



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, SEPTEMBER 17, 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. July 16, 2019, Regular Meeting of the Planning Commission
 - B. June 25, 2019, Adjourned Regular Meeting of the Planning Commission
6. RESOLUTIONS

NONE.
7. PUBLIC HEARINGS ON ITEMS CONTINUED FROM PREVIOUS MEETING
 - A. **ZONING CASE NO. 958.** Request for a Site Plan Review to construct a new 285 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).

RECOMMENDED ACTION:

1. Motion to direct staff to prepare a resolution of approval/denial for project as proposed.

B. ZONING CASE NO. 949 and 950. (The applicant requested postponement to the next regular Planning Commission meeting).

ZC No. 949- Request for a Certificate of Compliance for Lot Line Adjustment between four parcels of land located along Storm Hill Lane, Rolling Hills,

AND

ZC No. 950- Request for a Site Plan Review for grading to construct a road to access the vacant parcels.

RECOMMENDED ACTION:

1. Motion to postpone the public hearing to October 15, 2019.

8. NEW PUBLIC HEARINGS

NONE.

9. NEW BUSINESS

NONE.

10. OLD BUSINESS

A. PRESENTATION ON STORMWATER MANAGEMENT PROGRAM

11. SCHEDULE OF FIELD TRIPS

NONE.

12. ITEMS FROM STAFF (ORAL)

A. Update on proposal and development process for a project at 24 Cinchring.

B. Update on Commissioners' appointment process.

C. Update on Planning Director's transition.

13. ITEMS FROM THE PLANNING COMMISSION

14. ADJOURNMENT

The meeting is adjourned to a Regular Planning Commission meeting on October 15, 2019, at 6:30 PM.

In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this meeting due to your disability, please contact the City Clerk at (310) 377-1521

at least 48 hours prior to the meeting to enable the City to make reasonable arrangements to ensure accessibility and accommodation for your review of this agenda and attendance at this meeting.

Documents pertaining to an agenda item received after the posting of the agenda are available for review in the City Clerk's office or at the meeting at which the item will be considered.

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

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

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 6:30 p.m. on Tuesday, July 16, 2019 in the City Council Chamber, at City Hall, 2 Portuguese Bend Road, Rolling Hills, California.

ROLL CALL

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

Commissioners Absent: None.

Others Present: Yolanta Schwartz, Planning Director.
Jane Abzug, Assistant City Attorney.
Karla Rangel, Administrative Clerk.
Robert Gaudenti, Contractor, 11 Saddleback Rd.

APPROVAL OF THE AGENDA

Approved as presented.

PUBLIC COMMENTS ON MINUTES AND ANY ITEM NOT ON THE AGENDA

None.

APPROVAL OF MINUTES

June 18, 2019, Adjourned Regular Meeting of the Planning Commission

Commissioner Cardenas moved that the Planning Commission approve the minutes of the Adjourned Regular Meeting of the Planning Commission held on June 18, 2019 as presented. Commissioner Seaburn seconded the motion, which carried without objection.

June 18, 2019, Regular Meeting of the Planning Commission

Commissioner Cardenas moved that the Planning Commission approve the minutes of the Regular Meeting of the Planning Commission held on June 18, 2019 as presented. Vice Chair Kirkpatrick seconded the motion, which carried without objection.

RESOLUTIONS

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).

Chairman Chelf introduced the item and asked for staff's comments. Planning Director Schwartz gave a brief overview of the proposed project. Ms. Schwartz stated that the resolution has been revised to include a condition of approval that the property's owner have the location of the dissipater approved by the Rolling Hills Community Association.

The Robert Gaudenti, contractor, stated that they are waiting on a decision on the use of dissipaters from the Rolling Hills Community Association. He stated that one option would be to use an underground pipe and a dissipater. He stated that they will adhere to whatever solution the RHCA decides on.

Hearing no further comments, Chairman Chelf closed the public hearing.

Following public comment and discussion, Commissioner Cardenas moved that the Planning Commission adopt the revised Resolution No. 2019-12 granting approval of the applicant's request in Zoning Case No. 896 at 11 Saddleback Road as presented. Vice Chair Kirkpatrick seconded the motion, which carried without objection. (Cooley abstained.)

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 MIDDLE RIDGE LANE SOUTH (ZHANG).

Chairman Chelf introduced the item and asked for staff's comments. Planning Director Schwartz stated that Chris Gunderson, Architect, respectfully requested that the Planning Commission vote on the resolution in his absence. Ms. Schwartz gave a brief overview of the proposed project.

