



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, OCTOBER 15, 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. September 17, 2019 Adjourned Regular Meeting of the Planning Commission.
 - B. September 17, 2019 Regular Meeting of the Planning Commission.
6. **RESOLUTIONS**
 - A. **RESOLUTION NO. 2019-14.** A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF A SITE PLAN REVIEW TO CONSTRUCT AN ABOVE GRADE DECK IN ZONING CASE NO. 958 AT **3 ROUNDUP ROAD** (LOT 67-A-EF) ROLLING HILLS, CA, (BOGDANOVICH).

RECOMMENDED ACTION:

1. Motion to approve Resolution No. 2019-14 as presented.

7. PUBLIC HEARINGS ON ITEMS CONTINUED FROM PREVIOUS MEETING

ZONING CASE NO. 949 and 950.

- A. **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, CA, and having Assessors Parcel Numbers (APN) 7570-024-014, 7570-024-015, 7570-024-016 and 7570-024-017 created by Parcel Map No. 26356. One parcel is developed, (4 Storm Hill Lane) and 3 parcels are vacant, (Storm Properties, Inc.)

AND

- B. **ZC No. 950-** Request for a Site Plan Review for grading of 2,800 cubic yards of dirt to construct a road to access the vacant parcels, (Storm Properties, Inc.). Pursuant to the authority and criteria contained in the California Environmental Quality Act, (CEQA), an Initial Study/Mitigated Negative Declaration evaluating potential environmental impacts has been prepared.

RECOMMENDED ACTION:

- A. Motion to review and consider the Lot Line Adjustment project and direct staff to prepare a Resolution of approval.
- B. Motion to review and consider the request and the Initial Study/Mitigated Negative Declaration and mitigation measures and direct staff to prepare a resolution of approval incorporating the mitigation measures. Motion to Adopt a Mitigated Negative Declaration for the project.

8. NEW PUBLIC HEARINGS

- A. **ZONING CASE NO. 960,** Request for a Site Plan Review to construct a 2,116 square foot house and garage addition, and to attach an existing 978 square foot guest house to the residence for a total addition of 3,094 square feet, and grading of 50 cubic yards of dirt; and a Conditional Use Permit (CUP) to construct a 799 square foot guest house at a property located at **13 Eastfield Drive** (Lot 53-EF) Rolling Hills, CA, (Birkett).

9. NEW BUSINESS

- A. Request for an extension of time to commence construction of a previously approved stable at 6 Meadowlark Lane, (Dunlap).
- B. Selection of Planning Commission members to the Committee on Trees and Views.

10. OLD BUSINESS

NONE.

11. SCHEDULED FIELD TRIPS

13 Eastfield Drive.

12. ITEMS FROM STAFF

- A. Update on Storm Water Management guidelines development for the construction of equestrian uses.

13. ITEMS FROM THE PLANNING COMMISSION

14. ADJOURNMENT

The meeting is adjourned to a Regular Planning Commission meeting on November 19, 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.

MINUTES OF AN
ADJOURNED REGULAR MEETING
OF THE PLANNING COMMISSION
SEPTEMBER 17, 2019

Chair Chelf called the meeting to order at 7:33 AM at 3 Roundup Road.

PRESENT FOR THE FIELD TRIP WERE:

Chairman Chelf, Commissioners Kirkpatrick, Cardenas and Cooley
Commissioner Seaburn –absent and excused
Yolanta Schwartz, Planning Director
Russ Barto, Architect
Robert Bogdanovich, applicant
Paul Kinkelaar, neighbor

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).

Planning Director Schwartz gave a brief overview of the proposed request. She stated that the proposed 285 square foot deck is more than 12" out of grade and requires a Site Plan Review. The deck is proposed to be at the highest point 5' above the grade. A planter screen is planned to screen the posts and the exposed slope below the deck. She stated that other than the deck, the applicant proposes to construct a swimming pool and other outdoor amenities, which can be approved administratively. Remodel of the house was also approved administratively.

All present went over to view the deck area. In response to a question regarding screening, Mr. Barto responded that shrubs are proposed in front of the deck and have not yet been selected. A landscaping plan will be required prior to obtaining a building permit. He also stated that a 3' high railing is proposed above the deck.

There being no further comments, Commissioner Cardenas made a motion that staff prepare a Resolution of approval for the project. Commissioner Cooley seconded the motion. Chairman Chelf stated that this case will be open to public comment at the evening meeting and the Resolution will be considered at the October 15, 2019 Planning Commission meeting.

The public hearing was continued to the evening meeting on September 17, 2019 beginning at 6:30 pm.

DRAFT

Respectfully Submitted,

Yolanta Schwartz, Planning Director

Date

Approved:

Brad Chelf, Chairman

Date

- DRAFT -

Agenda Item No.: 5B
Meeting Date: 10/15/2019

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

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 6:36 p.m. on Tuesday, September 17, 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.

Others Present: Yolanta Schwartz, Planning Director.
Todd Leishman, Assistant City Attorney.
Karla Rangel, Administrative Clerk.
Russ Barto, Architect, 3 Roundup Rd.
Kathleen McGowan, Environmental Consultant.

APPROVAL OF THE AGENDA

Approved as presented.

PUBLIC COMMENTS ON MINUTES AND ANY ITEM NOT ON THE AGENDA

None.

APPROVAL OF MINUTES

July 16, 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 July 16, 2019 as presented. Commissioner Cardenas seconded the motion, which carried without objection (Seaburn absent).

June 25, 2019, Adjourned Regular Meeting of the Planning Commission

- DRAFT -

Commissioner Cooley moved that the Planning Commission approve the minutes of the adjourned regular meeting of the Planning Commission held on June 25, 2019 as presented. Commissioner Cardenas seconded the motion, which carried without objection (Seaburn absent).

RESOLUTIONS

None.

PUBLIC HEARINGS ON ITEMS CONTINUED FROM PREVIOUS MEETING

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).

Chairman Chelf introduced the item and asked for staff's comments. Planning Director Schwartz stated that this presentation is a continuation from a field trip that the Planning Commission attended earlier in the day. She stated that the proposed 285 square foot deck is more than 12" out of grade and requires a Site Plan Review. The highest point of the proposed deck is 5' above grade. A planter screen is planned to screen the posts and the exposed slope below the deck. She stated that other than the deck, the applicant proposes to construct a swimming pool and other outdoor amenities, which can be approved administratively. Remodel of the house was also approved administratively. She stated that there were no public inquiries made at the field trip or to the Planning Department in regards to the proposed project. Planning Director Schwartz stated that during the field trip the Planning Commission made a motion that staff prepare a Resolution of approval for the project, but noted that, because the project was noticed, it had to be opened to public comment at the evening meeting as well.

Chairman Chelf clarified that there was one neighbor that attended the field trip meeting and stated that he did not have any issues with the project.

Chairman Chelf called for public comment.

Russ Barto, architect for the project, stated that he was available to answer any questions from the Planning Commission.

Hearing no further comments, Chair Chelf closed the public comment segment.

Commissioner Cardenas commented that after the field visit presentation, discussion, and the fact that there were no concerns from the neighbors, he is ready to move forward with making a motion.

Chairman Chelf commented that he is supportive of approving the project, as long as the back is landscaped.

Commissioner Cooley commented that she agreed with their comments.

Commissioner Cardenas moved that the Planning Commission direct staff to prepare a Resolution granting approval of the applicant's request in Zoning Case 958, as proposed. Commissioner Cooley seconded the motion which carried without objection (Seaburn absent).

- DRAFT -

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.

The Planning Commission, by consensus, postponed the public hearing of Zoning Case No. 949 and 950 to October 15, 2019 (Seaburn absent).

NEW PUBLIC HEARINGS

None.

NEW BUSINESS

None.

OLD BUSINESS

Planning Director Schwartz introduced Assistant City Attorney Todd Leishman, to the Planning Commission and the public. She stated that he will fill in for Assistant City Attorney Jane Abzug while she is on family leave.

PRESENTATION ON STORMWATER MANAGEMENT PROGRAM

Chairman Chelf introduced the item and asked for staff's comments. Planning Director Schwartz gave a brief overview of the proposed stormwater guidelines. Ms. McGowan, the City's Environmental Consultant for stormwater, gave a presentation on the stormwater program, the State and Permitting requirements and Rolling Hills and adjacent jurisdiction's ongoing efforts to comply with and implement the requirements. She explained that stormwater runoff is a significant contributor of pollution to receiving waters throughout Los Angeles County. She reviewed the 1972 Clean Water Act, the 1987 amendment to the Clean Water Act, and the California's Porter Cologne Act of 1969. She explained that the municipal storm drain system in Los Angeles County is a complex, interconnected stormwater conveyance system. She explained in details the current Los Angeles County Municipal Stormwater Permit and its requirements. She explained that the 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. She gave a brief review on each of the three water bodies which include the Santa Monica Bay (impaired for Bacteria), Machado Lake (impaired for Nutrient), Machado Lake (impaired for Pesticides and PCBs and for Total Suspended solids). Ms. McGowan ended her presentation with a detailed discussion of the foregoing data as well as an example of a Low Impact Development Project in Rolling Hills.

- DRAFT -

The Commission inquired as to how the other cities in the Peninsula, that have equestrian facilities, are complying with the permit requirements. Ms. McGowan stated that she is working with the City of Rolling Hills Estates to also prepare certain standards for equestrian facilities.

The Planning Commission, by consensus, directed staff and Ms. McGowan to coordinate with The City of Rolling Hills Estates and return with amended guidelines for the equestrian facilities (Seaburn absent).

SCHEDULE OF FIELD TRIPS

None.

ITEMS FROM STAFF (ORAL)

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

Planning Director Schwartz gave an update on the status of the home on 24 Cinchring.

Update on Commissioners' appointment process.

Planning Director Schwartz gave an update on the Commissioners' appointment process

Update on Planning Director's transition.

Planning Director Schwartz gave an update on the transition plan for the Planning Director's position.

ITEMS FROM THE PLANNING COMMISSION

None.

ADJOURNMENT

Hearing no further business before the Commission, Chairman Chelf adjourned the meeting at 8:23 p.m. to a regular meeting of the Planning Commission scheduled to be held on Tuesday, October 15, 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: 10/15/2019

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 held a public hearing in the field in the morning on September 17, 2019 and at the evening meeting on the same day.

At the September 17, 2019 public hearing the Planning Commission directed staff to bring a resolution approving the project. The attached Resolution was prepared for Commission's consideration and includes the standard findings of facts and conditions for a deck, including screening.

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 a pool equipment area, which can be approved administratively. No grading is proposed for the project, other than excavation for the swimming pool and pillars 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% (20% max. permitted). 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 pillars 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 is required as a condition of the approval.

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 considers 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 review the enclosed Resolution and approve as presented.

Project Summary

SITE PLAN REVIEW	EXISTING		PROPOSED OVERALL TOTAL	
RA-S- 1 ZONE SETBACKS 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	
STRUCTURES	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	40 sq.ft.
			Pool eqmnt.	65 sq.ft.
			BBQ area	
	TOTAL	4,861 sq.ft	TOTAL	5,755 sq.ft
STRUCTURAL LOT COVERAGE (20% maximum)	14.0%		16.7% of 34,380 sq.ft. net lot area	
TOTAL LOT COVERAGE (35% maximum)	22.4%		26.5%	
BUILDING PADS (30% guideline) Residence, pool, deck, other miscl.	35.9% residence pad coverage		42.9% residence pad coverage	

structures		
GRADING 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.
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/or proposed.)	65%	65%
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.

RESOLUTION NO. 2019-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF SITE PLAN REVIEW TO CONSTRUCT AN ABOVE GRADE DECK IN ZONING CASE NO. 958 AT **3 ROUNDUP ROAD** (LOT 67-A-EF) ROLLING HILLS, CA, (BOGDANOVICH).

THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS DOES HEREBY FIND, RESOLVE AND ORDER AS FOLLOWS:

Section 1. Application was duly filed by Mr. Bogdanovich with respect to real property located at 3 Roundup Road (Lot 67-A EF) requesting a Site Plan Review to construct a 792 square foot deck, of which 285 square feet would be at a maximum 5' above the natural grade. Excavation for footings will be necessary without requiring any grading.

Section 2. The property is zoned RAS-1 and consists of 1.0 acres gross. The net lot area for development purposes is 34,380 square feet.

Section 3. The property is currently developed with a 3,451 square foot residence with 150 square foot basement and 610 square foot garage. A 560 square foot stable and corral exist on the property. Separately from this request, the applicant was granted an administrative approval to construct a swimming pool, the remainder of the deck and barbeque area.

Section 4. On September 17, 2019 the Planning Commission conducted a duly noticed public hearing on the subject application at a field trip and at the September 17, 2019 evening meeting and directed staff to prepare a Resolution to approve the subject project. Neighbors within a 1,000-foot radius were notified of the public hearings and notices were published in the Peninsula News on August 29, 2019. The Applicant and his agent were notified of the public hearings in writing by first class mail and the applicant and representative 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. The Planning Commission reviewed, analyzed, and studied said proposal.

Section 5. The Planning Commission finds that the project qualifies as a Class 1 Exemption and is therefore categorically exempt from environmental review under the California Environmental Quality Act.

Section 6. Pursuant to Section 17.44.020 raised deck cannot be approved administratively, and requires a Site Plan Review. With respect to the Site Plan Review application that requests permission to construct a new 285 square foot raised deck, in conjunction with an on grade deck, the Planning Commission makes the following findings of fact:

A. The proposed development consists of a new 285 square foot, 5 feet above-grade deck that is to be an extension of an on-grade deck; which will be adjacent to a new swimming pool. The subject deck does not require grading.

B. The project is compatible with the General Plan, the Zoning Ordinance and surrounding uses because the proposed deck complies with the General Plan requirement of low profile, low-density residential development with sufficient open space between surrounding structures. The project will conform to Zoning Code setback and all development standards, except when pre-existing. The net lot area of the lot is less than an acre. The structural lot coverage proposed is 16.7% of the net lot area (20% maximum permitted). The total lot coverage proposed, including structures and flatwork would be 26.5%, (35% permitted). The lot was previously graded and is 65% disturbed. No new disturbance is proposed. Further, the project meets the requirement for a stable and corral on the site, as there exists a 560 square foot stable and adjacent corral.

C. The project substantially preserves the natural and undeveloped state of the lot in that no grading is required for the deck; minimal excavation for the pillars for the deck (50 cubic yards) is estimated to be necessary. The topography and the configuration of the lot has 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 construction will be confined to an existing building pad, will be the least intrusive to surrounding properties, will be screened and landscaped, is of sufficient distance from nearby residences and located at the back of the lot 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.

D. The proposed development is harmonious in scale and mass with the site, and is consistent with the scale of the neighborhood when compared to properties in the vicinity. The proposed project will maintain the existing appearance of the property and will not mass the site.

E. The development plan incorporates existing trees and vegetation to the maximum extent feasible. Openings in the deck undersurface will be screened with vegetation.

F. The development plan substantially preserves the natural and undeveloped state of the lot by minimizing building coverage because the new construction will not cause the lot to look overdeveloped and will be located on an existing pad. Significant portions of the lot will be left undeveloped. No grading is proposed with this construction of the deck and therefore no significant changes will be made to the natural terrain of the lot.

G. The development plan preserves surrounding vegetation and mature trees and the landscaping provides a buffer or transition area between private and public areas.

H. The proposed development is sensitive and not detrimental to the convenience and safety of circulation for pedestrians and vehicles because the proposed project will not change the existing circulation pattern.

I. The project is exempt from the requirements of the California Environmental Quality Act.

Section 7. Based upon the foregoing findings, the Planning Commission hereby approves Zoning Case No. 958 a Site Plan Review to allow construction of a 295 square foot raised deck, subject to the following conditions:

A. The Site Plan Review approvals shall expire within two years from the effective date of approval as defined in Sections 17.46.080, unless otherwise extended pursuant to the requirements of this section.

B. It is declared and made a condition of this approval that if any conditions thereof are violated, this approval shall be suspended and the privileges granted thereunder shall lapse; provided that the applicant has been given written notice to cease such violation, the opportunity for a hearing has been provided, and if requested, has been held, and thereafter the applicant fails to correct the violation within a period of thirty (30) days from the date of the City's determination. 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 September 11, 2019 except as otherwise provided in these conditions. The working drawings submitted to the County Department of Building and Safety for plan check review shall conform to the approved development plan. All conditions of the Site Plan approvals, herein as applicable, shall be incorporated into the building permit working drawings and/or complied with prior to issuance of a 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. Structural lot coverage shall not exceed 5,755 square feet or 16.7% of the net lot area, in conformance with lot coverage limitations (20% maximum); and the total lot coverage proposed, including structures and flatwork shall not exceed 9,152 square feet or 26.6%, of the net lot area, in conformance with lot coverage limitations (35% max). The residential building pad shall not exceed 42.9% coverage.

H. The disturbed area of the lot exists at 65%, (22,350 square feet) and shall remain.

I. There shall be no grading for this project, except that excavation for the pool and pillars for the deck is allowed. The spoils and dirt may be exported.

J. The area between the top of the deck and the bottom of the natural grade shall be screened with shrubs at all time, which shall not grow into a hedge, but be offset. Should the area of the proposed landscaping for the deck be greater than 500 square feet, the project shall be subject to the City's Water Efficient Landscape Ordinance, Section 13.18 of the Municipal Code. A detailed landscaping plan shall be submitted to staff prior to obtaining building permit for the deck.

K. The property owners shall comply with all requirements of the Lighting Ordinance of the City of Rolling Hills (RHMC 17.16.190 E), pertaining to lighting on said property.

L. The property on which the project is located shall contain a stable and corral or a set aside area meeting all standards for a stable and corral with adequate access. The existing stable and corral shall not be converted to another use, unless a discretionary approval is granted by the City and a feasible set aside area is provided.

M. 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.

N. 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.

O. 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.

P. *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.

Q. *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. A flagmen shall be used to direct traffic when necessary, including during delivery of large construction equipment or materials.

R. *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.

S. 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.

T. Prior to finaling of the project an “as constructed” plans 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” plan.

U. 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.

V. 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.

PASSED, APPROVED AND ADOPTED THIS 15th DAY OF OCTOBER 2019.

BRAD CHELF, CHAIRMAN

ATTEST:

JOHANA CORONEL, CITY CLERK

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

I certify that the foregoing Resolution No. 2019-14 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF ROLLING HILLS GRANTING APPROVAL OF SITE PLAN REVIEW
TO CONSTRUCT AN ABOVE GRADE DECK IN ZONING CASE NO.
958 AT **3 ROUNDUP ROAD** (LOT 67-A-EF) ROLLING HILLS, CA,
(BOGDANOVICH).

was approved and adopted at regular meeting of the Planning Commission on
October 15, 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

JOHANA CORONEL, 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.: 7A
Mtg. Date: 10/15/2019

TO: HONORABLE CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: YOLANTA SCHWARTZ, PLANNING DIRECTOR

APPLICATION NO. ZONING CASE NO. 949 LOT LINE ADJUSTMENT
SITE LOCATION: 4 STORM HILL LANE & 3 VACANT PARCELS
ZONING: RA-S-2
APPLICANT: LARRY CARR, STORM PROPERTIES INC.
REPRESENTATIVE: SAME
PUBLISHED: SEPTEMBER 5, 2019

PREVIOUS ACTION

The Planning Commission held a public hearing and reviewed this case at their October 23, 2018 meeting and visited the site on December 12, 2018.

At the field visit, staff informed the Commissioners that additional time will be required to process an environmental review for the second part of this application, which is a site plan review for the construction of a road to serve the parcels. The applicants requested and the Planning Commission agreed that the lot line adjustment application should proceed concurrently with the road construction request and that a decision will be made at the same time. Since that time the applicants prepared the necessary environmental documents and the project could move forward.

REQUEST AND PROJECT DESCRIPTION

The applicant, Larry Carr, on behalf of Storm Properties, Inc. is requesting a Lot Line Adjustment between four parcels of land located on Storm Hill Lane, which were created by a subdivision, Parcel Map No. 26356. The parcels under consideration have APN#s: 7569-024-014, 7569-024-015, 7569-024-016 and 7569-024-017. No new lots are being created and no new development is being proposed with this application.

CEQA CONSIDERATIONS

The lot line adjustment application project is considered a minor lot line adjustment that will not result in the creation of new parcels and qualifies as an exemption from CEQA review (CEQA Guidelines Article 19 Section 15305, Minor Alterations in Land Use Limitations).

BACKGROUND

The lots are located in the RAS-2 zoning district and currently 3 of the lots are vacant and one is developed with a house and accessory structures, (4 Storm Hill Lane).

In November 2000, the City Council, following the Planning Commission recommendation, approved a Tentative Parcel Map No. 26356 to subdivide two lots totaling 67.6 acres into four lots on Storm Hill Lane, which are the subject of this application. One of the conditions of the Parcel Map required that the applicants construct certain improvements prior to filing a Final Map, or enter into a secured agreement with the City to complete the improvements and land development work. In 2005, prior to finalizing and recording the subdivision map, the owners chose to bond for the improvements, rather than construct them. The City is still holding the financial obligations for the improvements. In addition, the City required that the owners agree to not further subdivide the lots; and a covenant agreement was recorded to that effect.

City staff received several inquiries regarding this proposal, but no objections were expressed regarding the lot line adjustments.

LOT LINE ADJUSTMENT

With the proposed adjustments, 21,007 square feet of land area from Parcel 1 would be transferred to Parcel 3; 38,810 square feet of area from Parcel 2 would be transferred to Parcel 3; 18,198 square feet of land area from Parcel 1 would be transferred to Parcel 4; 2,567 square feet of land from Parcel 2 would be transferred to Parcel 1 and 40,635 square feet of land from Parcel 2 would be transferred to parcel 4.

The lot sizes will change as shown in the table below. The lots are very large and the lot line adjustments will not cause any non-conformity and all of the lots will meet the 2 acres net lot size requirement for the RAS-2 zone.

PARCEL 1

APN: 7570-024-014	EXISTING	PROPOSED
Gross lot area	8.42 acres	7.58 acres
Net lot area as calculated by City	6.75 acres	6.13 acres

PARCEL 2

APN: 7570-024-015	EXISTING	PROPOSED
Gross lot area	36.94 acres	35.05 acres
Net lot area as calculated by City	34.74 acres	33.45 acres

PARCEL 3

APN: 7570-024-016	EXISTING	PROPOSED
Gross lot area	15.91 acres	17.28 acres
Net lot area as calculated by City	14.72 acres	15.80 acres

PARCEL 4

APN: 7570-024-017	EXISTING	PROPOSED
Gross lot area	6.44 acres	7.79 acres
Net lot area as calculated by City	5.42 acres	6.86 acres

MUNICIPAL CODE AND SUBDIVISION MAP ACT COMPLIANCE

The applicants request a lot line adjustment between 4-parcels. The proposed lot line adjustments would allow for the construction of a shorter road than originally proposed, (approved in 2000). There would also be much less grading for the shorter road. The locations of the conceptually approved future building pads, (reviewed during the subdivision process) on the vacant lots would not be affected by the lot line adjustments or by the construction of the road. However, the building pads would be reviewed during the Site Plan review process, as each parcel comes before the Planning Commission for development.

