



CONSTRUCTION OF A SWIMMING POOL OR SPA

The Rolling Hills Zoning Ordinance requires swimming pools/spas with 800 square feet or more of water surface area to receive Site Plan Review approval from the Planning Commission. Under Site Plan Review, the Planning Commission may require a landscaping plan and a landscaping bond/security deposit to be deposited with the City prior to the issuance of a building permit for the construction of the swimming pool/spa. Security deposits are held by the City for a minimum of two years **after** planting to ensure that the landscaping complies with the approved plan and that it is being maintained in good condition.

Swimming pools/spas less than 800 square feet of water surface area which do not require grading, do not cause exceedance of the structural or total lot coverage or disturbed area limitations, which do not encroach into setbacks and which are not in the front yard, may be approved over-the-counter (administrative approval). However, a landscaping plan is required prior to the issuance of a building permit.

Pool equipment must be located outside of a required setback and properly screened. Screening cannot exceed 5 feet in height from finished grade and may include landscaping and an enclosed wall. Sound attenuating equipment must be installed to dampen the sound, especially if located near a neighbor's property. Landscape screening for a swimming pool/spa may not include trees that grow to a mature height that exceeds the ridge height of adjacent structures. An inspection will be conducted one year after the swimming pool/spa is constructed to determine compliance with the approved landscaping plan.

For any swimming pool/spa, plans must show that the lot can be developed (or an area set aside) with a minimum 1,000 square foot stable/corral with vehicular access. The set aside area for the stable/corral must comply with the City's criteria for development and must be in an area suitable for construction.

Excavation for a swimming pool/spa is not, in itself, considered grading. However, creation of a buildable pad for the purpose of constructing a swimming pool/spa will require Site Plan Review if the pad creation meets the definition of grading pursuant to the City's Building Code.

Per LA County Building Code, pool barrier/fencing is required.

City of Rolling Hills

2 Portuguese Bend Road
Rolling Hills, CA 90274
(310) 377-1521
www.Rolling-Hills.org