Chairman Chelf called for public comment. Hearing none, he closed the public hearing.

Commissioner Seaburn moved that the Planning Commission adopt Resolution No. 2019-13 granting approval of the applicant's request in Zoning Case No. 956 at 8 Middleridge Lane South as presented. Commissioner Cardenas seconded the motion, which carried without objection.

PUBLIC HEARINGS ON ITEMS CONTINUED FROM PREVIOUS MEETING

None.

NEW PUBLIC HEARINGS

None.

NEW BUSINESS

None.

OLD BUSINESS

None.

SCHEDULE OF FIELD TRIPS (August 20, 2019)

The Planning Commission scheduled a field trip to 3 Roundup Road to be held on August 20, 2019 beginning at 7:30 a.m.

3 Roundup Road

ITEMS FROM STAFF

Update on City Council actions (Oral)

Planning Director Schwartz reported that the City Council decided to take 5 Flying Mane Lane and 13 Portuguese Bend Road under their jurisdiction.

ITEMS FROM THE PLANNING COMMISSION

None.

ADJOURNMENT

Hearing no further business before the Planning Commission, Chair Chelf adjourned the meeting at 6:40 p.m. to an adjourned regular meeting of the Planning Commission scheduled to be held on Tuesday, August 20, 2019 beginning at 7:30 a.m. for the purpose of conducting a site visit to 3 Roundup Road. The next regular meeting of the Planning Commission is scheduled to be held on Tuesday, August 20, 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,

Yohana Coronel
City Clerk

Approved,

Brad Chelf
Chairman

- DRAFT -

Agenda Item No.: 5B
Meeting Date: 9/17/19

ADJOURNED REGULAR MEETING
OF THE PLANNING COMMISSION
CITY OF ROLLING HILLS
6:30 PM
TUESDAY, JUNE 25, 2019
ROLLING HILLS CITY HALL
2 PORTUGUESE BEND ROAD, ROLLING HILLS, CA 90274

CALL MEETING TO ORDER

An Adjourned Regular Meeting of the Planning Commission of the City of Rolling Hills was called to order by Chairman Chelf at 6:32 p.m. on Tuesday, June 25, 2019 in the City Council Chamber, at City Hall, 2 Portuguese Bend Road, Rolling Hills, California.

ROLL CALL

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

Commissioners Absent: Seaburn (excused).

Others Present: Yolanta Schwartz, Planning Director.
Jane Abzug, Assistant City Attorney.
Karla Rangel, Administrative Clerk.
William Hassoldt, 15 Portuguese Bend Rd.
Gary Wynn, Wynn Engineering
Kathleen McGowan, McGowan Consulting.

APPROVAL OF THE AGENDA

Approved as presented.

PUBLIC COMMENTS ON MINUTES AND ANY ITEM NOT ON THE AGENDA

None.

APPROVAL OF MINUTES

Assistant City Attorney, Abzug clarified that Planning Commissioners do not need to recuse themselves on approving minutes for meetings that contain items from which they have been recused. She stated that when a recused member is voting to approve minutes they are confirming that the person that prepared the minutes accurately reflected what happened in that meeting, so that their recusal has been recorded.

May 21, 2019, Adjourned Regular Meeting of the Planning Commission

Commissioner Cooley moved that the Planning Commission approve the minutes of the adjourned regular meeting of the Planning Commission held on May 21, 2019 as presented. Commissioner Cardenas seconded the motion, which carried without objection (Seaburn absent).

May 21, 2019, Regular Meeting of the Planning Commission

Commissioner Cooley moved that the Planning Commission approve the minutes of the regular meeting of the Planning Commission held on May 21, 2019 as presented. Commissioner Cardenas seconded the motion, which carried without objection (Seaburn absent).

January 15, 2019, Regular Meeting of the Planning Commission

Commissioner Cooley moved that the Planning Commission approve the minutes of the regular meeting of the Planning Commission held on January 15, 2019 as presented. Commissioner Cardenas seconded the motion, which carried without objection (Seaburn absent).

RESOLUTIONS

RESOLUTION NO. 2019-08. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL FOR A SITE PLAN REVIEW AND A CONDITIONAL USE PERMIT FOR GRADING AND CONSTRUCTION OF A NEW STABLE WITH A LOFT IN ZONING CASE NO. 953 AT 13 PORTUGUESE BEND ROAD, ROLLING HILLS, CA (LOT 77-RH), (CARDENAS).