Pursuant to the City's design standards for new lots, Section 16.16.050 of the Subdivision ordinance, allows up to two lots to front on the turning radius of a cul-de-sac. A 64' diameter turn around (cul-de-sac) as required by the Fire Department, will be constructed at the end of the road. Parcels 2 and 3 would take access over the cul-de-sac. Parcel 3, once developed, would have a very long driveway leading from the cul-de-sac roadway easement to the building pad. Parcels 1 and 4 will take access from the not curved portion of the road, Storm Hill Lane.

Section 16.16.090 requires that all new streets have not less than a 60'-wide right of way. The adjusted lot lines will allow for a 60-foot wide roadway easement, of which 38' would be located on Parcel 1 and 22' would be located on Parcel 4 and will be developed with a minimum of 30' wide paved road, entirely on Parcel 1. An 8' wide bridle trail is proposed on each side of the improved road. The 64' diameter cul-de-sac at the end of the road is also in its entirety located on Parcel 1.

Pursuant to the Subdivision Map Act, lot line adjustments may be processed between no more than 4 parcels, providing the adjustment will not have the effect of creating a greater number of parcels than exist before adjustment. The Planning Commission may not impose conditions or exactions on its approval of a lot line adjustment except to conform to local zoning and building ordinances.

There are no variances associated with this application. The application was evaluated as to conformance with all applicable zoning and subdivision standards. The transfer will not result in creating any non-conformity. The three vacant parcels are of substantial size to meet the zoning development requirements for development and the already developed lot will remain conforming.

OTHER AGENCIES

Approval from the Rolling Hills Community Association (RHCA) is also required for this lot line adjustment. The Los Angeles County Regional Planning Land Development Division, under a contract with the City, is reviewing the legal descriptions of the newly configured lots, and the RHCA will verify the legal descriptions for the new easements within those lots. Once the lot line adjustments are approved and the legal descriptions for the adjusted lots verified, staff would prepare the appropriate Certificate of Compliance documents for recordation of the newly configured lots.

The applicants are in consultation with the RHCA regarding the bridle trails and where the existing trails would be relocated.

APPLICANTS' STATEMENT:

The main purpose of the LLA's is to adjust the lot lines for the shorter road design.

Shorter Road Justification

Original longer road –

- Required approx. 12,000 c.y. of soil to be stockpiled and pads created on lots 1, 2 & 3 to accept the excess soil.
- Required far more natural vegetation disturbance
- Created a “Road to No Where” with the end of the road downhill, out of sight – creating a fire danger until any sale or development of lots 2 & 3.

Shorter Road Justification –

- Requires approx. 2,450 cy of excess soil to be stockpiled; (approx. 20% of the previous proposal)
- Disturbance of only one lot (Lot 1)
- Minimal vegetation impacted.

- Grading PADS for lots 1, 2 & 3 will not take place until lots sell in the future and are designed and approved.

LOT LINE ADJUSTMENT CRITERIA

16.44.040 Approval or denial of adjustment.

The Planning Commission shall determine whether the parcels resulting from the adjustment will conform to the applicable provisions of this title. The Planning Commission may approve, conditionally approve, or deny the lot line adjustment in compliance with this section. Decisions made by the Planning Commission may be appealed to the City Council in compliance with Chapter 17.46 of this code.

- A. Required findings. A proposed lot line adjustment shall be denied if the Planning Commission finds any of the following:
1. The adjustment will have the effect of creating a greater number of parcels than exist before adjustment;
 2. Any parcel resulting from the adjustment will conflict with any applicable regulations of the zoning ordinance; or
 3. The adjustment will result in an increase in the number of nonconforming parcels.
 4. 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.: 7B
Mtg. Date: 10/15/2019

TO: HONORABLE CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: YOLANTA SCHWARTZ, PLANNING DIRECTOR

APPLICATION NO. ZONING CASE NO. 950
SITE LOCATION: 4 STORM HILL LANE & 3 VACANT PARCELS
ZONING: RA-S-2
APPLICANT: LARRY CARR, STORM PROPERTIES INC.
REPRESENTATIVE: SAME
PUBLISHED: AUGUST 29, 2019
ATTACHMENTS:
A. RESIDENTS' CORRESPONDENCE
B. RHCA CORRESPONDENCE
C. TRIBAL CORRESPONDENCE
D. MITIGATION MONITORING AND REPORTING PROGRAM
E. FIRE DEPARTMENT CORRESPONDENCE

PREVIOUS ACTION

The Planning Commission held a public hearing and reviewed this case at their October 23, 2018 meeting and scheduled a field trip to view the site on December 12, 2018. At the field trip, it was reported to the Planning Commission that when the subdivision creating the four lots and proposed grading a new road were reviewed and approved in 2000, the project went through the CEQA review process and mitigation measures were developed, which were to be implemented during the grading for the building pads and the road. Upon further review and evaluation of CEQA and its several revisions since 2000, it was determined that the proposed revised road and the proposed change constitute a new project and is subject to a new CEQA review. It was recommended that the Planning Commission view the location and design of the proposed road in relationship to the lot lines and not for its construction. The Planning Commission agreed that no decision was to be made on the road construction until the CEQA review is completed, and that the lot line adjustment request will be considered

ZC NO. 950 SPR Storm Hill Ln.

at the same time. Additional time was given to process the environmental review for the construction of the road to serve the rear parcels.

The environmental review has been processed and the City has determined that a Mitigated Negative Declaration (MND) can be prepared. The Environmental Review process and the findings is further described below under a separate heading.

REQUEST AND PROJECT DESCRIPTION

The applicant, Larry Carr, on behalf of Storm Properties, Inc. requests a Site Plan Review for grading and construction of a private road with substructures. Construction of the improvements was a requirement of a subdivision application in Parcel Map No. 26356, known as Storm Hill Lane, which was completed and recorded in 2005. Prior to finaling the Parcel Map in 2005, instead of constructing the improvements, the applicants opted to deposit construction bonds with the City in the amount that it would cost to design and construct these improvements. Concurrently, in Zoning Case No. 949, the applicant requests a Lot Line Adjustment between the four parcels of land, which were created by the subdivision. Other than the road, no new development is being proposed with this application.

BACKGROUND

The lots are located in the RAS-2 zoning district and currently 3 of the lots are vacant and one is developed with a house and accessory structures, (4 Storm Hill Lane).

In November 2000, the City Council, following Planning Commission recommendation, approved a Tentative Parcel Map No. 26356 to subdivide two lots totaling 67.6 acres into four lots on Storm Hill Lane.

One of the conditions of the Parcel Map required that the applicants construct certain improvements prior to filing a Final Map, or enter into a secured agreement with the City for the improvements, which were to be completed prior to the sale or development of any of the lots. In 2005, prior to finaling and recording the subdivision map, the owners chose to bond for the improvements, rather than construct them, and entered into an agreement with the City for 3-years. The required improvements include a road, underground utility lines, fire hydrant, water lines, gas lines, monuments (for property lines markings), sewer line with stub out for future use and a mitigation, restoration and maintenance agreement for re-vegetation of plants, (on lot 3 only), that would be lost to grading, when the lot is developed. Once the improvements are completed, the City would be able to release the security bonds.

The originally approved road would be approximately 1,130 feet long and would start at the junction of Johns Canyon Road and Storm Hill Lane and continue between the property lines (in the roadway easements) of Parcels 1 and 4 and 1 and 2 ending with a hammerhead at the boundary of the property line of Parcel 3. The grading for

this road was proposed at 12,000 cubic yards of cut and 500 cubic yards of fill on parcels 1 and 2; and would be balanced on those parcels if the pads were being created at the same time as the road. Otherwise, 11,500 cubic yards of the dirt was proposed to be spread and some stockpiled on those two parcels.

The Subdivision Improvement Agreement stipulates that the applicants may request an extension of time to complete the improvements, which is to be reviewed and approved by the City Council. Since the original approval, the applicants requested and were granted three extensions to complete the improvements. Each time, the City Council concurred that since the owners had no plans to develop or sell the lots, there was no reason to disturb the natural terrain of the lots just to construct a road that would lead to nowhere, and trench for and place utilities that would not serve anyone. For the approved configuration of the road, two out of the four parcels would have to be substantially graded. It has been the City's practice to limit grading on properties until a residence has been proposed, approved by the City and RHCA and the plans for the structures have gone through substantial plan check review at the Building Department.

With the latest extension, the applicants are required to make the improvements by June 2020. The property owners do not have a time frame for development of the lots, although they're considering a sale of Parcel 1-adjacent to Johns Canyon Rd., which would trigger the implementation of the subdivision requirement to construct the improvements; whereas before there was no reason to construct a driveway/road and all of the appurtenant facilities.

SITE PLAN REVIEW

The owners propose to construct a 564-foot long by 30 feet wide paved road within a 60-foot wide roadway easement with a 64-foot diameter cul-de-sac and 8' bridle trails easement on either side of the paved road; meeting the requirements of the Fire Department and City's code, as well as RHCA requirement for the bridle trail along the road. The entire road and the cul-de-sac will be located on Parcel 1. The road will be constructed to LA County road construction standards. The grading will be entirely for the construction of the road and not for the building pads and will entail 2,800 cubic yards (cy) of cut of which 350 cy will be used for fill on lot 1 (for the road). In total 1,950 cy will be cut along lot 1; 460 cy along lot 2; 160 cy along lot 3; and 230 cy along lot 4. The remaining dirt is planned to be spread roughly 2' high over an area of approximately 49,000 s.f. or 140' x 350' (shown as the oval area on the plans) on lot 1. This area will be compacted and hydroseeded but will not be prepared for construction.

Due to the topography of the project site and surrounding area, the site is located at varying elevations compared to surrounding residences. For example, the proposed stockpiling area on Lot 1 is at an elevation of approximately 1,090 feet. Adjacent property to the south of the site is at generally higher elevations (up to approximately

1,200 feet), while properties northeast and southeast are at lower elevations (as low as 900 feet adjacent to the project site).

The proposed road would range in elevation from approximately 1,080 feet at the entrance to the existing residence at 4 Storm Hill Lane to approximately 1,055 feet at the proposed cul-de-sac. The existing Storm Hill Lane is approximately 270 feet in length and the proposed 300 feet of new roadway would be sloped downwards and would not substantially affect the view from existing adjacent residences.

The proposed road apron, meeting Johns Canyon Road, will be located approximately 30 feet east of the previously approved apron (in 2000) of the private drive of Storm Hill Lane, and will be 40' wide. The road will vary in slope from 3% to 15%, which is permitted. It will be required that the intersection of Johns Canyon and Storm Hill Lane be of roughened material for safe horse crossing. The Traffic Commission will review the road and the apron at their November 21, 2019 meeting.

Very little disturbance, (0.17%), is proposed on Parcels 2, and 3 each; 2.31% of parcel 4 will be disturbed and 19.79% (65,340 s.f.) of parcel 1 will be disturbed for the road and stockpiling.

ENVIRONMENTAL REVIEW

Pursuant to the requirements of the California Environmental Quality Act, (CEQA), Mitigated Negative Declaration was prepared for this project. It was determined that with the proposed mitigation measures no significant environmental effects will result from this project. A copy of the Initial Study/Mitigated Negative declaration was provided to the Planning Commissioners on a thumb drive, and can be found on City's website at <http://www.rolling-hills.org/DocumentCenter/View/1438> or at City Hall.

