



*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, NOVEMBER 19, 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. October 15, 2019 Regular Meeting of the Planning Commission.
6. **RESOLUTIONS**
  - A. RESOLUTION NO. 2019-16. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF A LOT LINE ADJUSTMENT BETWEEN FOUR PARCELS ALONG STORM HILL LANE IN ZONING CASE NO 949, (STORM PROPERTIES, INC.)
  - B. RESOLUTION NO. 2019-17. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING A SITE PLAN REVIEW APPROVAL FOR GRADING FOR A NEW ROAD TO SERVE PROPERTIES ON STORM HILL LANE; AND ADOPTING A MITIGATED NEGATIVE DECLARATION AND A MITIGATION MONITORING REPORTING PROGRAM, (MMRP) IN ZONING CASE NO. 950, (STORM PROPERTIES, INC.)

**RECOMMENDED ACTION:**

1. Motion to approve Resolutions Nos. 2019-16 and 2019-17 as presented, and to adopt a Mitigated Negative Declaration and MMRP in Zoning Case No. 950.

**7. PUBLIC HEARINGS ON ITEMS CONTINUED FROM PREVIOUS MEETING**

- A. **ZONING CASE NO. 960.** Request for a Site Plan Review to construct a 1,789 square foot house addition and 324 square foot garage addition, and to attach an existing 978 square foot guest house to the residence for a total of 7,519 square foot residence and 1,030 square foot garage 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).

**RECOMMENDED ACTION:**

1. Motion to direct staff to prepare Resolution of approval/denial.

**8. NEW PUBLIC HEARINGS**

NONE.

**9. NEW BUSINESS**

- A. POLICY TO MEET WITH THE CITY COUNCIL ON A THREE-YEAR FREQUENCY AND SET THE NEXT MEETING.

**10. OLD BUSINESS**

NONE.

**11. SCHEDULE FIELD TRIPS**

NONE.

**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 December 17, 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.*

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**Agenda Item No.: 5A**  
**Meeting Date: 11/19/2019**

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

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 6:31 p.m. on Tuesday, October 15, 2019 in the City Council Chamber, at City Hall, 2 Portuguese Bend Road, Rolling Hills, California.

ROLL CALL

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

Commissioners Absent: Cardenas.

Others Present: Yolanta Schwartz, Planning Director  
Meredith Elguira, Planning and Community Services Director  
Todd Leishman, Assistant City Attorney  
Yohana Coronel, City Clerk  
Jay Ahluwalia, President, Storm Properties  
Ty Bobit, 10 Buggy Whip Drive  
Brain Tanimura, 12 Buggy Whip Drive  
Michael Strohe, DMHA Project Manager

APPROVAL OF THE AGENDA

Commissioner Cooley moved that the Planning Commission approve the agenda as presented. Commissioner Kirkpatrick seconded the motion, which carried without objection (Cardenas absent).

PUBLIC COMMENTS ON MINUTES AND ANY ITEM NOT ON THE AGENDA

None.

APPROVAL OF MINUTES

September 17, 2019, Adjourned Regular Meeting of the Planning Commission.

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Commissioner Cooley moved that the Planning Commission approve the minutes of the adjourned regular meeting of the Planning Commission held on September 17, 2019 as presented. Commissioner Kirkpatrick seconded the motion, which carried without objection (Cardenas absent).

September 17, 2019, Regular Meeting of the Planning Commission.

Commissioner Kirkpatrick moved that the Planning Commission approve the minutes of the regular meeting of the Planning Commission held on September 17, 2019 as presented. Commissioner Cooley seconded the motion, which carried without objection (Cardenas absent).

## 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).

Planning Director Yolanta Schwartz gave a quick introduction of the new Planning and Community Services Director, Meredith Elguira, City Clerk, Yohana Coronel and CSG Consultants in the audience.

Planning Director Schwartz gave a brief overview of the proposed request. She stated that the proposed 285 square foot deck is more than 12" above grade and requires a Site Plan Review. She also stated that pursuant to the RHMC, decks twelve inches or more above natural grade require Commission approval rather than staff administrative approval. She proceeded to recommend to the Planning Commission to approve the resolution presented before them.

