



AGENDA
REGULAR MEETING
OF THE PLANNING COMMISSION
CITY OF ROLLING HILLS
6:30 PM
TUESDAY, JUNE 18, 2019
ROLLING HILLS CITY HALL
2 PORTUGUESE BEND ROAD, ROLLING HILLS, CA 90274

1. CALL MEETING TO ORDER
2. ROLL CALL
3. APPROVAL OF THE AGENDA
4. PUBLIC COMMENTS ON MINUTES AND ANY ITEM NOT ON THE AGENDA
5. APPROVAL OF MINUTES
NONE
6. RESOLUTIONS
 - A. ZONING CASE NO. 953. 13 PORTUGUESE BEND ROAD, (LOT 77-RH) (CARDENAS).

Due to lack of quorum this case is continued to the June 25, 2019 Adjourned Planning Commission meeting.

7. PUBLIC HEARINGS ON ITEMS CONTINUED FROM PREVIOUS MEETING

A. ZONING CASE NO. 956. Request for a Site Plan Review for grading of 6,790 cubic yards of cut and 5,955 cubic yards of fill with 835 cubic yards of export of dirt and construction of a new 6,201 square foot residence with 880 square foot garage and 1,222 square foot covered porches, 3,000 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 direct staff to prepare a resolution of approval/ denial for project as proposed.

8. NEW PUBLIC HEARINGS
NONE
9. NEW BUSINESS
10. OLD BUSINESS
11. SCHEDULE OF FIELD TRIPS (July 16, 2019)
3 Buckboard Road
12. ITEMS FROM STAFF
13. ITEMS FROM THE PLANNING COMMISSION
14. ADJOURNMENT

The meeting is adjourned to an Adjourned Regular Planning Commission meeting on June 25, 2019, at 6:30 PM.

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

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



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.: 7A
Mtg. Date: 06/18/19

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 held several public hearings on this matter including a site visit on April 16, 2019. At the May 21, 2019 meeting the Planning Commission scheduled another site visit on June 18, 2019 to allow the applicant to further revise the project and allow the neighbors and the Planning Commission to view the revised project. Therefore, the Planning Commission and interested parties visited the site earlier in the morning on June 18, 2019.

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

The Project

The project consists of the construction of a new residence, guest house, swimming pool 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 6,790 cubic yards of cut and 5,955 cubic yards of fill, with 835 cy of dirt to be exported from the excavation of the basement and pool; and to construct a 6,201 square foot residence (previously 6,273 sf., 6,972 sf., and before that 7,364 sf.), with 3,000 square foot basement (previously 2,000 sf. basement); 880 square foot garage, (previously 1,120 sf., 1,053 sf. and before that 1,157 sf.); 1,222 square feet porches (previously 2,037 sf., 1,457 sf., plus 237 sf. trellis), 238 square foot entryway (previously 200 sf.), 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 one not to exceed 5' high retaining wall along the driveway, (previously two walls).

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 over 9% to up to 49.9%, 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 and consider the amended application, accept public comments and provide direction to staff.

AMENDED PROJECT

PREVIOUSLY AMENDED:

For the third submittal in May 2019, the applicant revised the project by reducing the size of the residence by 72 sq.ft. and the garage by 240 square feet by removing 20' from the middle of the residence; increased the garage by 67 sq.ft; increased the basement by about 1,000 sq.ft. and increased the size of the porches by 343 sq.ft. This change allows for elimination of a portion of the driveway near the south-east corner of the house, although a greater hammer head area had to be added near the garage. The architect was also able to lower the building pad by additional one foot and lowered the pitch of the roof by about 2 feet. Most of the building pad was lowered by over 6' from the originally proposed project. The guest house was moved further away from the street side, thus eliminating the retaining wall previously proposed. In addition, more natural

grades were created with 2.5:1 and 3:1 slopes throughout the graded areas. The shrubs along the northern property line will remain and is so noted on the site plan. The stormwater biofiltration unit was placed away from the street side. In order to create some of the gentler slopes and lower the building pad, the size of the building pad shrunk by about 4,000 square feet, resulting in greater building pad coverage. The proposed building pad will be 30,600 sq.ft. with 36% structural coverage-with allowable deductions, and includes the guest house, (guideline 30%).