CEQA requires that affected property owners, and local, County and State agencies be given at least 20 days to review the Mitigated Negative Declaration prior to its adoption by the Lead Agency. The Mitigated Negative Declaration must include a list of mitigation measures, which when implemented, would avoid the effects or mitigate the effects to a point where clearly no significant effects from the project would occur. The applicant's consultants prepared an Initial Study and determined that the project would have significant environmental effects. However, it was determined that with mitigation measures, all of the potential negative environmental effects of the project will be diminished to a level of less than significant, and a Mitigated Negative Declaration for this project was prepared. As required by (CEQA), a notice of the availability of the Initial Study and the intent by the City to adopt a Mitigated Negative Declaration were mailed to local cities, to the local library and school district, County agencies and other local agencies for their comments. A copy was also posted on the City's website. Notice of availability of the Mitigated Negative Declaration and of the public hearing was mailed to property owners within 1,000-foot radius of the project.

In December 2018, a resident from the unincorporated County area adjacent to Rolling Hills submitted an objection letter to the entire project. In response to the City's notice of availability of the Initial Environmental Study and Mitigated Negative Declaration, (MND), several comments/letters were received. Agents for the property owner on 12 Buggy Whip reviewed the plans and the Initial Study/Mitigated Negative Declaration and had concerns regarding the building pads and the road elevation. They reserved the right to comment at the public hearing. The RHCA submitted letters listing the items for their review and approval (Attachment B), such as bridle trails, drainage devices in easements and the road construction and letters were received from the Fire Department, Gabrieleno Band of Mission Indians and Gabrielino Tongva Tribe (Attachment E and C). A Mitigation Monitoring and Reporting Program (MMRP) was developed, which addresses the comments that were submitted, (Attachment D). The comment period for the MND ended on September 19, 2019.

The study determined that the environmental factors potentially affected by this project would be biological resources, geology and soils, cultural resources, and land use and planning. Many of these impacts will be temporary in nature and will occur during the grading phase only. However, the report concludes that with mitigation measures, all of the potential negative effects will be diminished to a level of less than significant. Included in the Initial Study/Mitigated Negative Declaration report as Appendices B-F are several specific studies conducted for this project.

The MMRP includes some of the conditions from the 2000 approved conditions for the road construction and will be incorporated into the Resolution of approval should the project be approved.

RECOMMENDED ACTION

It is recommended that the Planning Commission review the report, the Initial Study/Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program, open the public hearing and take public testimony; and take possible action to direct staff to bring a Resolution of Approval of the Site Plan Review to be considered at the next Planning Commission meeting, (November 19, 2019) subject to Traffic Commission review of the proposed apron. The Traffic Commission will meet on November 21, 2019. Should the Resolution be approved, the Planning Commission will also be approving the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.'

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.

Applicants' description and statement of justification of the project:

"We are submitting for Site Plan Review (SPR) as we are proposing a change in the grading plan involving significantly less grading and disturbance. Tentative street improvement and rough grading plans for Storm Hill Lane were approved as part of Parcel Map 26356. The improvements are required to be completed as part of the subdivision agreement dated June 8, 2005, as amended. An original rough grading plan, approved with the Parcel Map, required the grading of the street and all the pads to accommodate the excess soil being generated by cut for the street and the required slopes. We are proposing to reduce the length of Storm Hill Lane by approx. 40% (and modify the required easements) to eliminate all grading of the pads to a future time as part of the development of the homes on these lots. The grading CUT required to build the shorter street will be approximately 2,800 C.Y. and would be placed roughly 2' high over an area of approximately 49,000 s.f. or roughly 140'x350' on lot 1 - shown as the oval area on the grading exhibit drawing. The new shorter street will still provide access to all four lots involved in the Parcel Map 26356. By building the shorter Street and not grading any of the house pads, there will be little or no upfront disturbance to the natural vegetation/habitat and at the same time - would meet the requirements of the subdivision agreement dated June 8, 2005, as amended, to build the Street by June 8, 2020. The new Street will include and meet all requirements by the County of Los Angeles Fire Department - including Street width, and code cul-de-sac design. The new Street will also be built with a stub in for future Public Sewer, and all communications (phone/cable, etc.) and will include a live water line for Fire Department Fire Hydrants and future Water Service for each lot. The revised proposed grading plan, as submitted for Site Plan review, only requires grading for the shorter Street (Storm Hill Lane). There is no proposed grading upon any of the lots for future building PADS on Lots 1-3 or construction of any buildings proposed at this time."

December 12, 2018

RECEIVED

City of Rolling Hills
Planning Commission
No 2 Portuguese Bend Road
Rolling Hills, CA 90274

DEC 12 2018

City of Rolling Hills
By _____

Albert and Deirdre Briese
27526 Sunnyridge Road
Palos Verdes Peninsula, CA 90274

Regarding: Opposition to ZC NO. 949 and ZC NO. 950

To whom it may concern,

We received a "Notice of a Field Trip - Planning Commission of the City of Rolling Hills California" regarding the applicant Storm Properties Inc. at the address of Storm Hill Lane Rolling Hills, CA.

Our property is directly adjacent to the indicated area. It is our opinion that the location is not at all suitable for a road. There is no point to a road here unless the 4 parcels indicated are to be developed. This canyon not suitable for additional development. The grade is too steep. The trees and horse trails have long been established. In order to create building "pads" in this canyon a major deconstruction of the natural order will occur.

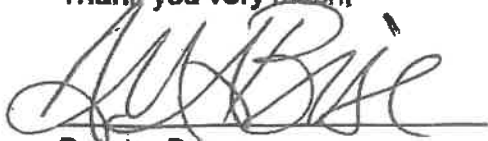
I have looked at the website for the company Storm Properties, Inc. (<https://www.storm-properties.com/property-types/residential/>) Their portfolio includes the type of cookie cutter condos seen blighting the landscape of South Redondo. They are just looking for spot lots to feed their insatiable greed. If the commission allows the road, they are allowing the march of destruction to enter into the heart of Rolling Hills. The road will only allow an avenue to exploit a rare and precious place.

The Planning Commission of Rolling Hills should protect what is natural and good about this area: rolling green hills, horse trails and trees.

We therefore request the Planning Commission please deny ZC NO 949 and ZC NO 950.

If you have any questions or require additional information, please contact us at (310) 465 6970 or dbriese310@gmail.com

Thank you very much.


Deirdre Briese


Albert Briese

LAW OFFICES OF
CHARLES PETERSON
734 SILVER SPUR ROAD, SUITE 312
ROLLING HILLS ESTATES, CALIFORNIA 90274

TELEPHONE
(310) 265-8000
cpeterson@cpetersonlaw.com

RECEIVED

February 18, 2019

FEB 21 2019

City of Rolling Hills
By _____

Storm Properties, Inc.
23223 Normandie Ave
Torrance, CA 90501

To Whom It May Concern:

I represent Brian Tanimura, 12 Buggy Whip Drive. Attached is my letter of February 5, 2019 requesting a meeting with your staff to discuss the proposed projects on Storm Hill Lane to which we would appreciate a response.

Thank you for your consideration.

Very truly yours,

LAW OFFICES OF CHARLES PETERSON



Charles Peterson

CP:sbw
Enclosure

cc: Yolanta Schwartz, Planning Director, City of Rolling Hills (w/encl.)

Rolling Hills Community Association
of Rancho Palos Verdes
NO. 1 PORTUGUESE BEND RD. • ROLLING HILLS, CALIF. 90274

(310) 544-6222

ROLLING HILLS



CALIFORNIA

(310) 544-6766 FAX

September 16, 2019

City of Rolling Hills
Attn: Yolanta Schwartz
2 Portuguese Bend Road
Rolling Hills, CA 90274

Re: Storm Hill Lane Extension – Comments on Mitigated Negative Declaration Initial Study

Dear Mrs. Schwartz:

The following are RHCA Staff's preliminary comments regarding the Storm Hill Lane Extension Mitigated Negative Declaration dated August 2019:

- Page 8, #10. Required Approvals:

The RHCA Board of Directors will need to review/approve the proposed easement modifications, drainage devices located in RHCA easements and the proposed road. If Storm Properties is requesting the road be accepted into the RHCA's road system, additional approvals are required.

- Section 15, Page 74, #a.4 & a.5. Parks & Other Publish Facilities:

If this study also pertains to the lot line adjustment, comments should be included regarding the modification to the location of Storms Ridge Trail as well as whether the existing bride connections from Storms Ridge Trail to Johns Canyon Trail located on Lot 1 and Lot 3 will be relocated or are proposed to be eliminated.

Please do not hesitate to contact our office with any questions you may have about this letter.

Sincerely,

Kathryn Bishop
Architectural Inspector

cc: Larry Carr, Storm Properties, Inc (Email)

Rolling Hills Community Association
of Rancho Palos Verdes

NO. 1 PORTUGUESE BEND RD. • ROLLING HILLS, CALIF. 90274

(310) 544-6222

ROLLING HILLS



CALIFORNIA

(310) 544-6766 FAX

September 23, 2019

Storm Properties, Inc.

Attn: Larry Carr

23223 Normandie Ave.

Torrance, CA 90501

Via Email: lcarr@storm-properties.com

Re: Storm Hill Lane Extension – Road Design Comments

Dear Mr. Carr:

The following are RHCA Staff's preliminary comments regarding the Storm Hill Lane extension road design plans dated June 19, 2019:

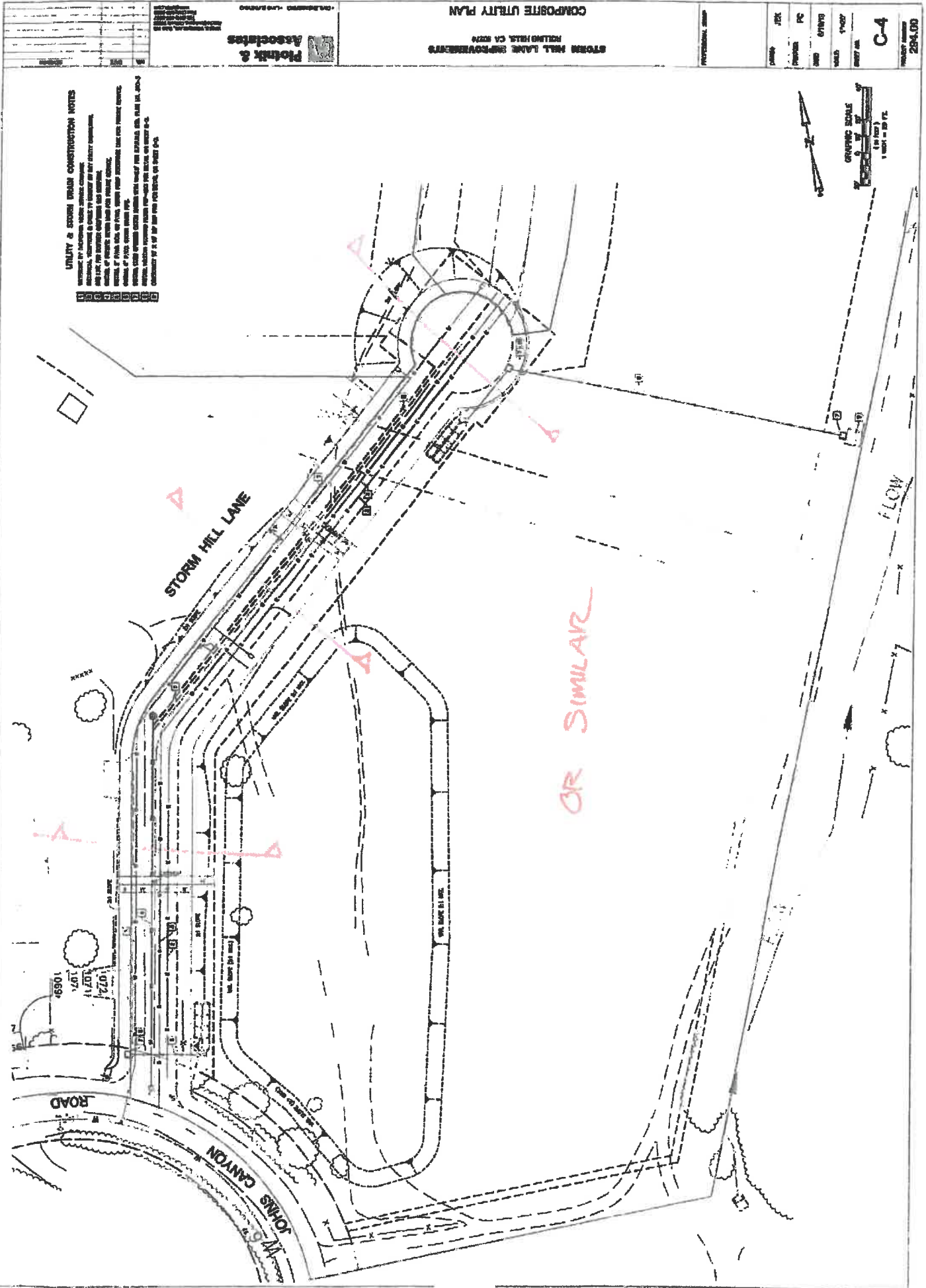
1. Per RHCA Road Standards, modify C-3 Grading Construction Notes 1 to "Construct minimum 4" AC pavement on minimum 6" crushed aggregate base".
2. Provide sections thru road, trail and adjacent grades (see attached). 2:1 slopes adjacent to 8' trail are maximums, can these slopes be reduced?
3. Field visit/discussion required for dissipater in easement adjacent to trail.
4. Provide additional information for "Stormtech Infiltration chambers". What is this and why is it required?
5. Are any retaining walls proposed? If so, note location and heights.

