



*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. 6A**  
**Mtg. Date: 01-14-19**

**TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** JULIA STEWART, SENIOR PLANNER JS  
YOLANTA SCHWARTZ, PLANNING DIRECTOR N

**THRU:** ELAINE JENG, P.E., CITY MANAGER

**SUBJECT:** RESOLUTION NO. 2018-16 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL FOR A SITE PLAN REVIEW FOR RESIDENTIAL ADDITIONS AND VARIANCES TO CONSTRUCT RESIDENTIAL ADDITION AND DECK ADDITION IN THE SIDE YARD SETBACK, GARAGE ADDITION IN THE FRONT YARD SETBACK TWO AS-BUILT SHEDS IN THE FRONT YARD AND SIDE YARD SETBACK, AND THE STABLE AND CORRAL SET ASIDE AREA IN THE FRONT YARD AND FRONT YARD SETBACK IN ZONING CASE NO. 951 AT 26 MIDDLE RIDGE LANE SOUTH, LOT 248-A-2-UR, (JEFF AND CAMILLE MANQUEN).

<b>APPLICATION NO.</b>	<b>ZONING CASE NO. 951</b>
<b>SITE LOCATION:</b>	<b>26 MIDDLE RIDGE LANE SOUTH (LOT 248-A-2-UR)</b>
<b>ZONING AND SIZE:</b>	<b>RAS-2, 3.08 ACRES (GROSS)</b>
<b>APPLICANT:</b>	<b>JEFF AND CAMILLE MANQUEN</b>
<b>REPRESENTATIVE:</b>	<b>TAVISHA ALES, BOLTON ENGINEERING</b>
<b>PUBLISHED:</b>	<b>October 11, 2018</b>
<b>ATTACHMENT:</b>	<b>Resolution No. 2018-16</b>

#### 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 residential addition, garage addition, a higher ridgeline on the residence, authorization of two as-built sheds, and the extension of a covered porch over a raised deck.

### **Site Plan Review**

The applicant is requesting a Site Plan Review to construct a new 1,018 square foot residential addition, 11 square foot increase to an existing garage and a 36 square foot increase to a covered porch over a deck.

The proposed residential addition consists of a 769 square foot addition on the western side of the house; 94 square foot, 18.5 square foot, and 28 square foot additions on the north side of the house; and 169 square foot, and 41 square foot additions to the southern, rear side of the house. This will change the size of the residence from 4,357 square feet to 5,375 square feet overall. And the garage will change from 793 square feet to 804 square feet overall.

The existing raised deck is 885 square feet. The proposed increase to the raised deck is 194 square feet. A 226 square foot portion of the existing raised deck is being removed (either through demolition or residential conversion/ addition) and 420 square feet are being added. So, the net increase brings the new overall raised deck size to 1,079 square feet.

The existing out of grade condition of the raised deck is above 2 feet in height. The proposed extension to the raised deck will bring the raised deck structure itself five feet out of grade but the exposed 5' posts will be screened with a 2' 6" planter proposed to be constructed at its base. Therefore, 2.5' of the deckposts will show.

### **Variances**

The applicant requests variances to allow for residential and deck addition encroachments into the side setback, to authorize two as-built sheds in the side and front yard setbacks, and to allow the stable and corral set aside area encroachment in its entirety in the front yard setback and front yard area.

A 205 square foot portion of the proposed new 1,087 square foot residential addition is proposed to encroach into the side yard setback with a maximum encroachment length of 13 feet. A 34 square foot portion of the 420 square feet of new raised deck is proposed to encroach into the side yard setback with a maximum encroachment length of 4 feet.

A 57 square foot shed near the pool is located entirely in the side yard setback. An 82 square foot shed adjacent to the residence is located entirely in the front yard setback. The two sheds are as-built and the owners wish to retain them; therefore a variance is requested in order to authorize them to remain.

As stated previously, the entire stable and corral set aside area would encroach into the front yard setback and be located in front of the leading edge of the house with a maximum proposed encroachment length of 31 feet, if it were constructed.

### **Planning Commission Review**

The Planning Commission opened the public hearing item for the project in the field at the subject property on October 23, 2018 and continued the public hearing at the regular Planning Commission meeting on that same date later that evening. The public hearing was closed. At that time, the Planning Commission directed staff to prepare a resolution of approval. At the December 12, 2018 Planning Commission meeting, the Planning Commission approved the resolution unanimously.

Discussion about the proposed project regarding Site Plan Review included favorable comments supporting the multiple improvements and additions to the house as a positive upgrade to the residence and regarding the Variances several issues were discussed including consideration of the original house being built when the front setback line requirement was different, closer to the roadway easement; the topography of the site with the building pad being previously developed in the least steep area of the lot, and the logical placement of the stable and corral set aside area due to the challenges on the property and access to an existing trail easement crossing the property. There were some inquiries related to the two proposed as-built sheds and what type of landscaping the applicant intended to use in the planter and in front of the planter along the deck area. The conditions included in the resolution and the conditions on the site were sufficient to satisfy all concerns by the Commissioners.

