



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

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

AGENDA
REGULAR MEETING
OF THE PLANNING COMMISSION
CITY OF ROLLING HILLS
6:30 PM
TUESDAY, JULY 16, 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
 - A. June 18, 2019, Adjourned Regular Meeting of the Planning Commission
 - B. June 18, 2019, Regular Meeting of the Planning Commission
6. RESOLUTIONS
 - A. RESOLUTION NO. 2019-12. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING A SECOND MAJOR MODIFICATION TO PREVIOUSLY GRANTED SITE PLAN REVIEW, CONDITIONAL USE PERMIT, AND VARIANCE ENTITLEMENTS TO APPROVE A VARIANCE TO EXCEED THE MAXIMUM PERMITTED LOT DISTURBANCE IN ZONING CASE NO. 896 AT 11 SADDLEBACK ROAD (WARREN).
 - B. RESOLUTION NO. 2019-13. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL FOR A SITE PLAN REVIEW FOR THE CONSTRUCTION OF A NEW RESIDENCE WITH ATTACHED GARAGE AND BASEMENT, RETAINING WALL, SWIMMING POOL, AND GRADING; CONDITIONAL USE PERMIT TO CONSTRUCT A GUEST HOUSE; AND VARIANCES TO EXCEED THE MAXIMUM PERMITTED DISTURBANCE OF THE LOT AND TO EXCEED THE MAXIMUM PERMITTED COVERAGE OF THE FRONT SETBACK WITH A

DRIVEWAY IN ZONING CASE NO. 956 AT 8 MIDDLEIDGE LANE SOUTH
(ZHANG).

7. PUBLIC HEARINGS ON ITEMS CONTINUED FROM PREVIOUS MEETING
NONE
8. NEW PUBLIC HEARINGS
NONE
9. NEW BUSINESS
NONE
10. OLD BUSINESS
NONE
11. SCHEDULE OF FIELD TRIPS (August 20, 2019)

3 Roundup Road
12. ITEMS FROM STAFF

Update on City Council actions (Oral)
13. ITEMS FROM THE PLANNING COMMISSION
14. ADJOURNMENT

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.

MINUTES OF AN
ADJOURNED REGULAR MEETING
OF THE PLANNING COMMISSION
JUNE 18, 2019

A. ZONING CASE NO. 958. Request for a Site Plan Review to construct a new 600 square foot deck with an out of grade condition not to exceed five feet in height located at **3 Roundup Road** (Lot 67-A-EF) Rolling Hills, CA, (Bogdanovich).

PER THE APPLICANT'S REQUEST THE FIELD TRIP PUBLIC HEARING WAS CANCELLED. THE HEARING WAS CONTINUED TO A FIELD TRIP MEETING AT 7:30 AM ON JULY 16, 2019.

Chair Chelf called the meeting to order at 7:50 AM at 11 Saddleback Road.

PRESENT FOR THE FIELD TRIPS WERE:

Chairman Chelf, Commissioners Kirkpatrick, Cardenas and Seaburn
Commissioner Cooley -absent and excused
Yolanta Schwartz, Planning Director
Robert Gaudenti, Agent for 11 Saddleback Road
James Aichelle, resident
Leah Mirsch, resident
Criss Gunderson, Architect
Mr. Joly, Dr. & Mrs. Weinstein, Mr. & Mrs. Becker, Mrs. Kang, Mr. Chang, and Mr. Schmoller, neighbors from Middleridge Lane South

B. ZONING CASE NO. 896-Mod#2. Request for a Major Modification to Zoning Case No. 896 for a Variance to exceed the maximum permitted disturbance of the lot, which exceeds the previously approved variance for the disturbance located at **11 Saddleback Road**. (Lot 48-1-RH and 48-2-RH) Rolling Hills, CA, (Warren).

Planning Director Schwartz gave a brief overview of the proposed Variance. She stated that due to State mandates all projects must comply with certain stormwater management requirements and to meet those requirements the applicant proposes to construct two biofiltration units. She stated that two biofiltration basins are proposed, one 100' x 15' in size and one 60' x 75' cut into the slopes. The biofiltration units are designed to temporarily hold and filter stormwater runoff created by the increase in the impermeable surfaces of the project including the stable. All present went over to view the basins. In response to a question where the water will drain to, Mr. Gaudenti responded that it will drain onto Saddleback Road, just as it does now, but will be slowed down by a dissipater and will be filtered.

There being no further comments, Commissioner Seaburn made a motion that staff prepare a Resolution of approval for the project. Commissioner Cardenas seconded the motion. Chairman Chelf stated that this case will be open to public comments at the June 25, 2019 Adjourned Planning Commission meeting.

C. **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).

Planning Director Schwartz gave an overview of the proposed project and stated that this is the second field trip and a third revision to the project. She stated that at the May 2019 Planning Commission meeting, the applicant submitted a revised plan reducing the size and making other changes to the project, and that the Planning Commission called for a field trip to see the modifications in the field. Criss Gunderson, architect for the project, explained the changes he made which include the following:

- 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, by about 10'
- Water feature is moved
- Adjustment in driveway to comply with hammerhead turnaround requirements.
- Omit S-W light well

Mrs. Kang expressed her concern that the house is still too close to her property, and Mr. Gunderson explained that the existing vegetation will stay to serve as a buffer between the homes and that new vegetation will be introduced. He also stated that Mrs. Kang's house encroaches into the side setback, whereas the proposed house not only doesn't encroach into the 35' side setback, its closest wing to the setback is set 6-10 feet from it.

All present walked over to the area of the proposed guest house and Mr. Joly stated that the guest house would be very close to any structure developed in the future on the portion of his lot adjacent to the applicant's lot, and that the guest house would obstruct the view. He stated that he would like to build a stable in this area in the future.

Several of the residents stated that the guesthouse should be moved, because it's not compatible with the area where it is located.

Everyone present went to Mr. Joly's property at 10 Middleridge Lane South, and stood on the front porch. Commissioner Seaburn noted that the applicant did a good job lowering the house. Mr. Gunderson stated that his client feels the house pad was lowered by too much and that he would like to raise it by one foot. Commissioner Cardenas stated that seeing the revised project staked in the field ameliorates the concerns he had about the project, which he expressed at the May Planning Commission meeting.

DRAFT

Agenda Item No: 5A
Mtg. Date: 07/16/2019

There being no further discussion, the public hearing was continued to the evening meeting on June 18, 2019 beginning at 6:30 pm.

Respectfully Submitted,

Yolanta Schwartz
Planning Director

Date

Approved:

Brad Chelf, Chairman

Date

- DRAFT -

Agenda Item No. 5-B
Meeting Date: 07-16-19

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

CALL MEETING TO ORDER

A regular meeting of the Planning Commission of the City of Rolling Hills was called to order by Chairman Chelf at 6:41 p.m. on Tuesday, June 18, 2019 in the City Council Chamber, at City Hall, 2 Portuguese Bend Road, Rolling Hills, California.

ROLL CALL

Commissioners Present: Cardenas, Kirkpatrick, Seaburn and Chairman Chelf.

Commissioners Absent: Cooley (excused).

Others Present: Yolanta Schwartz, Planning Director.
Jane Abzug, Assistant City Attorney.
Karla Rangel, Administrative Clerk.
Criss Gunderson, Architect.
Dr. and Mrs. Weinstein, 17 Middleridge Lane S.
Mrs. Keng, 6 Middleridge Lane S.
Mr. Joly, 10 Middleridge Lane S.
Mrs. Becker, 5 Middleridge Lane S.
Mr. Cheng 7 Middleridge Lane S.

APPROVAL OF THE AGENDA

Approved as presented.

PUBLIC COMMENTS ON MINUTES AND ANY ITEM NOT ON THE AGENDA

None.

APPROVAL OF MINUTES

None.

RESOLUTIONS

ZONING CASE NO. 953. 13 PORTUGUESE BEND ROAD, (LOT 77-RH) (CARDENAS).

Chair Chelf stated that due to lack of quorum this case is continued to the June 25, 2019 Adjourned Planning Commission meeting.

PUBLIC HEARINGS ON ITEMS CONTINUED FROM PREVIOUS MEETING

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).

Chairman Chelf introduced the item and asked for staff's comments. Planning Director Schwartz gave an overview of the proposed project, which is to construct a residence with a garage, pool, guest house and future stable on a vacant lot. She stated that since the previous meeting the applicant revised some elements of the application. She stated that at the morning field trip the architect detailed the changes which include lowering of the pad by 6' since the first proposal, reduction of the size of the residence by 72 sq.ft., reduction in covered porches by 478 sq.ft. with a total reduction in surface of the roof by 784 sq. ft., house moved away from northerly neighbor by about 10', adjustment in driveway to comply with hammerhead turnaround requirements, and omitted S-W light well.

Chairman Chelf called for public comment.

Mr. Gunderson, Architect on the property, stated that he and the property owners took the neighbors' and the Commissioners comments into consideration and thus decreased the foot print of the house and made other adjustments. He requested that the Planning Commission consider allowing them to add a foot to the pad, since at the level it is now, the property owners' view would be impacted. He stated that the neighbor from 10 Middleridge Lane South would not have his view negatively impacted. He stated that adding a foot would also balance the cut and fill, which would prevent the need to run trucks up and down Middleridge and out of Rolling Hills.

Neighbors from 5, 6, 7, 10, and 17 Middleridge Lane South expressed their gratitude to the Architect and property owner for working towards meeting in the middle, and thanked the Planning Commission for making the decision process fair and open. They stated that although they appreciate the decrease in the foot print of the structure they still don't feel it has been decreased enough to match the rest of the homes on Middleridge Lane South. They stated that the proposed home is too large for the buildable land on the lot. They expressed their desire for the Planning Commission not to grant the applicants' request to increase the pad by 1-foot. They stated their concern of the large house compromising the rural community feel of the City. They stated that they would like the garage moved to the other side of the property in order to maintain the rural feel of the street.