Chairman Chelf stated that there are two recused Planning Commissioners for this case, one of who is present. Assistant City Attorney Abzug stated that an issue had come up as to whether the two recused Planning Commission members have had any communication with the three remaining Planning Commissioners on this item. She gave an overview, as discussed at the January 15th, 2019 meeting stating that the Political Reform Act prohibits a public official with a financial interest from participating in or influencing a government decision in which he/she has a financial interest. She stated that the Fair Political Practices Commission issues regulations that implements the Political Reform Act, and specifically, regulation 18707 allows a public official who has recused himself/herself to give public comment on an item so long as they disclose the financial interest, i.e. residence, that the member recuse himself/herself and leave the dais to speak from an area where general members of the public speak, that public official can then listen to the deliberations and listen to the public comment on that item. She stated that at the December 12th 2018 Regular Meeting of the Planning Commission, both Commissioner Cardenas and Seaburn recused themselves from participating in the item due to the location of their residence and gave public comment on the item that was limited to the effect of the project on their property. Assistant City Attorney Abzug stated that the Planning Commission re scheduled the field trip to the January 15, 2019 Adjourned Regular Meeting and again commissioner Cardenas and Seaburn both recused themselves. She stated that the Planning Commission then voted to continue the public hearing to the evening meeting of January 15, 2019 again Commissioners Cardenas and Seaburn recused themselves. She stated that Commissioner Cardenas gave public comment on the effects of the project on his property. She stated that the Planning Commission then voted to direct staff to prepare a resolution of approval. She stated that this is what is before the Planning Commission today. She asked the Planning Commissioners to disclose any conversations they may have had with the recused Planning Commissioners and the extent of those conversations if they had them. Vice Chair Kirkpatrick,

Commissioner Cooley, and Chair Chelf each stated that he/she has not had any conversations, in regards to the project, with the recused Planning Commissioners. Assistant City attorney Abzug then asked the Planning Commissioners if they had any thoughts that would prevent them from being fair and impartial, considering the evidence, and rendering a decision on this item. Commissioner Cooley, Vice Chair Kirkpatrick, and Chair Chelf each stated that they have not had any. Chairman Chelf introduced the item and asked for staff's comments. Planning Director Schwartz gave a brief overview of the project and stated that in February the Planning Commission directed staff to bring a Resolution approving the project; but that due to lack of quorum the Resolution was not able to be acted on until today. She stated that this is an amended resolution that addresses additional findings and facts in support of the findings. She stated that two new additions were added during the proceedings, and the loft requirement was also added. She stated that she received another letter from Dr. Gebhard, who is a property owner objecting this project, since the last meeting. She stated that it is dated for February 13, 2019. She stated that in his letter, Dr. Gebhard reiterated his concerns, which he has expressed in previous letters, those concerns include, mass, height, size of project, loss of privacy, loss of air, light, and questioned the septic system in relation to the stable. He also questioned the process, with the other Planning Commissioners being colleagues of Commissioner Cardenas, would they be fair. She stated that the Assistant City Attorney addressed this. She stated that the letter was included in the packet.

In response to Chair Chelf, Planning Director Schwartz clarified that this project does not require the lot to be disturbed any further than what it is now.

In response to Vice Chair Kirkpatrick, Ms. Schwartz confirmed that the letter in question was dated Feb. 13, 2019.

Chairman Chelf called for public comment.

Mr. Hassoldt, owner of 15 Portuguese Bend Rd., stated that he objects to the project on 13 Portuguese Bend Rd. He stated that Mr. Cardenas has not undergrounded all of the utility wires on his property as required by the City. He stated that there is a pole on his property that feeds Mr. Cardenas' property, and that Mr. Cardenas has stopped the undergrounding work being done on his property. He stated that he has tried to speak to Mr. Cardenas in regards to the undergrounding work, but he has been unapproachable. He stated that another area of concern is an Edison vault that feeds his property, and Mr. Cardenas' property. He stated that it needs to be repaired, but Mr. Cardenas has not granted Edison permission to access his property in order to make the repairs. He gave the Commission pictures and stated that he will be going to the City Council with his concerns, but asked that the Planning Commission schedule a field trip to view the South side of 13 Portuguese Bend Rd.

Assistant City Attorney, Abzug stated that the Planning Commission is considering a resolution, so public comment is reserved for comments in regards to the resolution and not to re-open the public hearing.

Chair Chelf stated that for this project, the field trips, which included visits to neighbors' properties, have already taken place.

Vice Chair Kirkpatrick stated that his comments on the project are the same as before. He commented that the location of the barn is in the same location as it was before. He stated that when he viewed the property he did not see a great impact. He commented that it is not right next door to the neighbors' house and that although it is visible, it is a great

improvement to what was there before. He commented that the structure is larger than the previous one, but it is operable for what we do here in the City, and it fits on the site. He stated that he approves of the project.

