of lot, and the lot will retain the feel of openness.

D. In granting the variances, the spirit and intent of the Zoning Ordinance will be observed.

The garage and addition will be within the spirit and intent of the Zoning Ordinance. It will not detrimentally affect the rural and equestrian character of the community. The design of the improvements is orderly and attractive and the style is cohesive with the rural and equestrian character of the neighborhood. The proposed improvements will match the height and the construction of the existing improvements. Additionally, the placement of these improvements allow for a set aside area for a future stable and corral in a very desirable area of the lot, without having to grade or disturb other portions of the lot, if constructed.

E. The variances will not grant special privilege to the applicant.

The variances will not grant special privilege to the applicants because as discussed, the location of the new detached garage is adjacent to the residence, making it convenient and very likely usable as a garage, whereas the existing garage is not used for that purpose. And the addition to the existing garage will allow it to be converted to a reasonable size living space. The existing house is one of the smallest homes (2,380 sq.ft.) in the neighborhood and with the 308 square foot addition would become comparable to the rest of the homes in the area.

F. The variances are consistent with the portions of the County of Los Angeles Hazardous Waste Management Plan relating to siting and siting criteria for hazardous waste facilities. The project site is not listed on the current State of California Hazardous Waste and Substances Sites List. It will not affect any existing hazardous waste management facilities.

G. The variances are consistent with the General Plan of the City of Rolling Hills.

Although the variances will allow the detached garage and the addition to encroach into the rear yard setback it will allow the property owner to make greater use of the property. Accordingly, the project is still in line with the General Plan's requirement of low profile, low-density residential development with sufficient open space between surrounding structures. Finally, the project is still in line with the General Plan's requirement of low profile, low-density residential development with sufficient open space between surrounding structures. There is still sufficient space in the rear setback to buffer the property's residential use from other neighboring residences.

Section 7. Based upon the foregoing findings, and the evidence in the record, the Planning Commission hereby approves Applicant's requests in Zoning Case No. 952 Conditional Use Permit to construct a new 660 square foot detached garage and Variance to encroach up to 3' with the detached garage into the required 50-foot rear yard setback and to encroach up to 12'2" into the required 50-foot rear yard setback with a 308 square foot residential addition, subject to the following conditions:

A. This approval shall expire within two years from the effective date of approval unless the approval granted is otherwise extended pursuant to the requirements of RHMC Sections 17.46.080 and 17.38.070.

B. If any condition of this resolution is violated, the entitlement granted by this resolution shall be suspended and the privileges granted hereunder shall lapse and upon receipt of written notice from the City, all construction work being performed, if any, 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 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 stop work order. If the Council determines that a violation has occurred and has not yet been cured, the Council shall provide the Applicant with a deadline to cure the violation; no construction work shall be performed on the property until and unless the violation is cured by the deadline, other than work designated by the Council to accomplish the cure. If the violation is not cured by the deadline, the Council may either extend the deadline at the Applicant's request or schedule a hearing for the revocation of the entitlements granted by this Resolution pursuant to Chapter 17.58 of the RHMC.

C. All requirements of the Building and Construction Ordinance, the Zoning Ordinance, and of the zone in which the subject property is located must be complied with unless otherwise set forth in this permit, or shown otherwise on an approved plan.

D. The lot shall be developed and maintained in substantial conformance with the site plan on file received on October 12, 2018 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 Conditional Use Permit, 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 building plans submitted to the Building Department for review and shall be kept on site at all times.

Any modifications and/or changes to the approved project, including resulting from field conditions, shall be discussed and approved by staff prior to implementing the changes.

E. Prior to submittal of final working drawings to Building and Safety Department for issuance of building 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 therein 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. 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 all other ordinances and laws of the City of Rolling Hills and the LA County Building Code.

H. The structural net lot coverage shall not exceed 5,204 square feet or 16.3% (20% max. permitted). The total lot coverage proposed (structural and flatwork) shall not exceed 8,411 square feet or 26% (35% max. permitted).

The building pad coverage on the 9,786 square foot residential building pad shall be 4,887 square feet (with allowable deductions for covered porch) or 50.0%, and a future 450 square foot stable.

I. The following conditions pursuant to Section 17.16.210(A)(4) of the RHMC regarding construction of a detached garage shall be met:

1. A sink and toilet shall be permitted.
2. A kitchen or kitchenette shall not be permitted.
3. No sleeping quarters or renting of the structure shall be permitted.

J. The finished roof height of the proposed addition and the garage will be between 13'3" and 14'4" feet and will match the residence. Height is measured from the finished grade.

K. There shall be no grading for this project. The total disturbed area of the lot is 17,716 square feet or 55.6%, and is legal non-conforming.

L. All utility lines to the garage and addition shall be placed underground, subject to all applicable standards and requirements.

M. The driveway approach off of Chuckwagon Road shall be closed off with a curb and the driveway demolished. The driveway area should be landscaped or used as a garden. Any work in the roadway shall be approved by the RHCA.

N. The applicants 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 on properties in the Very High Fire Hazard Severity Zone, and all other ordinances and laws of the City of Rolling Hills and the LA County Building Code.

O. A drainage plan, if 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.

P. The setback lines in the vicinity of the construction for this project shall remain marked throughout the construction.

The silhouette (story poles) shall be taken down and removed from the property immediately upon completion of the review process of the project.

Q. The property on which the project is located shall maintain an area of minimum of 1,000 square feet to provide an area meeting all standards for a future stable (450 square feet) and corral (550 square feet) with access thereto.

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

S. A construction fence may be allowed or may be required by the City or the Building Department staff for the duration of the construction of the project. City staff shall approve the location and height of the fence. The construction fence shall not be placed more than 15 calendar days prior to commencement of the construction and shall be removed within 15 calendar days of substantial completion of the project as determined by City staff or at any given time at the discretion of City staff.

T. Placement of one construction and one office trailer may be permitted for the duration of on-site construction activities during an active building permit; each shall be no larger than 8' x 40' in size, and must be authorized by City staff with such authorization being revoked at any point deemed reasonable by City staff. Such trailers, to maximum extent practicable shall be located in a manner not visible from the street. Unless otherwise approved by staff, with proof of a good cause, such trailers shall not be located in any setback or front yard, may be placed on the site no more than 15 calendar days prior to commencement of construction and must be removed within 15 calendar days of expiration of a building permit, revocation, or finalization of the project.

U. Prior to any demolition of the existing structures associated with the project, 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.

V. 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.

W. During construction, conformance with the air quality management district requirements, stormwater pollution prevention practices, county and local ordinances and engineering practices so that people or property are not exposed to undue vehicle trips, noise, dust, and objectionable odors shall be required.

X. During construction, the property owners shall be required to schedule and regulate construction and related traffic noise throughout the day between the hours of 7 AM and 6 PM, Monday through Saturday, 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. 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.wrh.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. Should a red flag warning be declared and if work is to be conducted on the property, the contractor shall have readily available fire extinguisher.

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

AA. Construction vehicles or equipment, employees vehicles, delivery trucks shall not impede any traffic lanes to the maximum extent practical; and if necessary to block traffic in order to aid in the construction, no more than a single lane may be blocked for a short period of time and flagmen utilized on both sides of the impeded area to direct traffic.

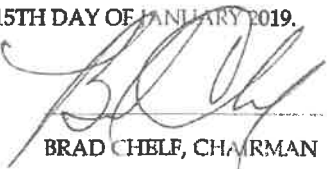
AB. During construction, all parking shall take place on the project site, and, if necessary, any overflow parking may take place within the unimproved roadway easement along the streets, and shall not obstruct neighboring driveways or pedestrian and equestrian passage. During construction, to the maximum extent feasible, employees of the contractor shall car-pool into the City. A minimum of 4' wide path, from the edge of the roadway pavement, for pedestrian and equestrian passage shall be available and clear at all times.

AC. The property owners shall be required to conform with the Regional Water Quality Control Board and County Public Works Department Best Management Practices (BMP's) requirements related to solid waste, drainage and storm water drainage facilities management. Further the property owners shall be required to conform to the County Health Department requirements for a septic system.


AD. Prior to finalizing the project an "as constructed" set of 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 approved plans. In addition, any modifications made to the project during construction, shall be depicted on the "as built" plan.

AE. The applicant shall execute an Affidavit of Acceptance of all conditions of this permit pursuant to Zoning Ordinance, or the approval shall not be effective. The affidavit shall be recorded together with the resolution.

PASSED, APPROVED AND ADOPTED THIS 15TH DAY OF JANUARY 2019.


BRAD CHELF, CHAIRMAN

ATTEST:


YVETTE HALL, 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 Code of Civil Procedure Section 1094.6.

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

I certify that the foregoing Resolution No. 2019-02 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF A CONDITIONAL USE PERMIT TO CONSTRUCT A 660 SQUARE FOOT DETACHED GARAGE AND VARIANCE TO ENCROACH WITH THE GARAGE AND WITH A RESIDENTIAL ADDITION INTO THE REAR SETBACK, IN ZONING CASE NO. 952 AT 2 CHUCKWAGON ROAD, LOT 38-A/38-BEF. (KIRMSE/GALVIN).

was approved and adopted at a regular meeting of the Planning Commission on January 15, 2019 by the following roll call vote:

AYES: Commissioners Cardenas, Cooley, Kirkpatrick, Seaburn, and CC
Chairman Helf.

NOES: None.

ABSENT: None.

ABSTAIN: None.

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

Administrative Offices.


YVETTE HALL, CITY CLERK



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 Item No. 5-B
Mtg. Date: 02-11-19

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: JULIA STEWART, SENIOR PLANNER
YOLANTA SCHWARTZ, PLANNING DIRECTOR

THROUGH: ELAINE JENG, CITY MANAGER

SUBJECT: RESOLUTION NO. 2019-01. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL FOR VARIANCES TO CREATE A PARKING PAD WITHIN 30 FEET OF THE ROADWAY EASEMENT AND CONSTRUCT A TRASH ENCLOSURE WITHIN THE FRONT YARD SETBACK IN ZONING CASE NO. 948 AT 15 GEORGEFF ROAD, LOT 29-GF, (LAURA HATCH).

APPLICATION NO.	ZONING CASE NO. 948
SITE LOCATION:	15 GEORGEFF ROAD (LOT 29-GF)
ZONING AND SIZE:	RAS-1, 1.18 ACRES (GROSS)
APPLICANT:	LAURA HATCH
REPRESENTATIVE:	DEBORAH RICHIE-BRAY, ARCHITECT
PUBLISHED:	October 11, 2018
ATTACHMENT:	Resolution No. 2019-01

RECOMMENDATION AND PROJECT DESCRIPTION

Recommendation

It is recommended that the City Council receive and file this report or provide other direction to staff.

Proposed Project

The applicant is proposing a modified driveway to accommodate a new parking pad and relocation of the trash area. The improvements and new trash area require variances due to location.