### **Special Conditions of Approval**

The applicant has requested that two existing as-built sheds located in the front and side setbacks be authorized as part of the proposed project. The sheds are currently being used as storage for the residence and to contain the pool equipment for the swimming pool & spa. It would be extremely challenging to relocate either shed. The pool equipment shed needs to be located relatively close to the swimming pool. Both sheds have foundations that would require demolition if they were moved. The other areas on the property available to relocate them outside of setbacks are either slopes or directly off the driveway in front of the residence. The location of the house shed allows it to be partially screened from the roadway easement by mature landscaping in front of the house. The location of the pool shed is entirely screened from the roadway easement by the residence and partially screened to the canyon and next door property by mature landscaping. If both sheds were located outside of setbacks they could both be approved administratively and would not require building permits. Because of all of the previously mentioned considerations, the applicants requested the Planning Commission to consider authorizing the sheds current locations.

Therefore, staff requested that the Commission consider the following special condition to be included in the Resolution of approval:

- A 57 square foot as-built pool shed and an 82 square foot as-built house shed located in the side and front setbacks, respectively, shall remain in their as-built condition and size and shall be legally permitted as part of this project.

This condition is specific to this project and is included in the draft Resolution together with the standard findings of facts and conditions of approval.

#### *Administrative Review*

The only elements of the proposed project that could be reviewed administratively are the 11 square foot increase to the garage size and the 291 square foot covered porch which are outside of all setbacks and do not trigger any discretionary actions.

### BACKGROUND

#### **Demolition**

The proposed project includes 169 square feet of porch demolition to the side rear of the house, 41 square feet of deck demolition to the rear of the house, removal of a 260 square foot trellis that previously extended into the side setback, 74 and 36 square foot porch demolitions on the front side of the residence, and 7 and 7.5 square feet demolitions on the front side of the house near the front entryway.

#### **Zoning, Land Size and Existing Conditions**

The property is zoned RAS-2 and the gross lot area is 3.08 acres. For development purposes the net lot area of the lot is 101,396 square feet. The property is currently improved with an existing 4,357 square foot house with a 793 square foot attached garage, a 885 square foot raised deck, a 545 square foot swimming pool & spa, and a 260 square foot trellis.

#### **Driveway and Motor Court**

No changes are proposed for the existing driveway.

#### **Past Approval for the Property**

The residence was initially constructed in 1967. A family room addition was added in 1982. A permit for a kitchen remodel was granted in 1988. The property is also improved with a swimming pool located in the side setback approved with a Variance in 1984.

### MUNICIPAL CODE COMPLIANCE

#### **Grading and Stabilization**

Balanced grading of 300 cubic yards will be done overall with 150 cubic yards total cut, 100 cubic yards Overexcavation, 150 cubic yards total fill and 100 cubic yards of Recompaction. The stable and corral set aside area requires a total of 200 cubic yards of overall grading if it were to be constructed. No dirt will be imported or exported.

#### **Disturbance**

The total disturbed area for the project site is 33.88% or 34,350 square feet. The proposed project will not increase the disturbance.

**Height**

The ridgelines facing every direction will have elevation increases. The existing highest ridgeline of the residence is 17 feet 1 inch from the finished floor to the ridge. This overall height will not increase. However, most of the lower existing ridgelines will be raised to meet this same height. This is represented on the submitted architectural plans where every elevation has some type of roof alteration, but will not exceed 17'1".

**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 9,078 square feet or 8.95% (20% max. permitted). The total lot coverage proposed (structural and flatwork) is proposed to be 15,198 square feet or 15.00% (35% max. permitted).

The existing building pad coverage on the main residence pad is 7,939 square feet or 95.19% of the 8,340 square foot pad. The project proposes to increase pad coverage by 1,223 square feet or 13.69%. The resulting proposed residential pad coverage would be 9,162 square feet or 102.54% (or 96.56% with deductions). The greater than 100% coverage is due to the fact that a building pad area is calculated as that area of the lot - 10% or less in slope, that is within the setbacks; however when structures are located outside the setbacks they are counted against the building pad area. (Section 17.16.097) The guideline is 30%. However, due to the topography in Rolling Hills many residences exceed this requirement.

No construction of a stable is proposed at this time.

**Walls**

The only additional walls included in the proposed project are those for planters being used to screen the out of grade condition of the raised deck and for the stable set aside area which is not proposed to be constructed.

**Stable and Corral Set Aside**

A stable and corral set aside area has been included in the plans and calculations for the proposed project but is not proposed to be constructed. It is to satisfy conditions of the code only. The set aside area is located in the front yard area and the front yard setback so it requires a variance due to its location.

**Utility Lines/ Septic Tank**

All utility lines, if not already underground, shall be placed underground. Any changes to the septic tank will be reviewed by Los Angeles County Public Health.

**General**

The proposed project has several small additions on all sides of the house. Three of those improvements are located in the side setback (two residential addition areas and

one portion of the raised deck). Due to the odd shape of the lot, the topography of the property, and the small residential building pad area not in the setbacks, the feasible buildable portion of the lot without intensive grading required, falls close to or outside of setback areas. It is a condition that is unique to the subject property.