Commissioner Cooley stated that she read through the minutes and all of the documents, including the February 13, 2019 letter from Dr. Gebhard. She commented that in regards to the three new items in the most current letter from Dr. Gebhard 1) the septic system will need to be in accordance with the County Codes 2) boarding of horses is not allowed 3) there should be strict guidelines in regards to lighting on that side of the house to allow for privacy. She stated that she stands by her previous comments in regards to this project. She stated that she feels the project should move forward as is.

Following public comment and discussion, Commissioner Cooley moved that the Planning Commission adopt the amended Resolution No. 2019-08 granting approval of the applicant's request in Zoning Case No. 953 at 13 Portuguese Bend Road as presented. Vice Chair Kirkpatrick seconded the motion, which carried without objection (Cardenas recused, Seaburn absent).

RESOLUTION NO. 2019-11. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF A CONDITIONAL USE PERMIT TO CONVERT AN EXISTING 689 SQUARE FOOT STABLE, TO A MIXED-USE STRUCTURE IN ZONING CASE NO. 959 AT 49 EASTFIELD DRIVE (LOT 33-EF) ROLLING HILLS, CA, (WALDMAN).

Chairman Chelf introduced the item and asked for staff's comments. Planning Director Schwartz gave a brief overview of the project and stated that at the May meeting the Planning Commission directed staff to bring a Resolution approving the project; She stated that this is an amended Resolution from what was provided the Commissioners in their packets, addressing findings.

Chairman Chelf called for public comment. Hearing none, he closed the public comment segment.

Commissioner Cooley commented that she has no issues with the project. She stated that she would vote to approve the Resolution.

Commissioner Cardenas commented that the structure could be re converted as a barn if the owners chose to do so. He commented that it fits with the lay out of the property.

Vice Chair Kirkpatrick commented that he agrees with the Commissioners' comments.

Following public comment and discussion, Commissioner Cardenas moved that the Planning Commission adopt the amended Resolution No. 2019-11 granting approval of the applicant's request in Zoning Case No. 959 at 49 Eastfield Drive as presented. Vice Chair Kirkpatrick seconded the motion, which carried without objection (Seaburn absent).

RESOLUTION NO. 2019-10. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL FOR A SITE PLAN REVIEW FOR GRADING AND CONSTRUCTION OF A NEW RESIDENCE, SWIMMING POOL, RETAINING WALL, VARIANCE TO EXCEED THE MAXIMUM PERMITTED DISTURBANCE ON THE LOT AND FOR ENCROACHMENT OF A RETAINING WALL INTO SIDE SETBACK; AND CONDITIONAL USE PERMIT FOR A STABLE AND CORRAL IN ZONING CASE NO. 955, AT 1 POPPY TRAIL, (LOT 90-B2-RH) ROLLING HILLS, CA, (YEH).

Chairman Chelf introduced the item and asked for staff's comments. Planning Director Schwartz gave a brief overview of the project and stated that at the May meeting the Planning Commission directed staff to bring a Resolution approving the project; She stated that this is the amended Resolution addressing findings of the approval, and that no conditions were amended. She stated that since the last meeting we received a letter from a neighbor at 3 Poppy Trail. She stated that they were concerned that their property would be visible from the new house, and when the two lots were created following the landslide there was a condition added that required the two lots to be screened from the neighbors. Planning Director Schwartz stated that a representative for 1 Poppy trail met with the concerned neighbors and showed them how much of the project would be visible from their residence and showed them a landscaping scheme. The neighbors were satisfied with the project, and they have not expressed any more concerns.

Chairman Chelf called for public comment.

Garry Wynn of Wynn Engineering inquired about the location and design of the septic tanks. He stated that it would be important to consider since the lot is in a landslide zone.

In response to Mr. Wynn's inquiry, Commissioner Cardenas stated the County governs the City's septic tanks.

Chair Chelf stated that Mr. Wynn can check back with the Planning Department to get more information about the septic tanks' location and design, once it is made available by the County.

Commissioner Cardenas commented that he feels the project is appropriate for the building pad, location, and the history of the lot. He commented that the only concern he had was the reason for the long back wall and having that moved forward, but that was explained. He commented that although it's a large project it looks like it is going to be a fantastic project when it is completed. He commented that they did the right thing by keeping the setbacks where they needed to be. He stated that he is ready to approve the project.

Commissioner Cooley stated that she agrees with the comments made by Commissioner Cardenas and commented that the project is appropriate for the size of the pad.