Variances

The applicant requests the following variances for the proposed project: 1) a new 200 square foot parking pad to be located within 30 feet of the roadway easement, and 2) the new trash area to encroach into the front yard setback. The existing trash area is 140 square feet. The proposed new trash area is smaller at 120 square feet.

Administrative Review and Other Non-discretionary Project Elements

The applicant is requesting to modify the on-site driveway where when combined, the modified driveway and the new parking pad will add a total of 513 square feet of flatwork to the site. The modified driveway and parking pad will be designed with pervious areas thereby reducing the overall square footage of impervious flatwork on the subject property.

The creation of the parking pad include 51 cubic yards of cut with the dirt to be balanced on site. This small amount of dirt does not meet the full threshold triggering Site Plan Review for grading.

The project will also include a modified walkway and new planting areas with low walls (all not to exceed 3 feet high) once the front walkway is modified. These are allowable within the City's code and do not require a discretionary review.

Special Condition of Approval

A special condition of approval is included in the resolution that maintains the code requirements for outdoor storage of recreational vehicles. This means the extra parking pad will not be eligible for storage of recreational vehicles. The condition is as follows:

“The occupant of the subject property shall not, at any time, place, store or park recreational vehicles in the parking pad area nor use the area for any other type of outdoor storage.”

Planning Commission Review

The Planning Commission initially reviewed the project at the regular evening Planning Commission meeting on October 23, 2018. It then continued the public hearing and viewed the project in the field, opened the hearing to enable brief public testimony and continued the meeting to the evening meeting of the Planning Commission on December 12, 2018. During the December 12th Planning Commission meeting, the Commission, with one dissenting vote, directed staff to prepare a resolution of approval for the project with the special condition of approval. The resolution was approved at the regular Planning Commission meeting held on January 15, 2019 by a 4-1 vote.

No communication from the public has been received on this project. Commissioner Seaburn expressed concerns about the close proximity of the parking pad to the roadway and the necessity of additional parking spaces when the property already contains a 4-car garage.

BACKGROUND

Demolition

The existing trash area on the west side of the property is to be demolished. Some portion of the walls in the pathway area will be demolished.

Zoning, Land Size and Existing Conditions

The property is zoned RAS-1 and the gross lot area is 1.18 acres. For development purposes the net lot area of the lot is 37,338 square feet or 0.86 acres, which is below the minimum net lot area for the zone but considered legal nonconforming. Currently, the property is improved with an existing 3,753 square foot house with a 778 square foot garage, a 677 square foot swimming pool & spa, and a 240 square foot stable.

Driveway and Motor Court

The applicants propose to modify the existing driveway but not the driveway apron, therefore Traffic Commission review is not required. The proposed parking pad area will come off of the existing driveway directly adjacent to the existing garage. The short rubble walls providing less than 1-foot "curb" improvements are 19, 18, and 17 feet to the roadway pavement, respectively.

Past Approval for the Property

In 1951, a building permit was granted for a residence and a barn.

In 1953, a building permit was granted for the existing porch.

In 1961, a permit was issued for construction of an 805 square foot bedroom addition to the house.

In 1963, a permit was issued for construction of a 2,247 square foot addition to the residence.

In 1967, a permit was issued for construction of a 221 square foot addition to the residence.

In 1971, a 675 square foot swimming pool was issued a final permit.

In 1998, a building permit was issued for remodeling and a 191 square foot addition extending the bedroom.

A remodel permit was issued to alter 560 square feet of the interior in 2014.

MUNICIPAL CODE COMPLIANCE

Grading and Stabilization

The proposed project requires only cut for a total of 51 cubic yards. The dirt from the cut is proposed to be balanced on site.

Disturbance

The total existing disturbed area for the project site is 39.74% or 14,839 square feet. The proposed project is to be conducted entirely within the existing disturbed area.

Height

Other than the walls that are less than 3' in height, no structures are proposed.

ZC NO. 948 15 Georgeff Road

Drainage

The drainage and erosion control plans, if required, will be reviewed by Los Angeles County prior to the issuance of any building permits.

Lot Coverage

The structural net lot coverage is proposed at 6,054 square feet or 16.21% (with stable expansion to meet the minimum set aside requirement the square footage would be 6,264 square feet or 16.78%)(20% max. permitted).

The total lot coverage proposed (structural and flatwork) is proposed at 11,885 square feet or 31.83% (35% max. permitted). When all deductions allowable by the code are taken into account, the total lot coverage is unchanged from the previously approved coverage at 11,885 square feet or 31.83%. The modified driveway and parking pad will be designed with pervious areas thereby reducing the overall square footage of impervious flatwork on the subject property.

The building pad coverage on the main residence pad is proposed to be 6,665 square feet or 73.82%, with deductions.

Walls

All additional walls for the proposed project are to be located on the perimeter of the new parking pad area and the modified walkway area. No new walls are proposed to exceed 3 feet in height.

Stable and Corral Set Aside

The existing stable and corral areas are sufficient in size to accommodate an expanded stable to meet the set-aside requirements of minimum of 450 sq.ft. stable. A corral area exists on the property. There are not plans included in the proposal to increase the stable size but the potential to do so exists based on the specifications outlined in RHMC Section 17.18.020 A.

Utility Lines / Septic Tank

No new structures, additions, or change out of electrical panel are proposed so any changes to the utility lines or septic tank are not applicable.

General

The applicant is attempting to keep the existing pedestrian entrances to the residence largely intact while expanding the ability to park additional vehicles for the adult children in the family. A special condition of approval would be included in any resolution for the project that maintains the code requirements for outdoor storage of recreational vehicles. This means the extra parking pad would not be eligible for storage of recreational vehicles unless the Planning Commission or City Council grants a variance to do so. No request for such a variance is included in the current proposal.

Rolling Hills Community Association Review

Rolling Hills Community Association will review this project at a later date.

ZC NO. 948 15 Georgeff Road

Planning Commission Responsibilities

When reviewing a development application, the Planning Commission must consider whether the proposed project meets the criteria for Variances, as attached below.

Environmental Review

The project has been determined to be categorically exempt (Classes 3 and 4) pursuant to Sections 15303 and 15304 of the California Environmental Quality Act (CEQA) Guidelines.

Project Summary

SPR,CUP&VR	EXISTING		PROPOSED	
RA-S- 1 ZONE SETBACKS	SINGLE FAMILY RESIDENCE, GARAGE, POOL, BARN		NEW PARKING PAD	
Front: 50 ft. from front easement line				
Side: 20 ft. from side property line				
Rear: 50 ft. from rear property line				
Variance is required for encroachment into front yard.	Residence	3,753 s.f.	Residence	3,753 s.f.
	Garages	778 s.f.	Garages	778 s.f.
	Pool/spa	677 s.f.	Pool/spa	677 s.f.
	Pool equip.	68 s.f.	Pool equip.	68 s.f.
	Stable/Barn	240 s.f.	Stable/Barn	450 s.f.
	Attach porch-	393 s.f.	Attach porch-	393 s.f.
	Breezeways	75 s.f.	Breezeways	75 s.f.
	Attach.Trells	342 s.f.	Attach. Trellis	342 s.f.
	Shed	65 s.f.	Shed	65 s.f.
	Service yard	140 s.f.	Service yard	120 s.f.
	TOTAL	6,566 s.f.	TOTAL	6,756 s.f. (includes stable set aside area)
GRADING Site Plan Review required if excavation and/or fill or combination thereof that is more than 3 feet in depth and covers more than 2,000 sq.ft. ft.) must be balanced on-site.	Unknown		51 cy of cut (to be used in landscaping areas on the property in order to balance the grading)	
STRUCTURAL LOT COVERAGE (20% maximum)	16.21% of 37,338 s.f. net lot area		16.21% of 37,338 s.f. net lot area	
TOTAL LOT COVERAGE (35% maximum)	31.8% of 37,338 s.f. net lot area		31.8% of 37,338 s.f. net lot area	
BUILDING PAD COVERAGE (30% maximum-guideline)				
Residential	74.1% of 7,944 s.f. pad		73.82% of 5,864 s.f. pad (with deductions)	

DISTURBED AREA (40% maximum; any graded building pad area, any remedial grading (temporary disturbance), any graded slopes and building pad areas, and any non-graded area where impervious surfaces exist.)	39.7% or 14,839 s.f.	39.7% or 14,839 s.f.
STABLE (min. 450 S.F. & 550 S.F. CORRAL)	240 s.f.	450 s.f. (set-aside)
STABLE ACCESS	Existing approach	Existing approach
ROADWAY ACCESS	Existing driveway approach	Modified driveway; existing approach
VIEWS	N/A	Planning Commission
PLANTS AND ANIMALS	N/A	Planning Commission

CRITERIA FOR VARIANCE

17.38.050 Required findings. In granting a variance, the Commission (and Council on appeal) must make the following 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;
- 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;
- 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;
- D. That in granting the variance, the spirit and intent of this title will be observed;
- E. That the variance does not grant special privilege to the applicant;
- 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.

SOURCE: City of Rolling Hills Zoning Ordinance

APPLICANTS COMMENTS/JUSTIFICATION

CITY OF ROLLING HILLS
REQUEST FOR HEARING FOR VARIANCE

Hatch Residence
15 Georgeff Road
Rolling Hills, CA 90274

NATURE OF PROPOSED PROJECT

WITHDRAWN

~~Enlarge a portion of the existing garage by 3 feet on the north side and by 3 feet for a portion of the garage on the east side for an addition of 209.22 square feet. The addition to the garage will improve the usability of the garage due to the increase in size as well as the fact that the existing two garage door openings that are 15'-9' width will be replaced with one 18-foot wide two-car garage door and a 10-foot wide single-car garage door. This proposed garage addition requires the approval of a variance as a portion of the existing garage and the proposed addition are located within the required 50-foot front yard setback.~~

- Modify the driveway and add a new parking pad adjacent to the existing garage that is to be 10' x 20' in size for a total of 200 square feet. Combined the modified on-site driveway and the new parking pad will add a total of 513.02 square feet of flatwork to the site. The modified driveway and parking pad will be designed with pervious areas thereby reducing the overall square footage of impervious flatwork on the subject property. The addition of the new parking pad will increase the on-site parking options for the property owners who have four to five vehicles on-site at any given time. The new parking pad requires the approval of a variance because it is located within the required 50-foot front yard setback and within 30 feet of the roadway easement.
- The existing trash area located in the side setback on the west side of the property is to be demolished. A new trash area 120.38 square feet in size is to be constructed on the east of the residence adjacent to the kitchen. The new location of the trash area will significantly improve the accessibility and convenience of the trash area to the kitchen in the existing layout of the residence. The new trash area will require the approval of a variance because it is located within the required 50-foot front yard setback.
- The front walkway is to be modified and new planting areas are to be added with the construction of low walls less than 3 feet in height. This will not require a variance approval.
- The proposed project will require grading on the subject property where the new parking pad is to be located and at the location of the new front walkway and adjacent planting area. Walls in those areas will not exceed 3 feet in height.