Chairman Chelf opened the item for public comment.

There were no public comments.

Commissioner Kirkpatrick moved that the Planning Commission adopt Resolution No. 2019-14 granting approval of the applicant's request in Zoning Case No. 958 at 3 Roundup Road as presented. Commissioner Cooley seconded the motion, which carried by roll call vote as follows:

Commissioner vote yeas: Cooley, Kirkpatrick, and Chairman Chelf.

Commissioner vote nays: None.

Commissioner vote abstain: Seaburn.

## 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

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Assessor's 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 have been prepared.

Planning Director Schwartz explained the reason why Zoning Case No. 949 and Zoning Case No. 950 are being presented together but listed separately. She explained that each project outcome depends on the other and therefore she felt that it should be presented concurrently. She proceeded to explain to the Planning Commission that she will go over Zoning Case No. 949, the lot line adjustment, and then Zoning Case No. 950 because each project must meet different requirements.

Planning Director Schwartz gave a quick overview of the proposed request. She pointed out that the lot line adjustment application project is considered a minor lot line adjustment that will not result in the creation of new parcels and is exempt from CEQA review.

She gave a background on the project and stated that in November 2000, the City Council, following the Planning Commission's 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 applicant 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. She stated that the applicants requested 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). Planning Director Schwartz proceeded to describe to the Planning Commission what the project will potentially look like on the PowerPoint slides.

Chairman Chelf asked Planning Director Schwartz to go over the slide that showed the acreage of each of the lots because it was important to see the size of each proposed lot.

Planning Director Schwartz went over each parcel size and pointed out parcel 1 is going from 8.5 acres to 7.5 acres. Parcel 2 will decrease by almost two acres, going from 37 acres to 35 acres. Parcel 3, will increase from 15.9 acres to 17.2 acres and Parcel 4 will go from 6.24 acres to 7.7 acres.

Commissioner Kirkpatrick asked for the timing of completion of the cul-de-sac street.

Planning Director Schwartz responded that the subdivision map approval requires that before any of the three lots are sold or developed, all the improvements had to be constructed, including the street, utility lines, sewer line, fire hydrant and water line. No movement was made until 2008 when the applicant

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asked the City for an extension to build the road and substructures. The most current extension will expire in June 2020. There is currently a potential for one of the lots to be sold, therefore the applicant needs to either construct the improvements or to ask for another extension. The applicant has decided to move forward with construction.

Chairman Chelf opened the item for public comment.

Jay Ahluwalia, President of Storm Properties, stated he is available for any questions the Planning Commission may have.

Ty Bobit, 10 Buggy Whip Drive, stated he resides behind the canyon and asked about the landscaping around the road and what to expect.

Chairman Chelf stated that the Planning Commission has never had to approve a road and stated that landscaping request could be a double edge sword. He stated that requesting certain landscaping could potentially impair their views. He assured the resident that the Planning Commission will review any further development on the lots and at that time the vegetation will be addressed. He stated that the Planning Commission normally conditions developments to protect residents' views. He also stated that he was not sure how the road can be landscaped because of the easement requirements.

Brian Tanimura, 12 Buggy Whip Drive, wanted to voice his concerns about the possibility of view obstructions due to the building of the houses on Storm Hill Lane. He stated he is not opposed to the development of a road or home construction and is willing to work with Storm Properties on this issue and come to an agreement that satisfy both.

Chairman Chelf encouraged Mr. Tanimura to talk to the applicant about his concerns. He stated that it has been his experience that when neighbors talk to each other about issues, the developers tend to be very agreeable.

Chairman Chelf closed public comment.

Chairman Chelf announced the Planning Commission is moving on to Zoning Case No. 950.

