



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

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

**AGENDA
ADJOURNED REGULAR MEETING
OF THE PLANNING COMMISSION
CITY OF ROLLING HILLS
7:30 AM
TUESDAY, APRIL 16, 2019
MEET AT 5 FLYING MANE LANE**

1. CALL MEETING TO ORDER
2. ROLL CALL
3. COMMENTS FROM THE PUBLIC ON ITEMS NOT ON THE AGENDA
4. FIELD TRIPS

A. ZONING CASE NO. 957. Request for a Variance from the requirement that utility lines be placed underground, (Sec.17.27.30 of RHMC), in conjunction with the construction of an addition and major remodel at an existing single family residence at **5 Flying Mane Lane**, (Lot 45-SF), (Walker).

RECOMMENDED ACTION:

1. Motion to continue discussion to regular Planning Commission meeting in the evening on April 16, 2019.

B. ZONING CASE NO. 956. Request for a Site Plan Review for grading of 5,835 cubic yards of cut and 5,835 cubic yards of fill and construction of a new 6,972 square foot residence with 1,157 square foot garage and 1,457 square foot covered porches, 2,000 square foot basement and 1,172 square foot swimming pool with a spa and other miscellaneous outdoor amenities; a Conditional Use Permit to construct an 800 square foot guesthouse; and Variances for a driveway that covers more than 20% of the front yard setback area and to exceed the maximum 40% permitted disturbance of the lot in Zoning Case No. 956 at **8 Middleridge Lane South** (Lot 254-UR), Rolling Hills, CA (ZHANG).

RECOMMENDED ACTION:

1. Motion to continue discussion to regular Planning Commission meeting in the evening on April 16, 2019.

5. ADJOURNMENT

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.

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



MEMORANDUM TO RECUSE

TO: Honorable Chairman and Members of the Planning Commission

FROM: Yolanta Schwartz, Planning Director

SUBJECT: Zoning Case No. 957 Field Trip
5 Flying Mane Lane

DATE: April 16, 2019

Due to the proximity of the property of **Commissioner Kirkpatrick** and **Chairman Chelf** to the subject property, **Commissioner Kirkpatrick** and **Chairman Chelf** should recuse themselves from consideration of Zoning Case No. 957, 5 Flying Mane Lane. They may however, attend the field trip and participate as residents.



**Agenda Item No. FT 4A
Mtg. Date: 4-16-19**

**TO: HONORABLE CHAIRMAN AND MEMBERS OF THE PLANNING
COMMISSION**

FROM: YOLANTA SCHWARTZ, PLANNING DIRECTOR

APPLICATION NO.	ZONING CASE NO. 957
SITE LOCATION:	5 FLYING MANE LANE (LOT 45-SF)
ZONING AND SIZE:	RAS-1, 1.8 ACRES
APPLICANT:	RICHARD WALKER
REPRESENTATIVE:	JOSEPH SPIERER, ARCHITECTS
PUBLISHED:	APRIL 4, 2019
ATTACHMENTS:	LETTERS FROM INDUSTRY SPECIALISTS

PROJECT DESCRIPTION AND RECOMMENDATION

The applicant requests a Variance from the requirement of Section 17.27.30 of the Zoning Ordinance, that all utility lines be undergrounded in conjunction with an addition.

It is recommended that the Planning Commission review the staff report, view the site condition, open the public hearing and take brief public testimony; and continue the meeting to the evening meeting of the Planning Commission.

BACKGROUND

In February 2013, the property owners received an administrative approval (over-the counter) for a 992 square foot addition and major renovation to the residence. In June of 2015 an administrative approval was granted for a new 790 square foot swimming pool. The applicant has completed the construction and is awaiting final sign off of the residential structure, subject to either undergrounding of the utility lines or obtaining a variance from the requirement. The swimming pool construction has been finalized.