VARIANCE REVIEW CRITERIA

A.

- a. The existing garage has two garage doors that are 15'-9" in width making it difficult to park more than two larger cars in the garage. The proposed addition to the garage will expand the interior dimensions of the garage for two vehicles by 209.22 square feet. Access to the garage will be improved through the construction of a two-car garage door 18 feet in width and a single-car garage door 10 feet in width. More than 75% of the rear yard has an extreme slope requiring the existing development to be located at the very front of the site including the existing garage that already encroaches into the required 50-foot front yard setback. Therefore, any addition to the garage will need to project further into the required 50-foot front yard setback.
- b. The property owners are requesting the construction of a parking pad in the front yard to increase the options for on-site parking. The property owners have 4 -5 cars on the site on a daily basis. Backing out of the garage is impossible if a car is parked on the driveway. The new parking pad which is to be 10' x 20' in size for a total of 200 S.F. is to be located adjacent to the existing garage. The proposed pad requires the approval of variance because it is located within the required 50-foot front yard setback and within 30 feet of the roadway easement. The proposed parking pad needs to be located as indicated because of the topographic conditions on the subject property that resulted in the existing development being located at the very front of the site including the existing garage that already encroaches into the required 50-foot front yard setback as well as the 30-foot roadway easement. The exact location of the proposed parking pad allows it to utilize the existing driveway and driveway access. It also provides a turn-around area for the vehicle backing out of the most southerly parking space in the garage. Additionally, there is a cross slope in the front yard with the existing garage and driveway access on the west side of the subject property at a FF elevation of approximately 104.6 and the front door at a more easterly location at a FF elevation of 100, 4'-6" lower than the garage. This further necessitates the specific location of the proposed parking pad adjacent to the existing garage and driveway.
- c. The existing trash service area is currently located on the westerly portion of the subject property in the side yard setback, which is a very inconvenient location given the existing layout of the residence with the kitchen on the east side. This existing area is to be demolished and replaced with a new trash service area adjacent to the kitchen that would be much more accessible and convenient. The new trash service area will be located with the required 50-foot front yard setback. More than 75% of the rear yard has an extreme slope requiring the existing development to

be located at the very front of the site including a portion of the existing residence where the kitchen is located.

B.

- a. Without the requested front yard setback variance to allow for the expansion of the garage this property is denied the right to provide ample on-site parking sufficient to meet needs of the property owners.
- b. Without the requested front yard setback and roadway easement setback variance to allow for the construction of a parking pad this property is denied the right to provide ample on-site parking sufficient to meet needs of the property owners.
- c. Without the requested front yard setback variance to allow for the establishment of a new trash service area this property is denied the right to have a trash area located in an area that is directly accessible and convenient to the existing kitchen.

- C. The proposed improvements within the required 50-foot front yard setback and 30-foot roadway easement will not be detrimental to the public welfare or injurious to properties and improvements in the vicinity as they will be adequately screened by plantings in the roadway. Additionally, the modified driveway design will increase the permeable area of the site. The proposed improvements located at the front of the property are in keeping with the existing character of the neighborhood where most houses and other improvements are located within the front yard setback.
- D. The proposed project relating to these variance requests will not have any impact on the County of Los Angeles Hazardous Waste Management Plan.
- E. The variance requests are consistent with the General Plan of the City of Rolling Hills that encourages the provision of housing which meets the needs of existing and future Rolling Hills' residents. The variance request does not contradict any policies found in the General Plan. Furthermore, the proposed improvements requested with respect to the variance requests are compatible with the existing character of the neighborhood where most houses and other improvements are partially located within the required 50-foot front yard setback.

RESOLUTION NO. 2019-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL FOR VARIANCES TO CREATE A PARKING PAD WITHIN 30 FEET OF THE ROADWAY EASEMENT AND CONSTRUCT A TRASH ENCLOSURE WITHIN THE FRONT YARD SETBACK IN ZONING CASE NO. 948 AT 15 GEORGEFF ROAD, LOT 29-GF, (LAURA HATCH).

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 the property owner Laura Hatch with respect to real property located at 15 Georgeff Road, Rolling Hills (Lot 29-GF) requesting **Variances** allowing creation of a parking pad within 30 feet of the roadway easement and construction of a new trash enclosure encroaching into the front yard setback. The applicant also applied for other miscellaneous improvements not subject to discretionary review.

Section 2. The Planning Commission conducted a duly noticed public hearing on October 23, 2018 by opening the public hearing to enable brief public testimony and continuing the meeting to the field trip meeting of the Planning Commission on December 12, 2018. The hearing was then continued to the evening Planning Commission held that same day. At evening meeting, the Planning Commission provided direction to staff to prepare a resolution of approval for the proposed project.

Neighbors within a 1,000-foot radius were notified of the public hearing and a notice was published in the Peninsula News on October 11, 2018. The applicants and their agents were notified of the public hearings and the applicants and agents were in attendance at the hearings. Evidence was presented by persons interested in affecting said proposal and by members of the City staff to the Planning Commission. There were no objections to the proposed project.

Section 3. The property is zoned RAS-1 and the gross lot area is 1.18 acres. The net lot area is 37,338 square feet or approximately 0.86 acres. The existing property is currently improved with an existing 3,753 square foot house with a 778 square foot attached garage, a 677 square foot swimming pool & spa, and a 240 square foot stable.

Section 4. The Planning Commission finds that the project is categorically exempt from the California Environmental Quality Action (CEQA) guidelines.

Section 5. Variances. Sections 17.38.010 through 17.38.050 of the Rolling Hills Municipal Code permit approval of Variances granting relief from the standards and requirements of the Zoning Ordinance when exceptional or extraordinary circumstances applicable to the property prevent the owner from making use of a parcel of property to the same extent enjoyed by similar properties in the same vicinity or zone. Variances from the requirements of Section 17.16.150 (no parking within 30 feet of a roadway easement), and Section 17.16.110 (structures cannot be located in the front setback), of the Zoning Ordinance is required. With respect to the aforementioned request for variances, the Planning Commission finds as follows:

A. There are exceptional or extraordinary circumstances and conditions applicable to the property that do not apply generally to other properties in the same vicinity and zone.

The natural slope of the subject property, the location of the building pad, the placement of easements, and the shape of the lot constrain space where the parking pad

can be located. There is a bridal trail along the side easement which prevents vehicular traffic from accessing the rear portion of the property. The property owners have several adult children who drive cars and a short driveway. The constant pulling of cars on and off the driveway is a road hazard since the property is located near the intersection of two streets. The property owners are looking to lessen the number of times cars need to be moved.

Also, the lot is oddly shaped so the area within the setbacks is extensive which impacts the relocated trash enclosure. The owner is reducing the size of the trash enclosure and chose the proposed location based on its close proximity to the kitchen, where most of the households regular trash is generated, and allows for greater space for cars on the newly created parking pad.

B. The variances are necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same vicinity and zone but which is denied to the property in question.

The variance to allow the parking pad within thirty feet of the roadway easement is necessary to the preservation of the Applicant's property right since the topography confines the development of a parking pad to the front portion of the property. Further, the property has a shortened driveway so regular outdoor parking is challenging. Many of the other properties in the RAS-1 zone in the City have the ability to park several cars on their driveway without impeding access to their garage and while being outside of the 50 feet of the roadway easement. To deny the proposed parking pad would be to deny the property owners of this same privilege.

The trash enclosure encroaching into the front yard setback is necessary to the preservation of the Applicant's property right since the residence has an legal nonconforming condition whereby the house is also already encroaching into the front yard setback and is constructed near the side yard setback leaving little room for a trash enclosure. The current location of the trash enclosure is an existing legal non-conforming condition where it is located in the front yard setback. The new location is moving the trash enclosure to a less prominent location visibly to the roadway easement and allows for sufficient space for the newly proposed parking pad.

C. The granting of the variances would not be materially detrimental to the public welfare or injurious to the properties or improvements in such vicinity.

The variance to allow a portion of the reduced in size trash enclosure to encroach into the front yard setback would not be materially detrimental to the public welfare nor injurious to the properties in the vicinity because the enclosure will appear to be part of the house and is farther away from the roadway easement. It is an improvement to the condition of the property because it will be less visible and smaller.

The variance to allow the parking pad within thirty feet of the roadway easement would not be materially detrimental to the public welfare nor injurious to the properties in the vicinity because it limits the number of times a car is pulled into and out of a driveway onto the roadway easement. Currently, the property owners are required to move their car any time another driver in the house wishes to exit from the property. This increases the number of times cars are pulled out of the driveway onto the roadway easement therefore increasing the number of opportunities for a collision. The parking pad would reduce this condition and would result in only the driver who is exiting the property utilizing the driveway to enter the roadway easement thus enhancing road safety.

D. In granting the variances, the spirit and intent of the Zoning Ordinance will be observed.

The variance to allow a portion of the trash enclosure to encroach into the front yard setback observes the spirit and intent of the Zoning Ordinance because it will make the property more cohesive with the rural character of the neighborhood by reducing traffic on the local street. The trash enclosure is orderly and attractive and enhance the aesthetic nature of the home. The encroachment is minimal compared to the overall development of the lot and will not affect the rural character of the community. The residence was also built into the front yard setback. Thus, almost any change to development of the property would require encroachment into a setback as the residence is presently located in the setback. Also, the existing trash enclosure is already located in the front setback.

The variance to allow a parking pad within thirty feet of the roadway easement observes the spirit and intent of the Zoning Ordinance because it is orderly and attractive and enhances the aesthetic nature of the home through enhanced landscaping. The encroachment is minimal compared to the overall development of the lot and will not affect the rural character of the community. The parking pad, together with the rehabilitated driveway will have a pervious surface, such as grasscrete, therefore softening and improving the aesthetics of the driveway. Pervious surfaces aid in storm water infiltration and are encouraged to be used on driveways as a storm water Best Management Practice.

E. The variances will not grant special privilege to the applicant.

The variance to allow a portion of the trash enclosure to encroach into front yard setback will not grant a special privilege to the appliance because the trash enclosure is a permitted and required residential use of the property. Additionally, many properties in the area were constructed prior to 1981, when the front yard setback requirements changed from 30 feet to 50 feet and, therefore also encroach into the currently required 50-foot front yard setback. The size of the trash enclosure is smaller than or similar to other remodeled and new residences in the area.

The variance to allow a parking pad within thirty feet of the roadway easement will not grant a special privilege to the Applicant because it will allow the Applicant to have better use of the driveway on the property consistent with how other residents are able to use their driveways, solely for egress and ingress.

F. The variances are consistent with the portions of the County of Los Angeles Hazardous Waste Management Plan relating to siting and siting criteria for hazardous waste facilities. The project site is not listed on the current State of California Hazardous Waste and Substances Sites List. It will not affect any existing hazardous waste management facilities.