Please do not hesitate to contact our office with any questions you may have about this letter.

Sincerely,


Kathryn Bishop
Architectural Inspector

cc: Yolanta Schwartz, City of Rolling Hills (email)





GABRIELENO BAND OF MISSION INDIANS - KIZH NATION
Historically known as The San Gabriel Band of Mission Indians
recognized by the State of California as the aboriginal tribe of the Los Angeles basin

Adopt Mitigative Declaration Study / Mitigated Negative Declaration

September 5, 2019

City of Rolling Hills
2 Portuguese Bend Road
Rolling Hills, Ca 90274

Good Afternoon Yolanta Schwartz,

We have received your Notice of the Adopt Mitigative Negative Declaration for the 4 Storm Hill Lane and Three (3) Vacant Parcels adjacent thereto in Rolling Hills CA. Our Tribal Government would like to be consulted if any ground disturbance will be conducted for this project.

Sincerely,
Gabrieleno Band of Mission Indians/Kizh Nation
(1844) 390-0787 Office

RECEIVED

SEP 05 2019

City of Rolling Hills

By _____

Andrew Salas, Chairman
Albert Perez, treasurer I

Nadine Salas, Vice-Chairman
Martha Gonzalez Lemos, treasurer II

Dr. Christina Swindall Martinez, secretary
Richard Gradias, Chairman of the council of Elders

PO Box 393 Covina, CA 91723

www.gabrielenoindians@yahoo.com

gabrielenoindians@yahoo.com



GABRIELINO- TONGVA TRIBE

A California Indian Tribe historically known as San Gabriel Band of Mission Indians
www.gabrielinotribe.org

TRIBAL CULTURAL RESOURCES AB52/SECTION 106 CONSULTATION GABRIELINO TONGVA TRIBE

Linda Candelaria
Co-Chairwoman Gabrielino Tongva Tribe

August 14, 2019

Attention:
Yolanda Schwartz
Planning Director for the City of Rolling Hills

This letter is to inform the City of Rolling Hills that the Gabrielino Tongva Tribe will be actively participating in the tribal consultation process. Our cultural resource representative will be Sam Dunlap (Email: TongvaTCR@gmail.com, Mobile: (909) 262-9351). The Gabrielino Tongva Tribe has authorized Sam Dunlap to act on our behalf in the government to government consultation process.

The Gabrielino Tongva Tribe would like to express our ongoing concerns with the AB52/Section 106 consultation process that the Gabrielino Tongva Tribe has encountered over the last few years. The Gabrielino Tongva Tribe has ancestral ties and cultural affiliation to the city's jurisdictional area. We, therefore, have a vested interest in the AB52 and Section 106 consultation process with the City of Rolling Hills.

The City of Rolling Hills should be aware that the State of California's Native American Heritage Commission (NAHC) maintains a list of culturally affiliated Gabrielino Tongva Tribes for your area for a reason. It has been our experience as one of the designated Gabrielino Tongva Tribes that several cities within our tribal territory have been misled into believing that one particular Gabrielino tribe has sole jurisdiction over another. This particular issue is being carried out by a recently formed (2008) tribal group that has managed to abuse the AB52 process for their own benefit.

The AB52/Section 106 consultation process enables our Tribe to have an equal opportunity in future mitigation measures that the City of Rolling Hills may implement that affect Tribal Cultural Resources (TCR's), the Tribe would prefer to see language that enables our presence on-site during ground disturbance/excavation activity so that we may identify and assess the significance of any Tribal Cultural resource that may be encountered.

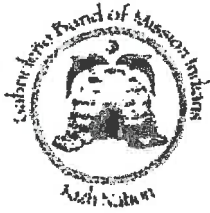
The Gabrielino Tongva Tribe looks forward to cooperating with the City of Rolling Hills as an equal partner in determining a rational approach to environmental compliance and establishing a fair and equal protocol for our tribal participation.

Sincerely,

Linda Candelaria
Co-Chairwoman
Gabrielino Tongva Tribe

Linda Candelaria, Councilwoman
Jerry Maldonado, Councilman

Vincent Holguin, Councilman
Charles Alvarez, Councilman
Jane Hussey, Councilwoman



GABRIELENO BAND OF MISSION INDIANS - KIZH NATION
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Adopt Mitigative Declaration Study / Mitigated Negative Declaration

September 5, 2019

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2 Portuguese Bend Road
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RECEIVED

SEP 05 2019

City of Rolling Hills
By _____

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GABRIELINO- TONGVA TRIBE

A California Indian Tribe historically known as San Gabriel Band of Mission Indians
www.gabrielinotribe.org

TRIBAL CULTURAL RESOURCES AB52/SECTION 106 CONSULTATION GABRIELINO TONGVA TRIBE

Linda Candelaria
Co-Chairwoman Gabrielino Tongva Tribe

August 14, 2019

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Planning Director for the City of Rolling Hills

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Sincerely,

Linda Candelaria
Co-Chairwoman
Gabrielino Tongva Tribe

Linda Candelaria, Councilwoman
Jerry Maldonado, Councilman

Vincent Holguin, Councilman
Charles Alvarez, Councilman
Jane Hussey, Councilwoman

DRAFT MITIGATED NEGATIVE DECLARATION
PROPOSED SITE PLAN REVIEW
STORM HILL LANE ROAD MODIFICATION PROJECT

MITIGATION MONITORING AND REPORTING PROGRAM

PURPOSE: This section lists mitigation measures contained in the MND for the proposed Storm Hill Lane Road Construction Project. Mitigation measures are provided in the format of a Comprehensive Mitigation Monitoring and Reporting Plan to ensure compliance with State Public Resources Code §21086.6 which requires public agencies approving a project under CEQA to establish a program for monitoring and reporting on the adopted mitigation plan.

ADOPTION OF MITIGATION MEASURES: As part of deliberations concerning the proposed project, the Planning Commission will be required to consider adoption of the mitigation measures listed herein. The Planning Commission may add additional conditions. If the Planning Commission members approve the project, they will also be required to specify whether these mitigation measures are to be incorporated as formal conditions of project approval.

MONITORING AND REPORTING PROCEDURES: The Rolling Hills staff will be responsible for ensuring that adopted mitigation measures are implemented through all project phases, ensure that mitigation measures are satisfactorily monitored, and for reporting to the Planning Commission regarding progress in implementing the measures. The City Council, representing residents of the City, will in turn be responsible for (1) considering the reports submitted by staff, and (2) determining whether the measures are being implemented and enforced as intended in this Mitigation Monitoring and Reporting Plan. It is the responsibility of the City Staff to amend the mitigation measure(s) if necessary to achieve the intended environmental protections.

REGULATORY AND CODE COMPLIANCE STANDARDS: The Storm Hill Lane Road Construction Project will be subject to a number of uniform code requirements and standard conditions of approval, many of which have been established to safeguard environmental resources, and/or to promulgate environmental goals and objectives. If the proposed project is approved, compliance with these measures will be mandatory (not discretionary). As such, these measures do not conform to the strict definition of mitigation. Although regulatory standards and codes are not generally incorporated into this mitigation program, the City will be required to ensure that the project is in full compliance with all relevant requirements.

COMPLIATION OF MITIGATION MEASURES: The following measures are proposed to eliminate, avoid or reduce potential environmental effects of project implementation that have been found to be potentially adverse. In addition, the relevant conditions of approval for the road imposed during the Subdivision process are also included in these mitigation measures. Other City's standard conditions will be included in the Resolution of Approval, should the project be approved. They may include, but not be limited to restricting hours of construction, adherence to the Storm Water Quality Management requirements and others.

STORM HILL LANE ROAD MODIFICATION PROJECT MND MITIGATION MONITORING AND REPORTING PROGRAM

Project Approval Date: _____

Project File Number: ZONING CASE NO. 950

The following mitigation measures are being proposed to mitigate potentially significant impacts of the Storm Hill Lane Road and LLA Modification Project. These measures represent formal conditions of project approval, and City staff shall monitor progress in implementing these measures until it is determined that all measures have been fulfilled in accordance with their original purpose and intent. This monitoring form shall be available for public review and inspection, and final project clearance shall require that all verifications included in this form have been satisfactorily completed.

MITIGATION MEASURES		VERIFICATION TIMING AND RESPONSIBILITY	VERIFICATION OF COMPLIANCE		
			AGENCY	SIGNATURE	DATE
BIOLOGICAL RESOURCES					
BIO-1	<p><u>Nesting Bird Avoidance:</u> To avoid disturbance of nesting and special status birds, including raptor species protected by the MBTA and CFGC 3503 during activities related to the project including, but not limited to, ground disturbance, tree removal/trimming, vegetation clearing, and grading (i.e. land clearing activities), the applicant shall adhere to the following nesting bird avoidance procedures:</p> <ul style="list-style-type: none">• If construction must begin during the nesting bird season (February 1 through August 31), then a pre-construction nesting bird survey shall be conducted no more than seven days prior to initiation of ground disturbance and vegetation removal activities.• The nesting bird pre-construction survey shall be conducted on foot of the proposed road disturbance area, including a 100-foot buffer (300-foot for raptors), and in inaccessible areas (e.g., private lands) from afar using binoculars to the extent practicable. The survey shall be conducted by a qualified	<p>TIMING: To be included in construction specifications.</p> <p>RESPONSIBLE PARTY: City of Rolling Hills and Storm Properties or designee</p>			