One of the conditions of the approval was to underground all of the utility lines. Section 17.27.030 of the Zoning Ordinance states in part that "All utilities servicing the building in question or any residentially zoned parcel shall be installed underground

upon: (B) Remodeling of a primary or accessory building which entails enlargement of the structure or alteration of the building footprint, and (D) Relocating or increasing the electrical panel servicing a building or parcel”.

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

Prior to finaling the residence, both, the City staff and the building inspector required that the utility lines be placed underground.

Staff met with the owner and spoke to the Edison planner to discuss alternatives, such as trenching in a different direction or around the hill and connecting to the new panel from a different angle or trenching closer to the surface. The applicant stated that he considered these options and spoke to experts in this field and was advised that these are not feasible alternatives.

REPORTS SUBMITTED

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

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

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

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

4. Kevin Van Duong, Edison Co. Planner states that he has concerns with the soils integrity due to “the sharp pitch of the hill side slope” between the power pole and the panel location.

APPLICANT’S JUSTIFICATION

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

1. The area where the power/utility lines are located is steep and made of bedrock

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

REVIEW BY OTHER AGENCIES

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

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

RECEIVED

APR 1 1999

CITY OF MOUNTAIN VIEWS
BY _____

REMOVED

APR 10 2019

City of Rolling Hills
By _____

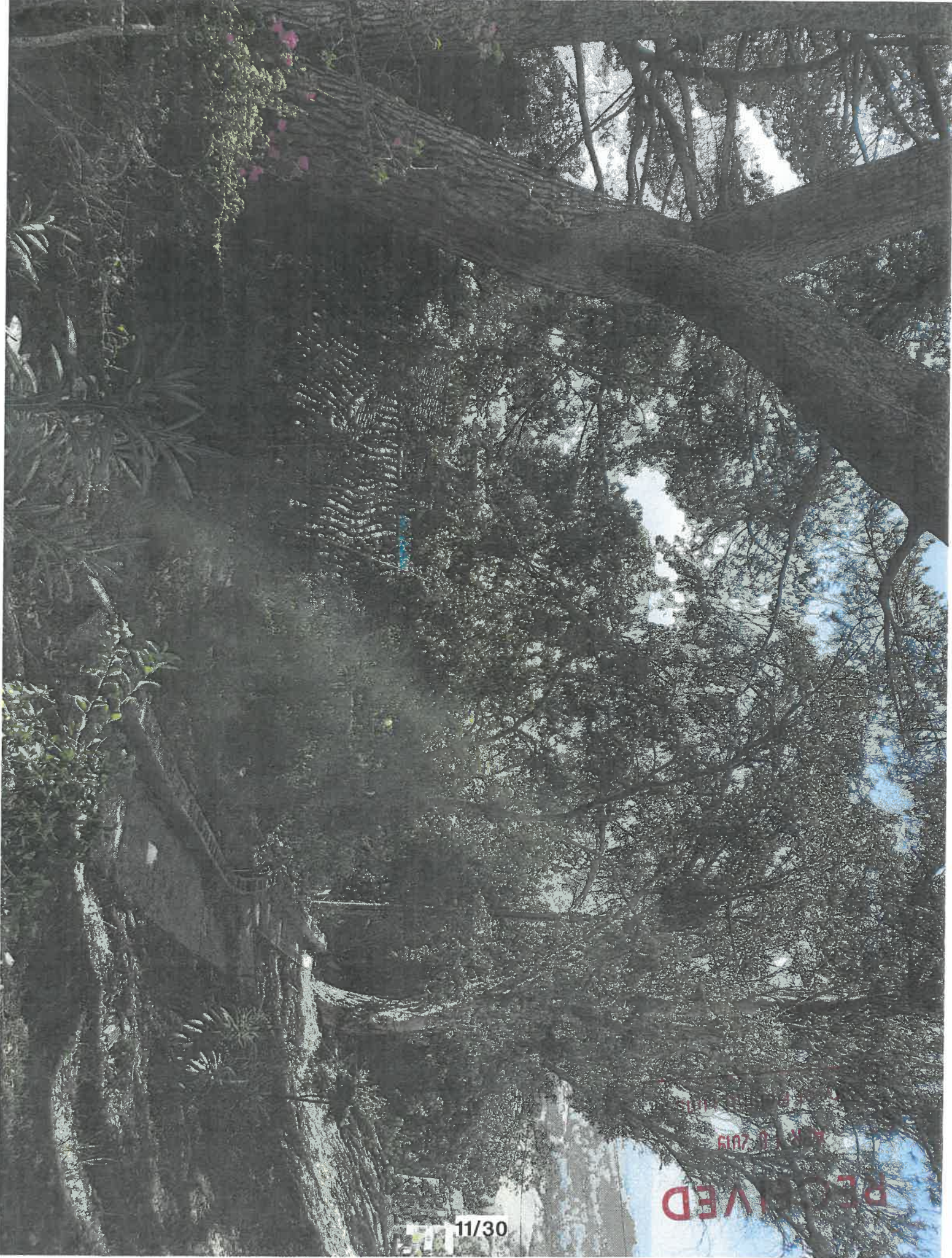
City of Rolling Hills
By _____

APR 11 2019

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City of Rolling Hills
APR 11 2019

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U.S. DEPARTMENT OF AGRICULTURE
FOREST SERVICE

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APR 10 2019

City of Rolling Hills
By _____



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T.I.N. ENGINEERING COMPANY

Geotechnical • Structural • Environmental

17834 Bailey Drive • Torrance, CA 90504

Tel/Fax: (310) 371-7045 • tinsoilsheep@gmail.com

File No.: 121888

January 26, 2019

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

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

- REFERENCES:**
1. Limited Combined Soil and Geologic Engineering Investigation and Report for Proposed House Additions, House Remodeling, and New Pool at #5 Flying Mane Lane, Rolling Hills, California, dated May 10, 2012.
 2. County of Los Angeles, Geologic and Soils Engineering Review Sheet, dated August, 28, 2015.
 3. T.I.N. Engineering Company, Addendum Letter No. 1 - Response to County Geologic and Soils Comments, for Proposed Pool at #5 Flying Mane Lane, Rolling Hills, California, dated September 2, 2015.

Dear Mr. Walker:

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

Mr. Richard Walker

- 2 -

January 26, 2019

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

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

Very truly yours,

T.I.N. ENGINEERING COMPANY

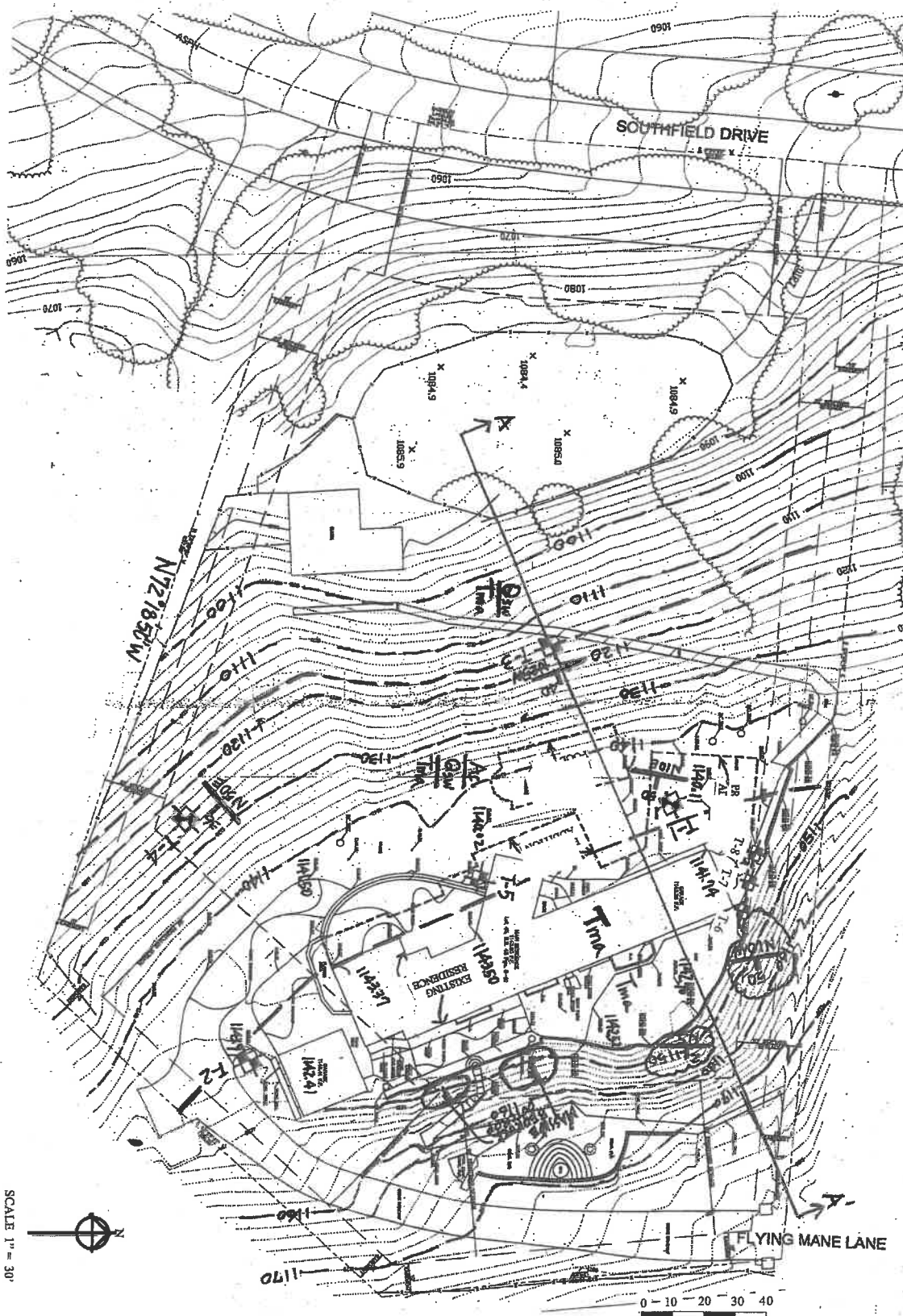


Tony S. C. Lee, M.S., P.E.
Project Engineer

TSCL: ir

Enclosures: Geologic Map.....Plate 1

Distribution: Client (3)



MR. RICHARD WALKER #5 FLYING MANE LANE RANCHO PALOS VERDES, CALIFORNIA	GEOLOGIC MAP	
	SCALE 1" = 30'	PLATE 1
DATE: JANUARY 26, 2019 JOB NO.: 121888	T.I.N. ENGINEERING COMPANY	

LEGEND

EXPLORATORY TEST TRENCH T-1
 T-1

BEDDING ATTITUDE
 N10E

FILL OVER SLOPE
 WASH OVER SHALE
 Tma

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Earth, Construction, & Mining

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

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

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

February 5, 2019

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

Dear Mr. Walker,

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

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

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

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

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

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

Chuck Bean, ECM Explosives Manager and Principal

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January 30, 2019

Analysis of Undergrounding Main Line

To Whom It May Concern:

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

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

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

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

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

Sincerely,

Robert Storrie
Checker Construction



Joseph Spierer <joe@calarchitect.com>

RE: (External):5 Flying Mane Lane

1 message

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

Wed, Feb 13, 2019 at 4:28 PM

Hello Joseph,

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

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

Let me know should have any additional concerns or questions.