G. The variances are consistent with the General Plan of the City of Rolling Hills.

The variance to allow a portion of the trash enclosure to encroach into front yard setback is consistent with the General Plan's requirement of low profile, low-density residential development with sufficient open space between surrounding structures. The trash enclosure does not increase density and is actually a reduction in size from the existing trash enclosure. Even though the trash enclosure extends into the setback area, there is still sufficient space in the setback to buffer the property's residential use from other neighboring residences.

The variance to allow a parking pad within thirty feet of the roadway easement is consistent with the General Plan. Even though the parking may be visible to properties directly adjacent to the property, there is still sufficient space and landscaping in the setback to buffer the parking pad from other neighboring residences. These improvements will also allow the property owner to make greater use of the driveway. The parking pad, together with the rehabilitated driveway will have a pervious surface, such as grasscrete, therefore softening and improving the aesthetics of the driveway. Pervious surfaces aid in storm water infiltration and are encouraged to be used on driveways as a storm water Best Management Practice.

Section 6. Based upon the foregoing findings, and the evidence in the record, the Planning Commission hereby approves Applicant's requests in Zoning Case No. 948 for Variances allowing creation of a parking pad within the 30' roadway easement and a new trash enclosure to encroach into the front yard setback subject to the following conditions:

A. This approval shall expire within two years from the effective date of approval unless the approval granted is otherwise extended pursuant to the requirements of RHMC Section 17.38.070.

B. If any condition of this resolution is violated, the entitlement granted by this resolution shall be suspended and the privileges granted hereunder shall lapse and upon receipt of written notice from the City, all construction work being performed, if any, 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 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 stop work order. If the Council determines that a violation has occurred and has not yet been cured, the Council shall provide the Applicant with a deadline to cure the violation; no construction work shall be performed on the property until and unless the violation is cured by the deadline, other than work designated by the Council to accomplish the cure. If the violation is not cured by the deadline, the Council may either extend the deadline at the Applicant's request or schedule a hearing for the revocation of the entitlements granted by this Resolution pursuant to Chapter 17.58 of the RHMC.

C. All requirements of the Building and Construction Ordinance, the Zoning Ordinance, and of the zone in which the subject property is located must be complied with unless otherwise set forth in this permit, or shown otherwise on an approved plan.

D. The lot shall be developed and maintained in substantial conformance with the site plan on file received on January 3, 2019, 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 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 building plans submitted to the Building Department for review and shall be kept on site at all times.

Any modifications and/or changes to the approved project, including resulting from field conditions, shall be discussed and approved by staff prior to implementing the changes.

E. Prior to submittal of final working drawings to Building and Safety Department for issuance of building 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 therein 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 6,547 square feet or 17.53% of the net lot area, in conformance with lot coverage limitations (20% maximum) (without deductions). The structural coverage on the residential building pad shall not exceed 6,665 square feet or 83.9% (30% max)(without deductions).

The total lot coverage proposed, including structures and flatwork, shall not exceed 12,303 square feet or 32.95%, of the net lot area, in conformance with lot coverage limitations (35% max)(without deductions).

H. The overall grading for the project shall not exceed 51 cubic yards total with no dirt export. The disturbed area of the lot, shall not exceed 39.74%.

I. The surface of the parking pad and the rehabilitated driveway shall consist of pervious paving, such as grasscrete or similar materials.

J. The occupants of the subject property shall not, at any time, place, store or park recreational vehicles in the parking pad area nor use the area for any other type of outdoor storage.

K. The trash enclosure shall not exceed 6' in height.

L. The applicant shall enhance the existing landscaping on the property to adequately screen the parking pad and the trash enclosure from neighboring properties to the satisfaction of City staff and the Fire Department.

M. 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.

N. If any improvements are made to the residence or the garage, and if applicable, all utility lines to the structures shall be placed underground, subject to all applicable standards and requirements.

O. A drainage plan, if required by the Building Department, shall be prepared and the plan approved by City Staff prior to issuance of a construction permit. Such plan shall be subject to LA County Code requirements.

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

Q. The setback lines and roadway easement lines in the vicinity of the construction for this project shall remain marked throughout the construction.

The silhouette (story poles) shall be taken down and removed from the property immediately upon completion of the review process of the project.

R. A construction fence may be allowed or may be required by the City or the Building Department staff for the duration of the construction of the project. City staff shall approve the location and height of the fence. The construction fence shall not be placed more than 15 calendar days prior to commencement of the construction and shall be removed within 15 calendar days of substantial completion of the project as determined by City staff or at any given time at the discretion of City staff.

S. 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.

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

U. *During construction*, the property owners shall be required to schedule and regulate construction and related traffic noise throughout the day between the hours of 7 AM and 6 PM, Monday through Saturday, when construction and mechanical equipment noise is permitted, so as not to interfere with the quiet residential environment of the City of Rolling Hills.

V. 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.wrh.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. Should a red flag warning be declared and if work is to be conducted on the property, the contractor shall have readily available fire distinguisher.

W. The property owners shall be required to conform with the Regional Water Quality Control Board and County Public Works Department Best Management Practices (BMP's) requirements related to solid waste, drainage and storm water drainage facilities management. Further, if applicable, the property owners shall be required to conform to the County Health Department requirements for a septic system.

X. Prior to finalizing the project an "as constructed" set of 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 approved plans. In addition, any modifications made to the project during construction, shall be depicted on the "as built" plan.

Y. Construction vehicles or equipment, employees vehicles, delivery trucks shall not impede any traffic lanes to the maximum extend practical; and if necessary to block traffic in order to aid in the construction, no more than a single lane may be blocked for a short period of time and flagmen utilized on both sides of the impeded area to direct traffic.

Z. The applicant must screen the parking pad by maintaining adequate landscaping to screen it from neighbors and any new trees or shrubs, shall not at any time during growth be higher than the ridgeline of the existing ridgeline of the residence.

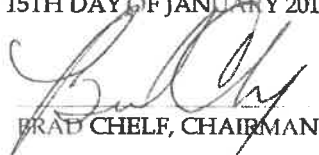
AA. The applicant shall execute an Affidavit of Acceptance of all conditions of this permit pursuant to Zoning Ordinance, or the approval shall not be effective. The affidavit shall be recorded together with the resolution.

AB. The property on which the project is located shall maintain an area of minimum of 1,000 square feet to provide an area meeting all standards for a future stable (450 square feet) and corral (550 square feet) with access thereto.

AC. Prior to any demolition of the existing structures associated with the project, 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.

AD. Perimeter easements, including roadway easements and trails, if any, shall remain free and clear of any improvements to advance equestrian use and emergency preparedness 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.

PASSED, APPROVED AND ADOPTED THIS 15TH DAY OF JANUARY 2019.


BRAD CHELF, CHAIRMAN

ATTEST:


YVETTE HALL, 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 Code of Civil Procedure Section 1094.6.

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

I certify that the foregoing Resolution No. 2019-01 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL FOR VARIANCES TO CREATE A PARKING PAD WITHIN 30 FEET OF THE ROADWAY EASEMENT AND CONSTRUCT A TRASH ENCLOSURE WITHIN THE FRONT YARD SETBACK IN ZONING CASE NO. 948 AT 15 GEORGEFF ROAD, LOT 29-GF, (LAURA HATCH).

was approved and adopted at a regular meeting of the Planning Commission on January 15, 2019 by the following roll call vote:

AYES: Commissioners Cardenas, Cooley, Kirkpatrick, and Chair Chelf.

NOES: ~~Commissioner Seaburn.~~

ABSENT: None.

ABSTAIN: None.

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

Administrative Offices.


YVETTE HALL, CITY CLERK



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 Item No: 6-A
Mtg. Date: 02/11/2019

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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

**SUBJECT: AN ORDINANCE OF THE CITY OF ROLLING HILLS, CALIFORNIA,
AMENDING CHAPTER 8.30 FIRE FUEL ABATEMENT OF THE CITY
OF ROLLING HILLS MUNICIPAL CODE**

DATE: FEBRUARY 11, 2019

ATTACHMENT:

- 1. ORDINANCE NO. 360 - AN ORDINANCE OF THE CITY OF ROLLING HILLS, CALIFORNIA, AMENDING CHAPTER 8.30 (FIRE FUEL ABATEMENT) OF TITLE 8 (HEALTH AND SAFETY) OF THE CITY OF ROLLING HILLS MUNICIPAL CODE TO REQUIRE CLEARANCE OF DEAD OR ALIVE TUMBLEWEEDS AND DEAD TREES, SHRUBS, PALM FRONDS, AND OTHER PLANTS UNDER CERTAIN CONDITIONS WITHIN THE CITY**

BACKGROUND

The entire City of Rolling Hills is designated as very high fire hazard severity zone by CalFire. The City Council has been seeking to enhance fire protection beyond the enforcement actions taken by the Los Angeles County Fire Department (developed properties) and the Los Angeles County Department of Agricultural Commission/Weights and Measures (vacant properties). Over the years, the City Council has held numerous public meetings to discuss the risk of fires within the City and to provide guidance to mobilize residents to implement fire prevention measures.

At the September 24, 2018 City Council meeting, the City Council discussed the need to amend Chapter 8.30 Fire Fuel Abatement to provide more specificity in clearance

activities by including clearance of dead palm fronds on living palm trees and addressing whether areas with high slopes on a property should be exempt from fire fuel abatement ordinance. On November 26, 2018, staff presented a draft amending Chapter 8.30 to require certain level of abatement based on different zones extending from residential structures within the city. At the November 26, 2018 meeting, City Council did not approve the proposed amendments and directed staff to insert the words “dead or alive tumbleweeds” and “dead palm fronds” where appropriate in Chapter 8.30. In addition to, City Council also directed staff to add a section to the existing Chapter 8.30 specifying a slope ratio that would be enforced under the section.

DISCUSSION

In response to the City Council’s direction, proposed additions to Chapter 8.30 are shown below in bold and underlined.

8.30.010 Dead **or alive tumbleweeds** and dead trees, **shrubs, palm fronds or other plants** as public nuisance.

Every person who owns or is in possession of any property, place or area within the boundaries of the City shall at his or her own expense, maintain the property, place or area free from any **dead or alive tumbleweed or** dead tree, shrub, **palm fronds** or other plant. Any **dead or alive tumbleweed** or dead tree, shrub, **palm fronds** or other plant located on any property in the City is hereby declared to be a public nuisance.

A new section 8.30.015 is added as follows:

8.30.015 Applicability.

This Chapter shall apply to the entirety of each parcel of property located within the boundaries of the City except for the following areas: 1) slope area approximated to be steeper than 2 units horizontal to 1 unit vertical (50% slope); and 2) the entire slope area comprising of more than 65% of slopes approximated to be steeper than 2:1 ratio.