*Justification from Applicant*

*Site Plan Review -*

"The nature of the proposed project includes the following:

- New residential addition of 1,087 s.f.
  - Residential demolition of 70 s.f.
- New covered porch of 410 s.f.
  - Covered porch demolition of 347 s.f.
- New raised deck (>12" out of grade) of 420 s.f.
  - Raised deck conversion to residence 41 s.f.
  - Raised Deck conversion to covered porch 185 s.f.
- Future stable set-aside in front setback
- Changes to existing residence ridgeline

The project is compatible with the General Plan, Zoning Ordinance and surrounding uses other than the future stable set aside is in the front setback and a portion of the new residence and raised deck being located in the side yard setback.

The residence was already slightly larger than the neighboring lots on Middleridge Lane South and with the new addition that will be increased, however it is still not the largest on the street and we believe it will still be compatible with the street. From a site coverage standpoint the site with the addition of the proposed structures is still well below the allowable 35% structural+flatwork coverage allowance.

The existing approved building was already located in both the side and front yard setbacks and our proposed residential additions are encroaching less than the existing residence. The setbacks are on par with those surrounding it, 35' for the side yards and 50' for the front and rear as it is the RAS-2 zone.

The addition will be connected to the existing residence and located on a previously developed pad. We are also converting portions of covered porch to residence to utilize existing covered roof area. There is no grading required for the residence, other than over-excavation and re-compaction for the slab and there is minimum grading required for the construction of the deck and planters. There is some vegetation that will be removed for the construction of the new raised deck, however it appears that the trees in the vicinity will be able to remain. The majority of the mature trees are below the area of grading and will not be disturbed. The stable set-aside is in a location where the least amount of grading was required. Due to the topography on-site consisting of mostly 2:1 there are no other areas than the front yard setback for this stable to be located.

The site development plan shows the natural contours of the site by concentrating the development in an area that was previously developed and re-developing existing

residence. The only new grading required is for over-excavation and re-compaction for the slab, a future stable set aside, and for the planter located in front of the raised deck.

The area proposed structures was previously developed as a building pad and has minimal vegetation on it. The majority of the site mature trees will not be disturbed however the landscaping hedge located adjacent to the existing raised deck will need to be removed due to the extension of the raised deck. The future stable set aside will require the removal of a mature tree however the stable is not proposed to be constructed at this time.

Building coverage is minimized by proposing a modest addition and keeping in the lot coverage below the zoning code requirements. The building pad coverage is around 35% which is above the guidelines of 30% however it was determined to keep the existing pad size and not propose any additional slope grading to increase the pad size.

The plan is harmonious in scale and mass as surrounding residences. The majority neighboring residences on Middleridge Lane South are smaller than the residence with proposed additions however it is not the largest on the street. The proposed encroachment into the setbacks will not be more than the existing residence. The setbacks match those of neighboring properties in the RAS-2 zone.

There is no proposed change to the driveway access to the driveway. There is not a proposed increase in the number of bedrooms either so the number of residents/vehicles are not proposed to increase. The proposed addition is located a significant distance from the street.

The Site Plan is sensitive conforms with the requirements of C.E.Q.A and will not have any significant impacts to the environment.

All walls in the front yard are existing. The driveway wall is approximately 30" and other walls are close to the same height. The only proposed walls are below the raised deck and future walls for the stable set-aside.

The calculations show the House Pad to be expanding by 595 square feet. However, the disturbed area for the property does not change. The Existing disturbed area extended past the existing house pad so even though we are adding the deck which increases the house pad, there is no new disturbance".

#### *Variances -*

"The nature of the proposed project includes the following:

- New residential addition of 1,087 s.f.
  - **Variance required due to 205 s.f. of the addition being in the side yard setback with a maximum encroachment of 13'. Code 17.16.150**
- New raised deck of 420 s.f.
  - **Variance required due to 34 s.f. of the raised deck being in the side yard setback with a maximum encroachment of 4'. Code 17.16.150**

- Future stable set-aside in front setback
  - **Variance required due to entire 450 s.f. stable and entire 550 s.f. corral are within the front yard setback and in front of the leading edge of the house. Maximum encroachment of 31'. Code 17.16.170.B**

The exceptional circumstance for the request to build the new addition in the side setback is that existing residence was built in both the front and side setbacks meaning that if any additions were to be made that they would also encroach. The proposed 205 s.f. of residence encroachment would be limited to a maximum of 3', which is less than the existing residence encroachment. The proposed raised deck encroachment will be for 34 s.f. and a maximum of 4'. The majority of the new addition is outside of the setback, so it is requested that we be able to have the requested encroachment in order to not have jagged steps in and out of the side of the house to comply with the setback. We will not be pushing past the existing building line.

The other extraordinary circumstance is that the site, other than a small portion in the front setback and the building pad consists of 2:1 or steeper slopes. For this reason we are requesting a variance to have our future stable set-aside in front yard setback. There are no plans to build it at this time, however this is the only location which would work for the entire site. The proposed residential additions do not impact the potential to locate a stable on the residential pad as the 35% separation requirement would still place the stable in the front yard setback.