Vice Chair Kirkpatrick commented that he agrees with the previous comments. He stated that he was not on the tour, but that he read the minutes and staff report. He commented that he does not have a problem moving forward with the approval process as long as the neighbor's concerns were addressed.

Chair Chelf commented that this is a challenging lot, because of the driveway and the slopes. He commented that it is difficult to figure out how to lay it out, because it is long and narrow.

Following public comment and discussion, Commissioner Cardenas moved that the Planning Commission adopt Resolution No. 2019-10 granting approval of the applicant's request in Zoning Case No. 955 at 1 Poppy Trail as presented. Commissioner Cooley seconded the motion, which carried without objection (Seaburn absent).

PUBLIC HEARINGS ON ITEMS CONTINUED FROM PREVIOUS MEETING

None.

NEW PUBLIC HEARINGS

None.

NEW BUSINESS

PRESENTATION AND CONSIDERATION FOR ADOPTION OF STORMWATER QUALITY DESIGN GUIDELINES FOR STABLES/ EQUESTRIAN FACILITIES.

Chairman Chelf introduced the item and asked for staff's comments. Planning Director Schwartz gave a brief overview of the proposed stormwater quality design guidelines for the stables/equestrian facilities. Ms. McGowan, City's Environmental Consultant for stormwater, presented on the State requirements and content of the proposed guidelines. She explained how pollutants enter the water bodies, which are regulated by the State. She discussed how the City could prevent run off by following the proposed guidelines, when considering approvals of stables and other equestrian facilities. She reviewed stable siting, drainage design, paddocks/corrals/turnouts/riding rings, manure storage areas, horse wash areas, and vegetated filter strips, biofilter/bioretenction systems.

In response to Commissioner Cardenas and Vice Chair Kirkpatrick, Planning Director Schwartz stated that these guidelines are not planned to be codified, but that the City is mandated by the State to reduce run off from equestrian facilities to the stormwater system.

In response to Commissioner Cooley, Planning Director Schwartz stated there would be added cost to construction, whether it is a home or a stable, with maintenance of cisterns, and bio filtration units for example. She stated that following the recommended guidelines would mean that the City would have to be more diligent when considering the siting of stables on properties. She stated that the City will want to look at how close a stable is to a slope, how steep of a slope it is, and whether there is natural drainage.

Assistant Attorney Jane Abzug stated these are guidelines and they will not be adopted into the Rolling Hills municipal code. She stated that they would be used to guide the Building Department and the Commission with siting. She stated that it might not always be possible to follow the guidelines for every property.

In response to Chair Chelf, Planning Director Schwartz stated once these guidelines are approved by the Planning Commission they will be presented to the City Council for their approval.

Chair Chelf commented that it would be beneficial for the Commission to have more dialog on the matter before approving the guidelines. He stated that although he understands the need, he would like to better understand the consequences.

Commissioner Cardenas commented that he agrees with Chair Chelf in the need for there to be more dialog and better understanding of the matter before the Commission can reach a decision.

Planning Director Schwartz stated that although the guidelines are not mandatory, the City does have a mandate by the State to reduce the pollutants that are entering the bodies of water which are monitored and stated that there have been recorded exceedances of pollutants related to equestrian uses.

Ms. McGowan stated that there is room to revise these guidelines to make them more flexible.

Following Ms. McGowan's presentation and discussion, the Planning Commission did not adopt the stormwater quality design guidelines for stables/equestrian facilities. They requested that staff look into the effects of the proposed guidelines on future construction of stables in the City, and to provide more information in regards to stormwater requirements in general.

OLD BUSINESS

None.

SCHEDULE OF FIELD TRIPS (July 16, 2019)

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

3 Roundup Road

ITEMS FROM STAFF

Planning Director Schwartz informed the Planning Commission that the City Council took 5 Flying Mane Lane and 13 Portuguese Bend Road under review. She then informed the Commission that staff is working with the Nakamuras to reconstruct their house.

ITEMS FROM THE PLANNING COMMISSION

None.

ADJOURNMENT

Hearing no further business before the Planning Commission, Chairman Chelf adjourned the meeting at 8:14 p.m. to an adjourned regular meeting of the Planning Commission scheduled to be held on Tuesday, July 16, 2019 beginning at 7:30 a.m. for the purpose of conducting a site visit to 3 Roundup Road. The next regular meeting of the Planning Commission is scheduled to be held on Tuesday, July 16, 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. 7A
Mtg. Date: 09/17/2019

TO: HONORABLE CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: YOLANTA SCHWARTZ, PLANNING DIRECTOR

APPLICATION NO.	ZONING CASE NO. 958
SITE LOCATION:	3 ROUNDUP ROAD (LOT 67-A-EF)
ZONING AND SIZE:	RAS-1, 0.93 ACRES (GROSS)
APPLICANT:	MR. BOGDANOVICH
REPRESENTATIVE:	RUSS BARTO, ARCHITECT
PUBLISHED:	AUGUST 29, 2019

The Planning Commission visited the site earlier in the morning on September 17, 2019.