According to the Los Angeles County Department of Agriculture Commissioner/Weights and Measures (Department) and their experience in abating fire fuel on slopes, slopes greater than 2 (units horizontal) to 1 (unit vertical) present accessibility issues and unsafe conditions. The Department employs personnel that performs abatement on vacant properties in Rolling Hills as well as developed parcels often at the request of the Los Angeles Fire Department. The Department is very familiar with the terrain of Rolling Hills and uses the 2:1 ratio as a baseline guide but

relies on the feedback from field personnel to assess the condition of the slope to determine if work can be performed. Unlike engineered slopes, the slope ratio within the hills of the city could fluctuate presenting spot locations much greater or much flatter than the 2:1 ratio. Using the Department's extensive experience, staff is proposing several slope conditions to assist residents in complying with the amended Chapter 8.30.

FISCAL IMPACT

There is no fiscal impact to the City's budget in preparing the current amendment to Chapter 8.30 Fire Fuel Abatement.

RECOMMENDATION

It is recommended that the City Council introduce on first reading Ordinance No. 360 - An Ordinance of the City of Rolling Hills, California, Amending Chapter 8.30 Fire Fuel Abatement of Title 8 Health and Safety of the City of Rolling Hills Municipal Code.

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**AN ORDINANCE OF THE CITY OF ROLLING HILLS,
CALIFORNIA, AMENDING CHAPTER 8.30 (FIRE FUEL
ABATEMENT) OF TITLE 8 (HEALTH AND SAFETY) OF
THE CITY OF ROLLING HILLS MUNICIPAL CODE TO
REQUIRE CLEARANCE OF DEAD OR ALIVE
TUMBLEWEEDS AND DEAD TREES, SHRUBS, PALM
FRONDS, AND OTHER PLANTS UNDER CERTAIN
CONDITIONS WITHIN THE CITY.**

RECITALS

A. According to the California Department of Forestry and Fire Protection, vegetation management is one of the keys to allowing firefighters to protect and save homes without unacceptable risk to their lives; and

B. The City of Rolling Hills has been designated a “Very High Fire Severity Zone”; and

C. The City has held multiple open and public meetings on July 14, 2016, February 28, 2018, April 4, 2018, June 6, 2018, August 1, 2018, and November 26, 2018 to discuss the risk of fires within the City and the manners in which citizens may protect themselves, their animals, and their homes; and

D. Strong wind conditions, dry weather, and dry and dense vegetation contributed to the fire and loss of approximately 281,893 acres in the Thomas Fire which devastated Ventura and Santa Barbara County in December 2017, 142,000 acres in the Camp Fire which devastated Butte County in Northern California, and 98,362 acres in the Woolsey Fire which devastated the nearby area of the City of Malibu in the County of Los Angeles in Southern California; and

E. These fires have resulted in tragic loss of lives along with enormous property losses; and

F. The City Council of the City of Rolling Hills wishes to amend the Municipal Code to address these dangers by identifying clearance requirements to appropriately manage vegetation to protect and save homes and lives.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ROLLING
HILLS DOES ORDAIN AS FOLLOWS:**

SECTION 1. Chapter 8.30 (Fire Fuel Abatement) of Title 8 (Health and Safety) of the Rolling Hills Municipal Code is hereby amended to read as follows:

8.30.010 Dead or alive tumbleweeds and dead trees, shrubs, palm fronds or other plants as public nuisance.

Every person who owns or is in possession of any property, place or area within the boundaries of the City shall, at his or her own expense, maintain the property, place or area free from any dead or alive tumbleweed or dead tree, shrub, palm frond or other plant. Any dead or alive tumbleweed or dead tree, shrub, palm frond or other plant located on any property in the City is hereby declared to be a public nuisance.

8.30.015 Applicability.

This Chapter shall apply to the entirety of each parcel of property located within the boundaries of the City except for the following areas: 1) slope area approximated to be steeper than 2 units horizontal to 1 unit vertical (50% slope); and 2) the entire slope area comprising of more than 65% of slopes approximated to be steeper than 2:1 ratio.

8.30.020 Abatement.

Any condition declared to be a public nuisance by ~~Section 8.30.010~~ this Chapter shall be abated or correct in accordance with the provisions of Chapter 8.24.

SECTION 2. The City Council hereby finds and determines that this ordinance is taken to assure the maintenance, restoration, enhancement, or protection of the environment and natural resources, and therefore the adoption of this ordinance is exempt from the requirements of the California Environmental Quality Act pursuant to Sections 15307 and 15308 of the CEQA Guidelines. The City Council hereby finds and determines that this ordinance is also taken to prevent an emergency, and therefore the adoption of this ordinance is exempt from the requirements of CEQA pursuant to Section 15269(c) of the CEQA Guidelines.

SECTION 3. This ordinance shall take effect thirty days after its passage and adoption pursuant to California Government Code section 36937.

SECTION 4. The City Clerk is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of Rolling Hills's book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

PASSED, APPROVED and ADOPTED this ____ day of _____ 2019.

PATRICK WILSON
MAYOR

ATTEST:

YVETTE HALL
CITY CLERK

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

I certify that the foregoing Ordinance No. ____ entitled:

AN ORDINANCE OF THE CITY OF ROLLING HILLS,
CALIFORNIA, AMENDING CHAPTER 8.30 (FIRE FUEL
ABATEMENT) OF TITLE 8 (HEALTH AND SAFETY) OF THE
CITY OF ROLLING HILLS MUNICIPAL CODE TO REQUIRE
CLEARANCE OF DEAD OR ALIVE TUMBLEWEEDS AND
DEAD TREES, SHRUBS, PALM FRONDS, AND OTHER
PLANTS UNDER CERTAIN CONDITIONS WITHIN THE
CITY.

was approved and adopted at a regular meeting of the City Council on _____ 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.

YVETTE HALL
CITY CLERK



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 Item No.: 8-A
Mtg. Date: 02/11/19

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM YOLANTA SCHWARTZ, PLANNING DIRECTOR
JULIA STEWART, SENIOR PLANNER

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

SUBJECT: RESOLUTION NO. 1233. A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF ROLLING HILLS ADOPTING THE HAZARD
MITIGATION PLAN.

DATE: FEBRUARY 11, 2019

ATTACHMENT: RESOLUTION NO. 1233

RECOMMENDATION

Staff recommends that following a presentation by the City's consultant, Carolyn Harshman of Emergency Planning Consultants (EPC), and public input and discussion, the City Council approve a Resolution adopting the updated City of Rolling Hills Hazard Mitigation Plan ("Plan").

BACKGROUND

The Disaster Mitigation Act of 2000 requires all state and local governments to develop and submit state and local Hazard Mitigation Plans as a condition of receiving Hazard Mitigation Grant Program Funds for disaster relief. In 2007 another state law linked the Hazard Mitigation Plan with the General Plan Safety Element. In the 2007 law, an adopted Hazard Mitigation Plan is required in order for a city to receive disaster recovery funds from FEMA. In 2017, SB 379 was passed requiring cities to include a new section of analysis that assesses a community's susceptibility to various natural hazards and to identify activities, which would minimize potential hazards. Cities are required to pursue short-term solutions and long-term strategies to cope with current and potential future climate impacts.

In April 2004, the City Council authorized staff to enter into an agreement with Emergency Planning Consultants (EPC) for the preparation of the first Rolling Hills Local Hazard Mitigation Plan, (Hazard Mitigation Plan), which was adopted in 2007.

Emergency Planning Consultants was contracted again in 2015 to assist the City in preparation of the updated Hazard Mitigation Plan. State law requires that when a Hazard Mitigation Plan is prepared the preparation must include outreach to the general public and external agencies that are relevant to emergency and disaster planning. A Planning Team was formed consisting of representatives from LA County Building and Safety and Public Works Divisions, Fire Department, Edison Co., a cable utility company, Cal Water, So Cal Gas, Sheriff's Department, Area G coordinator and the RHCA staff. The Team met a total of three times to examine hazards and impacts, update and develop mitigation actions, develop a strategy for public input, and review the First Draft Plan. Information required for the Hazard Mitigation Plan was drawn from a variety of sources including the 2014 Los Angeles County All-Hazards Mitigation Plan.

The Planning Commission reviewed the first Draft Plan at a public forum in January of 2017. The draft was transmitted to Cal OES for review and has had multiple review amendments. Both Cal OES and FEMA reviewed the latest draft dated December 29, 2018 and on January 4, 2019 City staff received notification that FEMA accepted the final revisions and approved the plan pending City Council adoption of the plan.

On January 28, 2019 staff updated the City Council on the status of the Hazard Mitigation Plan and the plan's structure and findings. Staff explained that, mandated by State law, the Hazard Mitigation Plan includes risk assessment and mitigation actions for different disaster types and levels of severity that poses the greatest risks to the City. Based on the risks, the Hazard Mitigation Plan identifies preventative and potentially restorative mitigations for each disaster area. Following adoption of the Hazard Mitigation Plan, the City is responsible for tracking any implementation of the mitigations also known as Plan Maintenance.

At the January 28, 2019 meeting members of the City Council inquired whether there is correlation between the City having an adopted Hazard Mitigation Plan and the ability of residents to expeditiously qualify for FEMA reimbursement funds after a disaster? Staff was informed by City's consultant and confirmed by CalOES staff that the adoption of a Hazard Mitigation Plan has no bearing on residents' ability to qualify for FEMA help; however an adopted plan is necessary for governmental entities or nonprofit organizations to get reimbursed.

Another question asked by members of the City Council was if the City's acceptance of FEMA funds would jeopardize the private status of the City.

City's consultants reviewed the grant regulations and eligibility criteria. Although there is no specific reference or mention of private cities, they believe that accepting the grant

funds would not affect City's private status. According to the regulations "funds may be used to protect either public or private property". Examples of projects eligible for funding include, but are not limited to, retrofitting structures and facilities to minimize damage from high winds, earthquake, flood, wildfire, or other natural hazards; elevation of flood-prone structures; development and initial implementation of vegetative management programs; and others which could be both public and private. A Project Manager from CalOES concurred with that assessment.

FISCAL IMPACT

Adoption of the Hazard Mitigation Plan has no fiscal impact. The Hazard Mitigation Plan includes a list of Mitigation Action Items, some of which have varying degrees of budgetary impact. As part of the annual Hazard Mitigation Plan review process, staff will meet prior to the budget process in the coming fiscal year to discuss budgeting for the implementation of various hazard mitigation action items.

Once the Hazard Mitigation Plan is adopted, the City may then be eligible to receive grant funds from Cal OES as well as be eligible for FEMA funds if there is recovery effort on the part of the city.

The City currently has three grant applications under consideration by Cal OES. The City was invited to submit three full grant applications by April 2019 for a total of six possible grants by Cal OES. The City cannot receive any grant awards from Cal OES without an adopted Hazard Mitigation Plan.

PUBLIC NOTICE PROCESS

This item has been noticed through the regular agenda notification process, cited on the City's Website and articles were placed in three consecutive City Newsletters.

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RESOLUTION NO. 1233

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
ROLLING HILLS ADOPTING THE HAZARD MITIGATION
PLAN.