Due to the layout of the lot and existing house there are minimal places to place an addition outside of the side yard setback, in a way that flows for the project site and architecturally. As to the stable set-aside there are not other locations outside of these setbacks which work to locate the stable due to the steep sloped nature of the site.

The variance will not be detrimental due to the fact the residential addition will be connected to the existing residence and appear as one continuous house and the proposed encroachment is less than the existing encroachment. The stable set-aside will be located down a hillside so that it is out of the view shed of the road.

The proposed residence, deck, and other additions are compatible with the general plan and zoning ordinance, other than the additions being located in the side yard setback and the future set-aside being in the front yard setback".

#### **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 must consider whether the proposed project meets the criteria for Site Plan Review and Variances, as attached below.



## Environmental Review

The project has been determined to be categorically exempt (Class 1) pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines.

### Project Summary

SPR, & VR	EXISTING		PROPOSED	
<b>RA-S- 2 ZONE SETBACKS</b> Front: 50 ft. from front easement line Side: 35 ft. from side property line Rear: 50 ft. from rear property line	SINGLE FAMILY RESIDENCE, GARAGE, POOL		RESIDENTIAL/GARAGE ADDITION, INCREASED DECK	
SPR required for grading & additions, Variance is required for encroachment into front and side yards.	Residence	4,357 s.f.	Residence	5,375 s.f.
	Garages	793 s.f.	Garages	804 s.f.
	Pool/spa	545 s.f.	Pool/spa	545 s.f.
	Pool equip.	100 s.f.	Pool equip.	100 s.f.
	Stable/Barn	0 s.f.	Stable -future	450 s.f.
	Attached porch	260 s.f.	Attached porch	80 s.f.
	House Shed	82 s.f.	House Shed	82 s.f.
	Pool Shed	57 s.f.	Pool Shed	57 s.f.
	Raised Deck	885 s.f.	Raised Deck	1,079 s.f.
	Service yard	96 s.f.	Service yard	96 s.f.
	<b>TOTAL</b>	<b>7,550 s.f.</b>	<b>TOTAL</b>	<b>9,078 s.f.</b>
<b>GRADING</b> 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		150 cy of cut and 150 cy of fill 100 cy of overexcavation 100 cy of recompaction	
<b>STRUCTURAL LOT COVERAGE</b> (20% maximum)	7.45% or 7,550 s.f. of 101,396 net lot area		8.95% or 9,078 s.f. of 101,396 s.f. net lot area	
<b>TOTAL LOT COVERAGE</b> (35% maximum)	13.48% or 13,670 s.f.		14.99% or 15,198 s.f.	
<b>BUILDING PAD COVERAGE</b> (30% maximum-guideline) Residential	95.19% or 7,939 s.f. of 8,340 s.f. pad (no deductions)(90.52% with deductions)		102.54% or 9,162 s.f. of 8,340 s.f. pad (no deductions)(96.56% with deductions)	
<b>DISTURBED AREA</b> (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.)	33.88% or 34,350 s.f.		33.88% or 34,350 s.f (unchanged)	
<b>STABLE</b> (min. 450 S.F. & 550 S.F. CORRAL)	0 s.f.		450 s.f. (set-aside)	
<b>STABLE ACCESS</b>	Existing approach		New pathway(set-aside)	
<b>ROADWAY ACCESS</b>	Existing driveway approach		Existing driveway approach	
<b>VIEWS</b>	N/A		N/A	
<b>PLANTS AND ANIMALS</b>	N/A		N/A	

## SITE PLAN REVIEW CRITERIA

### **17.46.010**      *Purpose.*

The site plan review process is established to provide discretionary review of certain development projects in the City for the purposes of ensuring that the proposed project is consistent with the City's General Plan; incorporates environmentally and aesthetically sensitive grading practices; preserves existing mature vegetation; is compatible and consistent with the scale, massing and development pattern in the immediate project vicinity; and otherwise preserves and protects the health, safety and welfare of the citizens of Rolling Hills.

### **17.46.050**      *Required findings.*

A. The Commission shall be required to make findings in acting to approve, conditionally approve, or deny a site plan review application.

B. No project which requires site plan review approval shall be approved by the Commission, or by the City Council on appeal, unless the following findings can be made:

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

## 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

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## RESOLUTION NO. 2018-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL FOR A SITE PLAN REVIEW FOR RESIDENTIAL ADDITIONS AND VARIANCES TO CONSTRUCT RESIDENTIAL ADDITION AND DECK ADDITION IN THE SIDE YARD SETBACK, GARAGE ADDITION IN THE FRONT YARD SETBACK TWO AS-BUILT SHEDS IN THE FRONT YARD AND SIDE YARD SETBACK, AND THE STABLE AND CORRAL SET ASIDE AREA IN THE FRONT YARD AND FRONT YARD SETBACK IN ZONING CASE NO. 951 AT 26 MIDDLE RIDGE LANE SOUTH, LOT 248-A-2-UR, (JEFF AND CAMILLE MANQUEN).