ADDITIONAL REVISIONS

For the current submittal, (June 2019), the applicant has further revised the project:

- Reduced the garage by 240 sq.ft. and the house by 72 sq.ft.
- Shortened the length of the garage by 10'.
- Reduced the covered porches by 478 sq.ft.
- Total reduction in surface of the roof - 784 sq.ft.
- Added 38 sq.ft. to the entry
- Footprint moved east and south for additional separation to northerly neighbor.
- Water feature is moved
- Adjustment in driveway to comply with hammerhead turnaround requirements.
- Omit S-W light well

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 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, (near the south easterly 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 near the northwesterly property line, in an area where the road is has less of a curve. The Traffic Commissioners agreed to that location. The Traffic Engineer had no objection to this preferred driveway location. 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 in the field. At the May 23, 2019 Traffic Commission meeting, members of the Traffic Commission memorialized the recommendation to approve the driveway provided in the field. This recommendation will be brought 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 of 6,790 cubic yards and 5,955 cubic yards of fill with 835 cy of dirt will be exported from the basement and swimming pool; (export of dirt is allowed from the basement and the pool). 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. The building pad is proposed to be lowered about 6 feet from the original proposal to preserve views over the new house from homes to the south. The resulting slopes will range from 3:1 to 2.5:1.

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 68,868 square feet or 49.9%; a variance is requested.

Height

The applicant lowered the ridgeline several times since the original submittal and lowered the building pad by approximately 6' from the original submittal. The highest ridgeline of the house is proposed at 18'2" from the finished grade, along west elevation, and was reduced in length by almost 50%. The ridge is then stepped down to as low as 13'3". The guest house will have a height of 14'10" along the north elevation and 13'10' elsewhere. Of the homes 3 chimneys, 2 are below the main ridge of the house and out of sight, with the third 6 inches above the main ridge. The Chimneys will run in a north south direction, which is parallel to views from behind, minimizing impact.

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 unit and other LID BMPs will be utilized, as required by the Building Department to treat and retain the runoff. The rear portion of the lot will continue sheet flow to the rear.

Lot and Building Pad Coverage

The net lot area is 137,810 square feet. The proposed structural coverage on the lot will be 11,603 sq.ft. or 8.4% (w/out deductions) and 8.2% w/deductions in conformance with the lot coverage limitations, (20% max. permitted); the proposed total coverage, (structures and flatworks) will be 28,243 sq.ft. (w/deductions) or 20.5% and 20.6% w/out deduction in conformance with the lot coverage limitations, (35% max. permitted).

The proposed building pad will be 30,600 sq.ft. with 35.9% structural coverage-accounting for allowable deductions, and includes the guest house on the same pad, (guideline 30%). 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 5' from its current elevation. The future stable pad will be 1,290 sq.ft. and will have coverage of 36%, if the minimum size stable of 450 sq.ft. is developed.

Walls

One not to exceed 5' high retaining wall, approximately 50' long is proposed along the driveway and will average out to 2.5' in height. The wall near the guest house was eliminated

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 will be required to 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. New construction of a single family residence and accessory structures.

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. During the Planning Commission meeting and proceedings several residents along Middleridge Lane South expressed concerns with the massing and size of the house, grading amount, loss of privacy, loss of views, visibility of the long driveway, which parallels Middleridge Lane and inquired about screening of the driveway. The owners adjacent to the property to the north expressed concerns with the proximity of the driveway to their driveway, screening of the structures, loss of privacy and noise. Few other neighbors reviewed the plans and did not express objections, but stated that the house is big. (The applicant responded in several ways; by reducing the size of the house, garage and covered porches, reducing the length of the house/garage, eliminating retaining walls and lowering the building pad by over 6’ from the original proposed development and the ridge line of the house).