Mr. Gunderson, explained that he cannot move the garage, because the Traffic Commission and the Fire Department rules would not allow for a different driveway configuration. He stated that moving the garage would also not be feasible from a functionality stand point, because the kitchen and family room would be on the opposite side of the house.

Commissioner Cardenas stated that at the last meeting he was the one most opposed to the project. He commented that although he doesn't agree with the Traffic Commission's decision on the driveway, it is not in the Planning Commission's purview to comment on their findings. He acknowledged that proposed properties need to be in line with nearby properties and should have a symbiotic relationship to the homes around them, the lot, and the natural landscape. He stated that it wasn't until today when viewing the property in question, from Mr. Joly's property, that he was able to see how much the massing has decreased. He commented that he is confident that whatever structure is built there will be esthetically pleasing. He stated that Mr. Joly will be the neighbor most affected, because his view from his front entrance will no longer be of a rural lot, but of a lot with a home on it. He commented that because the Architect, reduced the size, the height, and worked with the constraints that he was given, that he is now ready to sign off on the project.

Commissioner Kirkpatrick commented that he wasn't at the last meeting, but he was at the first meeting. He complimented everyone involved, the Architect, the owners, and the residents for compromising during this process. He commented that he doesn't feel moving the location of the garage will resolve the issue, because if it were moved something else will be in its place. He stated that the structures fit on the lot. He commented that the Planning Commission can't argue the Traffic Commission's findings. He stated that changing even one item on the project would change everything else. He stated that this is the product of the compromise. He commented that the project falls within the guidelines for structure mass in relation to lot size. He stated that he is ready to sign off on the project.

Commissioner Seaburn commended everyone involved for being so cordial to one another during the entire process. He commented that everyone's request and concerns were reasonable and stated that the Architect did a great job at compromising with the neighbors, by adjusting the property fairly. He stated that as a Planning Commissioners there are rules that must be followed and findings that must be found, so there is conformity when deciding on other cases. He commented that what they are asking to build fits within the findings and it conforms to the community per the general plan. He stated that the proposed structures fit the lot per the rules. He stated that he is ready to sign off on the project, because it meets the required findings, criteria, and conditional use permit.

Chair Chelf concurred with all of the Commissioners' comments. He commented that if the garage was to be moved then that would create an elevation issue which would mean that the house would have to be raised back up. He commended the Architect for listening to the Planning Commission's comments and adjusting the plan. He stated that the Planning Commission would not grant the requested 1-foot increase, but it was clarified that the applicants are within their rights to resubmit if they would like to.

Following public comment and discussion, Commissioner Seaburn moved that the Planning Commission direct staff to prepare a Resolution granting approval of the applicant's request in Zoning Case 956 at 8 Middleridge Lane South as proposed. Commissioner Cardenas seconded the motion, which carried without objection (Cooley absent).

NEW PUBLIC HEARINGS

None.

NEW BUSINESS

None.

OLD BUSINESS

None.

SCHEDULE OF FIELD TRIPS (July 16, 2019)

The Planning Commission scheduled a field trip to the following property to be held on Tuesday, July 16, 2019 beginning at 7:30 a.m.

3 Roundup

ITEMS FROM STAFF

None.

ITEMS FROM THE PLANNING COMMISSION

None.

ADJOURNMENT

Hearing no further business before the Planning Commission, Chairman Chelf adjourned the meeting at 7:30 p.m. to regular meeting of the Planning Commission scheduled to be held on Tuesday, June 25, 2019 beginning at 6:30 p.m. in the City Council Chamber, Rolling Hills City Hall, 2 Portuguese Bend Road, Rolling Hills, California.

Respectfully submitted,

City Clerk

Approved,

Brad Chelf
Chairman



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: 07/16/2019

TO: HONORABLE CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: YOLANTA SCHWARTZ, PLANNING DIRECTOR

APPLICATION NO. ZONING CASE NO. 896-MOD. #2
SITE LOCATION: 11 SADDLEBACK ROAD. (LOT 48-1 and 48-2-RH)
ZONING AND SIZE: RAS-1, 3.25 ACRES
APPLICANT: CANDICE WARREN
REPRESENTATIVE: GARY WYNN, WYNN ENGINEERING INC.
DATE PUBLISHED: MAY 9, 2019

The Planning Commission held a public hearing on June 18, 2019 in the field and viewed the proposed project, at which time the Planning Commission directed staff to prepare a Resolution of approval. The Planning Commission continued the hearing to the adjourned regular Planning Commission meeting on June 25, 2019. No one spoke in opposition of the proposed project.

REQUEST

Project Summary

The applicant is proposing a major modification to a previous approval resulting in a Variance for greater than approved disturbance of the lot in Zoning Case No. 896. No other changes are proposed with this application, and the previously approved structures and coverages will remain the same. The disturbance is due to the construction of two biofiltration units built on shallow slopes. This action will result in additional disturbance of the lot to up to 58%, or 57,024 square feet. Staff found that the additional disturbance requires a modification to the previous approval and a Variance, and could not be approved administratively.

Previously Approved Project

In March 2016, the Planning Commission's Zoning Case No. 896, which included a Lot Line Adjustment (LLA) to merge two lots, which resulted in a lot having 3.2 acres gross and 2.258 acres net, as calculated by the City for development purposes.

In conjunction with the lot merger, the applicant received approval, (Resolution No. 2016-08), for a Conditional Use Permit to construct a 13,860 square foot dressage arena, to convert the existing garage, partially located in the front setback to a 2,415 square foot stable and add a 625 square foot loft and 1,685 square foot corral; Site Plan Review for a 4,745 square foot residence plus 659 square foot garage, and other accessory structures, a not to exceed 5' wall that would encircle the majority of the dressage arena, 950 square foot swimming pool, 23,700 cubic yards total grading, and Variances to locate the equestrian facilities in the front yard area of the lot and for 83% of lot disturbance.

In May 2017 the Planning Commission approved (Resolution No. 2017-05 a major modification to relocate the stable and construct a one story 2,340 sq.ft. stable next to the dressage arena, redesign the grading for the arena, which resulted in elimination of retaining walls along 3-sides of the arena, construct a shorter (in length) wall along the rear slope outside the arena, reconfigure the residential garage and add a basement, retain the existing detached garage, (remove that portion that is in the setback), reconfigure grading and disturbance for the previously approved house and stable, by removing a graded path that led from the stable to the dressage arena, and remove a retaining wall along that path near the pool. The grading quantities were reduced to 8,060 cubic yards total plus over excavation and recompaction as well as the disturbance of the lot was reduced to 50.8%.

In March of 2018, additional modification was requested and was granted in Zoning Case No. 937, (Resolution No. 2018-03) to encroach with the arena into the front setback and to relocate a retaining wall from the rear of the arena to the front.

Lot and Zoning

The property is zoned RAS-1 and the lot area (after the lot line adjustment) is 3.25 acres. For development purposes the net lot area of the lot is 98,358 square feet, 2.26 acres. The lot is irregularly shaped with road easement on three sides of the property. This increases the overall square footage of roadway easements deducted for the calculations of the net lot area, and decreases the net lot area of the subject property. A reduced net lot area increases the disturbance ratios and lot coverages.

Biofiltration/Bioretenention Basins

Due to State mandates that all projects comply with certain stormwater management requirements, the applicants proposes to construct two biofiltration units. The agents for the project consulted LA County Building and Safety Grading and Drainage Engineer, who approved the units, pending City approval of the increased disturbance on the lot. Two biofiltration basins are proposed, one 100' x 15' in size and one 60' x 75'

cut into the slopes. The biofiltration units are designed to temporarily hold and filter stormwater runoff created by the increase in the impermeable surfaces of the project including the stable. Storm drains constructed throughout the project will carry the water to the biofiltration units, which will be released into dissipaters in a controlled manner. These basins are vegetated and in time will become part of the landscaping of the site.

Planning Commission Responsibilities

When reviewing a development application, the Planning Commission must consider whether the proposed project meets the criteria for a Variance.

Environmental Review

The project has been determined to be categorically exempt pursuant to Section 15304 (Class 4) Minor Alteration to Land of the California Environmental Quality Act (CEQA).

RECOMMENDATION

It is recommended that the Planning Commission adopt the enclosed Resolution approving the project. Staff combined all of the previous Resolutions of approval into one Resolution. All the findings and conditions of the previous approvals are restated in Resolution No. 2019-12. This Resolution rescinds the previous Resolutions.

Applicant Justification for Project

In regard to the proposed Variance modification, the applicant states in part, that the biofiltration units are required to comply with the stormwater management provisions of the regulations and, thus the increased lot disturbance; that the project includes equestrian amenities, which is encouraged in the City; that the site is encumbered by three roadway easements, reducing the overall net lot area of the lot.

In addition, in regards to the project in general, the applicant agent states as follows:

“The State, County and City have mandated that residential construction projects comply with certain storm water management requirements. This project proposes to use two Bioretention basins to comply with the storm water management provisions. Based on final engineering for the grading and drainage plan, the two gravity basins disturb an additional 7,000 square feet above what was previously approved by the planning commission. A lot disturbance variance was previously required for disturbing 50.8% of the site for this redevelopment project. With the proposed bioretention basins, 58% of the 4 acres parcel will be disturbed. Per city planning staff, an additional variance application needs to reviewed by the city planning commission in order to approved the additional disturbance created by the bioretention swales.

These drainage basins are designed to temporarily hold, clean and release the additional storm water runoff created by the increase in impermeable surfaces created by the new construction. These are vegetated basins that work with gravity to drain the site and clean the runoff. Alternatives to the bioretention basins that would require less site disturbance are systems that require holding tanks, filters and/ or other mechanical devices, that require routine maintenance for good performance. The biorientation basins will eventually become a part of the site landscaping and will perform long term, with minimal maintenance.