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 Jeff and Camille Manquen with respect to real property located at 26 Middleridge Lane South, Rolling Hills (Lot 248-A-2-UR) requesting a **Site Plan Review** for construction of a new 1,018 square foot residential addition and **Variances** allowing construction of the following: residential and deck addition encroachments into the side setback, a garage addition in the front yard setback, two as-built sheds in the side and front yard setbacks, and stable and corral set aside area encroachment in its entirety in the front yard setback and front yard area. The applicant also applied for other miscellaneous improvements.

Section 2. The Planning Commission conducted a duly noticed public hearing on October 23, 2018 by viewing the project in the field, opening the hearing to enable brief public testimony and continuing the meeting to the evening meeting of the Planning Commission on that same date. At the October 23, 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 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-2 and the gross lot area is 3.08 acres. The net lot area is 101,396 square feet or approximately 2.33 acres. The existing property is currently improved with an existing 4,357 square foot house with a 793 square foot

attached garage, a 885 square foot raised deck, a 545 square foot swimming pool & spa, and a 260 square foot trellis.

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

Section 5. Site Plan Review. Section 17.46.020(A) of the Rolling Hills Municipal Code permits approval for expansion of any existing building or structure which increases the size of the building or structure by more than 999 square feet under Site Plan Review. The Planning Commission must consider applications for Site Plan Review and may, with such conditions as are deemed necessary, approve a project which complies with the required findings under RHMC Chapter 17.46. With respect to the requests for Site Plan Review, the Planning Commission finds as follows:

A. The project complies with and is consistent with the goals and policies of the general plan and all requirements of the zoning ordinance. The residential additions consist of a 769 square foot addition to the western side of the house, a 94 square foot addition, 18.5 square foot addition, and 28 square foot addition to the north side of the house, and a 169 square foot addition and 41 square foot addition to the southern, rear side of the house. The residential additions are consistent with the General Plan because they support the residential use. The residential additions are compatible with the land use as they reinforce the residential character of the neighborhood and are largely unseen from the roadway easement as the majority of the residential addition is located to the side and rear portion of the residence.

B. The project substantially preserves the natural and undeveloped state of the lot by minimizing building coverage. The residential additions are being constructed on the side and rear portions of the lot that have already been disturbed. The rear of the property is largely unimproved slope and will remain in this condition. The structural net lot coverage and total lot coverage with the residential additions are in compliance with the Zoning Code.

C. The project is harmonious in scale and mass with the site, the natural terrain and surrounding residences. The residential additions are harmonious in scale and mass with the site. The residential additions are consistent with the scale of the neighborhood when compared to other residences in the vicinity of said lot. The residential addition takes advantage of enclosing areas already underneath the existing roofline with small increases that do not affect the overall massing of the residence. The residential additions do not require any grading of the natural terrain because they are being developed on areas that have already been disturbed.

D. The project preserves and integrates into the site design, to the greatest extent possible, existing topographic features of the site, including surrounding native vegetation, mature vegetation, drainage courses and land forms (such as hillsides and knolls). The residential additions integrate the existing topographic features of the site because they are being developed on areas that have already been disturbed. Since there is no additional grading, the residential additions will not affect the natural drainage on the property. No mature vegetation or landscaping has been identified to be removed as a result of the project.

E. The grading on the property has been designed to follow natural contours of the site and to minimize the amount of grading required to create the building area. The residential additions are on an area that has already been disturbed, and consequently no grading is being proposed to create a buildable area for the residential additions.

F. Grading will not modify existing drainage channels nor redirect drainage flow, unless such flow is redirected into an existing drainage course. The residential additions are on areas that have already been disturbed, and consequently no drainage channels or flow will be redirected.

G. The project preserves surrounding native vegetation and mature trees and supplements these elements with landscaping which is compatible with and enhances the rural character of the community, and landscaping provides a buffer or transition area between private and public areas. There will be no changes to the property as it relates to native and existing vegetation. Existing landscaping will continue to reinforce the rural character of the community.

H. The project is sensitive and not detrimental to the convenient and safe movement of pedestrians and vehicles. The residential additions will not cause any changes to the existing driveway apron. There is ample parking in the garage and there is parking for guests on site.

I. The project conforms to the requirements of CEQA. As previously stated, the project is exempt from CEQA, Class 1, Section 15301 of the CEQA guidelines.

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. Variances from the requirements of Section 17.16.120 (structures cannot be located in the side yard setback), Section 17.16.110 (structures cannot be located in the front setback), and Section 17.18.060 (stable structures cannot be located in the front

yard) 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 existence of a bridal trail that traverses the property in the center, and the shape of the lot constrain development. The bridal trail greatly impacts the use of the entire property and is largely the reason why developable space is constrained. Also, the lot is oddly shaped so the area within the setbacks is extensive. The original residence was also built before 1981, when the front yard setback requirement changed from 30 feet to 50 feet. Therefore, the existing residence encroaches into the front yard setback.