Planning Director Schwartz gave an overview of Zoning Case No. 950, Storm Hill Lane Road construction. She proceeded to inform the Planning Commission that staff received correspondence as a result of publishing a notice of intent to adopt Mitigated Negative Declaration. A public hearing notice was also mailed to property owners within 1,000-foot radius of the project. She also stated that staff has reviewed the environmental impact report prepared by the applicant and felt that, with mitigation measures there would be no negative impact on the environment and properties in the vicinity of the project. She stated that one of the environmental factors that will be mitigated would be construction noise. She stated that the Rolling Hills Community Association submitted letters of concerns regarding the trails. Planning Director Schwartz reminded the Planning Commission that if the project is approved all the conditions will be included into the resolution of approval and the applicant would have to comply with those conditions and the mitigation measures. She proceeded to review the previously approved plans via a PowerPoint presentation.

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Planning Director Schwartz stated that staff prepared a matrix of mitigation measures and, as part of the environmental review, staff is required to respond to comments received by local agencies and prepare a mitigation monitoring and reporting program, which has been prepared and included with the staff report. She informed the Planning Commission that two tribal groups responded and requested consultations if any Indian artifacts or remains are discovered during construction. The project will also require an archeologist to be onsite to do the same. Another environmental concern that needs to be mitigated is if the project is going to be graded during the nesting season from April through August, the applicant must hire a biologist to perform bird calling to see if there are any nests. If nests are present, the applicant will have to mitigate the grading appropriately.

Chairman Chelf asked the Planning Director to bring up the slide that showed where the fire hydrant was highlighted. He stated having a road where a fire truck can drive on and defend the hill is a big plus for the residents.

Chairman Chelf opened the item for public comment.

There was not public comments.

Commissioner Seaburn stated the project conforms to the criteria of a site plan review and contains mitigation measures that the applicant has to comply with, therefore he would approve the project.

Commissioner Kirkpatrick agreed with Commissioner Seaburn.

Commissioner Cooley also concurred and thanked the Planning Director Schwartz for her presentation since it had been a year since the Planning Commission reviewed the project initially.

Chairman Chelf agreed with the Planning Commissioners and stated that they will continue to monitor the project and make sure it does not have negative impacts on the neighbors.

Commissioner Seaburn moved that the Planning Commission direct staff to prepare a Resolution granting approval of the request and incorporating the mitigation measures and adopt the Mitigated Negative Declaration for the project as presented. Commissioner Kirkpatrick seconded the motion, which carried by roll call vote as follows:

Commissioner vote yeas: Cooley, Kirkpatrick, Seaburn, and Chairman Chelf.

Commissioner vote nays: None.

Commissioner vote abstain: None.

## 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 3,091 square feet, and grading of 50 cubic yards

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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).

Planning Director Schwartz gave an overview of the site plan review of Zoning Case No. 960, 13 Eastfield Drive. 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 3,091 square feet with 264 square feet trellis and 213 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. There would be no change to the existing stable, corral or tennis courts. She proceeded to show a rendering of the proposed project via the PowerPoint slides.

Chairman Chelf opened the item for public comment.

Michael Strohe, DMHA Project Manager, gave a brief overview of the project. He stated that his clients, the Birketts, have a growing family and are looking to build out on their lot and create a better flow in their home. He also stated that they do not intend to disturb the existing landscaping. The Birketts appreciate the rural character of the community.

Chairman Chelf explained to Mr. Strohe that the next steps for the Planning Commission is to visit the project during the scheduled field trip on November 19, 2019 at 7:30 a.m.

#### NEW BUSINESS

- A. Request for an extension of time to commence construction of a previously approved stable at 6 Meadowlark Lane, (Dunlap).

Planning Director Schwartz explained that the applicant has requested an extension of two years' time to commence construction of a previously approved stable at 6 Meadowlark Lane. She recommended to the Planning Commission to approve the request.

Commissioner Seaburn asked why the Planning Commission would deny the request of extension. He asked if there were any neighbor complaints.

Planning Director Schwartz stated that there were no complaints from neighbors. She explained that because the original resolution of approval contains a condition that the applicant is asking to change, it must be approved by the Planning Commission.

Commissioner Seaburn moved that the Planning Commission approve the time extension requested. Commissioner Kirkpatrick seconded the motion, which carried by roll call vote follows:

Commissioner vote yeas: Cooley, Kirkpatrick, Seaburn, and Chairman Chelf.

Commissioner vote nays: None.

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Commissioner vote abstain: None.