CRITERIA FOR VARIANCES

17.38.050 Required findings. In granting a variance, the Commission (and Council on appeal) must make the following findings:

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

SOURCE: City of Rolling Hills Zoning Ordinance

RESOLUTION NO. 2019-12

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING A SECOND MAJOR MODIFICATION TO PREVIOUSLY GRANTED SITE PLAN REVIEW, CONDITIONAL USE PERMIT, AND VARIANCE ENTITLEMENTS TO APPROVE A VARIANCE TO EXCEED THE MAXIMUM PERMITTED LOT DISTURBANCE IN ZONING CASE NO. 896 AT 11 SADDLEBACK ROAD (WARREN).

THE PLANNING COMMISSION DOES HEREBY FIND, RESOLVE AND ORDER AS FOLLOWS:

Section 1. Recitals.

A. In 2015, Ms. Candice Warren (Applicant) filed an application for Site Plan Review, Conditional Use Permits, Variances, and corresponding administrative approvals to construct a 4,745 square foot residence with a 342 square foot basement, 659 square foot attached garage, 370 square feet covered patio, 450 square foot swimming pool, 50 square foot spa, 50 square foot pool equipment area; to convert an existing detached garage to a 2,415 square foot stable and add a 625 square foot loft located in the front yard area of the lot (in front of the leading edge of the residence) with a 135 square foot porch at the stable, 1,685 square foot corral, and two trellises 210 square feet each; and to construct a 60 square foot outdoor kitchen/bbq, 18 square foot fire place, 96 square foot service yard, 950 square foot pool decking, 2,050 square foot patio, 1,060 square feet of additional paving, a not to exceed 3.5' high seating wall along the pool decking, and 13,860 square foot, (70' by 198'), dressage arena, a portion of which would be located in the front yard area of the lot, with not to exceed 5' high retaining wall along the front portion of the arena and not to exceed 4' high retaining wall along a path leading from the stable to the arena above the pool area. The application also proposed grading of 23,700 cubic yards of dirt total to be balanced on site which included overexcavation and recompaction, and disturbance of the net lot area of 75%.

B. The Planning Commission conducted duly noticed public hearings to consider the application at their regular meeting on December 15, 2015, January 19, 2016, and March 15, 2016, and in the field on January 19, 2016. Neighbors within 1,000-foot radius were notified of the public hearings and a notice was published in the Peninsula News on December 3, 2015 and March 3, 2016. The applicants and their agents were notified of the public hearings in writing by first class mail and the applicants and their agents were in attendance at the hearings. Evidence was heard and presented from all persons interested in affecting said proposal and from members of the City staff. Three residents visited the site during the noticed field trip on January 19, 2016. Commissioners and these residents expressed concern about the driveway access to the stable being made primarily of concrete, the access to the dressage arena coming off of Saddleback Road, and the dressage arena encroaching into the front

setback. The applicant's responded with a revised plan to address all of these concerns. The revised plan reflected the driveway being made of decomposed granite, access to the dressage arena being relocated to be accessed from the primary driveway, and the dressage arena being "pushed back" on the lot to no longer encroach into the front yard setback.

C. The Planning Commission found that the project was exempt from the California Environmental Quality Act, (CEQA) pursuant to section 15303 (new construction of single family residence and accessory structures), and section 15061(b)(3) (common sense exemption) of the CEQA guidelines.

D. At its regular meeting on March 15, 2016, the Planning Commission approved Resolution No. 2016-08 granting the requested Site Plan Review, Conditional Use Permits, and Variances for the above mentioned project.

E. On January 11, 2017, Applicant filed a Major Modification application relating to the previously granted Site Plan Review, Conditional Use Permit, and Variance entitlements to construct a 4,805 square foot residence (1,736 s.f. new addition and remodel of 3,069 s.f. existing residence), a 1,056 square foot basement, 468 square foot attached garage, to reduce in size but retain a 971 square foot detached garage; 2,430 square foot new stable with a portion located in the front yard area of the lot (in front of the leading edge of the residence), 1,350 fenced open turnout paddocks, and 13,930 square foot dressage arena, a portion of which would be located in the front yard area of the lot, and a not to exceed 5' high retaining wall (at its highest) along the southerly portion of the arena in the side setback. The application also proposed grading of 8,026 cubic yards of dirt total to be balanced on site (4,013 cubic yards cut and 4,013 fill) which caused the disturbed area of the lot to be 43% ("First Major Modification"). Applicants also sought accompanying administrative approvals to construct a 425 square foot swimming pool, a 50 square foot spa, a 50 square foot pool equipment area, a 60 square foot outdoor kitchen/bbq, 18 square foot fire place, 96 square foot service yard, 950 square foot pool decking, 1,050 square foot patio, and 1,060 square feet of paving. In effect, the plans underlying the First Major Modification superseded the plans approved in Resolution No. 2016-08.

F. The Planning Commission conducted duly noticed public hearings to consider the application at their regular meeting on February 21, 2017 and March 21, 2017, and in the field on March 21, 2017. Neighbors within 1,000-foot radius were notified of the public hearings and a notice was published in the Peninsula News on February 9, 2017, and March 9, 2017. The applicant's and their agents were notified of the public hearings in writing by first class mail and email and the applicant's agents were in attendance at the hearings. Evidence was heard and presented from all persons interested in affecting said proposal, and from members of the City staff. No neighbors testified against the modified project.

G. The Planning Commission found that the project was exempt from the California Environmental Quality Act, (CEQA) pursuant to section 15303 (new construction of single family residence and accessory structures), and section 15061(b)(3) (common sense exemption) of the CEQA guidelines.

H. At its regular meeting on April 18, 2017, the Planning Commission approved Resolution No. 2017-05 granting the requested First Major Modification to the Site Plan Review, Conditional Use Permit, and Variance entitlements.

I. Applicant later abandoned the entitlement for the not to exceed 5' high retaining wall (at its highest) along the southerly portion of the arena in the side setback.

J. On June 15, 2017, Applicant obtained a grading permit for the dressage arena and the stable from the Building and Safety Department.

K. On January 18, 2018 Applicant filed an application, in Zoning Case No. 937, for additional Variances to construct a portion of a retaining wall on the southeasterly side of the dressage arena to be located in the side and front setback and to permit encroachment of an as-built dressage arena ("2018 Variances"). The southeasterly wall is 4 ½ feet in height at its highest point tapering off to 2 ½ feet on one side and approximately 18 inches on the other side. The average wall height is less than 2 ½ feet high. The as-built dressage arena encroaches a maximum of 10 feet into the front yard setback. The original approved plan allowed for the arena to be partially located in the front yard area outside of the required setback.

L. On April 18, 2018, Applicant obtained a building permit for the construction of the stable, wash area and porch. The stable and dressage arena are completed. On May 10, 2018 the Applicant obtained a building permit for the retaining wall. The retaining wall is completed.

M. The Planning Commission conducted duly noticed public hearings to consider the application beginning at their field visit on February 20, 2018. The hearing was continued to the evening Planning Commission meeting held on that same date. After review and discussion of additional landscaping for the project, the Planning Commission directed staff to prepare a Resolution of Approval.

N. The Planning Commission found that the project is categorically exempt pursuant to Section 15303, Class 3 of the California Environmental Quality Act (CEQA).

O. At its regular meeting on March 20, 2018, the Planning Commission approved Resolution No. 2018-03 granting the requested 2018 Variances, in Zoning Case No. 937, ("2018 Variances").

P. On May 13, 2019 Applicant filed another Major Modification application for an additional Variance to construct two biofiltration units that will increase the disturbance on the lot to 58% ("Second Major Modification").

Q. The Planning Commission conducted duly noticed public hearings to consider the application beginning at their field visit on June 18, 2019. The hearing was continued to an adjourned Planning Commission meeting held on June 25, 2019. After review and discussion of the project, the Planning Commission directed staff to prepare a Resolution of approval.

R. The Planning Commission found that the project is categorically exempt pursuant to Section 15303, Class 3 of the California Environmental Quality Act (CEQA).

Section 2. The findings for Site Plan Review entitlements relating to the First Major Modification from Resolution No. 2017-05 for the 4,805 square foot residence (1,736 square foot addition and 3,069 square foot remodel), including 1,056 square foot basement and 468 square foot attached garage, retaining wall along the southerly portion of the arena, and grading are restated below except as it relates to the retaining wall along the southerly portion of the arena because it was abandoned.

Section 17.46.030 requires a development plan to be submitted for Site Plan Review and approval before any grading requiring a grading permit or any new building or structure may be constructed or any expansion, addition, alteration or repair to existing buildings may be made which involve changes to grading or an increase to the size of the building or structure by not more than 999 square feet in any thirty-six (36) month period. The grading for the ancillary outdoor structures (swimming pool, decking, and patio) require Site Plan Review, but the actual structures themselves do not. With respect to the Site Plan grading and the proposed structures the Planning Commission makes the following findings of fact:

A. The proposed development is compatible with the General Plan, the Zoning Ordinance and surrounding uses because the proposed structures comply with the General Plan requirement of low profile, low-density residential development with sufficient open space between surrounding structures and maintaining sufficient setbacks to provide buffers between residential uses. Although the disturbed area exceeds the maximum permitted amount of 40%, a large portion of it is for the proposed 13,930 square foot dressage arena (which requires a Conditional Use Permit). The dressage arena promotes the rural, equestrian aesthetic of Rolling Hills. The existing paved driveway leading to the stable will have a portion for a horse pathway replaced with decomposed granite, which also promotes a feeling of open space.

The project conforms with Zoning Code lot coverage requirements, except for disturbance. The net lot area of the lot is 98,358 square feet. The structural net lot coverage is proposed at 10%, which includes all of the structures (no deductions were taken), (20% max. permitted); and the total lot coverage proposed, including the stable

would be 19.7%, (35% max. permitted). The disturbed area of the lot is proposed to increase from 36% to 50.8% due in large part to the dressage arena (which is a reduction from 75% from the original proposal).