As a result, a portion of the residential addition (205/1,087 square feet) encroaches into the side yard setback with a maximum encroachment length of 13 feet. A portion of the raised deck(34/420 square feet) also encroaches into the side yard setback with a maximum encroachment length of 4 feet. The entire stable and corral set aside area would be located in the front yard and would also encroach into the front yard setback a length of 31 feet. Additionally, the 11 square foot addition to the existing garage located partially in the front yard setback will also exist in the front yard setback. Finally, pool as-built shed will be located in the side yard setback and the house as-built shed will be located in the front yard setback. It would be extremely challenging to relocate either shed. The pool equipment shed needs to be located relatively close to the swimming pool and the other areas on the property available to locate both sheds outside of setbacks are either slopes which would require substantial grading or directly off the driveway in front of the residence which would impede access to the residence and make them more visible to the roadway easement.

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 a portion of the residential addition to encroach into the side yard setback with a maximum encroachment length of 13 feet is necessary to the preservation of the Applicant's property right since the residence without the residential additions is 4,357 and it is located in the RA-2 zone which allows for larger residences. Other portions of the lot cannot feasibly be developed due to the location of the building pad and the bridal trail that traverses the property. The residential addition within the side setback area is being constructed where there already stands a legally permitted trellis structure. The residential addition does not push the structural



coverage of the lot anywhere close to the maximum structural coverage allowed on the property.

The variance to allow a portion of the raised deck to encroach into the side yard setback with a maximum encroachment length of 4 feet is necessary to the preservation of the Applicant's property right since it provides the Applicants' with outdoor space off of the residence which is enjoyed by other residences. The raised deck is hardly distinguishable from the residence structure when looking at the structure from the side and rear. The small building area on the property prevents any additions from being placed on the front or side of the house without encroaching into the setback areas.

The variance to allow the entire stable and corral set aside area to be located in the front yard and to encroach into the front yard setback a length of 31 feet is necessary to the preservation of the Applicants' property right since it is required for property owners to have the set aside area and there is no other feasible area. Access, due to steep topography and the steepness of the bridal trail, makes it impossible to access the stable from the bridal trail and therefore must be off of the roadway easement. Other properties that have development constraints were granted variances for stable and corral set aside areas in the front yard.

The 11 square foot addition to the existing garage in the front yard setback is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same vicinity and zone because it will allow them to park their larger vehicles inside the garage instead of on the driveway. Additionally because the existing garage is already located in the front yard setback due to construction before 1981, it is necessary that the addition also occur in the front yard setback.

Properties are allowed up to five accessory structures, including up to two storage sheds, at 120 square feet each, and the two sheds to be permitted are 57 and 82 square feet each, well under the allowable size of accessory structures permitted on every property in the City. This would be permissible without discretionary review if they were not located in the setback areas.

The variance to allow the as built shed in the side yard setback area is necessary to the preservation of the Applicant's property right since the shed is currently being used to contain the pool equipment for the swimming pool & spa which is an accessory use that requires closer proximity to the pool and is an amenity enjoyed by most properties in the City. The size of the pool shed, 57 square feet, would be approved administratively if it were located outside of the side setback on the property. Because the property is oddly shaped, has a bridal trail traversing the middle, and has sloped topography, while still being located close to the pool makes finding an alternate

location outside of setbacks in a buildable area not feasible without negatively impacting visibility to the roadway easement.

The variance to allow the as built shed in the front yard setback area is necessary to the preservation of the Applicant's property right since the shed is currently being used as storage that serves the residence which is an accessory use that requires closer proximity to the house and is an amenity enjoyed by many properties in the City. The size of the house shed, 82 square feet, would be approved administratively if it were located outside of the front setback on the property. Because the property is oddly shaped, has a bridal trail traversing the middle, and has sloped topography, finding an alternate location outside of setbacks in a buildable area while still providing the accessibility needed for its purpose of serving the house is not feasible without impeding access to the house or negatively impacting visibility to the roadway easement.

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 residential addition to encroach into the side yard setback with a maximum encroachment length of 13 feet would not be materially detrimental to the public welfare or injurious to the properties in the vicinity because the additions will appear to be part of the house. The current residence already encroaches into the side yard setback due to the fact that it was built at a time when the setbacks were smaller. The residential addition will not encroach further into the side yard setback than the current residence.

The variance to allow a portion of the raised deck to encroach into the side yard setback with a maximum encroachment length of 4 feet would not be materially detrimental to the public welfare or injurious to the properties in the vicinity because the deck is already screened by existing vegetation, will have a planter with additional landscaping for enhanced screening, is located in the rear of the residence and not visible from other properties along the roadway easement, and is only minimally visible from across the canyon.

The variance to allow the entire stable and corral set aside area to be located in the front yard and to encroach into the front yard setback a length of 31 feet will not be detrimental to the public welfare or injurious to the properties or improvements in the vicinity because it will not be close to any neighboring property structures.

The 11 square foot addition to the existing garage in the front yard setback would not be materially detrimental to the public welfare or injurious to the properties

in the vicinity because it is a minor addition. The encroachment into the front yard setback is consistent with the permitted footprint of the house and does not make access to and from the property more difficult or dangerous. It will not negatively affect drainage or traffic circulation to and from the property.