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	6,201/880

Project Summary

REVIEW	PROPOSED MAY 2019		CURRENTLY PROPOSED	
RA-S- 2 ZONE SETBACKS Front: 50 ft. from front easement line Side: 35 ft. from property line Rear: 50 ft. from rear easement line	NEW SINGLE FAMILY RESIDENCE WITH GARAGE, BASEMENT; GUEST HOUSE, NEW DRIVEWAY; MISCL. ACCESSORY STRUCTURES		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	6273 sq.ft.	Residence	6201 sq.ft.
	Garage	1120 sq.ft.	Garage	880 sq.ft.
	Pool/spa	1172 sq.ft.	Pool/spa	1172 sq.ft.
	Pool eqpm.	40 sq.ft.	Pool eqpm.	40 sq.ft.
	Guest house	800 sq.ft.	Guest house	800 sq.ft.
	Stable-future	450 sq.ft.	Stable-future	450 sq.ft.
	Attch. porches	2037 sq.ft.	Attch. porches	1222 sq.ft.
	Entry	200 sq.ft.	Entry	238 sq.ft.
	Attcht. Trellis	0 sq.ft.	Attcht. Trellis	0 sq.ft.
	Outdoor kitchen	400 sq.ft.	Outdoor kitchen	400 sq.ft.
	Water feature	100 sq.ft.	Water feature	100 sq.ft.
	Service yard	100 sq.ft.	Service yard	100 sq.ft.
	Basement (not counted towards coverages)	3,000 sq.ft.	Basement (not counted towards coverages)	3,000 sq.ft.
	TOTAL	12,692 sq.ft.	TOTAL	11,603 sq.ft.
STRUCTURAL LOT COVERAGE (20% maximum)	12,472 sq.ft. or 9.0% (w/ deductions) of 137,810 sq.ft. net lot area. 9.2% w/out deductions		11,603 sq.ft. or 8.4% (w/out deductions) & 8.2% w/ deductions of 137,810 sq.ft. net lot area.	
TOTAL LOT COVERAGE (35% maximum)	29,052 sq.ft. (w/ deductions) or 21.1% of 137,810 sq.ft. net lot area 21.4% w/out deduction		28,243 sq.ft. (w/ deductions) or 20.5% of 137,810 sq.ft. net lot area 20.6% w/out deduction	
BUILDING PADS (30% guideline) Residence, pool, guest hs, & miscl. Stable	11,029 sq.ft. or 36% of 30,600 sq.ft. pad (w/ deductions) 36% of 1,290 sq.ft. pad -future		10,990 sq.ft. or 35.9% of 30,600 sq.ft. pad (w/ deductions) 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.	6,790 cy cut and 5,955 cy fill – 835cy from basement & pool excavation to be exported	6,790 cy cut and 5,955 cy fill – 835cy from basement & pool excavation to be exported
<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.)	68,886 sq.ft. or 49.9% of the net lot area (Variance requested)	68,886 sq.ft. or 49.9% of the net lot area (Variance requested)
<u>STABLE (min. 450 SQ.FT. & 550 SQ.FT. CORRAL)</u>	Set aside 1,000 sf	Set aside 1,000 sf
<u>STABLE ACCESS</u>	Future	Future
<u>ROADWAY ACCESS-</u>	Proposed new driveway approach. Variance requested for covering 33.3% of the front setback (max. permitted 20%)	Proposed new driveway approach. Variance requested for covering 33.3% of the front setback (max. permitted 20%)
<u>VIEWS</u>	Planning Commission review	Planning Commission review
<u>PLANTS AND ANIMALS</u>	Planning Commission review	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 -