B. The project substantially preserves the natural and undeveloped state of the lot by minimizing building coverage. The topography and the configuration of the lot, have been considered, and it was determined that the proposed development will not adversely affect or be materially detrimental to adjacent uses, buildings, or structures, because the proposed project will be constructed largely on an existing building pad of the currently developed lot, will be the least intrusive to surrounding properties, will be screened and landscaped with trees and shrubs, is of sufficient distance from nearby residences so that it will not impact the view or privacy of surrounding neighbors, and will permit the owners to enjoy their property without deleterious infringement on the rights of surrounding property owners. The lot is 2.25 acres net in size and will feature a dressage arena and stable. The proposed 4,805 square foot home is only 1,736 square feet larger than the existing home that will be largely retained and remodeled as part of this project. A portion of the existing garage will be demolished with the rest of the structure retained. The dressage arena will be developed on the currently vacant portion of the lot and will remain open space.

C. The proposed development, as conditioned, is harmonious in scale and mass with the site, and is consistent with the scale of the neighborhood when compared to new residences in the vicinity of said lot, located on much smaller lots. Portions of the lot will be left undeveloped. The project will be screened from the road and all neighbors. The residences on neighboring properties average to 4,447 square feet. The proposed residence is 4,805 that bring it in-line with homes nearby.

D. The development will introduce additional landscaping for vegetated slopes, which is compatible with and enhances the rural character of the community, and will provide a transition area between private and public areas.

E. The proposed development is sensitive and not detrimental to the convenience and safety of circulation for pedestrians and vehicles because the applicants will continue to utilize the existing driveway to the residence and the stable, and the dressage arena will be accessed from the main driveway for heavier vehicles ingress/egress.

F. The project is exempt from the requirements of the California Environmental Quality Act pursuant to section 15303 (new construction of single family residence and accessory structures), and section 15061(b)(3) (common sense exemption) of the CEQA guidelines.

Section 3. The findings for Conditional Use Permit entitlements relating to the First Major Modification from Resolution No. 2017-05 for the 2,50.80 square foot stable,

1,350 square foot fenced open turnout paddocks, and 13,930 square foot dressage arena are restated below.

Section 17.18.040E of the Rolling Hills Municipal Code permits approval of a stable over 200 square feet and riding arena with a Conditional Use Permit provided the uses are not located in the front yard or in any setbacks. Portions of both, the stable and dressage arena are proposed to be located in the front yard area of the lot. With respect to this request for a Conditional Use Permit, the Planning Commission finds as follows:

A. Conditionally permitted uses are not outright permitted by the Rolling Hills Municipal Code. The Commission must consider applications for conditional use permits and may, with such conditions as are deemed necessary, approve a conditional use which will not jeopardize, adversely affect, endanger or to otherwise constitute a menace to the public health, safety or general welfare or be materially detrimental to the property of other persons located in the vicinity of such use.

B. The granting of a Conditional Use Permit for the new stable and for the dressage arena would be consistent with the purposes and objectives of the Zoning Ordinance and General Plan because the uses are consistent with similar uses in the community, and except for their location, meet all the applicable code development standards for a stable and arena, and they are located in an area on the property that is adequately sized to accommodate such uses. The proposed uses are appropriately located in that they will be sufficiently separated from nearby structures used for habitation or containing sleeping quarters. The development would be constructed in furtherance of the General Plan goal of promoting and encouraging equestrian uses. The existing, legally constructed detached garage will be reduced in size and a portion removed from the front yard setback.

C. The nature, condition, and development of adjacent structures have been considered, and the project will not adversely affect or be materially detrimental to these adjacent uses, buildings, or structures because the proposed stable orientation is not towards neighbors and its general location is of sufficient distance from nearby residences so as to not impact the view or privacy of surrounding neighbors. The proposed stable is to be located next to the arena and is separate from the other outdoor living areas on the property. The dressage arena would be located in an area of the lot that is not in proximity to any residents. The existing detached garage remains in its previous approved location.

D. The project is harmonious in scale and mass with the site, the natural terrain, and surrounding residences because the garage, stable and dressage arena comply with the low profile residential development pattern of the community and will not give the property an over-built look. The lot is 2.25 acres net in size and is sufficiently large to accommodate the proposed uses.

E. The proposed equestrian conditional uses, other than being proposed in the front yard area, comply with all applicable development standards of the zone district and require a Conditional Use Permit pursuant to Sections 17.18.090 and 17.18.100 of the Zoning Ordinance.

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

Section 4. The findings for Variance entitlements from Resolution No. 2017-05 relating to the First Major Modification for the 2,50.80 square foot stable with a portion located in the front yard area, 13,930 square foot dressage arena with a portion located in the front yard area, a 5 foot high retaining wall (at its highest) along the southerly portion of the dressage arena in the side setback, and proposed grading resulting in disturbed area in the amount of 43% exceeding the 40% maximum are restated below except as it relates to the 5 foot high retaining wall (at its highest) along the southerly portion of the dressage arena in the side setback as it was abandoned.

Sections 17.38.010 through 17.38.050 of the Code permit approval of a variance from the standards and requirements of the Zoning Ordinance when, due to exceptional or extraordinary circumstances applicable to the property and not applicable to other similar properties in the same zone, strict application of the Code would deny the property owner substantial property rights enjoyed by other properties in the same vicinity and zone. The applicant seeks a variance from the requirement 17.18.060A.2. and 17.18.100.3 that stables and riding rings not be located in the front yard; and from 17.16.070B. that disturbance be limited to 40% of the net lot area. With respect to this request for Variances, the Planning Commission finds as follows:

A. There are exceptional and extraordinary circumstances and conditions applicable to the property or to the intended use that do not apply generally to the other property or class of use in the same zone because Saddleback Road wraps around the property and constrains the lot with a large roadway easement. The topography of the lot, specifically the steep slopes on the western portion of the lot further confine where development can be located. The existing garage is located in the front yard and the applicant proposes to retain the existing structure after demolition of a small portion of it. At 36%, the disturbance is already close to the 40% maximum and is proposed to increase to 43% to accommodate the proposed dressage arena.

B. The Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zone, but which is denied to the property in question because Saddleback Road wraps around the property and the large roadway easement substantially reduces the net lot area for development. The residential building pad and the existing garage pad are largely developed already, and there are no other options for locating structures on new pads

due to the steepness of the surrounding slopes. The existing garage is not easily seen from the road. There were no concerns voiced by neighbors about where the existing garage is located nor where the stable and arena will be located.

The exceedance of the disturbance is due in large part to the proposed dressage arena. The other structures (pool, remodeled residence, and stable) on the residence building pad are located fairly close to one another and make best use of the shape of the lot as it is constrained by Saddleback Road.

C. The granting of the Variance would not be materially detrimental to the public welfare or injurious to the property or improvements in such vicinity and zone in which the property is located because the proposed stable and arena is not in any setbacks. The stable will be compatible with desired rural aesthetic of Rolling Hills and therefore would not affect property values. The dressage arena will remain as open space.

D. 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.

E. The variance request is consistent with the General Plan. The proposed project, together with the variance, will be compatible with the objectives, policies, general land uses and programs specified in the General Plan and will uphold the City's goals to protect and promote construction that is rural in nature.

Section 5. The findings for the 2018 Variance entitlements from Resolution No. 2018-03 for the retaining wall from the rear of the arena to be located in the side and front yard setbacks and for the dressage arena to encroach into the front yard setback are restated below.

Sections 17.38.010 through 17.38.050 of the Code permit approval of a variance from the standards and requirements of the Zoning Ordinance when, due to exceptional or extraordinary circumstances applicable to the property and not applicable to other similar properties in the same zone, strict application of the Code would deny the property owner substantial property rights enjoyed by other properties in the same vicinity and zone. The applicant seeks a variance from the requirement from 17.16.110. that maintains every lot shall have a 50 foot front setback. With respect to this request for a Variance, the Planning Commission finds as follows:

A. There are exceptional and extraordinary circumstances and conditions applicable to the property or to the intended use that do not apply generally to the other property or class of use in the same zone because the subject property has roadway easement frontage on three sides of the property increasing the area of setback.

B. The Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zone, but which is denied to the property in question because many properties in the immediate vicinity have equestrian uses located in front of the existing residences. Further, once the property is landscaped, the as-built encroachment into the setback will not be visible from the roadway easement. The newly proposed 4 ½ foot wall is in a better location than the previously approved retaining wall and will not be visible from the roadway easement.

C. The granting of the Variance would not be materially detrimental to the public welfare or injurious to the property or improvements in such vicinity and zone in which the property is located because it would reduce the area on the property used for equestrian purposes. The dressage arena is compatible with the desired rural aesthetic of Rolling Hills and therefore would not affect property values. The arena will remain as open space.

D. 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.

E. The variance request is consistent with the General Plan. The proposed project, together with the variances, will be compatible with the objectives, policies, general land uses and programs specified in the General Plan and will uphold the City's goals to protect and promote construction that is rural in nature.

Section 6. A variance from the requirements of Section 17.16.070 of RHMC is required due to the increased disturbance to 58% which is above the 40% maximum allowed pursuant to the RHMC so that Applicant can construct two biofiltration units on the property. This variance supersedes the variances issued by the City in 2016 and 2017 relating to the maximum disturbance area. 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. With respect to the aforementioned request for a variance, the Planning Commission finds as follows:

A. There are exceptional circumstances and conditions on the subject property. The property is encumbered by a very long roadway easement as Saddleback Road wraps around the property resulting in the net lot area to be diminished in size and therefore the disturbance of the lot becomes greater than if the roadway easement was shorter. The grading required for the biofiltration units causes the disturbance to increase to 58% of the net lot area. The disturbance will allow for two biofiltration units to be built on shallow slopes. Each property with new development is required to control runoff volume from the property site by minimizing the impervious surface

area and controlling runoff through infiltration or bioretention. The two bioretention basins will control runoff on the property.