Thank you,

Kevin Van Duong

Electrical Distribution Planner

South Bay Local Planning

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

SCE Rules | SCE Rates | SCE Underground Structures | SCE Electrical Service Requirements





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. 4B
Mtg. Date: 04-16-19

TO: HONORABLE CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: YOLANTA SCHWARTZ, PLANNING DIRECTOR

APPLICATION NO.	ZONING CASE NO. 956
SITE LOCATION:	VACANT LOT APN: 7569-020-004
	8 MIDDLE RIDGE LANE SOUTH (LOT 254-UR)
ZONING AND SIZE:	RAS-2, 3.45 ACRES (EXCL. ROADWAY EASEMENT)
APPLICANT:	KEVIN ZHANG
REPRESENTATIVE:	CRISS GUNDERSON, ARCHITECT
PUBLISHED:	FEBRUARY 7, 2019

The Planning Commission opened a public hearing in this case on February 19, 2019 at City Hall and scheduled a field visit to the site in the morning of March 19, 2019. In March the applicant requested continuation of the case to the April meeting.

LOCATION AND LOT DESCRIPTION

Zoning and Land Size

The property is zoned RAS-2 and excluding roadway easement the lot is 3.45 acres in size. For development purposes the net lot area is 3.1 acres, (137,810 sq.ft.). The lot is vacant. The lot is long and narrow, having a very long frontage along Middleridge Lane South. The rear of the lot slopes to a bridle trail that crosses the lot.

PROJECT DESCRIPTION AND RECOMMENDATION

The Project

The project consists of the construction of a new residence and appurtenant structures, on a vacant lot. The request includes a Site Plan Review, Conditional Use Permit and a Variance.

Site Plan Review

The applicant is requesting a Site Plan Review (SPR), for grading of 5,835 cubic yards of cut and 5,835 cubic yards of fill (to be balanced on site) and to construct a 6,972 square foot residence (previously proposed-7,364 sq.ft.), with 2,000 square foot basement, 1,053 square foot garage (previously 1,157 square foot garage), 1,457 square foot covered porches, 200 square foot entry, 237 square foot trellis, 1,172 square foot swimming pool with 40 square foot pool equipment, 100 square foot water feature, 400 square foot outdoor kitchen, and 100 square foot service yard area. The house design follows the shape and contours of the lot. A SPR is also requested for two not to exceed 5' high retaining walls; one abutting the guest house building pad and one along the driveway.

Conditional Use Permit

A Condition Use Permit is requested to construct an 800 square foot guest house with 337 square foot attached porch.

Variances

The applicant is requesting Variances to exceed the maximum permitted disturbance of the lot by 7% to up to 47%, where maximum permitted is 40%; and to exceed the 20% maximum permitted coverage of a setback with a driveway. The driveway is proposed to cover 33.3% of the front setback. The proposed driveway follows the length of the house and its configuration is dictated by the Fire Department, based on the design of the residence.

Recommendation

It is recommended that the Planning Commission review the staff report, view the silhouette for the project, take brief public testimony and continue the public hearing to the evening meeting of the Planning Commission on April 16, 2019.

AMENDED PROJECT

Since the original submittal the applicant revised the project by reducing the size of the residence by 382 sq.ft by removing the southwesterly wing of the house by the garage and 104 sq.ft. from the garage. This change allows for elimination of the long wall previously proposed along the driveway; reduction of approximately 1,350 sq.ft. of the building pad and allows for a more natural undulating terrain in the area of the reduction of the structure. The architect was also able to lower the pad by about a foot in the area of the garage and the west wing of the residence and stepped down the ridge height portions of the residence, on both sides of the entry by two and a half feet.

TRAFFIC COMMISSION REVIEW

Driveway

Prior to applying to the City for development and a driveway, the architect developed a conceptual plan of the house, fitting it on the flattest portion of the lot, where least amount of grading would be required, and submitted the plan to the Fire Department. For the proposed design, the Fire Department requires a 20' wide driveway, plus two

ZC No. 956 vacant lot known as 8 Middleridge Ln. S.

turn-out areas for the fire trucks, so that they could access the rear of the house with fire hoses.