	<p>biologist familiar with the identification of avian species known to occur in southern California communities.</p> <ul style="list-style-type: none"> • The results of the pre-construction survey shall be provided to the City of Rolling Hills in a written report within 14 days of the completion of surveys. The report shall include date of the report, authors and affiliations, contact information, introduction, methods, study location (include map), results, discussion, and literature cited. • If active nests are found, an avoidance buffer (dependent upon the species, the proposed work activity, and existing disturbances associated with land uses outside of the project site) shall be determined and demarcated by the qualified biologist with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. All construction personnel shall be notified as to the existence of the buffer zone and to avoid entering the buffer zone during the nesting season. No ground-disturbing activities shall occur inside this buffer until the qualified biologist has confirmed that breeding/nesting is completed, juveniles have fledged, and there is no evidence of a second attempt at nesting. Encroachment into the buffer shall occur only at the discretion of the qualified biologist in coordination with the City. • If ground or tree/vegetation- construction related activities are initiated between September and January 31, a pre-construction nesting bird survey is not required. However, if there is a period of construction inactivity of 2 weeks or more between February 1 and August 31 and ground or tree/vegetation-construction related activities remain, then a nesting bird survey shall be conducted by a qualified biologist. 			
BIO-2	<p><u>Palos Verdes Blue Butterfly</u> Preconstruction Surveys: Prior to grading and construction, an approved biologist shall conduct surveys for locoweed and deerweed, host plants of Palos Verdes Blue Butterfly. If host plants are located, they shall be avoided. If avoidance is not possible, focused surveys shall be conducted to determine presence or absence of the butterfly species. This may include transect surveys during the adult</p>	<p>TIMING: To be included in construction specifications.</p> <p>RESPONSIBLE PARTY: City of Rolling Hills and</p>		

	flight period (January through May), and/or inspection of host plants for all life forms (egg, larva, pupa, and adult). If individuals of any life stage are detected during focused surveys, a permit for relocation shall be obtained from USFWS and they shall be relocated by a USFWS-permitted biologist before use of a grading permit.	Storm Properties or designee		
CULTURAL RESOURCES				
CR-1	<p><u>Archaeological Monitoring:</u> Prior to commencement of grading, the applicant shall retain a qualified archaeologist and arrange a pre-grading conference. The archaeologist shall be present at the pre-grading conference, shall establish procedures for archaeological resource surveillance, and shall establish, in cooperation with the applicant, procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of the artifacts as appropriate.</p> <p>Ground-disturbing construction activities (including grading, trenching, drilling with an auger greater than 3 feet in diameter, and other excavation) on the project site shall be monitored on a full-time basis by a qualified archaeologist. If additional or unexpected unique archaeological features are discovered during grading and other construction activities for the proposed road extension, the archaeologist shall report such findings to the project proponent and to the City Manager. If the archaeological resources are found to be significant, the qualified archaeologist shall determine appropriate action, in cooperation with the applicant, for exploration and/or salvage. The qualified archaeologist shall be retained at the expense of the applicant.</p> <p>The applicant shall comply with the actions recommended and approved by the City for the disposition, mitigation, or salvage of such material. These actions, as well as final mitigation and disposition of the resources, shall be subject to the approval of the City Manager. The City Manager's decision will be considered final unless an appeal is filed in accordance with Section 17.54 of the Rolling Hills Municipal Code. The applicant shall incur the cost of any professional investigation.</p>	<p>TIMING: Requirements to be included in construction bid documents.</p> <p>RESPONSIBLE PARTY: City of Rolling Hills and Storm Properties or designee</p>		

<p>CR-2</p>	<p>Discovery of Human Remains: If human remains are found during project construction, the State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of a discovery of human remains, the Los Angeles County Coroner must be notified immediately. Work within a 100-foot radius of the find shall be halted until the Coroner has inspected the remains. If the human remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, who will determine and notify a most likely descendant (MLD). The MLD shall complete the inspection of the site within 48 hours and provide recommendations to the landowner as to the treatment of the human remains. Work may not recommence within the location of the find until the Coroner has released the location or the treatment of the human remains has been completed (e.g., remains have been excavated to prevent further damage).</p>	<p>TIMING: Requirements to be included in construction bid documents.</p> <p>RESPONSIBLE PARTY: City of Rolling Hills and Storm Properties or designee</p>	
<p>GEOLOGY AND SOILS</p>			
<p>GEO-1</p>	<p>Paleontological Monitoring: Ground-disturbing construction activities (including grading, trenching, drilling with an auger greater than 3 feet in diameter, and other excavation) on the project site shall be monitored on a full-time basis. Monitoring shall be supervised by a qualified paleontologist and shall be conducted by a qualified paleontological monitor, who is defined as an individual who meets the minimum qualifications per standards set forth by the Society of Vertebrate Paleontology (SVP 2010), which includes a B.S. or B.A. degree in geology or paleontology with one year of monitoring experience and knowledge of collection and salvage of paleontological resources.</p> <p>The duration and timing of the monitoring shall be determined by the qualified paleontologist. If the qualified paleontologist determines that full-time monitoring is no longer warranted, they may recommend reducing monitoring to periodic spot-checking or cease entirely. Monitoring would be reinstated if any new ground disturbances are</p>	<p>TIMING: To be included in construction specifications.</p> <p>RESPONSIBLE PARTY: City of Rolling Hills and Storm Properties or designee</p>	

	required and reduction or suspension would need to be reconsidered by the qualified paleontologist.				
GEO-2	A grading plan and soils report shall be submitted and approved prior to the reconstruction and extension of Storm Hill Lane.	<p>TIMING: Project has been submitted to LA County Public Works and Building and Safety for review.</p> <p>RESPONSIBLE PARTY: City of Rolling Hills and Storm Properties or designee</p>			
RECREATIONAL					
REC-1	Applicants will be required to address the bridle trail location with the RHCA Board of Directors. The applicants must show if the location of Storms Ridge Trail as well as whether the existing bridle connections from Storms Ridge Trail to John's Canyon Trail located on Lot 1 and Lot 3 will be relocated or eliminated.	<p>TIMING: To be included in construction specifications.</p> <p>RESPONSIBLE PARTY: City of Rolling Hills, RHCA and Storm Properties or designee</p>			
UTILITIES/SERVICE SYSTEMS					
UTI-1	The RHCA Board of Directors will review/approve the proposed easement modifications, drainage services located in RHCA easements and the proposed road. If Storm Properties is requesting the road be accepted into the RHCA's road system additional approvals are required.	<p>TIMING: To be included in construction specifications.</p> <p>RESPONSIBLE PARTY: City of Rolling Hills, RHCA and Storm Properties or designee</p>			

TRIBAL CULTURAL RESOURCES

TCR-1	<p>The AB52/Section 106 consultation process enables the Tribe to have an equal opportunity in future mitigation measures that the City of Rolling Hills may implement that affect Tribal Cultural Resources. Tribal monitoring will occur on-site as requested during ground disturbance/excavation activity so that they may identify and assess the significance of any Tribal Cultural resource that may be encountered.</p>	<p>TIMING: To be included in construction specifications.</p> <p>RESPONSIBLE PARTY: City of Rolling Hills and Storm Properties or designee</p>		
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AIR QUALITY

AQ-1	<p>The property owners shall be required to conform with South Coast Air Quality Management District, Los Angeles County and local ordinances and engineering practices during construction by using dust control measures to stabilize the soil from wind erosion and reduce dust generated by construction activities. Said dust control measures shall include at a minimum, the following</p> <ol style="list-style-type: none"> 1. <u>Minimization of Disturbance.</u> Construction contractors shall minimize the area disturbed by clearing, grading, earth moving, or excavation operations to prevent excessive amounts of dust; 2. <u>Soil Treatment.</u> Construction contractors shall treat all graded and excavated material, exposed soil areas, and active portions of the construction site, including unpaved on-site roadways to minimize fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally safe soil stabilization materials, and/or roll compaction as appropriate. Watering shall be done as often as necessary, and at least twice daily, preferably in the late morning and after work is done for the day; 3. <u>Soil Stabilization.</u> Construction contractors shall monitor all graded and/or excavated inactive areas of the construction site at least weekly for dust stabilization. Soil stabilization methods, 	<p>TIMING: To be included in construction specifications.</p> <p>RESPONSIBLE PARTY: City of Rolling Hills, and Storm Properties or designee</p>		
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	such as water and roll compaction, and environmentally safe dust control materials, shall be applied to portions of the construction site that are inactive for over four days. If no further grading or excavation operations are planned for the area, the area shall be seeded and watered until landscape growth is evident, or periodically treated with environmentally safe dust suppressants, to prevent excessive fugitive dust;				
	<p>4. <u>No Grading During High Winds</u>. Construction contractors shall stop all clearing, grading, earth moving, and excavation operations during periods of high winds (20 miles per hour or greater, as measured continuously over a one-hour period); and</p> <p>5. <u>Street Sweeping</u>. Construction contractors shall sweep all on-site driveways and adjacent streets and roads at least once per day, preferably at the end of the day, if visible soil material is carried over to adjacent streets and roads</p>				
FIRE DEPARTMENT					
FD-1	In conjunction with the construction of the extension of Storm Hill Lane, all required fire hydrants shall be installed, tested and accepted by the Los Angeles County Fire Department prior to the reconstruction of Storm Hill Lane. Vehicular access shall be provided and maintained serviceable throughout construction.	<p>TIMING: Project has been submitted to the Fire Department for review.</p> <p>RESPONSIBLE PARTY: City of Rolling Hills, and Storm Properties or designee</p>			
FD-2	<p>In conjunction with the construction of the extension of Storm Hill Lane, all existing fire hydrants on Storm Hill Lane shall be retrofitted to comply with Conditions 59(a) and (b) (listed below) of Resolution 894.</p> <ul style="list-style-type: none"> The required fire flow for public fire hydrants at this location is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. One hydrant flowing simultaneously shall be used to achieve the required fire flow. One public/private fire hydrant shall be upgraded unless fire flow meets Fire Department requirement. The upgrade shall not 	<p>TIMING: Project has been submitted to the Fire Department for review.</p> <p>RESPONSIBLE PARTY: City of Rolling Hills, and Storm Properties or designee</p>			

	<p>be necessary if existing hydrant(s) meet(s) fire flow requirements. An original water availability form shall be submitted to the Los Angeles County Fire Department.</p>				
FD-3	<p>In conjunction with the construction of the extension of Storm Hill Lane, all hydrants shall be installed in conformance with Title 20, Los Angeles County Government Code or appropriate City regulations. This installation shall include minimum six-inch diameter mains, or as otherwise required by the appropriate agencies. Arrangements to meet these requirements shall be made with the water purveyor and Fire Department serving the area.</p>	<p>TIMING: Project has been submitted to the Fire Department for review.</p> <p>RESPONSIBLE PARTY: City of Rolling Hills, and Storm Properties or designee</p>			



COUNTY OF LOS ANGELES FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 881-2401
www.fire.lacounty.gov

"Proud Protectors of Life, Property, and the Environment"

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KATHRYN BARGER
FIFTH DISTRICT

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

RECEIVED

OCT 02 2019

City of Rolling Hills
By _____

September 26, 2019

Yolanta Schwartz, Planning Director
City of Rolling Hills
Planning Department
2 Portuguese Bend Road
Rolling Hills, CA 90274

Dear Ms. Schwartz:

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION, "4 STORM HILL LANE," WOULD LIKE TO CONSTRUCT AN ACCESS ROAD FOR THREE VACANT PARCELS ON A FOUR-LOT SUBDIVISION, THE CONSTRUCTION WOULD ENTAIL A 564' LONG ACCESS ROAD REQUIRING 2,800 C.Y. OF CUT AND FILL TOTAL, OTHER THAN THE PRIVATE ROAD, NO NEW DEVELOPMENT IS PROPOSED WITH THIS APPLICATION, THE REQUEST ALSO INCLUDES A LOT LINE ADJUSTMENT BETWEEN THE FOUR PARCELS OF LAND, LOCATED AT 4 STORM HILL LANE, ROLLING HILLS, FFER 2019005171

The Notice of Intent to Adopt a Mitigated Negative Declaration has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department.

The following are their comments:

PLANNING DIVISION:

We have no comments.

For any questions regarding this response, please contact Loretta Bagwell, Planning Analyst, at (323) 881-2404 or Loretta.Bagwell@fire.lacounty.gov.