B. The variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property owners in the same vicinity and zone but which is denied to the property in question by strict application of the code. Saddleback Road wraps around the property and the large roadway easement substantially reduces the net lot area for development. There are no other options for locating the biofiltration units, which are part of the drainage system. The topography and hydrology of the lot dictate the location of the biofiltration units, so that an acceptable drainage design for the property may be accomplished. There were no concerns voiced by neighbors about the devices or their location.

C. The granting of the variance would not be materially detrimental to the public welfare or injurious to the properties or improvements in such vicinity. The biofiltration units are necessary for the drainage system and will be located on shallow slopes and will remain vegetated. Run off will be collected in a managed fashion, so as not to flood the property and to discharge clean water into the street. They will not be visible to anyone from the street or other properties and therefore will not be materially detrimental to the public or other properties.

D. In granting the variance, the spirit and intent of the Zoning Ordinance will be observed. The biofiltration units cannot be located on any other portion of the property and are necessary for proper drainage on the property. Proper drainage on the property will serve the property and the neighborhood to prevent flooding.

E. The variance does not grant a special privilege to the Applicant. The new development must comply with the stormwater management provisions of the RHMC. There are no other options for locating the biofiltration units, which are part of the drainage system. The units are vegetated basins that work with gravity to drain the site and clean the runoff. The bioorientation basins will eventually become a part of the site landscaping and will perform long term, with minimal maintenance.

F. 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. There are no hazardous waste facilities at issue in this case.

G. The variance is consistent with the general plan of the City of Rolling Hills. The proposed project, together with the variances, will be compatible with the objectives, policies, general land uses and programs specified in the General Plan to protect health and safety of the residents by developing a drainage system that would protect the property during heavy rainstorms and meet the state requirements for clean water draining to the storm drain system. These biofiltration units will collect water in a managed fashion, so that flooding is prevented.

Section 7. The Planning Commission finds that the project qualifies for a Class 3 Exemption (State of CA Guidelines, Section 15303 – New Construction or Conversion of Small Structures) and is therefore categorically exempt from environmental review under the California Environmental Quality Act.

Section 8. Based upon the foregoing findings and the evidence in the record, the Planning Commission hereby conditions the grants of approval for the entitlements subject to this resolution as follows:

A. The Conditional Use Permit, Site Plan, and Variance approvals shall expire in accordance with RHMC Sections 17.46.080, 17.42.070 and 17.38.070, unless otherwise extended pursuant to the requirements of those sections.

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 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 suspension and 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 suspension and 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 Rolling Hills Municipal Code (RHMC).

C. All requirements of the Buildings 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 plans on file dated as follows: March 3, 2017, February 14, 2018, and May 16, 2019 except as otherwise provided in these conditions. The working drawings

submitted to the Department of Building and Safety for plan check review shall conform to the approved development plan. All conditions of the Conditional Use Permit, 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. A modification may require a public hearing before the Planning Commission if the modification represents a major modification to the project.

E. 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.

F. Structural lot coverage of the lot shall not exceed 11,969 square feet or 12.1% of the net lot area, in conformance with lot coverage limitations (20% maximum). The total lot coverage proposed, including structures and flatwork shall not exceed 18,098 square feet or 18.4%, of the net lot area, in conformance with lot coverage limitations (35% max).

G. Grading for this project shall consist of 8,026 cubic yards with 4,013 cubic yards of cut and 4,013 cubic yards of fill. The disturbed area of the lot, including the approved stable and corral shall not exceed 58%.

H. The residential building pad will be 22,804 square feet and will have coverage of 7,799 square feet (including deductions) or 34.2%.

I. The dressage arena may not have lights anywhere within it or around it. Should a mirror be installed in the future at the Arena, and if reflection of the sun off the mirror causes glare on adjoining properties, it shall be the responsibility of the property owner or installer to mitigate this problem in a timely manner.

J. The applicant shall provide documented proof that the Southern California Edison Easement has been vacated by SO Cal Edison, or the applicant has permission from them to locate the dressage arena in the easement.

K. The applicant shall provide verification from Los Angeles County Land Development Division that the dressage arena can be located in the restricted use area.

L. The dissipaters and pool equipment area shall be screened with landscaping. Sound attenuating equipment shall be installed to dampen the sound from the pool equipment area and the pool pump. The project shall utilize the most quiet and technologically advanced equipment to dampen the sound. Per LA County Building Code, pool barrier/fencing shall be required.

M. The applicant shall comply with all requirements of the Lighting Ordinance of the City of Rolling Hills (RHMC 17.16.190) pertaining to lighting on said property and roofing material requirements of properties and all other ordinances and laws of the City of Rolling Hills.

N. All utility lines to the residence, detached garage and stable shall be placed underground, subject to all applicable standards and requirements.

O. A drainage plan, as required by the Building Department shall be prepared and approved by City Staff prior to issuance of a construction permit. Such plan shall be subject to LA County Code requirements. Hydrology, soils, geology and other reports, as required by the Building and Public Works Departments, and as may be required by the Building Official, shall be prepared.

P. All graded slopes shall be landscaped. Prior to issuance of building permit, a detailed landscaping plan shall be submitted to the City in conformance with Fire Department Fuel Modification requirements and shall be subject to the requirements of the City's Water Efficient Landscape Ordinance, (Chapter 13.18 of the RHMC).

The landscaping plan shall include vegetation and trees, pepper or other like species, near the south and western portion of the dressage arena to the satisfaction of City staff; with a minimum of 24-inch box trees on the top row and a minimum of 15-gallon trees on the lower rows surrounding the south side of the arena. The detailed landscaping plan shall provide that any trees and shrubs used in the landscaping scheme for this project shall be planted in a way that screens the project development from adjacent streets and neighbors, such that shrubs and trees as they grow do not grow into a hedge or impede any neighbors' views. The landscaping plan shall utilize to the maximum extent feasible, plants that are native to the area, are water-wise and are consistent with the rural character of the community. The project shall be continually maintained in substantial conformance with the landscaping plan. Prior to issuance of a final construction or grading approval of the project, all graded slopes shall be landscaped.

Q. The existing portion of the concrete driveway leading directly to the proposed stable shall be removed and direct access to the stable and to the arena shall be decomposed granite or like 100% pervious roughened material. A revised driveway plan shall be submitted to City in compliance with this requirement.

R. The setback lines and roadway easement line in the vicinity of the construction for this project shall remain staked throughout the construction. A construction fence may be required.

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 permit for waste hauling prior to start of work and provide proper documentation of compliance to the City. A permit fee and a deposit shall be required.

T. *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 only, when construction and mechanical equipment noise is permitted, so as not to interfere with the quiet residential environment of the City of Rolling Hills.

U. 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 of the proposed structures, or as otherwise required by the Fire Department.

V. At any time there are horses on the property, Best Management Practices (BMPs) shall be applied for manure control, including but not be limited to removal of the manure on a daily basis or provision of a receptacle with a tight closing lid that is constructed of brick, stone, concrete, metal or wood lined with metal or other sound material and that is safeguarded against access by flies. The contents of said receptacles shall be removed once a week. It is prohibited to dispose of manure or any animal waste into the Municipal Separate Storm Sewer System (MS4), into natural drainage course or spread on the property.

W. 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.wrhn.noaa.gov/lox/main.php?suite=safety&page=hazard_definitions#FIR

E. 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.

X. *During construction*, to the extent feasible, all parking shall take place on the project site, on the new driveway and, if necessary, any overflow parking may take place within the unimproved roadway easements along adjacent streets, and shall not obstruct neighboring driveways, visibility at intersections or pedestrian and equestrian passage. During construction, to the maximum extent feasible, employees of the contractor shall car-pool into the City. To the extent feasible, a minimum of 4' wide path, from the edge of the roadway pavement, for pedestrian and equestrian passage

shall be available and be clear of vehicles, construction materials and equipment at all times. A flagmen shall be used to direct traffic when necessary.

Y. 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 and to the City's Low Impact development Ordinance (LID). Further the property owners shall be required to conform to the County Health Department requirements for a septic system.

Z. Prior to finaling of the project an "as graded" and an "as constructed" plans and certifications shall be provided to the Planning Department and the Building Department to ascertain that the completed project is in compliance with the approved plans. In addition, any modifications made to the project during construction, shall be depicted on the "as built/as graded" plan.

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 entire project and the basement access shall be approved by the Rolling Hills Community Association and shall not appear as a second story from any roadway easement vantage point.

AC. The Plans shall be submitted to the LA County Building and Safety Department for review, issuance of permits and inspections. 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.

AD. The encroachment of the dressage arena shall be a maximum of 10 feet into the front setback area.

AE. During construction, if required by the building official, protection of slopes shall be provided in a form of a jute mesh or suitable geofabrics or other erosion control methods implemented.

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

calendar days of expiration of a building permit, revocation, or finalization of the project.

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

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

AH. 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.

Section 9. The Planning Commission hereby rescinds Planning Commission Resolution Nos. 2016-08, 2017-08, and 2018-05, which are superseded by this Resolution which contains all findings and conditions applicable to the project.

PASSED, APPROVED AND ADOPTED THIS 16TH DAY OF JULY 2019.

BRAD CHELF, CHAIRMAN

ATTEST:

CITY CLERK

Any action challenging the final decision of the City made as a result of the public hearing on this application must be filed within the time limits set forth in Section 17.54.070 of the Rolling Hills Municipal Code and Code of Civil Procedure Section 1094.6.