B. Selection of Planning Commission members to the Committee on Trees and Views.

Planning Director Schwartz stated that currently the Committee on Trees and Views has vacancies that need to be filled.

Discussion ensued among the Planning Commission to discuss who would be elected to the Committee on Trees and Views.

It was unanimously decided by the Planning Commission that Commissioner Cardenas serve as Chair of the Committee on Trees and Views. Commissioner Greg Kirkpatrick serve as Vice Chair and Commissioner Matt Seaburn serve as alternate.

OLD BUSINESS

None.

SCHEDULE OF FIELD TRIPS

The Planning Commission scheduled a field trip to 13 Eastfield Drive to be held on November 19, 2019 at 7:30 a.m.

ITEMS FROM STAFF (ORAL)

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

Planning Director Schwartz gave an update on the status and timeline of the outreach being proposed on storm water management for equestrian uses. She stated that City staff has reached out to Rolling Hills Estates staff and discussed potential joint meetings.

Chairman Chelf gave a word of caution to Planning Director Schwartz to not get caught up with what Rolling Hills Estates is proposing for their commercial stables.

Todd Leishman, Assistant City Attorney, gave a brief announcement regarding 18 new bills on housing and ADUs signed by Governor Gavin Newsom. The bills are slated to take effect on January 01, 2020. He stated Rolling Hills will be affected so the City may see some action before January 01, 2020.

Chairman Chelf stated that the City Council is already informed of the housing issues and is currently discussing them.

ITEMS FROM THE PLANNING COMMISSION

None.

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ADJOURNMENT

Hearing no further business before the Commission, Chairman Chelf adjourned the meeting at 7:42 p.m. to an adjourned regular meeting of the Planning Commission scheduled to be held on Tuesday, November 19, 2019 beginning at 7:30 a.m. for the purpose of conducting a site visit to 13 Eastfield Drive. The next regular meeting of the Planning Commission is scheduled to be held on Tuesday, November 19, 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,

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Yohana Coronel  
City Clerk

Approved,

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Brad Chelf  
Chairman



## *City of Rolling Hills*

INCORPORATED JANUARY 24,

1957

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

**Agenda Item No.: 6A**  
**Mtg. Date: 11/19/2019**

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

**FROM: YOLANTA SCHWARTZ, PLANNING DIRECTOR**  
**MEREDITH ELGUIRA, PLANNING AND COMMUNITY SERVICES DIRECTOR**

<b>APPLICATION NO.</b>	<b>ZONING CASE NO. 949 -RESOLUTION NO. 2019-16</b>
<b>SITE LOCATION:</b>	<b>4 STORM HILL LANE &amp; 3 VACANT PARCELS</b>
<b>ZONING:</b>	<b>RA-S-2</b>
<b>APPLICANT:</b>	<b>LARRY CARR, STORM PROPERTIES INC.</b>
<b>REPRESENTATIVE:</b>	<b>SAME</b>
<b>PUBLISHED:</b>	<b>SEPTEMBER 5, 2019</b>

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### PREVIOUS ACTION

The Planning Commission held several public hearings beginning in the fall of 2018 regarding a lot line adjustment between four parcels along Storm Hill Lane created by a subdivision in 2005. With the lot line adjustment, the applicant is also proposing to develop a road, configuration and size of which would be different than was originally approved as part of the subdivision. The review of the lot line adjustment portion of the request was postponed pending an updated environmental review pursuant to the California Environmental Quality Act (CEQA) for the road.

The environmental review has been processed and the project is ready to move forward. The Environmental Review process and the findings for the road construction project and the lot line adjustment request were presented to the Planning Commission at a public hearing on October 15, 2019.

At the October 15, 2019 Planning Commission meeting the Planning Commission directed staff to prepare a Resolution of approval of this project.

#### REQUEST AND PROJECT DESCRIPTION

The applicants request 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. The lots located in the RAS-2 zoning district (2 acres per lot) will meet the requirement as to the size because each lot will be much greater than 2 acres.

#### CEQA CONSIDERATIONS

The lot line adjustment application project qualifies as an exemption from CEQA review (CEQA Guidelines Article 19 Section 15305, Minor Alterations in Land Use Limitations).