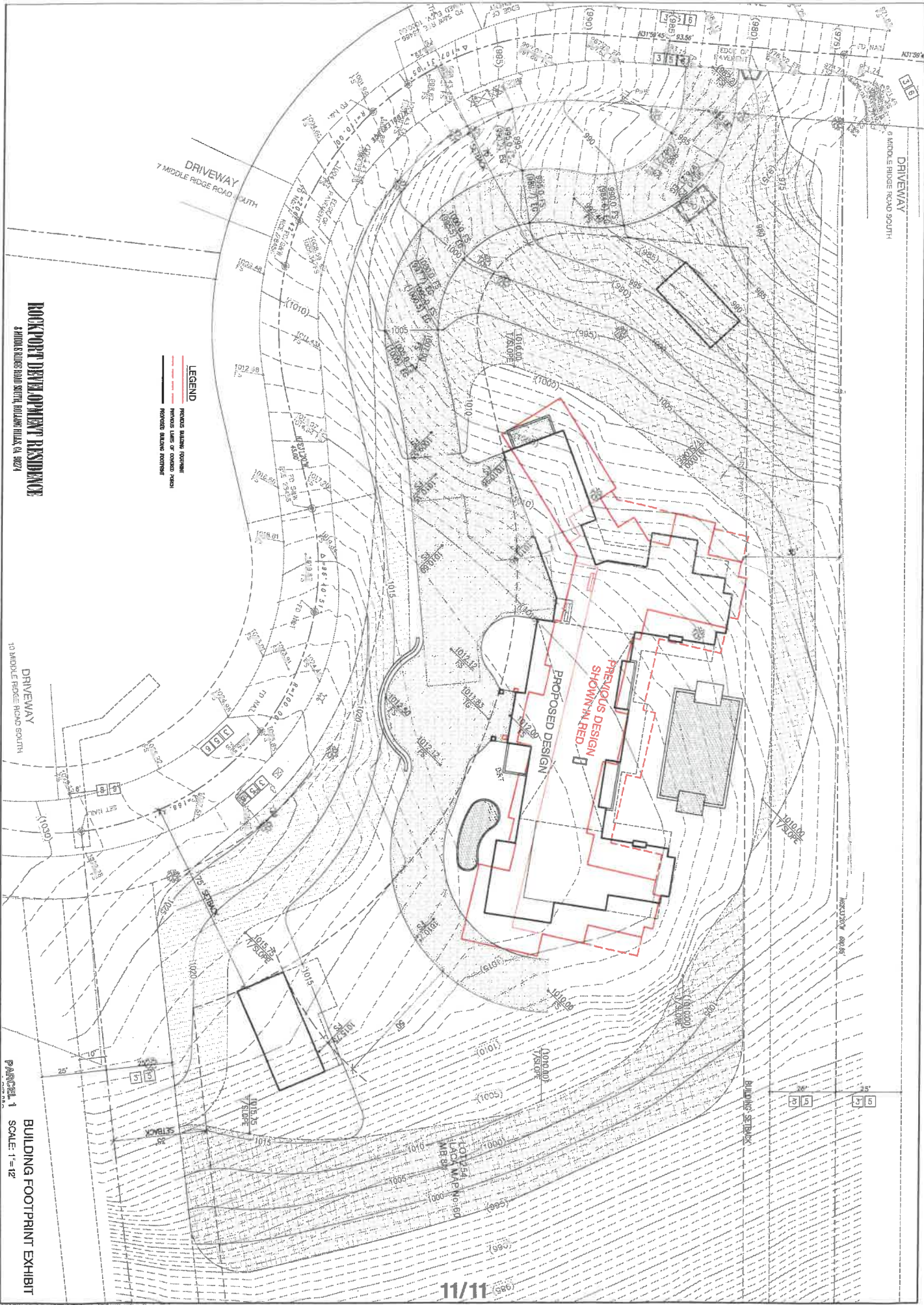
- The construction of a single family residence with accessory structures is a permitted use in the City. Grading is required, and the pad will be pushed down 5-6' in the middle of the lot to preserve views of homes to the south.
- The project is slightly larger in size than its neighbors. Its lot area 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 and 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.
- Most of the grading quantities will be balanced on site, with very little amount of dirt exported from excavation
- 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 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 47.0%.
- 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



DRIVEWAY
7 MIDDLE RIDGE ROAD NORTH

DRIVEWAY
8 MIDDLE RIDGE ROAD SOUTH

LEGEND
 --- PROPOSED BUILDING FOOTPRINT
 --- PROPOSED LINES OF CONTOUR MARK
 --- REVERSED BALANCE FOOTPRINT

PROPOSED DESIGN
 PHENIX DESIGN
 SHOWN IN RED

ROCKHOPP DEVELOPMENT RESIDENCE
 8 MIDDLE RIDGE ROAD SOUTH, HIGHLAND HILLS, CA 90274

DRIVEWAY
10 MIDDLE RIDGE ROAD SOUTH

BUILDING FOOTPRINT EXHIBIT
 PARCEL 1 SCALE: 1"=12'