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS
ARTESIA
AZUSA
JALDWIN PARK
BELL
BELL GARDENS
BELLFLOWER
IRADBURY

CALABASAS
CARSON
CERRITOS
CLAREMONT
COMMERCE
COVINA
CUDAHY
DIAMOND BAR
DUARTE

EL MONTE
GARDENA
GLEN DORA
HAWAIIAN GARDENS
HAWTHORNE
HERMOSA BEACH
HIDDEN HILLS
HUNTINGTON PARK

INDUSTRY
INGLEWOOD
IRWINDALE
LA CANADA-FLINTRIDGE
LA HABRA
LA MIRADA
LA PUENTE
LAKEWOOD
LANCASTER

LAWDALE
LOMITA
LYNWOOD
MALIBU
MAYWOOD
NORWALK
PALMDALE
PALOS VERDES ESTATES

PARAMOUNT
PICO RIVERA
POMONA
RANCHO PALOS VERDES
ROLLING HILLS
ROLLING HILLS ESTATES
ROSEMEAD
SAN DIMAS
SANTA CLARITA

SIGNAL HILL
SOUTH EL MONTE
SOUTH GATE
TEMPLE CITY
WALNUT
WEST HOLLYWOOD
WESTLAKE VILLAGE
WHITTIER

LAND DEVELOPMENT UNIT:

The proposed project does not propose construction of structures at this time. Future development of lots 2, 3, and 4 shall comply with all applicable code and ordinance requirements for construction, access, water main, fire flows, and fire hydrants.

The proposed private road shall provide a minimum access width of not less than 26 feet, clear to sky and unobstructed.

The cul-de-sac shall comply with the Department of Public Works Standard for cul-de-sac design.

Should any questions arise regarding subdivision, water systems, or access, please contact the County of Los Angeles Fire Department Land Development Unit's Inspector Nancy Rodeheffer at (323)890-4243.

The County of Los Angeles Fire Department's Land Development Unit appreciate the opportunity on comment on this project.

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

The statutory responsibilities of the County of Los Angeles Fire Department's Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones, archeological and cultural resources, and the County Oak Tree Ordinance. Potential impacts in these areas should be addressed.

Under the Los Angeles County Oak tree Ordinance, a permit is required to cut, destroy, remove, relocate, inflict damage or encroach into the protected zone of any tree of the Oak genus which is 25 inches or more in circumference (eight inches in diameter), as measured 4 1/2 feet above mean natural grade.

If Oak trees are known to exist in the proposed project area further field studies should be conducted to determine the presence of this species on the project site.

The County of Los Angeles Fire Department's Forestry Division has no further comments regarding this project.

For any questions regarding this response, please contact Forestry Assistant, Joseph Brunet at (818) 890-5719.

Yolanta Schwartz, Planning Director
September 26, 2019
Page 3

HEALTH HAZARDOUS MATERIALS DIVISION:

The Health Hazardous Materials Division of the Los Angeles County Fire Department has no comments or requirements for the project at this time.

Please contact HHMD senior typist-clerk, Perla Garcia at (323) 890-4035 or Perla.garcia@fire.lacounty.gov if you have any questions.

If you have any additional questions, please contact this office at (323) 890-4330

Very truly yours,

A handwritten signature in blue ink that reads "Michael Y. Takeshita". The signature is written in a cursive, flowing style.

MICHAEL Y. TAKESHITA, ACTING CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

MYT:ac



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.: 8A
Mtg. Date: 10/15/2019

TO: HONORABLE CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: YOLANTA SCHWARTZ, PLANNING DIRECTOR

APPLICATION NO.	ZONING CASE NO. 960
SITE LOCATION:	13 EASTFIELD DRIVE (LOT 53-EF)
ZONING AND SIZE:	RAS-1, 3.21 ACRES (EXCL. ROADWAY EASEMENT)
APPLICANT:	MR. AND MRS. BIRKETT
REPRESENTATIVE:	DMHA, ARCHITECTS
PUBLISHED:	OCTOBER 3, 2019

REQUEST

Request for a Site Plan Review to construct a 2,116 square foot house and garage addition, and to attach an existing 978 square foot guest house and 1,200 square foot detached garage to the residence for a total addition of 3,091 square feet for grading of 50 cubic yards of dirt; and a Conditional Use permit (CUP) to construct a 799 square foot guest house. The project includes associated major remodel and demolition of portions of the existing residence to accommodate the proposed additions on an existing building pad and widening of the driveway and driveway apron.

LOCATION AND LOT DESCRIPTION

Zoning and Land Size

The property is zoned RAS-1 and excluding roadway easement the lot is 3.21 acres in size. For development purposes the net lot area is 2.89 acres, (125,971 sq.ft.). The lot is vacant. The lot is long and narrow, having a narrow frontage along Eastfield Drive. In addition to the residence and swimming pool, the lot is developed with previously approved stable, corral, tennis court and detached garage located in the front yard area, and a guest house in the rear. Lower Willow Springs Trail crosses the lot in the rear.

PROJECT DESCRIPTION

Site Plan Review

The applicants propose to construct a 2,116 square foot house and garage addition, including filling in the area between the residence and the guest house and between the detached garage and the residence for a total addition of 3,094 square feet with 264 square feet trellis and 2134 square feet entryway; resulting in a 7,519 square foot residence and 1,030 square foot attached garage and grading of 50 cubic yards of dirt. The project includes associated major remodel, construction of a barbeque, arbor in the rear of the development and demolition of portions of the existing residence to accommodate the proposed additions on an existing building pad and widening of the driveway and driveway apron.

Conditional Use Permit

A Condition Use Permit is requested to construct a 799 square foot guest house with 85 square foot attached trellis.

TRAFFIC COMMISSION REVIEW

Driveway

The applicants propose to widen the existing 15'10" driveway with approximately 20' wide apron to a 20' wide driveway with 29' apron. No grading is required for the driveway. The Traffic Commission will review this request at their November 21, meeting.

MUNICIPAL CODE COMPLIANCE

Lot Coverage

The proposed structural coverage on the 125,971 square foot net lot will be 18,987 sq.ft. or 15.1% in conformance with the lot coverage limitations, (20% max. permitted); the proposed total coverage, (structures and flatworks) will be 32,120 sq.ft. or 25.5% in conformance with the lot coverage limitations, (35% max. permitted).

The residential building pad exists and is 61,679 square feet; it will have coverage of 29.5%.

Height

The height of the structures will vary. The main residence is proposed to be between 18'-2" high at the maximum to about 14'-3" high at the garage. Several chimneys and a cupola is proposed as well. The highest point of the cupola is proposed at 19'-6" and for the chimneys 19'-2".

The guest house is proposed to be 15'-5" high, plus a chimney at a maximum height to 16'-9" and the arbor will be 9'-3".

Walls

No walls are proposed. An existing wall in the rear of the garage will remain and connect to a new service yard.

Grading and disturbance

Grading is proposed at 50 cubic yards in the area of the proposed guesthouse. The lot was previously disturbed and all the additions and improvements will take place on the existing building pad. The disturbance of the lot is 56.8%, which is legal nonconforming, and no variance is required.

Drainage

The lot currently drains to the rear. No new drainage scheme is proposed for this project, as the elevations will stay the same, and the water will drain down the slope as is currently. The Building Department will review the project for drainage.

Landscaping

A preliminary landscaping plan has been submitted with this application. This project is subject to meeting the requirement of the Water Efficient Landscape ordinance, which require the use of low water usage plans and a prescribed water budget. Following construction, the planting and irrigation will be inspected by a City hired arborist and the applicants will be required to submit a Certificate of Compliance.

Guest house

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

- Shall not exceed 800 sq.ft.
- Shall not be located in the front yard or any setback
- A kitchenette and sanitary facility of shower, sink, toilet shall be permitted
- No vehicular access or paved parking area shall be developed within fifty feet of the guest house
- Renting of a guest house is prohibited
- Occupancy of the guesthouse shall be limited to persons employed on the premises, the immediate family of the occupants of the main residence or by the temporary guests of the occupants of the main residence. No temporary guest may remain in occupancy for more than thirty days in any six-month period.
- All requirements of this title must be complied with unless otherwise set forth in the permit or approved plan.
- A landscaping plan shall be submitted to the City of Rolling Hills Planning Department staff or Planning Commission, if requested, for approval. The plan submitted must comply with the purpose and intent of site plan review as specified in Chapter 17.16. of this Title.

The proposed guest house meets these conditions.

Utility Lines / Septic Tank

All utility lines for the development are already placed underground. The Los Angeles County Public Health department will review the septic system. There are two systems on the property and the applicant intends to keep both.

Stable/corral

There is an existing 495 square foot stable 550 square foot corral on the property accessible 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 and Conditional Use Permit as included below.

Environmental Review

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

Rolling Hills Community Association Review

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

PUBLIC PARTICIPATION

Notices of the hearing were mailed to residents within 1,000'-radius of the site and published in the newspaper. As of the writing of this report, no comments or inquiries were received.

NEIGHBORING PROPERTIES

Address	Lot Size In Acres- Excl. Roadway Easement	Size In Sq.Ft. House;
11 Eastfield	2.11	3,166
9 Eastfield	3.49	5,040
17 Eastfield	1.27	5,255
6 Eastfield	1.05	8,214
8 Eastfield	1.06	4,187
10 Eastfield.	1.18	2,906
15 Eastfield	1.56	3,257
Proposed: 13 Eastfield	3.21	7,519

Project Summary

REVIEW	EXISTING		PROPOSED	
RA-S- 1 ZONE SETBACKS Front: 50 ft. from front easement line Side: 20 ft. from property line Rear: 50 ft. from rear easement line	SINGLE FAMILY RESIDENCE, GARAGE, POOL, GUEST HOUSE		MAJOR ADDITION, GUEST HOUSE, WIDENED DRIVEWAY	
Construction of a new residence/garage requires a SPR; Guest house requires a CUP;	Residence	4,752 sq.ft.	Residence	7519 sq.ft.
	Garage	706 sq.ft.	Garage	1030 sq.ft.
	Pool/spa	964 sq.ft.	Pool/spa	964 sq.ft.
	Pool eqpm.	109 sq.ft.	Pool eqpm.	109 sq.ft.
	Guest house	978 sq.ft.	Guest house	799 sq.ft.
	Stable	495 sq.ft.	Stable	495 sq.ft.
	Porches	553 sq.ft.	Entry	213 sq.ft.
	Service yard	265 sq.ft.	Attch.	349 sq.ft.
	Tennis Court	7200sq.ft.	Trellis	34 sq.ft.
	Entry	291 sq.ft.	Outdoor kitchen	113 sq.ft.
			Service yard	7200 sq.ft.
			Tennis Court	
			Arbor	162 sq.ft.
	TOTAL	16,313	TOTAL	18,987 sq.ft.
STRUCTURAL LOT COVERAGE (20% maximum)	13%		18,987 sq.ft. 15.1 or % of 125,971 sq.ft. net lot area	
TOTAL LOT COVERAGE (35% maximum)	25.5%		32,120 sq.ft. 25.5% of 125,971 sq.ft. net lot area	
BUILDING PADS (30% guideline)	25.6%		61,679 sq.ft. coverage - 29.5% (w/ deductions)	
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.	N/A		50 c.y. to be balanced on site	
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.)	71,527 sq.ft. or 56.8% of the net lot Legal-non-conforming		71,527 sq.ft. or 56.8% of the net lot Legal-non-conforming	
STABLE (min. 450 SQ.FT. & 550 SQ.FT. CORRAL)	495 sq.ft. stable 550 sq.ft. corral		495 sq.ft. stable 550 sq.ft. corral	
STABLE ACCESS	From drwy		From drwy	
ROADWAY ACCESS-	Existing		Proposed widened driveway approach	
VIEWS			Planning Commission review	
PLANTS AND ANIMALS			Planning Commission review	

SITE PLAN REVIEW CRITERIA

17.46.010 *Purpose.*

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

17.46.050 *Required findings.*

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

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

1. The project complies with and is consistent with the goals and policies of the general plan and all requirements of the zoning ordinance;

2. The project substantially preserves the natural and undeveloped state of the lot by minimizing building coverage. Lot coverage requirements are regarded as maximums, and the actual amount of lot coverage permitted depends upon the existing buildable area of the lot;

3. The project is harmonious in scale and mass with the site, the natural terrain and surrounding residences;

4. The project preserves and integrates into the site design, to the greatest extent possible, existing topographic features of the site, including surrounding native vegetation, mature trees, drainage courses and land forms (such as hillsides and knolls);

5. Grading has been designed to follow natural contours of the site and to minimize the amount of grading required to create the building area;

6. Grading will not modify existing drainage channels nor redirect drainage flow, unless such flow is redirected into an existing drainage course;

7. The project preserves surrounding native vegetation and mature trees and supplements these elements with drought-tolerant landscaping which is compatible with and enhances the rural character of the community, and landscaping provides a buffer or transition area between private and public areas;

8. The project is sensitive and not detrimental to the convenient and safe movement of pedestrians and vehicles; and

9. The project conforms to the requirements of the California Environmental Quality Act.

CRITERIA FOR 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.