PROJECT DESCRIPTION

The Project/Site Plan Review

The applicants propose to construct a 792 square foot pool decking, of which 285 square feet would be up to 5' above the existing descending slope. The portion of the deck that's out of grade requires a Site Plan Review. Also proposed is 65 square foot barbeque and serving island and 544 square foot swimming pool with pool equipment area, which can be approved administratively. No grading is proposed for the project, other than excavation for the swimming pool and posts for the deck.

A stable and corral exist on the property, in the rear of the proposed improvements.

Zoning and Land Size

The property is zoned RAS-1 and the gross lot area is less than 1.0 acres. The net lot area for development calculations purpose 34,380 square feet.

Past Property Approval

Previously approved improvements on the property include a 3,451 square foot residence with 150 square foot basement, 610 square foot garage, service yard and 560 square foot stable.

MUNICIPAL CODE COMPLIANCE**Lot Coverage**

The net lot area of the lot is 34,380 square feet. The existing structural coverage on the lot is 4,861 square feet or 14.5%. With the proposed improvements the structural net lot coverage will be 5,755 square feet or 16.7%. The total lot coverage (structural and flatwork) is proposed to be 9,152 square feet or 26.6% (35% max. permitted); both coverages meet the requirements.

The residential building pad is 11,875 square feet. The total building pad coverage is proposed to be 5,090 square feet or 42.9%; and is currently at 35.9% (30% guideline).

Grading

No grading is proposed for the project. Dirt from the excavation of the pool and posts for the deck will be exported. Landscaping is proposed in the back of the raised deck to screen the out of grade condition. If the landscaping area is over 500 sq.ft., the project will be subject to the Water Efficient Landscape Ordinance requirements. A landscaping plan will be required as a condition of approval (if the project is approved).

Disturbance

The existing disturbance of the lot is 22,350 square feet or 65% of the net lot area and is legal nonconforming. The flat portion of the area of the proposed development was graded in the past, with the development of the residence and stable the project is proposed to be constructed entirely within the previously disturbed area.

Height

The out of grade conditions of the raised deck will be 5'.

Drainage

The drainage for the project will be reviewed by the LA County Building and Safety Department.

Walls

No new walls are included in the proposed project.

Utility Lines / Septic Tank

This project does not trigger any changes to the electrical panel or utility lines. No changes are proposed to the existing septic tank.

General

Non-conforming Conditions

A portion of the existing garage was originally constructed in the front setback area and is a legal non-conforming condition on the property.

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.

Environmental Review

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

RECOMMENDATION

It is recommended that the Planning Commission take public testimony and direct staff to prepare a Resolution of approval/denial for the project.

Project Summary

SITE PLAN REVIEW	EXISTING		PROPOSED OVERALL TOTAL	
<u>RA-S- 1 ZONE SETBACKS</u> Front: 50 ft. from front easement line Side: 20 ft. from property line Rear: 50 ft. from property line	SINGLE FAMILY RESIDENCE WITH GARAGE.		DECK & MISCELLANEOUS OUTDOOR STRUCTURES	
<u>STRUCTURES</u>	Residence	3451 sq.ft.	Residence	3451 sq.ft.
	Garage	610 sq.ft.	Garage	610 sq.ft.
	Stable	560 sq.ft.	Stable	560 sq.ft.
	Service Yard	200 sq.ft.	Service Yard	200 sq.ft.
			Raised Deck	285 sq.ft.
			Swimming pool	544 sq.ft.
			Pool eqmnt.	40 sq.ft.
			BBQ area	65 sq.ft.
	TOTAL	4,861 sq.ft	TOTAL	5,755 sq.ft
<u>STRUCTURAL LOT COVERAGE</u> (20% maximum)	14.0%		16.7% of 34,380 sq.ft. net lot area	
<u>TOTAL LOT COVERAGE</u> (35% maximum)	22.4%		26.5%	
<u>BUILDING PADS (30% guideline)</u> Residence, pool, deck, other miscl. structures	35.9% residence pad coverage		42.9% residence pad coverage	
<u>GRADING</u> Site Plan Review required if cut and fill is more than 3 feet in depth and covers more than 2,000 sq.ft.- must be balanced on site.	Unknown		None. (Excavation only). Dirt will be exported.	
<u>DISTURBED AREA</u>	65%		65%	