#### 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. With the construction of the road, as requested in Zoning Case No. 950, all lots will have a conforming access.

##### **PARCEL 1**

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

##### **PARCEL 2**

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

### 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 resulting parcels will meet all of the City's and the Subdivision Map Act requirements.

### 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 bridle trails.

### 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  
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**Agenda Item No.: 6B**  
**Mtg. Date: 11/19/2019**

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

**FROM: YOLANTA SCHWARTZ, PLANNING DIRECTOR**  
**MEREDITH ELGUIRA, PLANNING AND COMMUNITY SERVICES DIRECTOR**

**APPLICATION NO. ZONING CASE NO. 950 -RESOLUTION NO. 2019-17**  
**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. Resolution No. 2019-17**
- B. Traffic Engineer Report**
- C. Staff report with attachments from the October 15, 2019 Planning Commission meeting**

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### PREVIOUS ACTION

The Planning Commission held several public hearings beginning in the fall of 2018 regarding construction of a road and infrastructures to serve four parcels created by a subdivision in 2005. The review was postponed pending an updated environmental review pursuant to the California Environmental Quality Act (CEQA).

The environmental review has been processed and the City staff has determined that a Mitigated Negative Declaration (MND) is appropriate for this project to move forward. Mitigation measures were developed and with the implementation of the Mitigation Monitoring and Reporting Program (MMRP) it is believed that no significant



environmental effect will result from the project. The Initial study/Mitigated Negative Declaration, the Environmental Review process and the findings were presented to the Planning Commission at the public hearing at the October 15, 2019 Planning Commission meeting. The staff report from that meeting is attached.

At the October 15, 2019 Planning Commission meeting the Planning Commission directed staff to prepare a Resolution of approval of this project.

#### REQUEST AND PROJECT DESCRIPTION - 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 building pads and will entail 2,800 cubic yards 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' on lot 1. This area will be compacted and hydro seeded but will not be prepared for construction.

With the subdivision in 2005, 1,130 feet long road was approved beginning at the junction of Johns Canyon Road and Storm Hill Lane and continued 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 two parcels.

#### TRAFFIC COMMISSION

The intersection between Johns Canyon Road and the Storm Hill Lane must be reviewed by the Traffic Commission. The Traffic Commission meets on November 21, 2019, and therefore the Resolution contains a condition that the approval is subject to the Traffic Commission's recommendation. The Traffic Engineer visited the site and prepared a recommendation to the Traffic Commission, recommending approval. The Traffic Engineer's report is included.

## RECOMMENDATION

It is recommended that the Planning Commission review the report and the Resolution of approval and approve the Resolution, subject to Traffic Commission's recommendations; and adopt the Mitigated Negative Declaration and the 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."

## RESOLUTION NO. 2019-17

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING A SITE PLAN REVIEW APPROVAL FOR GRADING FOR A NEW ROAD TO SERVE PROPERTIES ON STORM HILL LANE; AND ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM IN ZONING CASE NO. 950, (STORM PROPERTIES, INC.)

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 Storm Properties Inc., with respect to real property generally known as 4 Storm Hill Lane, Rolling Hills, requesting approval of a site plan review for grading of 2,800 cubic yards of dirt for construction of a new road and adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program. The subject property currently has one residential development located at the southwestern portion of the site at 4 Storm Hill Lane.

Section 2. The application applies to four (4) parcels, which consist collectively of 67.64 acres gross. Previously consisting of two lots, the lots were subdivided into four parcels as approved in 2000 by a subdivision and was recorded in 2005 as Parcel Map No. 26356. One of the conditions of the Parcel Map required the applicants to 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 finalizing 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, which was extended until June 8, 2020. The required improvements include a road, underground utility lines, fire hydrant, water line, gas line, 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. The agreement further stipulates that once the improvements are completed, the City would release the security deposit to the applicants.

Section 3. 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 was constructed. Otherwise, 11,500 cubic yards of the dirt was proposed to be spread and stockpiled on those two parcels, requiring grading of the two lots.