WHEREAS, the Federal Disaster Management Act of 2000 (DMA 2000), which amended the Robert T. Stafford Disaster Relief and Emergency Services Act, requires every local, county and state government to have an approved Hazards Mitigation Plan ("Plan") in order to be eligible for pre-disaster and post-disaster grants and funding; and

WHEREAS, the City of Rolling Hills desires to comply with these requirements; and

WHEREAS, the City of Rolling Hills is interested in protecting the safety and welfare of its residents and infrastructure in the event of a natural disaster, and;

WHEREAS, the City of Rolling Hills has prepared a Hazards Mitigation Plan based on the guidelines provided by the Disaster Management Area Coordinators (DMAC), which was reviewed by the State Department of Emergency Services and the Federal Emergency Management Agency.

WHEREAS on January 4, 2019 the City received a letter of approval of the Hazard Mitigation Plan subject to its adoption by the City Council.

NOW, THEREFORE, the City Council of the City of Rolling Hills, California, does hereby resolve as follows:

Section 1. The City Council of the City of Rolling Hills does hereby adopt the Hazard Mitigation Plan, establishing goals and objectives to ensure the health, safety and welfare of its citizens, in the event of a natural disaster and authorize the City Manager to amend and update the Plan as required.

Section 2. Adoption by the City Council demonstrates their commitment to the hazard mitigation and achieving the goals outlined in the Plan.

Section 3. That the City Clerk shall certify to the adoption of this Resolution and shall forward it to the State of California's Office of Emergency Services and the Federal Emergency Management Agency, together with the adopted Hazard Mitigation Plan, attached hereto as Attachment A.

PASSED, APPROVED AND ADOPTED THIS 11th DAY OF FEBRUARY, 2019.

PATRICK WILSON, MAYOR

ATTEST:

YVETTE HALL, CITY CLERK

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

I certify that the foregoing Resolution No. 1233 entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS
ADOPTING THE HAZARD MITIGATION PLAN.

was approved and adopted at a regular meeting of the City Council on February 11, 2019 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

CITY CLERK



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 Item No: 8-B
Mtg. Date: 02/11/2019

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: ELAINE JENG, P.E., CITY MANAGER
SUBJECT: CONSIDERATION AND APPROVAL OF PROJECT SPECIFICATIONS FOR TRAFFIC SIGNING, STRIPING, AND PAVEMENT MARKING; AND AUTHORIZE STAFF TO ADVERTISE FOR CONSTRUCTION BIDS

DATE: FEBRUARY 11, 2019

ATTACHMENT:

- 1. TRAFFIC ENGINEER'S REPORT AND BID SCHEDULE FOR TRAFFIC SIGNING, STRIPING AND PAVEMENT MARKINGS (MIDDLERIDGE LANE NORTH; MIDDLERIDGE LANE SOUTH; WILLIAMSBURG LANE; AND LOWER BLACKWATER CANYON ROAD)**

RECOMMENDATION

Staff recommends the approval of the project specifications and authorize staff to advertise for construction bids for traffic signing, striping and pavement marking for the segments of Middleridge Lane North, Middleridge Lane South, Williamsburg Lane and Lower Blackwater Canyon Road. These streets are slated to be resurfaced by the Rolling Hills Community Association (RHCA) in early February 2019.

DISCUSSION

RHCA selects streets within the City to be rehabilitated on a regular basis. The City is responsible for the safety elements including the signing, striping, and pavement markings for the entire City. Typically, RHCA informs staff of the project locations

planned for resurfacing and City staff prepares a project specification identifying the linear footage of striping, square footage of pavement markings and their locations to solicit construction bids.

There has been some concerns within the community with respect to the height of existing traffic control signs within the City. Specifically, many of the control signs including speed limit signs are mounted lower than 7 feet in length. While the City is a private community, it is best practice to comply with the California Manual on Uniform Traffic Control Devices (MUTCD) to ensure consistency for drivers. MUTCD calls for the speed limit signs to be mounted 7 feet from the ground to the bottom of the sign.

In response to RHCA's planned street resurfacing project, staff hired a traffic engineer, Charles Abbot Associates to evaluate the signing, striping, and pavement markings against MUTCD requirements for Middleridge Lane South & North, Williamsburg Lane and Lower Blackwater Canyon Road and prepare a bid schedule for the project specification to solicit construction bids. The project specification can be reviewed at the front counter at City Hall. The traffic engineer's recommendations are included as a part of this report.

Staff will continue the practice of evaluating existing traffic signs, striping and pavement markings against MUTCD with each RHCA resurfacing project. Staff expects within a five year timeframe, all the traffic signs, striping and pavement markings will be updated to comply with MUTCD standards.

FISCAL IMPACT

Charles Abbot Associates' fee is \$1,200 including inspection of the sign installation, pavement striping and marking work once the contractor completes the field installations. In Fiscal Year 2018-2019, \$40,000 is budgeted in the Traffic Safety Fund for road striping, \$4,000 for traffic engineering & survey, and \$2,550 for road signs & miscellaneous expense. Staff expects the construction cost for the signing, striping, pavement marking work for the aforementioned four streets will be less than the budgeted amount for road striping.

NOTIFICATION

RHCA was notified that the City Council will be considering this item at the February 11, 2019 meeting.



January 22, 2019

Elaine Jeng, P.E.
City Manager
City of Rolling Hills
No. 2 Portuguese Bend Road
Rolling Hills, CA 90274

**TRAFFIC SIGNING, STRIPING AND PAVEMENT MARKING EVALUATION
MIDDLERIDGE LANE NORTH; MIDDLERIDGE LANE SOUTH; WILLIAMSBURG LANE;
LOWER BLACKWATER CANYON ROAD.**

Dear Ms. Jeng:

Thank you for this opportunity to perform this traffic signing, striping and pavement marking evaluation on selected roads within the City of Rolling Hills. The roadways evaluated include the following:

- Middleridge Lane North;
- Middleridge Lane South;
- Williamsburg Lane; and,
- Lower Blackwater Canyon Road.

The included recommendations for modifications are intended to comply with requirements and guidelines in the California Vehicle Code (CVC), Caltrans Standard Plans and the current edition of the California Manual on Uniform Traffic Control Devices (CA MUTCD). The recommendations are based on an understanding of the City's semi-rural nature and a desire to limit new traffic controls to an appropriate degree for the community.

INVENTORY

A field inventory of the four roadways was conducted on January 10, 2019. The existing signage is indicated in Attachment A and the existing pavement markings are indicated in Attachment B. For instances where there was a missing component, such as a fire hydrant without a blue raised reflective pavement marker, a marker was identified in the inventory and noted as missing.

RECOMMENDATIONS

The following recommendations will provide compliance with current CA MUTCD standards. They also incorporate the details contained in the most current Caltrans Standard Plans, issued in 2018. For items not included in the following recommendations, the existing traffic controls should be reinstalled/retained. All installations should be consistent with installation requirements of the CA MUTCD and Caltrans Standard Plans. Based on the field investigation, the following recommendations are provided for each study roadway:

Williamsburg Lane

1. Replace the existing deteriorated R1-1 (STOP) sign with a new sign and repost to provide a 7-foot clearance between the bottom of the sign and the surrounding ground surface.
2. Replace the existing non-standard "NO PARKING THIS SIDE OF STREET" signs on the west side of the roadway, approximately 735 feet and 905 feet north of Middleridge Lane with standard parking prohibition signage (R28-CA), including arrows to clearly identify the limits. The sign at 735 feet north of the intersection would have a right arrow while the sign at 905 feet would have a left arrow.
3. Install a W14-1 (DEAD END) sign on the east side of the roadway, approximately 50 feet north of Middleridge Lane.
4. Consider installation of continuous edgeline striping on both sides of the roadway between Middleridge Lane and the northerly terminus. This is an optional action and is intended to provide consistency with the other study roadways. If pursued, the edgeline striping should be per Caltrans Standard Plan A20B, Detail 27B. Please note the new Caltrans standard for edgeline striping is 6" instead of the previous 4".

Lower Blackwater Canyon Road

5. Repost the existing R1-1 (STOP) sign to provide a 7-foot clearance between the bottom of the sign and the surrounding ground surface.
6. Replace the existing obsolete W53 (CA) sign (NOT A THRU STREET) sign on the west side of the roadway approximately 60 feet south of Middleridge Lane with a W14-1 (DEAD END) sign. Repost to provide a 7-foot clearance between the bottom of the sign and the surrounding ground surface.



7. Replace the existing obsolete W3-1 sign (STOP AHEAD - text only) on the east side of the roadway approximately 355 feet south of Middleridge Lane with a current W3-1 sign (symbol). Repost to provide a 7-foot clearance between the bottom of the sign and the surrounding ground surface.
8. Reinstall a missing Type 2 object marker on the west side of the roadway approximately 86 feet south of Middleridge Lane. There is an existing post at this location.
9. Reinstall the 955 feet of existing edgeline striping on the east side of the roadway to continuously extend to the southerly terminus of the roadway, approximately 1,595 feet south of Middleridge Lane. The new edgeline striping should be should be per Caltrans Standard Plan A20B, Detail 27B (6").
10. Reinstall the 855 feet of existing edgeline striping on the west side of the roadway to continuously extend to the southerly terminus of the roadway, approximately 1,595 feet south of Middleridge Lane. The new edgeline striping should be should be per Caltrans Standard Plan A20B, Detail 27B (6").
11. Install a blue raised reflect pavement marker in the northbound lane adjacent to the fire hydrant on the east side of the roadway, approximately 670 feet south of Middleridge Lane.
12. Replace the 50 feet of existing two-direction no passing zone (Caltrans Standard Plan A20A, Detail 21) from Middleridge Lane southerly with Detail 22, which includes raised reflective pavement markers.

Middleridge Lane North

13. Replace the inappropriate existing W1-2a (15) sign (combination curve warning with 15 mph advisory speed) on the north side of Middleridge Lane North at the east line of Middleridge Lane South, facing westbound traffic, with a W1-1 (right) sign and a W13-1P (15 mph) sign. Repost to provide a 7-foot clearance between the bottom of the lower sign (W13-1P) and the surrounding ground surface.
14. Replace the existing obsolete W53 (CA) sign (NOT A THRU STREET) sign on the north side of the Middleridge Lane North at the west line of Middleridge Lane South, facing westbound traffic, with a W14-1 (DEAD END) sign. Repost to provide a 7-foot clearance between the bottom of the sign and the surrounding ground surface.