The variance to allow the as built shed in the side yard setback area will not be detrimental to the public welfare or injurious to the properties or improvements in the vicinity because it is not visible from the roadway easement and reduces noise from the pool equipment.

The variance to allow the as built shed in the front yard setback area will not be detrimental to the public welfare or injurious to the properties or improvements in the vicinity because it is partially screened by the existing mature landscaping, blends in with the architecture of the residence, and does not prohibit pedestrian access.

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

The variance to allow a portion of the residential addition to encroach into the side yard setback with a maximum encroachment length of 13 feet observes the spirit and intent of the Zoning Ordinance because it will make the property more cohesive with the rural character of the neighborhood. The residential addition 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 when the setbacks were smaller. Thus, almost any development would require encroachment into the setback as the residence is presently located in the setback.

The variance to allow a portion of the raised deck to encroach into the side yard setback with a maximum encroachment length of 4 feet observes the spirit and intent of the Zoning Ordinance because it is orderly and attractive and enhance the aesthetic nature of the home. It also provides area for the Applicant to enjoy the outdoor portion of the home and rural character of the neighborhood despite the topography of the lot. The encroachment is minimal compared to the overall development of the lot and will not affect the rural character of the community.

The variance to allow the entire stable and corral set aside area to be located in the front yard and to encroach into the front yard setback a length of 31 feet observes the spirit and intent of the Zoning Ordinance because it reinforces the equestrian nature of the site should a stable ever be built. Further, it allows for the preservation of the existing equestrian trail that traverses the middle of the property. The size, topography,

the presence of a bridal trail in the middle of the property and configuration of the lot does not support the construction of a stable and corral in another location. By granting this variance, the current or future property owners now have a suitable location for a stable and corral set aside area identified.

The 11 square foot addition to the existing garage in the front yard setback observes the spirit and intent of the Zoning Ordinance because it is an allowed structure under the Zoning Ordinance. The design is orderly and attractive. The expansion will allow the owner to park larger vehicles inside the garage rather than on the driveway.

The variance to allow the as built shed in the side yard setback area observes the spirit and intent of the Zoning Ordinance because pool equipment pads are allowable under the code and enclosures are encouraged to lessen any noise impacts.

The variance to allow the as built shed in the front yard setback area observes the spirit and intent of the Zoning Ordinance because it allows for accessory storage to the residence which enhances the residential use of the property.

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

The variance to allow a portion of the residential addition to encroach into the side yard setback with a maximum encroachment length of 13 feet will not grant a special privilege to the appliance because the additions to the residence is a permitted 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 residential additions is smaller than or similar to other remodeled and new residences in the area.

The variance to allow a portion of the raised deck to encroach into the side yard setback with a maximum encroachment length of 4 feet will not grant a special privilege to the Applicant because it will allow the Applicant to enjoy the outside of the property despite the steep topography in the rear like other property owners within the City.

The variance to allow the entire stable and corral set aside area to be located in the front yard and to encroach into the front yard setback a length of 31 feet will not grant special privilege to the applicant. There are several properties in the City that do not lend themselves to construction of a stable and corral in the areas required by the zoning code. The size, topography, the presence of a bridal trail in the middle of the property and configuration of the lot does not support the construction of a stable and

corral anywhere else on the lot. Almost every other property within the City has a stable and corral set aside area.

The 11 square foot addition to the existing garage in the front yard setback will not grant a special privilege to the applicant because the existing garage is already located in the front yard setback due to construction before the changed requirements in 1981. Almost any addition to the garage would require a variance from the front yard setback.

The variance to allow the as built shed in the side yard setback area will not grant special privilege to the applicant because it is part of residential activities and associated with enjoyment of the property as is afforded to most other properties in the City. It satisfies the need for a pad for the pool equipment which is afforded to any property with a swimming pool or spa.

The variance to allow the as built shed in the front yard setback area will not grant special privilege to the applicant because it is part of residential activities and associated with enjoyment of the property as is afforded to most other properties in the City. Accessory storage structures are afforded to most other properties, especially properties similar in size to the subject property. The need to place it in the front setback lies primarily in the odd shape of the lot making what would otherwise be located on the side of the residence to be located in the front.

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 residential addition to encroach into the side yard setback with a maximum encroachment length of 13 feet is consistent with the General Plan's requirement of low profile, low-density residential development with sufficient open space between surrounding structures. The additions to the residence, do not increase density. Even though the additions to the residence encroach into the setback areas, there is still sufficient space in the setbacks to buffer the property's residential use from other neighboring residences.

The variance to allow a portion of the raised deck to encroach into the side yard setback with a maximum encroachment length of 4 feet is consistent with the General Plan. Even though the raised deck may be visible to properties bordering the canyon behind the property, there is still sufficient space and landscaping in the setback to buffer the property's residential use from other neighboring residences. These improvements will also allow the property owner to make greater use of the residence despite its topography and construction pursuant to an older code. Further, a planter with low shrub landscaping to screen the out of grade condition of the deck is included in the project.