(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/ or proposed.)		
STABLE (min. 450 SQ.FT. & 550 SQ.FT. CORRAL)	560 sq.ft.	560 sq.ft.
STABLE ACCESS	Existing	Existing
ROADWAY ACCESS	Existing driveway approach	Existing driveway approach
VIEWS	N/A	Planning Commission review
PLANTS AND ANIMALS	N/A	Planning Commission review

SITE PLAN REVIEW CRITERIA

17.46.010 *Purpose.*

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

17.46.050 *Required findings.*

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

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

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

8. The project is sensitive and not detrimental to the convenient and safe movement of pedestrians and vehicles; and
9. The project conforms to the requirements of the California Environmental Quality Act.



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.: 10A
Mtg. Date: 9/19/19

TO: HONORABLE CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: YOLANTA SCHWARTZ, PLANNING DIRECTOR

SUBJECT: PRESENTATION ON STORMWATER MANAGEMENT PROGRAM

ATTACHMENTS: SUMMARY STORMWATER PRESENTATION

As a result of the 1972 Clean Water Act a National Pollutant Discharge Elimination System (NPDES) program was developed to address water pollution by regulating sources that discharge pollutants to waters of the United States.

The NPDES stormwater program regulates some stormwater discharges from three potential sources: municipal separate storm sewer systems, (storm drains) (MS4s), construction activities, and industrial activities. Each municipality must develop programs and mechanisms to prevent stormwater runoff from washing harmful pollutants into local surface waters.

The City's consultant, Kathleen McGowan will make a presentation on the program, the State and permitting requirements and Rolling Hills' and adjacent jurisdictions on-going efforts to comply with and implement the requirements.

MEMO from McGowan Consulting LLC

To: Yolanta Schwartz, Planning Director, City of Rolling Hills
From: Kathleen McGowan, Principal
Subject: Summary – Stormwater Quality Management Program
Date: September 17, 2019

Stormwater runoff is a significant contributor of pollutant loading to receiving waters throughout Los Angeles County. Urbanization and development causes changes in hydrology and increases pollutant loads in stormwater runoff which adversely impact receiving water quality and impair the beneficial uses of receiving waters. Monitoring data indicate that concentrations of pathogen indicator bacteria, nutrients, heavy metals and pesticides often exceed water quality standards¹. Typical pollutants found in stormwater discharges and sources of these pollutants in an urban watershed include: bacteria and viruses from pets, humans and wildlife; nutrients such as nitrogen and phosphorus in fertilizers, animal waste and compost; heavy metals from brake pad and tire wear, dissolution from galvanized metal, and application of biocides; oil and grease from automobiles and commercial activities; and trash.

The 1972 Clean Water Act, of which the primary goal is to restore and maintain the chemical, physical and biological integrity of U.S. surface waters, including lakes, streams and coastal waters, was amended in 1987 to require regulation/permitting of storm water discharges from industrial activities, construction sites, and municipal separate storm sewer systems (MS4s) due to evidence of their contribution to water quality impairment. Similarly, California's Porter-Cologne Act adopted in 1969 requires the adoption of water quality control plans to protect the beneficial uses of waters of the state and applies to both surface water and groundwater. Under the Clean Water Act and California Porter Cologne Act, discharges of pollutants to surface waters from a point source such as a pipe or storm drain requires a National Pollutant Discharge Elimination System (NPDES) Permit. In addition, a provision of the Clean Water Act, known as Section 303(d), requires states to maintain a list of water body segments that have impaired water quality and to identify which pollutant(s) are causing the impairment. States must develop plans to restore the water quality and these plans typically take the form of total maximum daily loads (TMDLs) which specify the amount of a pollutant which can be assimilated by the water body without resulting in impairment. TMDLs are then apportioned among discharges in the form of waste load allocations or numeric limits for individual or grouped dischargers to meet.