Subsequently, the architect submitted an application to the Traffic Commission for a driveway apron. Originally, he proposed the driveway apron along the bend of Middleridge Ln. S., approximately 240' south of the northerly property line of the lot. The City's Traffic Engineer questioned the sight distance for visibility of on-coming traffic for the proposed apron, and after providing a sight distance triangle study and a proposal to remove some vegetation on the property for clearer visibility, the Traffic Engineer concurred that this would be an acceptable location. The applicant staked the driveway apron and Traffic Commissioners went to the field to view it. Several adjacent property owners objected to the location of the proposed driveway apron on the basis that it would be too close to their driveways across the street, and if leaving at the same time, the lights from the car could blind the drivers from across the street. They also felt that it would be located in the most curved portion of the road and be dangerous. In the field, several other options were explored. Some of the residents suggested that the driveway apron be moved further up the road and up the hill, on the opposite side of the property line. One property owner objected to that location, and the Traffic Engineer also recommended against it. A suggestion was made to locate the driveway apron further north along the road, in an area where the road is straight. The Traffic Commissioners agreed to that location. The Traffic Engineer had no objection to this preferred driveway location, (by the Traffic Commissioners and neighbors). Following discussion regarding the amount of grading required for this proposed configuration and the length of the driveway, the Traffic Commission voted to recommend that the driveway apron be located near the northerly property line of the site, as suggested at the field trip. This recommendation will be provided to the City Council when the project is presented to them, following Planning Commission's decision on the development. The City Council makes the final decision on Traffic Commission's recommendations.

MUNICIPAL CODE COMPLIANCE

Grading

The low point of the proposed development is the northwesterly corner of the site. Grading will consist of cut and fill of 5,835 cubic yards each and will be balanced on site. The eastern portion of the proposed building pad will be cut to up to 10' in depth (southerly portion of driveway spur along the eastern side of the house); and the western portion of the building pad is proposed to be filled to maximum of 15' at the west end of the residence. A portion of the existing flat area of the building pad is proposed to be lowered 4-5 feet to preserve views over the new house from homes to the south. The resulting slopes will range from 3:1 in the front area to 2.5:1 and 2:1 in the rear of the house.

The applicant did soils investigation on the lot, and the soils engineer deemed the lot buildable.

Disturbance

The disturbance of the lot is proposed to be 64,200 square feet or 47%; a variance is requested.

Height

The highest ridgeline of the house is proposed at 19'2", along the middle span of the residence. The side spans of the residence will be 16'8" in height; the guest house will have a height of 14'10" along the north elevation and 13'10' elsewhere.

Since the previous meeting the architect made few changes to the project. He lowered the pad by about a foot in the area of the garage and stepped down portions of the roof line, on both sides of the entry by two and a half feet.

Drainage

This project is subject to the Low Impact Development (LID) requirements pertaining to stormwater management, including provisions for retention of run-off on the property. The drainage design will collect and convey storm runoff from the project area to the northwest corner and discharge into the street, (near the proposed drwy entry). Energy dissipation will be provided to slow the discharge. Biofiltration units and other LID BMPs will be utilized, as required by the Building Department to treat and retain the runoff. The rear portion that will be undisturbed will continue sheet flow to the rear.

Lot Coverage

The proposed structural coverage on the lot will be 13,318 sq.ft. or 9.5% (previously 13,594 sq.ft. or 9.86%), (accounting for deductions), in conformance with the lot coverage limitations, (20% max. permitted); the proposed total coverage, (structures and flatwork) will be 29,950 sq.ft. or 21.7% (previously 30,454 sq.ft. or 22.1%), accounting for deductions) in conformance with the lot coverage limitations, (35% max. permitted).

Once graded, the residential building pad will be 34,800 sq.ft. a reduction from 36,150 sq.ft.. There exists approximately 4,000 square foot of level area, which will become a part of the larger pad; and will be lowered by about 4-5' from its current elevation. The structural coverage on this pad is proposed to be 11,716 sq.ft. or 33.6% of the pad, (accounting for deductions), (30% guideline); the 1,290 sq.ft. stable pad will have coverage of 36%, if the minimum size stable is developed.

Walls

Two, not to exceed 5' high retaining walls, approximately 50' long are proposed in two locations. One along the driveway, and one to create a small yard area by the guesthouse; all walls will average out to 2.5' in height.