15. Replace the two existing non-standard "NARROW ROADWAY" signs (mounted back-to-back) on the east side of the roadway, approximately 170 feet north of Middleridge Lane South, with standard W5-1 (ROAD NARROWS) signs. Repost to provide a 7-foot clearance between the bottom of the sign and the surrounding ground surface. As an alternative, these signs could be removed.
16. Repost the existing R1-2 (15 MPH) sign on the east side of the roadway, approximately 250 feet north of Middleridge Lane South, to provide a 7-foot clearance between the bottom of the sign and the surrounding ground surface.
17. Repost the existing R1-2 (15 MPH) sign on the west side of the roadway, approximately 1,230 feet north of Middleridge Lane South, to provide a 7-foot clearance between the bottom of the sign and the surrounding ground surface.
18. Replace the 40 feet of obsolete single solid yellow centerline on Middleridge Lane North between 10-50 feet north of Middleridge Lane South with two-direction no passing zone (Caltrans Standard Plan A20A, Detail 22).
19. Replace the 60 feet of existing skip yellow centerline (Caltrans Standard Plan A20A, Detail 1) between 50-110 feet north of Middleridge Lane South with Detail 2, which includes raised reflective pavement markers.
20. Replace the 75 feet of obsolete single solid yellow centerline on Middleridge Lane North between 110-185 feet north of Middleridge Lane South with two-direction no passing zone (Caltrans Standard Plan A20A, Detail 22).
21. Reinstall the 1,450 feet of existing edgeline striping on the east side of the roadway to continuously extend to the northerly terminus of the roadway. The new edgeline striping should be should be per Caltrans Standard Plan A20B, Detail 27B (6").
22. Reinstall the 1,410 feet of existing edgeline striping on the west side of the roadway to continuously extend to the northerly terminus of the roadway. The new edgeline striping should be should be per Caltrans Standard Plan A20B, Detail 27B (6").

Middleridge Lane South

23. Replace the inappropriate exiting W2-4 (T-intersection) sign on the north side of Middleridge Lane North in a head-on orientation for northbound Middleridge Lane South, with an OM1-3 object marker. The OM1-3 sign should be mounted below the existing W1-7 (two-direction arrow) sign.



24. Repost the existing R1-1 (STOP) sign to provide a 7-foot clearance between the bottom of the sign and the surrounding ground surface.
25. Replace the existing obsolete W3-1 sign (STOP AHEAD - text only) on the east side of the roadway approximately 210 feet south of Middleridge Lane North with a current W3-1 sign (symbol). Repost to provide a 7-foot clearance between the bottom of the sign and the surrounding ground surface.
26. Install an OM4-3 object marker at the southerly terminus of the roadway, facing southbound traffic, west of the access driveway.
27. Install a blue raised reflect pavement marker in the southbound lane adjacent to the fire hydrant on the west side of the roadway, approximately 1,770 feet south of Middleridge Lane North.
28. Install a blue raised reflect pavement marker in the southbound lane adjacent to the fire hydrant on the west side of the roadway, approximately 2,265 feet south of Middleridge Lane North.
29. Consider replacing the existing 300 feet of skip yellow centerline with raised pavement markers (3 per stripe) between 1,160-1,460 south of Middleridge Lane North with two-direction no passing zone (Caltrans Standard Plan A20A, Detail 22).
30. Reinstall the 3,080 feet of existing edgeline striping on the east side of the roadway to continuously extend to the southerly terminus of the roadway. The new edgeline striping should be should be per Caltrans Standard Plan A20B, Detail 27B (6").
31. Reinstall the 3,080 feet of existing edgeline striping on the west side of the roadway to continuously extend to the southerly terminus of the roadway. The new edgeline striping should be should be per Caltrans Standard Plan A20B, Detail 27B (6").
32. Replace the existing 8-foot wide basic crosswalk on Middleridge Lane South at Middleridge Lane North with a 10-foot wide ladder crosswalk per Caltrans Standard Plan A24F.

BID SCHEDULE

A roadway resurfacing bid schedule of the signing, striping and markings on the subject roadways is included as Attachment C. The bid schedule includes existing traffic controls to be reinstalled/retained and the recommendations included above. All traffic controls should be installed per requirements of the current CA MUTCD and Caltrans Standard Plans.



PROFESSIONAL BUILDING & SAFETY/ENGINEERING/INFRASTRUCTURE MANAGEMENT

Please feel free to contact me at (562) 252-2511 or jackrydell@caaprofessionals.com if you have any questions regarding these recommendations. It has been a pleasure to provide you with this traffic engineering service.

Sincerely,

Charles Abbott Associates

A handwritten signature in cursive script, appearing to read 'Jack Rydell'.

Jack Rydell, P.E., T.E.
Senior Traffic Engineer

JR: Rolling Hills Traffic Striping Inventory Report - 1-22-19

Attach.



CITY OF ROLLING HILLS Sign Inventory

Attachment A

SIGN ID	Main Street	Location	Cross Street	Approximate Location	MUTCD Sign Code	Sign Notes	Sign Height	Sign Width	Sign Orientation	Sign Condition
1	Williamsburg Lane	W/S	Middleridge Lane	N/L	Street Name Signs		N/A	N/A	Other	Acceptable - Sign mounted 4 1/2 ft above ground
2	Williamsburg Lane	W/S	Middleridge Lane	N/L	R1-1		30"	30"	Facing Southbound Traffic	Deteriorated - Sign mounted 4 1/2 ft above ground
3	Williamsburg Lane	W/S	Middleridge Lane	735' N/O	"No Parking This Side of Street"	Non-Standard Sign	12"	18"	Facing Southbound Traffic	Acceptable - Sign mounted 4 1/2 ft above ground
4	Williamsburg Lane	W/S	Middleridge Lane	905' N/O	"No Parking This Side of Street"	Non-Standard Sign	12"	18"	Facing Southbound Traffic	Acceptable - Sign mounted 4 1/2 ft above ground
5	Lower Blackwater Canyon Road	E/S	Middleridge Lane	S/L	R1-1		30"	30"	Facing Northbound Traffic	Acceptable - Sign mounted 4 1/2 ft above ground
6	Lower Blackwater Canyon Road	W/S	Middleridge Lane	60' S/O	Street Name Signs		N/A	N/A	Other	Acceptable - Sign mounted 4 1/2 ft above ground
7	Lower Blackwater Canyon Road	W/S	Middleridge Lane	60' S/O	W53 (CA)	Obsolete Sign	30"	30"	Facing Southbound Traffic	Deteriorated - Sign mounted 4 1/2 ft above ground
8	Lower Blackwater Canyon Road	E/S	Middleridge Lane	355' S/O	W3-1	Obsolete Sign (Text Only)	30"	30"	Facing Northbound Traffic	Sign mounted 4 1/2 ft above ground
9	Lower Blackwater Canyon Road	W/S	Middleridge Lane	80' S/O	Flexible Channelizer		N/A	N/A	Facing Southbound Traffic	Acceptable
10	Lower Blackwater Canyon Road	W/S	Middleridge Lane	84' S/O	Flexible Channelizer		N/A	N/A	Facing Southbound Traffic	Acceptable
11	Lower Blackwater Canyon Road	W/S	Middleridge Lane	86' S/O	Object Marker Post	Object Marker Missing (Type 2)	N/A	N/A	Facing Southbound Traffic	Missing Sign
12	Middleridge Lane North	N/S	Middleridge Lane South	E/L	W1-2a	15 MPH	30"	30"	Facing Westbound Traffic	Acceptable - Sign mounted 4 1/2 ft above ground
13	Middleridge Lane South	HEAD-ON	Middleridge Lane North	N/L	W2-4		30"	30"	Facing Northbound Traffic	Acceptable - Sign mounted 4 1/2 ft above ground
14	Middleridge Lane South	HEAD-ON	Middleridge Lane North	N/L	W1-7		12"	24"	Facing Northbound Traffic	Acceptable - Sign mounted 4 1/2 ft above ground
15	Middleridge Lane North	N/S	Middleridge Lane South	W/L	W53 (CA)	Obsolete Sign	30"	30"	Facing Westbound Traffic	Deteriorated - Sign mounted 3 ft above ground
16	Middleridge Lane North	E/S	Middleridge Lane South	170' N/O	"Narrow Roadway"	Non-Standard Sign	24"	24"	Facing Northbound Traffic	Acceptable - Sign mounted 4 1/2 ft above ground
17	Middleridge Lane North	E/S	Middleridge Lane South	170' N/O	"Narrow Roadway"	Non-Standard Sign	24"	24"	Facing Southbound Traffic	Acceptable - Sign mounted 4 1/2 ft above ground
18	Middleridge Lane North	E/S	Middleridge Lane South	250' N/O	R2-1	15 MPH	18"	24"	Facing Northbound Traffic	Acceptable - Sign mounted 5 ft above ground

CITY OF ROLLING HILLS Sign Inventory

Attachment A

SIGN ID	Main Street	Location	Cross Street	Approximate Location	M/UTCD Sign Code	Sign Notes	Sign Height	Sign Width	Sign Orientation	Sign Condition
19	Middleridge Lane North	W/S	Middleridge Lane South	1230' N/O	R2-1	15 MPH	18"	24"	Facing Southbound Traffic	Acceptable - Sign mounted 4 1/2 ft above ground
20	Middleridge Lane South	E/S	Middleridge Lane North	15' S/O	R1-1		24"	24"	Facing Northbound Traffic	Acceptable - Sign mounted 4 1/2 ft above ground
21	Middleridge Lane South	E/S	Middleridge Lane North	210' S/O	W3-1	Obsolete Sign (Text Only)	30"	30"	Facing Northbound Traffic	Sign mounted 4 1/2 ft above ground
22	Middleridge Lane South	E/S	Middleridge Lane North	1780' S/O	Flexible Channelizer		N/A	N/A	Facing Northbound Traffic	Acceptable
23	Middleridge Lane South	E/S	Middleridge Lane North	1810' S/O	Flexible Channelizer		N/A	N/A	Facing Northbound Traffic	Acceptable
24	Middleridge Lane South	E/S	Middleridge Lane North	1850' S/O	Flexible Channelizer		N/A	N/A	Facing Northbound Traffic	Acceptable
25	Middleridge Lane South	E/S	Middleridge Lane North	1890' S/O	Flexible Channelizer		N/A	N/A	Facing Northbound Traffic	Acceptable
26	Middleridge Lane South	E/S	Middleridge Lane North	1970' S/O	Flexible Channelizer		N/A	N/A	Facing Northbound Traffic	Acceptable
27	Middleridge Lane South	E/S	Middleridge Lane North	2010' S/O	Flexible Channelizer		N/A	N/A	Facing Northbound Traffic	Acceptable
28	Middleridge Lane South	E/S	Middleridge Lane North	2050' S/O	Flexible Channelizer		N/A	N/A	Facing Northbound Traffic	Acceptable
29	Middleridge Lane South	E/S	Middleridge Lane North	2090' S/O	Flexible Channelizer		N/A	N/A	Facing Northbound Traffic	Acceptable
30	Middleridge Lane South	E/S	Middleridge Lane North	2170' S/O	Flexible Channelizer		N/A	N/A	Facing Northbound Traffic	Acceptable
31	Middleridge Lane South	E/S	Middleridge Lane North	2215' S/O	Flexible Channelizer		N/A	N/A	Facing Northbound Traffic	Acceptable
32	Middleridge Lane South	E/S	Middleridge Lane North	2295' S/O	Flexible Channelizer		N/A	N/A	Facing Northbound Traffic	Acceptable
33	Middleridge Lane South	E/S	Middleridge Lane North	2360' S/O	Flexible Channelizer		N/A	N/A	Facing Northbound Traffic	Acceptable
34	Middleridge Lane South	E/S	Middleridge Lane North	2400' S/O	Flexible Channelizer		N/A	N/A	Facing Northbound Traffic	Acceptable