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.: 9A
Mtg. Date: 10/15/2019

TO: HONORABLE CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: YOLANTA SCHWARTZ, PLANNING DIRECTOR

SUBJECT: REQUEST FOR TIME EXTENSION

ZONING CASE NO. 926: Conditional Use Permit for construction of a new 779 square foot stable and 3,290 square foot corral.

BACKGROUND

Attached is a request from Mr. Michael Dunlap, for a two-year time extension to commence construction of a previously approved project consisting of construction of a stable and corral in Zoning Case No. 926. The Planning Commission approved this project on August 15, 2018 by Resolution No. 2017-14.

Section 5 (A) of the Resolution requires that the project construction commences within two years from the effective date of the resolution, (30 days following adoption of a Resolution or by September 15, 2019). Pursuant to Section 17.42.070 of the Zoning Ordinance, approvals are valid for the time period specified by the Planning Commission, but not to exceed two years from the effective date of a resolution of approval. The Planning Commission may extend the approval for up to maximum two years.

The applicant states that the extension is necessary due to unanticipated requirements from the Building and Safety Department.

The applicant had a similar project approved in 1997 and submitted the soils reports and plans from the previous approval. The Building Department requires updated reports and plans.

RECOMMENDATION

It is recommended that the Planning Commission consider the request and adopt Resolution No. 2019-15 granting a two-year extension to commence construction of this project. If granted, the project would expire in September 2021.

RESOLUTION NO. 2019-15

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING TIME EXTENSION FOR A PREVIOUSLY APPROVED PROJECT FOR A CONDITIONAL USE PERMIT IN ZONING CASE NO. 926, AT 6 MEADOWLARK LANE, (DUNLUP).

THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS DOES HEREBY FIND, RESOLVE AND ORDER AS FOLLOWS:

Section 1. An application was duly filed by Mr. Michael Dunlap with respect to real property located at 6 Meadowlark Lane requesting a two-year time extension to comply with the requirements of Resolution No. 2017-14 to commence construction of the approved project.

Section 2. The Commission considered this item at a meeting on October 15, 2019 at which time information was presented by the applicants indicating that additional time is needed to commence the project.

Section 3. The Planning Commission finds that pursuant to RHMC Section 17.46.080 the expiration would constitute an undue hardship upon the property owner; and the continuation of the approval would not be materially detrimental to the health, safety and general welfare of the public.

Section 4. Based upon information and evidence submitted, the Planning Commission grants two year time extension and does hereby amend Paragraph A of Section 5 of Resolution No. 2017-14, dated August 15, 2017, to read as follows:

A. The Conditional Use Permit approval shall expire within four years from the effective date of approval as defined in Sections 17.42.070 of the RHMC.

Section 5. Except as herein amended, the provisions and conditions of Resolution No. 2017-14 shall continue to be in full force and effect.

PASSED, APPROVED AND ADOPTED THIS 15th DAY OF OCTOBER 2019.

BRAD CHELF, CHAIRMAN

ATTEST:

YOHANA CORONEL
CITY CLERK

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

I certify that the foregoing Resolution No. 2019-15 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
ROLLING HILLS GRANTING TIME EXTENSION FOR A PREVIOUSLY
APPROVED PROJECT FOR A CONDITIONAL USE PERMIT IN
ZONING CASE NO. 926, AT 6 MEADOWLARK LANE, (DUNLUP).

was approved and adopted at a regular meeting of the Planning Commission on
October 15, 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

YOHANA CORONEL
CITY CLERK

July 25, 2019

Re: Resolution No. 2017-14 Conditional Use Permit

To: Members of the Planning Commission of the City of Rolling Hills

I hereby request extension of Resolution No. 2017-14 Conditional Use Permit for construction of a 779 square foot stable and 3,290 square foot corral in zoning case no. 926 at 6 Meadowlark lane , Lot 20-RH. The original deadline is August 15th, 2019. I would like to request a two-year extension for this project up to the date of August 15th, 2021. This extension is necessary to provide additional time to fulfill unanticipated requirements from the building and safety office including repeat soils evaluation and report as well as redrafting and updating of original plans. Thank you in advance for your consideration in this matter.

Sincerely, Michael Dunlap

CEIVED

JUL 26 2019

City of Rolling Hills



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.: 9B
Mtg. Date: 10/15/2019

TO: HONORABLE CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: YOLANTA SCHWARTZ, PLANNING DIRECTOR

SUBJECT: APPOINTMENT OF MEMBERS OF THE PLANNING COMMISSION TO THE COMMITTEE ON TREES AND VIEWS

RECOMMENDATION

It is recommended that members of the Planning Commission appoint two new members to the Committee on Trees and Views.

COMMITTEE ON TREES AND VIEWS, (CTV)

Pursuant to Section 17.26.20 of the Municipal Code, "the Committee on Trees and Views is composed of three members of the Planning Commission appointed by the Commission annually at the same time as the Commission selects its officers, or whenever a vacancy occurs."

In 2015 Chairman Chelf was selected to serve on the Committee with Commissioners Smith and Gray (following Commissioner's Mirsch departure).

Since Commissioners Smith and Gray are no longer serving on the Planning Commission, it is necessary to appoint two new members of the Commission to the CTV, or entirely re-organize.

Staff received an application for a view obstruction case, which will be scheduled for a hearing before the CTV in the near future.

7. PUBLIC HEARINGS ON ITEMS CONTINUED FROM PREVIOUS MEETING

ZONING CASE NO. 949 and 950.

- A. **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, CA, and having Assessors Parcel Numbers (APN) 7570-024-014, 7570-024-015, 7570-024-016 and 7570-024-017 created by Parcel Map No. 26356. One parcel is developed, (4 Storm Hill Lane) and 3 parcels are vacant, (Storm Properties, Inc.)

AND

- B. **ZC No. 950-** Request for a Site Plan Review for grading of 2,800 cubic yards of dirt to construct a road to access the vacant parcels, (Storm Properties, Inc.). Pursuant to the authority and criteria contained in the California Environmental Quality Act, (CEQA), an Initial Study/Mitigated Negative Declaration evaluating potential environmental impacts has been prepared.

RECOMMENDED ACTION:

- A. Motion to review and consider the Lot Line Adjustment project and direct staff to prepare a Resolution of approval.
- B. Motion to review and consider the request and the Initial Study/Mitigated Negative Declaration and mitigation measures and direct staff to prepare a resolution of approval incorporating the mitigation measures. Motion to Adopt a Mitigated Negative Declaration for the project.

8. NEW PUBLIC HEARINGS

- A. **ZONING CASE NO. 960,** Request for a Site Plan Review to construct a 2,116 square foot house and garage addition, and to attach an existing 978 square foot guest house to the residence for a total addition of 3,094 square feet, and grading of 50 cubic yards of dirt; and a Conditional Use Permit (CUP) to construct a 799 square foot guest house at a property located at **13 Eastfield Drive** (Lot 53-EF) Rolling Hills, CA, (Birkett).

9. NEW BUSINESS

- A. Request for an extension of time to commence construction of a previously approved stable at 6 Meadowlark Lane, (Dunlap).
- B. Selection of Planning Commission members to the Committee on Trees and Views.

10. OLD BUSINESS

NONE.

11. SCHEDULED FIELD TRIPS

13 Eastfield Drive.

12. ITEMS FROM STAFF

- A. Update on Storm Water Management guidelines development for the construction of equestrian uses.

13. ITEMS FROM THE PLANNING COMMISSION

14. ADJOURNMENT

The meeting is adjourned to a Regular Planning Commission meeting on November 19, 2019, at 6:30 PM.

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

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

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



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

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

Agenda Item No.: 12A
Mtg. Date: 10/15/2019

TO: HONORABLE CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: YOLANTA SCHWARTZ, PLANNING DIRECTOR

SUBJECT: UPDATE ON THE DEVELOPMENT OF STORM WATER MANAGEMENT GUIDELINES FOR THE CONSTRUCTION OF EQUESTRIAN USES.

At the June 25, 2019 Planning Commission meeting, Kathleen McGowan the City's consultant made a presentation to the Planning Commission regarding guidelines for the implementation of storm water pollution prevention measures when constructing a stable and other equestrian uses. The Planning Commission asked that this topic be further developed taking into consideration the equestrian character and flavor of the City; and what effect and/or constraints the proposed guidelines would present for construction of stables. The Planning Commission also had some questions regarding the State storm water pollution prevention requirements in general.

At the September 19, 2019 Planning Commission meeting, Ms. McGowan made a presentation on the State requirements for storm water management and prevention of runoff from washing harmful pollutants into local surface waters, which are applicable to all construction. The consultant also reviewed the City's and adjacent jurisdictions' on-going efforts to comply with the storm water management requirements.

The Planning Commission asked that staff coordinate the efforts with the other cities on the Peninsula and determine if what is being proposed, as design guidelines for Rolling Hills is also being proposed/implemented in the other cities having equestrian uses. The Planning Commission also requested that an educational component be included prior to development of the proposed guidelines.

Staff offered to update the Commissioners on the coordination efforts and development of the guidelines with other cities.

Below is our first monthly update on the status of the development of stormwater design guidelines for equestrian uses.

- Ms. McGowan and her staff had a conference call on October 3rd with RHE Planning Manager, Jeannie Naughton wherein they discussed long term strategy and near term next steps for outreach to the equestrian community on stormwater source control measures that are appropriate for equestrian facilities of all sizes. Key consensus was the need to engage the equestrian community throughout the process in a collaborative manner.
- Next step is to develop an outline of the suggested equestrian source control measures to minimize pollutant loading in stormwater while creating a healthy environment for horses (no mention of biofilters going forward). This outline will be used to engage the equestrian community and solicit their input on the approach and feasibility of these measures in a collaborative manner, and to gather their ideas and expertise.
- Rolling Hills and RHE staff will discuss if this engagement could be done in a joint community meetings where we would invite the Rolling Hills Estates Equestrian Committee, Rolling Hills' Los Caballeros members, and possibly other interested individuals, or in small groups, individually for each City.
- After we gather input and ideas from the equestrian community, then the next step would be to develop outreach modes and materials, such as website posting, newsletter articles, brochures and others.
- This program may need to be rolled out over a couple of fiscal years.

Staff should have more information to report next month regarding the timing and forum for the community engagement. We will also circle back to you to obtain your input on the outreach and review of the outline for the community engagement when it is ready and to get your input if there are other community members besides Los Caballeros that you think could provide valuable input to this discussion/engagement so that we can include them.