Guest house

Section 17.16.210 (5) of the RH Zoning Ordinance allows guest homes with a Conditional Use Permit with the following restrictions.

- Shall not exceed 800 sq.ft.

- Shall not be located in the front yard or any setback
- A kitchenette and sanitary facility of shower, sink, toilet shall be permitted
- No vehicular access or paved parking area shall be developed within fifty feet of the guest house
- Renting of a guest house is prohibited
- Occupancy of the guest house shall be limited to persons employed on the premises, the immediate family of the occupants of the main residence or by the temporary guests of the occupants of the main residence. No temporary guest may remain in occupancy for more than thirty days in any six-month period
- All requirements of this title must be complied with unless otherwise set forth in the permit or approved plan
- A landscaping plan shall be submitted to the City of Rolling Hills Planning Department staff or Planning Commission, if requested, for approval. The plan submitted must comply with the purpose and intent of site plan review as specified in Chapter 17.16. of this Title.

The proposed guest house meets these conditions; it will be required that a floor plan be submitted.

Utility Lines / Septic Tank

All utility lines for the development shall be placed underground. The Los Angeles County Public Health department will review the septic system.

Stable/corral

A 1,000 square foot area for a future stable and corral has been designated in the north area of the lot, in proximity to the driveway entrance to the lot. Access will be taken from the driveway.

Planning Commission Responsibilities

When reviewing a development application, the Planning Commission must consider whether the proposed project meets the criteria for a Site Plan Review, Conditional Use Permit and Variances, as written below.

Environmental Review

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

Rolling Hills Community Association Review

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

PUBLIC PARTICIPATION

During the Traffic Commission's review several residents objected to the location of the originally proposed driveway apron. One resident objected to the location of the house, size and massing and stated that the house would block his view. Following notification

for the Planning Commission meeting and prior to the first public hearing, the owners of 6 Middleridge Lane S. reviewed the plans and expressed objections to the location of the driveway apron, which is approximately 40 feet from their driveway. Other neighbors on the street reviewed the plans and expressed concerns with the massing and size of the house, visibility of the long driveway, which parallels Middleridge Lane and inquired about screening of the driveway. Few other neighbors reviewed the plans and did not express objections, but stated that the house is big.

At the 2-19-19 public hearing meeting, the neighbors expressed the same concerns.

NEIGHBORING PROPERTIES

Address	Lot Size In Acres- Excl. Roadway Easement	Size In Sq.Ft. House; Garage if known
1 Middleridge S.	5.75	4,541 / 2,263
3 Middleridge S.	3.4	5,190 / 1,038
5 Middleridge S.	3.27	2,650
7 Middleridge S.	3.48	4,095 / 947
9 Middleridge S.	5.69	5,600 / 800
11 Middleridge S.	3.20	3,626
2 Middleridge S.	1.88	5,239 / 980
4 Middleridge S.	1.84	2,790
6 Middleridge S.	3.40	3,869 / 806
10 Middleridge S.	2.22	3,657 / 773 (proposed hs 4,531)
Proposed: 8 Middleridge S.	3.48	6,972/1053