CITY OF ROLLING HILLS Pavement Marking Inventory

Attachment B

MARKING ID	Main Street	Location	Cross Street	Approximate Location	Caltrans Standard Plan	Marking Notes	Marking Width	Marking Length	Marking Material
1	Williamsburg Lane	Southbound Approach	Middleridge Lane	N/L	A24E	White Limit Line	12"	N/A	Thermoplastic
2	Williamsburg Lane	Southbound Approach	Middleridge Lane	N/L	A24D	"STOP"	N/A	N/A	Thermoplastic
3	Williamsburg Lane	Southbound Lane	Middleridge Lane	600' N/O	A20A - Type D (Blue)	Blue raised reflective pavement marker	N/A	N/A	N/A
4	Williamsburg Lane	Southbound Lane	Middleridge Lane	830' N/O	A20A - Type D (Blue)	Blue raised reflective pavement marker	N/A	N/A	N/A
5	Lower Blackwater Canyon Road	Northbound Approach	Middleridge Lane	S/L	A24E	White Limit Line	12"	N/A	Thermoplastic
6	Lower Blackwater Canyon Road	Northbound Approach	Middleridge Lane	S/L	A24D	"STOP"	N/A	N/A	Thermoplastic
7	Lower Blackwater Canyon Road	Centerline	Middleridge Lane	S/L	A20A - Detail 21	Two-Direction No Passing Zone	4"	50 ft	Paint
8	Lower Blackwater Canyon Road	East Edge of Pavement	Middleridge Lane	S/L	A20B - Detail 27B	Edgeline	4"	955 ft	Paint
9	Lower Blackwater Canyon Road	West Edge of Pavement	Middleridge Lane	50' S/O	A20B - Detail 27B	Edgeline	4"	855 ft	Paint
10	Lower Blackwater Canyon Road	Northbound Lane	Middleridge Lane	670' S/O	A20A - Type D (Blue)	Blue raised reflective pavement marker - MISSING	N/A	N/A	N/A
11	Middleridge Lane North	Centerline	Middleridge Lane South	10' N/O	Single Solid Yellow Centerline	Obsolete Marking	4"	40 ft	Paint
12	Middleridge Lane North	Centerline	Middleridge Lane South	50' N/O	A20A - Detail 1	Skip Yellow Centerline	4"	60 ft	Paint
13	Middleridge Lane North	Southbound Lane	Middleridge Lane South	50' N/O	A20A - Type D (Blue)	Blue raised reflective pavement marker - MISSING	N/A	N/A	N/A
14	Middleridge Lane North	Centerline	Middleridge Lane South	110' N/O	Single Solid Yellow Centerline	Obsolete Marking	4"	75 ft	Paint
15	Middleridge Lane North	East Edge of Pavement	Middleridge Lane South	E/L	A20B - Detail 27B	Edgeline	4"	1450 ft	Paint
16	Middleridge Lane North	West Edge of Pavement	Middleridge Lane South	5' W/O	A20B - Detail 27B	Edgeline	4"	1410 ft	Paint
17	Middleridge Lane North	Southbound Lane	Middleridge Lane South	500' N/O	A20A - Type D (Blue)	Blue raised reflective pavement marker	N/A	N/A	N/A
18	Middleridge Lane North	Southbound Lane	Middleridge Lane South	970' N/O	A20A - Type D (Blue)	Blue raised reflective pavement marker	N/A	N/A	N/A
19	Middleridge Lane North	Southbound Lane	Middleridge Lane South	1400' N/O	A20A - Type D (Blue)	Blue raised reflective pavement marker	N/A	N/A	N/A
20	Middleridge Lane South	ON	Middleridge Lane North	AT	A24F - Basic	White Crosswalk - 8 ft Wide	12"	35 ft	N/A
21	Middleridge Lane South	Northbound Approach	Middleridge Lane North	S/L	A24E	White Limit Line	12"	N/A	Thermoplastic
22	Middleridge Lane South	Northbound Approach	Middleridge Lane North	S/L	A24D	"STOP"	N/A	N/A	Thermoplastic
23	Middleridge Lane South	Centerline	Middleridge Lane North	10' S/O	A20A - Detail 22	Two-Direction No Passing Zone	4"	50 ft	Paint

CITY OF ROLLING HILLS Pavement Marking Inventory

Attachment B

MARKING ID	Main Street	Location	Cross Street	Approximate Location	Caltrans Standard Plan	Marking Notes	Marking Width	Marking Length	Marking Material
24	Middleridge Lane South	East Edge of Pavement	Middleridge Lane North	10' S/O	A20B - Detail 27B	Edgeline	4"	3080 ft	Paint
25	Middleridge Lane South	West Edge of Pavement	Middleridge Lane North	10' S/O	A20B - Detail 27B	Edgeline	4"	3080 ft	Paint
26	Middleridge Lane South	Centerline	Middleridge Lane North	60' S/O	A20A - Detail 2	Skip Yellow Centerline	4"	3040 ft	Paint
27	Middleridge Lane South	Northbound Lane	Middleridge Lane North	85' S/O	A24D	"AHEAD"	N/A	N/A	Paint
28	Middleridge Lane South	Northbound Lane	Middleridge Lane North	225' S/O	A24D	"STOP"	N/A	N/A	Paint
29	Middleridge Lane South	Northbound Lane	Middleridge Lane North	350' S/O	A20A - Type D (Blue)	Blue raised reflective pavement marker	N/A	N/A	N/A
30	Middleridge Lane South	Northbound Lane	Middleridge Lane North	790' S/O	A20A - Type D (Blue)	Blue raised reflective pavement marker	N/A	N/A	N/A
31	Middleridge Lane South	Northbound Lane	Middleridge Lane North	1280' S/O	A20A - Type D (Blue)	Blue raised reflective pavement marker	N/A	N/A	N/A
32	Middleridge Lane South	Centerline	Middleridge Lane North	1160' S/O	A20A - Type AV (Yellow)	Yellow non-reflective pavement marker - 3 per centerline stripe (55 markers total)	N/A	300 ft	N/A
33	Middleridge Lane South	Southbound Lane	Middleridge Lane North	1770' S/O	A20A - Type D (Blue)	Blue raised reflective pavement marker - MISSING	N/A	N/A	N/A
34	Middleridge Lane South	Southbound Lane	Middleridge Lane North	2265' S/O	A20A - Type D (Blue)	Blue raised reflective pavement marker - MISSING	N/A	N/A	N/A
35	Middleridge Lane South	Northbound Lane	Middleridge Lane North	3020' S/O	A20A - Type D (Blue)	Blue raised reflective pavement marker	N/A	N/A	N/A

BID SCHEDULE

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	Remove Existing Sign	11	EA	\$	\$
2	Install R1-1 Sign	1	EA	\$	\$
3	Repost Existing Sign	4	EA	\$	\$
4	Install R28 (CA) Sign with Arrow	2	EA	\$	\$
5	Install W14-1 Sign	3	EA	\$	\$
6	Install W5-1 Sign	2	EA	\$	\$
7	Install Type 2 Object Marker	1	EA	\$	\$
8	Install OM1-3 Object Marker	1	EA	\$	\$
9	Install W3-1 Sign	2	EA	\$	\$
10	Install OM4-3 Object Marker	1	EA	\$	\$
11	Install W1-1 Sign	1	EA	\$	\$
12	Install W13-1P (15) Sign	1	EA	\$	\$
13	Install 8" edgeline per Caltrans Standard Plan A20B, Detail 27B	14,050	LF	\$	\$
14	Install Two-Direction No Passing Zone per Caltrans Standard Plan A20A, Detail 22	465	LF	\$	\$
15	Install Skip Yellow Centerline per Caltrans Standard Plan A20A, Detail 2	2,800	LF	\$	\$
16	Install Ladder Crosswalk per Caltrans Standard Plan A24F	1	EA	\$	\$
17	Install White Limit Line per Caltrans Standard Plan A24E	3	EA	\$	\$
18	Install "STOP" Pavement Marking per Caltrans Standard Plan A24D	3	EA	\$	\$
19	Install "STOP AHEAD" Pavement Marking per Caltrans Standard Plan A24D	1	EA	\$	\$
20	Install Blue Raised Reflective Pavement Marker	13	EA	\$	\$
TOTAL BASE BID (In Figures)					\$
TOTAL BASE BID (In Words)					

NOTES:

1. All amounts and totals given in the Bid Schedule will be subject to verification by the Contractor. In case of variation between the unit cost and amount shown by bidder, the unit cost will be considered to be his/her bid.
2. Quantities shown in the above Bid Schedule are estimated quantities for bidding purposes only. Actual quantities shall be determined from field measurements.



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 Item No. 10-A
Mtg. Date: 02-11-2019

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: JULIA STEWART, SENIOR PLANNER

THROUGH: ELAINE JENG P.E., CITY MANAGER

**SUBJECT: FIRE FUEL ABATEMENT ENFORCEMENT ACTIVITIES
QUARTERLY UPDATE**

RECOMMENDATION

Staff recommends that the City Council receive and file quarterly update report regarding the proactive enforcement of Rolling Hills Municipal Code Chapter 8.30 (Fire Fuel Ordinance).

QUARTERLY UPDATE

The following are activities that took place within the last quarter (October -December 2018) of proactive enforcement of the Fire Fuel Ordinance.

- 7 remaining properties were inspected by City staff from the initial list of 31 properties provided by the RHCA
 - Previously, 24 properties were inspected
- 1 property was inspected by City staff as a result of a complaint-based enforcement on dead vegetation
 - The property owner scheduled removal of a dead tree in compliance with the City's request for removal
- 4 properties were inspected by 2 arborists and a City staff member to determine whether or not trees suspected of being dead were indeed fully dead

- 4 Arborist reports with recommendations related to tree care and/or removal were provided to the City. Letters to the property owners with the Arborist findings are being prepared.
 - One property is outstanding and staff is working with the owner towards compliance
- A Code Enforcement Officer job description was finalized and published on the City's website and Indeed.com
 - The City received 284 applications
 - City staff reviewed all applications and narrowed it down to 4 candidates for interviews
 - An outside panel conducted interviews on January 31, 2019 with second interview of the highest scored candidate held on February 7, 2019. Staff expects to select someone within a week.

CONCLUSION

The City will continue to monitor properties and conduct ongoing proactive enforcement of the Fire Fuel Ordinance so long as the pilot program is in place or the City Council provides further direction.