Section 4. In conjunction with the Site Plan Review for the road construction, a Lot Line Adjustment was approved at the October 15, 2019 Planning Commission meeting, changing the sizes of the parcels to the following acreages: Parcel 1 will be 7.58 acres gross and 6.13 acres net; Parcel 2 will be 35.05 acres gross and 33.45 acres net; Parcel 3 will be 17.28 acres gross and 15.80 acres net; and Parcel 4 will be 7.79 acres gross and 6.86 acres net and where there is an existing single family residential development. All four parcels are within the RA-S-2 zone district (2-acre minimum lot size zone), and referred to as Parcels No. 7569-024-014, 7569-024-015, 7569-024-016, and 7569-024-017. The General Plan Land Use designation for this property is Very Low Density Residential 2+ Net Acres per Dwelling Unit.

Section 5. The subject site is presently occupied by one single-family residential structure at the southwestern portion of the property at 4 Storm Hill Lane. The remainder of the lot is presently vacant with natural vegetation in a semi-disturbed state. The site is surrounded by other single-family dwellings on 2+ acre size lots to the east, south and west within the City of Rolling Hills and single-family dwellings on one-half acre lots to the north-west that are within the adjacent unincorporated Westfield portion of Los Angeles County. The zoning designation for the subject site is RA-S-2 and the zoning designation on adjacent properties is RA-S-2 within the City of Rolling Hills.

Section 6. The Planning Commission conducted duly noticed public hearings to consider the application on October 23, 2018 and at a field trip on December 12, 2018, at which time it was determined that, although the project went through a CEQA review process and mitigation measures were developed during the subdivision process in 2000, and implementation measures were included, the proposed revised road construction constitutes a substantive change and the proposed change constitute a new project. 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 and adopted. Following the completion of the CEQA review, a duly noticed public hearing was held on October 15, 2019 to consider the project anew. Evidence was heard and presented from all persons interested in affecting said proposal, from all persons protesting the same, and from members of the City staff and the Planning Commission having reviewed, analyzed and studied said proposal. The applicants' representatives were in attendance at the hearings.

Section 7. According to Section 17.46.040 of Title 17 of the Rolling Hills Municipal Code, the Planning Commission is the agency for review of a Site Plan Review for any grading that is not exempt from the discretionary review process. The Commission shall act to approve, conditionally approve, or deny the grading and road construction, and the Commission may impose such conditions on an approval, as it deems necessary to assure compliance with City's codes.

Section 8. An Initial Study for the project was prepared in June 2019. The Initial Study found that the project would not have a significant effect on the environment if certain mitigation measures were incorporated in the project. The Mitigated Negative Declaration

(MND) was prepared incorporating those mitigation measures and was circulated to the applicant and other interested parties in accordance with State of California CEQA Guidelines. The public notice of the Planning Commission's intent to recommend adoption of the Mitigated Negative Declaration was published in a local Newspaper and mailed to residents within 1,000-foot radius of subject site. Copies of the Mitigated Negative Declaration were sent to adjacent cities and other governmental agencies. The City received several comments and inquiries regarding the proposal including comments from the Rolling Hills Community Association, the Gabrieleno Band of Mission Indians, the Gabrieleno Tongva Tribe, and the Fire Department. Additionally, agents for the property 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.

Section 9. The Planning Commission has reviewed the Mitigated Negative Declaration and finds that it represents the independent judgment of the City and that it was prepared in compliance with CEQA. Therefore, the Commission finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because mitigation measures have been added to the project and are incorporated herein by reference. Based upon these findings, the Planning Commission hereby adopts the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program in accordance with the California Environmental Quality Act.