The municipal storm drain system in Los Angeles County is a complex, interconnected stormwater conveyance system. The current Los Angeles County Municipal Stormwater Permit is the 4th in a series of NPDES permits that were issued to this large municipal separate storm sewer system beginning in 1990 to regulate discharges from this system. Under the Los Angeles

¹ "Sources, Patterns and Mechanisms of storm Water Pollutant Loading from Watersheds and Land Uses of the Greater Los Angeles Area, California," Southern California Coastal Water Research Project Technical Report 510 (2007)

Municipal Stormwater Permit, the City is required to implement a suite of Minimum Control Measures across the breadth of municipal responsibilities to minimize pollutants in stormwater. The Planning and Land Development requirements of the MS4 Permit are focused on low impact development requirements for new and redevelopment projects. Low Impact Development (LID) seeks to manage stormwater as close to the source as possible using natural processes by: creating landscape features designed to retain, beneficially use, or filter stormwater runoff; minimizing impervious surfaces; and creating functional and appealing site drainage using stormwater as a resource rather than a waste. New/redevelopment projects are required to address the 85th percentile/24-hour storm runoff volume, which is generated from a rainfall depth of 0.75-1.2 inches depending on where the project is located in Rolling Hills. The City through its planning review and contract building & safety is responsible for design review of LID design at all stages of the project.

The current permit was also the first permit to establish numeric limitations on the concentrations of pollutants in stormwater discharges mainly through the incorporation of TMDLs, whereas all previous permits had been focused on minimizing pollutant loading through best management practices. Following adoption of the 4th term LA County Municipal Stormwater Permit in 2012, the incorporated cities on the Palos Verdes Peninsula along with Los Angeles County unincorporated formed a group to carry out certain responsibilities under the permit in a cooperative and cost-effective manner. The City is implementing a variety of measures to try to reduce pollutant loading in stormwater and is working jointly with the Peninsula group to educate the community and to explore regional infrastructure projects that could beneficially divert stormwater away from receiving waters for alternate use. In addition, the City participates in the Palos Verdes Peninsula Coordinated Integrated Monitoring Program (PVP CIMP) to assess the effectiveness of these implementation measures.

Stormwater runoff from Rolling Hills is tributary to three distinct major water bodies and each of these waterbodies is listed as impaired for multiple pollutants with multiple TMDLs having been established. The Peninsula group conducts a coordinated monitoring program which includes paired receiving water and stormwater discharge monitoring to demonstrate progress in meeting TMDLs. Some of this data is summarized in the following paragraphs.

Santa Monica Bay Bacteria TMDL

The Peninsula shoreline ocean monitoring results for indicator bacteria on a year-round basis are among the best of the Santa Monica Bay and as a consequence the Peninsula shoreline monitoring locations have been removed from the 303(d) list for indicator bacteria, although the TMDL remains in effect and is still enforceable through the MS4 Permit to ensure no degradation of the water quality. However, monitoring of stormwater discharges from the Peninsula do shown high levels of indicator bacteria during wet weather as do most urban/suburban stormwaters; concentrations of indicator bacteria are typically two orders of magnitude above the recreational water quality limits in the actual storm drain discharges.

Machado Lake Nutrient TMDL

The Peninsula monitoring program has found that nitrogen and phosphorus concentrations in stormwater discharged to Machado Lake on a flow-weighted monthly average are often higher than the TMDL targets.

Machado Lake Pesticides and PCBs TMDL

Monitoring of legacy pesticides and PCBs in the sediment fraction of stormwater discharges shows extremely variable results from year to year and site to site. The 3-year average results for PCBs in the sediment fraction of stormwater are mostly below TMDL limits, however results for DDT and Chlordane are typically above TMDL limits. It should be noted that these pesticides and PCBs are no longer sold commercially but their residuals can still be found in soils from when they were used widely decades ago.

Municipal Action Levels for Total Suspended Solids

In addition to the TMDL monitoring, total suspended solids (TSS) analysis has been performed on stormwater samples collected from the Peninsula since 2014 and evaluated as a three-year running average in comparison with the Municipal Stormwater Permit specified Municipal Action Levels (MALs). Results above MALs are an indication that the quality of stormwater is outside the norm for a given pollutant and that the Permittee responsible needs to develop and implement an action plan to identify potential sources and reduce the levels. There have been three exceedances of the MALs for TSS at the Lariat monitoring site, and since roughly 90% of the tributary area to the Lariat site is in Rolling Hills, the City prepared and submitted an MAL Action Plan for TSS. The plan identified large construction sites as a potential source of the elevated TSS based on self-reporting from two large construction sites of exceedances of numeric action limits for turbidity during more than one stormwater monitoring event. The City's MAL Action Plan submitted in December 2017 proposed to increase outreach to construction sites of all sizes using the newly developed construction brochure and secondly to conduct enhanced inspection of large construction sites through its contract building & safety services.

A more detailed discussion of the foregoing data as well as an example of a Low Impact Development Project in Rolling Hills will be included in the Planning Commission presentation on September 17, 2019.