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

I certify that the foregoing Resolution No. 2019-12 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING A SECOND MAJOR MODIFICATION TO PREVIOUSLY GRANTED SITE PLAN REVIEW, CONDITIONAL USE PERMIT, AND VARIANCE ENTITLEMENTS TO APPROVE A VARIANCE TO EXCEED THE MAXIMUM PERMITTED LOT DISTURBANCE IN ZONING CASE NO. 896 AT 11 **SADDLEBACK ROAD** (WARREN).

was approved and adopted at regular meeting of the Planning Commission on July 16, 2019 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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

Administrative Offices

CITY CLERK



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

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

Agenda Item No.: 6B
Mtg. Date: 7/16/2019

TO: HONORABLE CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: YOLANTA SCHWARTZ, PLANNING DIRECTOR

APPLICATION NO.	ZONING CASE NO. 956 - RESOLUTION OF APPROVAL
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 and APRIL 4, 2019

The Planning Commission held several public hearings on this matter including a site visit on April 16, 2019 and on June 18, 2019. The Planning Commission at the June 18, 2019 regular meeting directed staff to prepare a Resolution approving the project.

PROJECT REQUEST

The project consists of grading and construction of a new residence, driveway, guest house, swimming pool and appurtenant structures, on a vacant lot. Following at least three modifications to the project based on Planning Commission and residents' input, the applicant is seeking the following approvals:

1. 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 with 3,000 square foot basement, 880 square foot garage, 1,222 square feet porches, 238 square foot entryway, 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.

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

3. Variances to exceed the maximum permitted disturbance of the lot by 9.9% 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.

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.

TRAFFIC COMMISSION REVIEW

Driveway

Following several reiterations for a proposed driveway reviewed by the Traffic Commission including at a field visit, the Traffic Commission recommended approval of the driveway in its currently proposed location. The driveway request together with the project will be agendized at the August 12, 2019 City Council meeting. The City Council makes the final decision on Traffic Commission's recommendations.

MUNICIPAL CODE COMPLIANCE

Other than the requested variances for disturbance and location of the driveway in the front setback, the project meets the City's all other development standards.

Grading

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.

Height

The applicant lowered the ridgeline several times since 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 13'3". The guest house will have a height of 14'10" along the north elevation and 13'10' elsewhere. Of the home 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 structural 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 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%). 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

The proposed guest house meets the conditions of Section 17.16.210 (5) of the RH Zoning Ordinance. A condition of the resolution is that a floor plan be submitted to staff prior to submitting the plans to the Building Department for plan check.

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.

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 many 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 lowering the ridge line of the house).

RECOMMENDATION

It is recommended that the Planning Commission adopt the enclosed Resolution approving the project.

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	
GRADING 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	
DISTURBED AREA (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)	
STABLE (min. 450 SQ.FT. & 550 SQ.FT. CORRAL)	Set aside 1,000 sf		Set aside 1,000 sf	

STABLE ACCESS	Future	Future
ROADWAY ACCESS-	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%)
VIEWS	Planning Commission review	Planning Commission condition
PLANTS AND ANIMALS	Planning Commission review	Planning Commission condition

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.

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RESOLUTION NO. 2019-13.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL FOR A SITE PLAN REVIEW FOR THE CONSTRUCTION OF A NEW RESIDENCE, INCLUDING ATTACHED GARAGE AND BASEMENT, RETAINING WALL, SWIMMING POOL, AND GRADING; CONDITIONAL USE PERMIT TO CONSTRUCT A GUEST HOUSE; AND VARIANCES TO EXCEED THE MAXIMUM PERMITTED DISTURBANCE OF THE LOT AND TO EXCEED THE MAXIMUM PERMITTED COVERAGE OF THE FRONT YARD SETBACK FOR CONSTRUCTION OF A DRIVEWAY IN ZONING CASE NO. 956 AT 8 MIDDLE RIDGE LANE SOUTH (ZHANG).

THE PLANNING COMMISSION DOES HEREBY FIND, RESOLVE, AND ORDER AS FOLLOWS:

Section 1. An application was duly filed by Mr. Kevin Zhang (Applicant) for Site Plan Review for grading of 6,790 cubic yards of cut and 5,955 cubic yards of fill with 835 cubic yard of dirt to be exported from the excavation of the basement and pool; to construct a 6,201 square foot residence with 3,000 square foot basement and 880 square foot attached garage; to construct a 1,172 square foot swimming pool; and to construct a not to exceed 5' high retaining wall along the driveway; a Condition Use Permit to construct an 800 square foot guest house; and Variances to exceed the maximum permitted disturbance of the lot by 9.9% to up to 49.9%, where maximum permitted is 40%; and to cover 33.3% of the front yard setback with a driveway, where the maximum permitted is 20%. A new driveway apron was approved by the Traffic Commission. Applicant also seeks accompanying administrative approvals to construct the following: 1) 1,222 square feet of covered porches for the residence; 2) 238 square foot entryway for the residence; 3) 40 square foot pool equipment area; 4) 100 square foot water feature; 5) 400 square foot outdoor kitchen; 6) 100 square foot service yard area; and 7) 337 square foot attached porch for the guest house.

Section 2. During the Traffic Commission and Planning Commission proceedings, several residents along Middleridge Lane South expressed concerns about the project relating to the location of the driveway apron, massing and size of the house, grading amount, potential loss of privacy, loss of views, visibility of the long driveway from the street, and screening of the project. The applicant revised the project three times; by reducing the size of the house, attached garage, covered porches, eliminating two retaining walls, lowering the building pad by over 6' from the original proposed development, lowering the ridge line of the house, and moving the house away from the side setback line to provide for a greater distance between the project and adjacent house.

Section 3. The Planning Commission conducted duly noticed public hearings to consider the application at their regular meetings on February 19, 2019 April 16, 2019,

May 21, 2019, and June 18, 2019 including site visits on April 16, 2019 and on June 18, 2019. The Planning Commission at the June 18, 2019 regular meeting directed staff to prepare a Resolution approving the project. Neighbors within a 1,000-foot radius were notified of the public hearings and notices were published in the Peninsula News on January 3, 2019 and April 4, 2019. The Applicant and his agent were notified of the public hearings in writing by first class mail and the Applicant's agent was in attendance at the hearings. Evidence was heard and presented from all persons interested in affecting said proposal and from members of the City staff. The Planning Commission reviewed, analyzed, and studied said proposal.

Section 4. The property is zoned RAS-2, and the lot is 3.45 acres in size excluding roadway easement. 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.

Section 5. The Planning Commission finds that the development project is exempt from the California Environmental Quality Act, (CEQA) pursuant to Section 15303 (new construction of single family residence and accessory structures) of the CEQA guidelines.

Section 6. Site Plan Review is required for the construction of the 6,201 square foot residence, including 3,000 square foot basement and 880 square foot attached garage pursuant to Rolling Hills Municipal Code (RHMC) Section 17.46.020; the 1,172 square foot swimming pool pursuant to RHMC Section 17.46.020; the grading of 6,790 cubic yards of cut and 5,955 cubic yards of fill pursuant to RHMC Section 17.46.020; and a not to exceed 5 foot retaining wall along a portion of the driveway pursuant to RHMC Sections 17.16.190 and 17.16.210. With respect to the Site Plan Review, the Planning Commission makes the following findings of fact:

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 6,201 square foot residence, including 3,000 square foot basement and 880 square foot attached garage, and the 1,172 square foot swimming pool comply with the General Plan requirement of low profile, low-density residential development with sufficient open space between surrounding structures and maintain sufficient setbacks to provide buffers between residential uses. The construction of these features also does not require variances from any zoning requirement.

The property is unimproved, and therefore a new driveway and a building pad must be created. The 6,790 cubic yards of cut and 5,955 cubic yards of fill of grading complies with the general plan and all requirements of the zoning ordinance subject to the two variances to increase the disturbance above the maximum allowable and to increase the coverage of the front yard set back above the maximum allowable to construct the driveway. The grading is necessary to create the building pad for the

residence and a driveway of 20' in width with a turn around area is required by the Fire Department. The net lot area of the lot is over 3 acres but is constrained by the shape of the lot which is long and narrow, having a very long frontage along Middleridge Lane South. The lot is adjacent to other large lots along Middleridge Lane South.

The not to exceed 5 foot retaining wall along the driveway complies with the general plan and all requirements of the zoning ordinance. The topography of the lot and the requirement for a 20' wide driveway dictates the location of a wall. The wall will not be visible from the street or by any neighbors; it will only be visible to the Applicant. The retaining wall supports the General Plan as it will provide safety to the property owners, reduce the need for additional grading and meet the building code and Fire Department requirements.

B. The project substantially preserves the natural and undeveloped state of the lot by minimizing building coverage. The topography and the configuration of the lot have been considered, and the proposed project will be constructed on the least steep area of the lot, so that the lot experiences the least disruption. The lot coverage is 28,243 square feet or 20.5%, which is below the maximum lot coverage limitation of 35%. The grading for the building pad leaves the steeper and more densely vegetated areas in their existing state. The project in general will retain the existing slopes and vegetation. The not to exceed 5' retaining wall supports the slope along the driveway to reduce the need for additional grading.

C. The project is harmonious in scale and mass with the site, the natural terrain and surrounding residences. The proposed development, as conditioned, is consistent with the scale of the neighborhood when compared to new residences in the City. The proposed project is screened from the road so as to reduce the visual impact of the development. The development plan takes into consideration the views from Middleridge Lane South. The development will be set back from the road so that views from the road will not be blocked. Significant portions of the lot will be left undeveloped. The development location will be the least intrusive to surrounding properties, is of sufficient distance from nearby residences so that it will not impact the view or privacy of surrounding neighbors, and will allow the owners to enjoy their property without significantly impacting surrounding property owners. The grading for the building pad leaves the steeper and more densely vegetated areas in their existing state. The proposed 5' retaining wall is necessary to support the slope along the driveway. The wall is harmonious in scale as it will be only visible from the yard of the subject residents and not by any other neighbors.