Section 10. Pursuant to Section 17.46.050 of the Rolling Hills Municipal Code, the Commission shall be required to make findings in acting to approve, conditionally approve, or deny a site plan review application. The Planning Commission has considered the evidence both written and oral, in connection with this application and with respect to the site plan review for road construction to serve properties on Storm Hill Lane and adopting a Mitigated Negative Declaration the Planning Commission makes the following findings:

- A. The project complies with and is consistent with the goals and policies of the general plan and all requirements of the zoning ordinance. The road construction does not deviate from any of the standards outlined in the zoning code, resulting in a project that is consistent with the goals and policies of the general plan.
- B. The proposed road construction substantially preserves the natural and undeveloped state of the lot by minimizing building coverage (Land Use, p. 15). Lot coverage requirements are regarded as maximums, and the actual amount of lot coverage permitted depends upon the existing buildable area of the lot. No new development is proposed as part of this application, therefore the proposed road construction will have minimal impact to the natural and undeveloped state of the lots.
- C. The project is harmonious in scale and mass with the site, the natural terrain and surrounding residences (Land Use, p. 15). The proposed road construction

will only be 564 feet long. Very little disturbance, (0.17%) is proposed on Parcels 2, and 3; 2.31% of parcel 4 will be disturbed and 19.79% of parcel 1, for the road and stockpiling. Since no new development is proposed, the site will continue to be harmonious in scale and mass with the surrounding residences.

- D. The project preserves and integrates into the site design, to the greatest extent possible (Land Use, p. 15), existing topographic features of the site, including surrounding native vegetation, mature trees, drainage courses, and landforms (such as hillsides and knolls). No grading of house pads and no new development is proposed, which means little to no upfront disturbance to the natural vegetation will be required. The proposed road will also continue to maintain the site's existing topographic features
- E. Grading has been designed to follow natural contours of the site and to minimize the amount of grading required to create the building area (Land Use, p. 16). The grading that is required for the project will be entirely for the construction of the road and not for the building pads. The road construction will keep the amount of grading at a minimum and the natural contours of the site will not be impacted.
- F. Grading will not modify existing drainage channels nor redirect drainage flow, unless such flow is redirected into an existing drainage course (Land Use, p. 16). The grading required for the road construction will not affect the drainage channels nor redirect drainage flow as no substantial modifications are being made other than the shortening of the originally approved road.
- G. The project preserves surrounding native vegetation and mature trees and supplements these elements with drought-tolerant landscaping (Land Use, p. 15) 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. No new landscaping is proposed as part of this application and no existing landscaping, other than one (1) pine tree will be removed. The project will continue to preserve the surrounding native vegetation by requiring little disturbance to the overall site.
- H. The project is sensitive and not detrimental to the convenient and safe movement of pedestrians and vehicles (Circulation, p. 12). The proposed road construction will take place solely on private property and will be constructed pursuant to all of the current Fire and Building codes. As previously approved in the subdivision agreement dated June 8, 2005, the new street will include and meet all requirements by the County of Los Angeles Fire Department – including street width, and a cul-de-sac design that meets the code.
- I. The project conforms to the requirements of the California Environmental Quality Act. Pursuant to the requirements of the California Environmental

Quality Act, (CEQA), a Mitigated Negative Declaration was prepared for this project. The City followed the proper CEQA procedures and provided local, county, and State agencies 20-days to review the Mitigated Negative Declaration prior to its adoption by the Lead Agency. It was determined that with the proposed mitigation measures, no significant environmental effects will result from this project.

Section 11. Based upon the foregoing findings, the Planning Commission approves the site plan review and adopts the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program in Zoning Case No. 950; a request for site plan review approval for 2,800 cubic yards of grading for a new road to serve properties on Storm Hill Lane and construction of infrastructures; subject to the conditions contained in Section 12 of this resolution.

Section 12. Site Plan Review, Mitigated Negative Declaration, and Mitigation Monitoring Program in Zoning Case No. 950 (attached hereto as Exhibit A) shall be subject to the following conditions:

A. Pursuant to the Development Agreement executed between the applicants and the City of Rolling Hills on June 8 2005, as amended, the road and the infrastructure shall be constructed by June 2020, unless otherwise extended pursuant to the conditions of said agreement. Should the applicant desire to extend the time to complete the improvements, a letter indicating intent to file an extension should be filed at least sixty (60) days prior to the expiration date of June 8, 2020; and the request shall be reviewed and approved by the City Council.

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, if any, 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 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 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 this permit, or shown otherwise on an approved plan. The road shall be constructed to LA County Road construction standards, resolutions, engineering standards and other applicable standards that are in effect at the time that improvement permits are issued for the development.