The variance to allow the entire stable and corral set aside area to be located in the front yard and to encroach into the front yard setback a length of 31 feet is consistent with the General Plan. Even though the stable and corral set aside location is in the front yard, it is in line with the City's General Plan's goal to maintain to maximum extend feasible the natural terrain of the lots. The size, topography, the presence of a bridal trail in the middle of the property, and configuration of the lot does not support the construction of a stable and corral in another location on the property. By granting this variance, the current or future property owners are able to identify a stable and corral set aside area at a future date that is a suitable location.

The 11 square foot addition to the existing garage in the front yard setback is consistent with the General Plan. There is sufficient space in the front yard setback to buffer the garage from other neighboring residences. It will allow the owner to park larger vehicles inside the garage rather than on the driveway.

The variance to allow the as built shed in the side yard setback area is consistent with the General Plan in that it reinforces the residential nature of the property. Swimming pools, and pool equipment needed for such pools, are residential uses.

The variance to allow the as built shed in the front yard setback area is consistent with the General Plan in that it also reinforces the residential nature of the property by providing storage that directly serves the residence.

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. 951 for Site Plan Review for construction of a new 1,018 square foot residential addition and Variances allowing construction to allow for residential and deck additions to encroach into the side setback, two as-built sheds in the side and front yard setbacks, the stable and corral set aside area encroachment in its entirety in the front yard setback and front yard area, and the garage expansion in 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 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 11, 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 Site Plan Review and Variance approvals shall be incorporated into the building permit working drawings, and where applicable complied with prior to issuance of a grading or building permit from the building department. The conditions of approval of this Resolution shall be printed onto 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 9,078 square feet or 8.95% of the net lot area, in conformance with lot coverage limitations (20% maximum). The structural coverage on the building pad shall not exceed 9,162 square feet or 102.54%.

The total lot coverage proposed, including structures and flatwork, shall not exceed 15,198 square feet or 14.99%, of the net lot area, in conformance with lot coverage limitations (35% max).

H. The overall grading for the project shall not exceed 300 cubic yards total (which includes overexcavation and recompaction but excludes any grading for the stable set aside area). The disturbed area of the lot, shall not exceed 33.88%.

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

J. A 57 square foot as-built pool shed and an 82 square foot as-built house shed located in the side and front setbacks, respectively, shall remain in their as-built condition and size and shall be legally permitted as part of this project.

K. The ridgelines facing every direction will have elevation increases. However, the highest finished roof height of the proposed improvements shall not



exceed the height of 17 feet, 1 inch, as indicated on the plans on file with the City stamp dated 10/11/18.

L. The applicant shall enhance the existing landscaping on the property to adequately screen the raised deck from neighboring properties to the satisfaction of City staff and the Fire Department. This shall be accomplished by planting landscaping in the proposed planter adjacent to the raised deck as well as on the sloped area in front of the planter to fully screen the planter structure.

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, roofing and material requirements of properties in the Very High Fire Hazard Severity Zone.

N. All utility lines to the residence 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. Any construction facility, such as a construction fence, trailer/office or portable toilet must be authorized by City staff with such authorization being revoked at any point deemed necessary by City staff. Such facilities to a maximum extent practicable, shall be located in a manner not visible from the street, except for a construction fence, and be in a location satisfactory to 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](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 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, including certifications of ridgelines of the structure, 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 proposed deck 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.

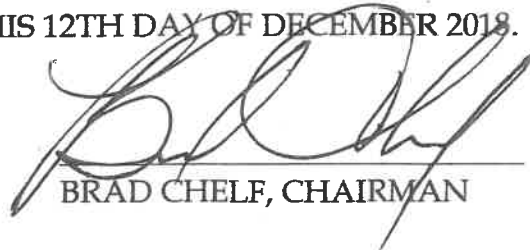
AA. The applicant shall execute an Affidavit of Acceptance of all conditions of this permit pursuant to Zoning Ordinance, or the approval shall not be effective. The affidavit shall be recorded together with the resolution.

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 12TH DAY OF DECEMBER 2018.



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. 2018-16 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL FOR A SITE PLAN REVIEW AND VARIANCES TO CONSTRUCT RESIDENTIAL AND GARAGE ADDITIONS THAT WOULD ENCROACH INTO SETBACKS, ENLARGE AN ABOVE GRADE DECK, LEGALIZE TWO AS-BUILT SHEDS, AND TO ALLOW THE STABLE AND CORRAL SET ASIDE AREA IN THE FRONT YARD SETBACK AREA IN ZONING CASE NO. 951 AT 26 MIDDLE RIDGE LANE SOUTH, LOT 248-A-2-UR, (JEFF AND CAMILLE MANQUEN).

was approved and adopted at a regular meeting of the Planning Commission on December 12, 2018 by the following roll call vote:

AYES:           CARDENAS, COOLEY, KIRKPATRICK, SEABURN, AND CHAIR CSELF.

NOES:           NONE.

ABSENT:        NONE.

ABSTAIN:       NONE.

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

Administrative Offices.

  
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YVETTE HALL, CITY CLERK