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 trees, drainage courses and land forms (such as hillsides and knolls). The area of the proposed construction does not contain any native vegetation; part of the area is flat and through the years has been cleared for fire prevention. There are several mature trees and shrubs that will be preserved and other native vegetation will

be planted. A good portion of the lot will remain in its natural condition as it slopes into the canyon and a bridle trail. This area of the lot will not be affected by the construction of the project. The building pad is created with a cut of earth that parallels the existing topography and the road. The dirt will be placed in a natural appealing curved shape to fill an existing depression. The resulting slopes will range from 3:1 gradient in the front area to 2.5:1 and 2:1 gradient in the rear of the house.

The not to exceed 5 foot high and 50 foot long retaining wall along the driveway limits preserves and integrates existing topographic features of the site because it follows the contours of the lot and is required to support the width of the driveway. The wall will not affect native vegetation or mature trees. It will aid in the design of the drainage on the property as the run off will travel along the driveway curb and the wall into a dissipator located near the driveway apron and into the street. This will protect the building pad and the structure from flooding during heavy rains. The rear of the building pad will continue draining in sheet flow fashion to the natural drainage course below the property.

E. Grading has been designed to follow natural contours of the site and to minimize the amount of grading required to create the building area. The building pad is created with grading that parallels the existing topography and the road. The dirt will be placed in natural appealing curved shape to fill an existing depression. The resulting slopes will range from 3:1 gradient in the front area to 2.5:1 and 2:1 gradient in the rear of the house. With the pad pitched as the existing site slopes, the fill slopes follow Middleridge in a natural form. There is no grading in the canyon and all drainage courses remain the same. Run off will be collected in a managed fashion, so as not to flood the property and to discharge water through the dissipator into the street.

F. Grading will not modify existing drainage channels nor redirect drainage flow, unless such flow is redirected into an existing drainage course. The topography and hydrology of the lot dictate the location of the development so that an acceptable drainage design for the property may be accomplished. The project will not affect any drainage course as the drainage will mimic the existing drainage course; however due to the introduction of impervious surfaces to the lot the lot run off will be collected in a managed fashion, so as not to flood the property and to discharge water through a dissipator into the street. The design incorporates a drainage swale behind the wall to further direct the water along the wall and into a dissipator. This will protect the building pad and the structures from flooding during heavy rains.

G. 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. The project will retain many of the existing vegetation, and add new vegetation compatible with the rural character of the City. A large portion of the lot will remain undisturbed and the existing vegetation will remain. A large portion of the area proposed for construction does not contain any

native or mature vegetation as it was cleared for fire prevention through the years. The development will be screened and landscaped with additional trees and shrubs. The landscaping will provide a buffer or transition area between the property and surrounding properties. The retaining wall will not disturb surrounding native vegetation or mature trees. The retaining wall is only visible to the Applicant and not from adjacent properties.

H. The project is sensitive and not detrimental to the convenient and safe movement of pedestrians and vehicles. This is an unimproved lot and a new driveway must be constructed. Following several reiterations for a proposed driveway reviewed by the Traffic Commission including at a field visit, the Traffic Commission recommended approval of the driveway in its currently proposed location. The Traffic Engineer agreed on the location of the driveway apron. The neighbors at the field visit also supported 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.

The new 20' wide driveway, as required by the Fire Department, will be safe for two cars to drive past each other. There is ample parking in the garages and in the turnaround area at the front of the house so visitor parking will be contained on site outside of the setbacks.

I. The project conforms to the requirements of the California Environmental Quality Act. The development project is exempt from CEQA pursuant to Section 15303 (new construction of single family residence and accessory structures) of the CEQA guidelines.

Section 7. Conditionally permitted uses are not outright permitted by the RHMC. The Planning Commission must consider applications for a Conditional Use Permit and may, with such conditions as are deemed necessary, approve a conditional use which will not jeopardize, adversely affect, endanger or to otherwise constitute a menace to the public health, safety, or general welfare or be materially detrimental to the property of other persons located in the vicinity of such use. A Conditional Use Permit is required for construction of a 800 square foot guest house pursuant to RHMC Section 17.16.040. Section 17.16.210 (A)(5) of the RHMC contains conditions for a guest house subject to approval of a conditional use permit. With respect to this request for a Conditional Use Permit, the Planning Commission finds as follows:

A. The proposed conditional use is consistent with the General Plan. The guest house is consistent with the General Plan because it is consistent with similar uses in the community, meets all the applicable code development standards for such use, and is located in an area on the property that is adequately sized to accommodate such use. The guest house is appropriately located in that it will be sufficiently separated from nearby structures. The guest house is a common amenity in the City. The guest house complies with the General Plan requirement of low profile, low-density

residential development with sufficient open space between surrounding structures and maintains sufficient setbacks to provide buffers between residential uses.

B. The nature, condition, and development of adjacent uses, buildings, and structures have been considered, and the use will not adversely affect or be materially detrimental to these adjacent uses, buildings, or structures. The guest house is located of sufficient distance from nearby residences so as to not impact the view or privacy of surrounding neighbors. The height of the guest house will not be obtrusive or block views and is located sufficient distance from the road so as to not be visible from adjacent residences. As part of the approval, a condition is imposed that the guest house will not be rented and will not be located within 50-feet of a driveway or a parking pad.

C. The site for the proposed conditional use is of adequate size and shape to accommodate the use and building proposed. The lot is over 3 acres net in size and is sufficiently large to accommodate the proposed use. The guest house blends in with the house and will not give the property an over-built look. Sufficient areas of the lot will remain open and unobstructed and sufficient distance has been put between the house and the guest house to leave open spaces in between. Sufficient distance has also been put between the street and the guest house to leave open space between.

D. The proposed conditional use complies with all applicable development standards of the zone district (RAS-2). The guest house complies with all conditions for guest houses pursuant to Section 17.16.210(A)(5) of RHMC. No walls or any variances are requested for the guest house use. The height of the guest house will not be obtrusive or block views. It is located a sufficient distance from the road so as to not be visible from adjacent residences.

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

F. The proposed conditional use observes the spirit and intent of this title. A guest house is a common amenity in the City. The construction meets all the development standards including the allowable size of 800 square feet. The proposed guest house is located a sufficient distance from nearby residences so as to not impact the view or privacy of surrounding neighbors. A stable and corral set aside area is preserved on the lot and the location of the guest house would not prevent the construction of a stable and corral should the owners wish to develop one in the future.

Section 8. Sections 17.38.010 through 17.38.050 of the RHMC permit approval of a Variance from the standards and requirements of the Zoning Ordinance when exceptional or extraordinary circumstances applicable to the property and not applicable to other similar properties in the same zone prevent the owner from making use of a parcel of property to the same extent enjoyed by similar properties in the same

vicinity. A variance from Section 17.16.070 is required because it states that the lot disturbance shall be limited to 40% of the net lot area and a variance from Section 17.16.150 is required because it states that driveways may not cover more than 20% of the setback in which they're located. The Applicant is requesting a variance for 49.9% disturbance of the net lot area and to cover 33.3% of the front setback with a driveway. With respect to this request for Variances, the Planning Commission finds as follows:

A. There are exceptional and extraordinary circumstances or conditions applicable to the property that do not apply generally to the other property in the same vicinity and zone. Unlike most other properties in this zone, this lot is long and follows the curve of the road. The lot is also narrower than most typical lots and therefore it is suitable for development of a rambling, long house. This type of design requires more grading than if a "U" or an "L" shape house was feasible on the lot. In addition, the property is unimproved, and therefore a new driveway and a building pad must be created. The Traffic Commission determined that the best location for the driveway apron was to be located towards the north-east corner of the property, which required the driveway to be long; thus more disturbance of the lot was required. The Fire Department requires a 20' wide driveway with a turn around area and a path of at least 5' all around the structures to access all points of the structures, which also adds to the disturbance of the lot.

The Fire Department requires access to the east and north-east wings of the home and access all around the home through provision of a path. These requirements force the driveway to be long. Due to the narrow site, there is no room for the entire driveway to be moved out of the front setback. Therefore the front yard coverage of 33.3% with the driveway becomes necessary.

B. The 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 to the property in question.

Unlike most other properties in this zone, this lot is long and follows the curve of the road. The lot is also narrower than other typical lots and therefore it is suitable for development of a rambling, long house. This type of design requires more disturbance than if a "U" or an "L" shape house was developed on the lot. Middleridge Lane South has exceptionally poor sight lines due to tight curves and steepness. After several proposals for location of the driveway apron, the Traffic Commission, Traffic Engineer, and the residents at the site visit supported the location of the apron as a safe location along the meandering street. The selected driveway apron location leads to a long driveway in the front setback and requires additional disturbance. The shape of the lot, the Fire Department requirements, and the recommended location of the apron control design parameters. Therefore the Variances are necessary. Other properties in the vicinity have on average wider lots which is denied to 8 Middleridge Lane South property.

C. The granting of the Variance would not be materially detrimental to the public welfare or injurious to the property or improvements in such vicinity. The driveway extending across the front yard setback will be screened from the adjacent properties by new vegetation. Additionally, the existing vegetation already provides a buffer between the street, other properties, and the subject site. The development has been carefully designed and the driveway apron studied for sight distance, making it safe and therefore the improvement and the new driveway will not be injurious to the neighboring properties or subject site. The grading, which will result in greater than the maximum allowable disturbance of the lot, will also not be materially detrimental to the public welfare or injurious to the property as it has been carefully designed to minimize grading and does not greatly exceed the 40% maximum disturbance allowable at 49.9%. This grading is required for construction of the safe driveway in addition to construction of the remaining portion of the building pad.

D. In granting the variance, the spirit and intent of the Zoning Code will be observed. The Zoning Ordinance in the RHMC allows for the construction of single family residences on a lot. The property is unimproved, and therefore a new driveway must be constructed. The lot is unique in size and topography. The Traffic Commission determined that the best location of the apron was to be located towards the north-east corner of the property. This triggered more disturbance of the lot and the location of the driveway in the setback. The narrow nature of the lot makes it difficult to move the driveway out of the front setback. No other variances are requested for this project and the project meets all other development standards of the Zoning Ordinance, and therefore the spirit and intent of the Zoning Code is observed.