Project Summary

REVIEW	EXISTING		PROPOSED	
<u>RA-S- 2 ZONE SETBACKS</u> Front: 50 ft. from front easement line Side: 35 ft. from property line Rear: 50 ft. from rear easement line	VACANT LOT		NEW SINGLE FAMILY RESIDENCE WITH GARAGE, BASEMENT; GUEST HOUSE, NEW DRIVEWAY; MISCL. ACCESSORY STRUCTURES	
Construction of a new residence/ garage requires a SPR; Guest house requires a CUP; Exceedance of disturbance of the lot and coverage with a drwy requires a Variance			Residence	6972 sq.ft.
			Garage	1053 sq.ft.
			Pool/spa	1172 sq.ft.
			Pool eqpm.	40 sq.ft.
			Guest house	800 sq.ft.
			Stable-future	450 sq.ft.
			Attch. porches	1794 sq.ft.
			Entry	200 sq.ft.
			Attcht. Trellis	237 sq.ft.
			Outdoor kitchen	400 sq.ft.
			Water feature	100 sq.ft.
			Service yard	100 sq.ft.
			Basement (not counted towards coverages)	2,000 sq.ft.
			TOTAL	13,318 sq.ft.
<u>STRUCTURAL LOT COVERAGE</u> (20% maximum)			13,098 sq.ft. (w/ deductions) or 9.5% of 137,810 sq.ft. net lot area	
<u>TOTAL LOT COVERAGE</u> (35% maximum)			29,958 sq.ft. (w/ deductions) or 21.7% of 137,810 sq.ft. net lot area	
<u>BUILDING PADS (30% guideline)</u> Residence, pool, guest hs, & miscl.			11,716 sq.ft. or 33.6% of 34,800 sq.ft. pad (w/ deductions)	
Stable			36% of 1,290 sq.ft. pad -future	
<u>GRADING</u> Site Plan Review required if excavation and/or fill or combination thereof that is more than 3' and covers more than 2,000 sq.ft.) must be balanced on site.			5,835 c.y. cut and 5,835 c.y. fill to be balanced on site	
<u>DISTURBED AREA</u> (40% maximum; any graded building pad area, any remedial grading (temporary disturbance), any graded slopes and building pad areas, and any nongraded area where impervious surfaces exist.)			64,200 sq.ft. or 47% of the net lot area (Variance requested)	
<u>STABLE (min. 450 SQ.FT. & 550 SQ.FT. CORRAL)</u>			Set aside 1,000 sf	
<u>STABLE ACCESS</u>			Future	
<u>ROADWAY ACCESS-</u>			Proposed new driveway approach. Variance requested for covering 33.3% of the front setback (max. permitted 20%)	
<u>VIEWS</u>			Planning Commission review	
<u>PLANTS AND ANIMALS</u>			Planning Commission review	

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.

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.

SOURCE: City of Rolling Hills Zoning Ordinance.

Justification from Applicant

The Applicant's representative states, in part as follows:

Site Plan Review -

- The construction of a single family residence with accessory structures is a permitted use in the City. Grading is required, and the pad will be pushed down 5-6' in the middle of the lot to preserve views of homes to the south.
- The project is slightly larger in size than its neighbors. Its lot area is also larger. Setbacks are exceeded, substantially for most of the construction.
- The building pad is created with a cut or slice of earth that parallels the existing topography and the road. The earth generated is placed in natural appealing curved shape which fills an existing depression.
- With the pad pitched as the existing site slopes, fill slopes follow Middleridge in a natural form. There is no grading in the canyon and all drainage courses remain the same.

- Existing street trees will mostly remain and fire fuel plants and dead vegetation will be removed. The canyon area will remain untouched.
- The residence is sited on a spacious pad with large setback separation beyond the minimum. The large lot at over 3 acres net allows for this rambling house to follow the topography of the lot in a harmonious manner.
- The Traffic Commission, Traffic Engineer and the neighbors agreed on the location of the driveway apron. A path for pedestrians is preserved at the street and there is ample off-street parking due to Fire Prevention access requirement.
- All proposed grading and excavation shall be balanced on site. All standard Best Management Practices for grading and construction shall be employed.

Variances -

- The property is unimproved, and therefore a new driveway is proposed. The Traffic Commission determine the best location of the apron be located towards the north-east corner of the property.
- Topography dictates the residence be sited to the east. Also Fire Prevention requires access to the east and north-east wings of the home. These requirements force driveway front yard coverage of 33% and area of disturbance of 47%.
- Middleridge Ln. S. has exceptionally poor sight lines due to tight curves and steepness. The selected driveway apron location leads to a long driveway in the front setback and additional grading. The recommended location of the apron controls design parameters.

Conditional Use Permit-

- Guest houses are permitted uses and are common in Rolling Hills.