E. The variance does not grant special privilege to the Applicant. The lot is unique in size and topography. The driveway apron which requires the driveway to traverse through the front yard setback would allow the owners and visitors to enjoy a safe ingress and egress from the property and provide for on-site parking. The exceedance in the disturbance of the lot is triggered by the requirements of the Fire Department for the wide driveway and access around the property. The Traffic Commission and Traffic Engineer determined that the driveway apron was in the best location for the lot. The residents at the site visit supported the location of the driveway apron. Without the variances, the Applicant would be required to significantly decrease the size of the residence to provide the Fire Department with sufficient access around the property. Such reduction in size would also constrain orderly development of the interior of the residence, attached garage, and guest house.

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 because there are no hazardous waste facilities at issue in this case.

G. The variance requests are consistent with the General Plan. The proposed variances for the project will provide for residential uses which are in line with the

General Plan, as it allows construction of a single family single story home on a lot. The location of the driveway apron largely causes the disturbance to exceed the maximum allowable and causes the driveway to traverse through the front yard setback in excess of the maximum allowable. The driveway apron will provide the Applicant with a safe access to and from the property, on site parking so that parking will not spill over on the roadway easement, and will protect the views that the adjacent properties currently enjoy. These items are consistent with the General Plan, meeting the goal of maintaining the City's one story height limitations and preserving scenic vistas.

Section 9. Based upon the foregoing findings, the Planning Commission hereby approves Zoning Case No. 956 a request for Site Plan Review for grading of 6,790 cubic yards of cut and 5,955 cubic yards of fill with 835 cubic yard of dirt to be exported from the excavation of the basement and pool; to construct a 6,201 square foot residence with 3,000 square foot basement and 880 square foot attached garage; to construct a 1,172 square foot swimming pool; and to construct a not to exceed 5' high retaining wall along the driveway; a Condition Use Permit to construct an 800 square foot guest house; and Variances to exceed the maximum permitted disturbance of the lot by 9.9% to up to 49.9%, where maximum permitted is 40%; and to cover 33.3% of the front yard setback with a driveway, where the maximum permitted is 20% subject to the following conditions:

A. The Site Plan, Variances, and Conditional Use Permit approval shall expire within two years from the effective date of approval if construction pursuant to this approval has not commenced within that time period, as required by Sections 17.46.080, 17.42.070 and 17.38.070 of the RHMC, or the approval granted is otherwise extended pursuant to the requirements of those sections.

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 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 suspension and 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 suspension and 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 the Permit, or shown otherwise on an approved plan.

D. 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.

E. The lot shall be developed and maintained in substantial conformance with the site plan on file dated May 15, 2019 except as otherwise provided in these conditions. All conditions of the Site Plan Review, Variances and Conditional Use Permit 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.

F. A licensed professional preparing construction plans for this project for Building Department review shall execute a Certificate affirming that the plans conform in all respects to this Resolution approving this project and all of the conditions set forth therein and the City's Building Code and Zoning Ordinance.

Further, the person obtaining a building and/or grading permit for this project shall execute a Certificate of Construction stating that the project will be constructed according to this Resolution and any plans approved therewith.

G. The structural net lot coverage shall not exceed 11,603 sq.ft. or 8.4% (w/out deductions) and 8.2% w/deductions in conformance with the lot coverage limitations; the proposed total coverage, (structures and flatworks) shall not exceed 28,243 sq.ft. (w/deductions) or 20.5% and 20.6% w/out deduction in conformance with the lot coverage limitations.

The proposed residential building pad will be 30,600 sq.ft. with 35.9% structural coverage-accounting for allowable deductions, and includes the guest house.

H. The disturbed area of the lot shall not exceed 49.9%. Grading for this project shall not exceed 6,790 cubic yards of cut and 5,955 cubic yards of fill, with 835 cubic yard of dirt to be exported.

I. A driveway and a turn-around shall be provided per the Fire Department requirements.

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

K. The highest ridgeline of the residence shall not exceed 18.2" feet from the finished grade to the finished surface of the roof along west elevation, and then step down to as low as 13'3". The guest house may not exceed the height of 14'10" along the north elevation and 13'10' elsewhere. Three chimneys are permitted, two shall run in a north south direction, which is parallel to views from behind, minimizing impact.

L. The dissipaters and pool equipment area shall be screened with landscaping. Sound attenuating equipment shall be installed to dampen the sound from the pool equipment area and the pool pump. The project shall utilize the most quiet and technologically advanced equipment to dampen the sound. Per LA County Building Code, pool barrier/fencing shall be required.

M. The applicant shall comply with all requirements of the Lighting Ordinance of the City of Rolling Hills (RHMC 17.16.190) pertaining to lighting on said property and roofing material requirements of properties and all other ordinances and laws of the City of Rolling Hills.

N. The guest house shall not exceed 800 square feet as measured from the outside wall. All provisions of Section 17.16.210(A)(5) of the zoning ordinance, shall be complied with; including, and not be limited to: only one sanitary facility consisting of a shower, sink, and a toilet and a kitchenette is permitted in the guest house; there shall be no parking area within 50-feet of the guest house and no renting of the guest house is permitted. A guest house floor plan shall be submitted to the Planning Department prior to obtaining a building permit.

O. The property on which the project is located shall contain a set aside area to provide an area meeting all standards for a stable and corral with adequate access. The stable and corral set aside area may not be graded, unless an application is filed with the City for construction of a stable.

P. A drainage plan, as required by the Building Department shall be prepared and approved by City Staff prior to issuance of a grading permit. Such plan shall be subject to LA County Code requirements. Hydrology, soils, geology and other reports, as required by the Building and Public Works Departments, and as may be required by the Building Official, shall be prepared.

Q. All graded slopes shall be landscaped. Prior to issuance of building permit, a detailed landscaping plan shall be submitted to the City in conformance with Fire Department Fuel Modification requirements and shall be subject to the requirements of the City's Water Efficient Landscape Ordinance, (Chapter 13.18 of the RHMC).

The landscaping plan shall include vegetation and trees, that when planted, to the maximum extent feasible, screen the development from the adjacent properties; minimum of 24 inch plant boxes and 15 gallon plants shall be utilized for screening. The detailed landscaping plan must provide that any trees and shrubs used in the landscaping scheme for this project shall be planted in a way that screens the development from adjacent street and neighbors, but as plants grow, they would not grow into a hedge or impede any neighbors views. The landscaping plan shall utilize to the maximum extent feasible, plants that are native to the area, are water-wise and are consistent with the rural character of the community. The project shall be continually maintained in substantial conformance with the landscaping plan.

R. All utility lines to all structures on the lot shall be placed underground, subject to all applicable standards and requirements.

S. Hydrology, soils, geology and other reports, as required by the Building and Public Works Departments, and as may be required by the Building Official, shall be prepared.

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

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

calendar days of expiration of a building permit, revocation, or finalization of the project.

V. Minimum of 65% of any construction materials must be recycled or diverted from landfills. The hauler of the materials shall obtain City's Construction and Demolition permits for waste hauling prior to start of work and provide proper documentation to the City upon completion of the project.

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

X. *During construction*, to the extent feasible, all parking shall take place on the project site, but if necessary, any overflow parking may take place within the unimproved roadway easements along adjacent streets, and shall not obstruct neighboring driveways, visibility at intersections or pedestrian and equestrian passage. During construction, to the maximum extent feasible, employees of the contractor shall car-pool into the City. To the extent feasible, a minimum of 4' wide path, from the edge of the roadway pavement, for pedestrian and equestrian passage shall be available and be clear of vehicles, construction materials and equipment at all times. A flagmen shall be used to direct traffic when necessary, including during delivery of large construction equipment or materials.

Y. *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 only, when construction and mechanical equipment noise is permitted, so as not to interfere with the quiet residential environment of the City of Rolling Hills.

Z. The contractor shall not use tools that could produce a spark, including for clearing and grubbing, during red flag warning conditions. Weather conditions can be found at:
http://www.wrh.noaa.gov/lox/main.php?suite=safety&page=hazard_definitions#FIRE.
It is the sole responsibility of the property owner and/or his/her contractor to monitor the red flag warning conditions. Should a red flag warning be declared and if work is to be conducted on the property, the contractor shall have readily available fire distinguisher.

AA. 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, cisterns, and storm water drainage facilities management and to the City's Low Impact development Ordinance (LID). Further the property owners shall be required to conform to the County Health Department requirements for a septic system.

AB. Prior to finaling of the project an "as graded" and "as constructed" plans and certifications, including certifications of ridgelines of the structures, 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/as graded" plan.

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

PASSED, APPROVED AND ADOPTED THIS 16th DAY OF JULY, 2019.

BRAD CHELF, CHAIRMAN

ATTEST:

CITY CLERK

Any action challenging the final decision of the City made as a result of the public hearing on this application must be filed within the time limits set forth in Section 17.54.070 of the Rolling Hills Municipal Code and Code of Civil Procedure Section 1094.6.

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

I certify that the foregoing Resolution No. 2019-13 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL FOR A SITE PLAN REVIEW FOR THE CONSTRUCTION OF A NEW RESIDENCE, INCLUDING ATTACHED GARAGE AND BASEMENT, RETAINING WALL, SWIMMING POOL, AND GRADING; CONDITIONAL USE PERMIT TO CONSTRUCT A GUEST HOUSE; AND VARIANCES TO EXCEED THE MAXIMUM PERMITTED DISTURBANCE OF THE LOT AND TO EXCEED THE MAXIMUM PERMITTED COVERAGE OF THE FRONT YARD SETBACK FOR CONSTRUCTION OF A DRIVEWAY IN ZONING CASE NO. 956 **AT 8 MIDDLE RIDGE LANE SOUTH (ZHANG)**.

was approved and adopted at a regular meeting of the Planning Commission on July 16th, 2019 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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

Administrative Offices

CITY CLERK