D. In conjunction with the submittal of a final grading plan for the roadway extension to the Building and Safety Department for plan check, a detailed grading and drainage plan with related geology, soils and hydrology reports shall also be submitted; a copy of which shall be submitted to the Rolling Hills Planning Department staff. Cut and fill slopes shall not exceed a steepness of a 2 to 1 slope ratio.

E. The lot shall be developed and maintained in substantial conformance with the site plan on file received on October 11, 2019 except as otherwise provided in these conditions. The working drawings submitted to the Department of Building and Safety for plan check review shall conform to the approved development plan. All conditions of the Site Plan approval shall be incorporated into the building permit working drawings, and where applicable complied with prior to issuance of a grading 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. Prior to submittal of final working drawings to Building and Safety Department for plan check and later for issuance of grading or 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.

G. 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.

H. Prior to the issuance of a grading permit, the applicant shall obtain approval of, and all required permits from, the Rolling Hills Community Association.

I. Pursuant to the Parcel Map Approval and the Development Agreement, in conjunction with the development of the road, the applicants shall construct the following infrastructure within the roadway easement of Storm Hill Lane:

1. Water line to serve existing and future development along Storm Hill Lane and stems to serve future development along Storm Hill Lane. The water line shall be operational after construction and available for use
2. Fire Hydrant. The Fire Hydrant shall be operational after construction and available for use
3. Underground conduits for all utility lines, including electrical, cable, fiber and for future expansion, with underground stems leading from Storm Hill Lane to each parcel of this subdivision. There shall be no overhead utility lines across Storm Hill Lane
4. A private sewer line and appurtenant facilities and stems as required by the LA County Public Health Department to serve future development along Storm Hill Lane. Until such time as the sewer line is required to be connected to a main sewer line along Johns Canyon Road or other developed sewer line in the vicinity of the subject site, the sewer line on Storm Hill Lane will be a "Dry" sewer line.
5. Survey Monuments, as required by the City's Engineer and tie points in accordance with the Subdivision Laws.

J. The required infrastructure improvements shall be reviewed and approved by the respective reviewing agencies prior to obtaining a grading permit from the Building Department. A "will serve" letter from the California Water Service Company shall remain on file in the Planning Department.

K. The drainage plan shall provide for contributory drainage from adjoining properties; and shall consider the proper distribution of drainage beyond the proposed drainage for the road, or as otherwise required by the City's Drainage and Grading Engineer.

L. The road construction shall be subject to the Traffic Commission review and recommendation of the proposed location and sight distances of the intersection of Storm Hill Lane with Johns Canyon Road.

M. The applicants shall repair any broken or damaged pavement on streets abutting the subdivision. Prior to commencement of grading, the applicant shall take pictures of the existing road condition of Johns Canyon Road in the vicinity of the project site. Following the completion of the construction, should the road be damaged the applicants shall make the necessary repairs

N. The applicants shall be required to conform to the Regional Water Quality Control Board and County Public Works Department Best Management Practices (BMP's) requirements related to drainage, erosion control and storm water drainage facilities management.

O. Stockpiles of soil, sand and similar materials shall be stabilized by being enclosed, covered, watered twice daily, or with application of non-toxic soil binders. The stockpiled soil on Parcel 1 shall be compacted and hydro seeded.

P. The applicants shall be required to comply with the Mitigation Measures described in the Mitigation Monitoring and Reporting Program, attached hereto as Exhibit A and incorporated herein by this reference.

Q. Prior to finaling the project, letters shall be provided to the Planning Department from all of the Utility companies which serve or are proposed to serve the 4 parcels assuring that the required undergrounding work has been done.

R. 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.

S. 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

T. During construction, the property owners shall be required to schedule and regulate construction and related traffic noise throughout the day between the hours of 7 AM and 6 PM, Monday through Saturday, when construction and mechanical equipment noise is permitted, so as not to interfere with the quiet residential environment of the City of Rolling Hills.

U. 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](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.

V. Construction vehicles or equipment, employees vehicles, delivery trucks shall not impede any traffic lanes to the maximum extend practical; and if necessary to block

traffic in order to aid in the construction, no more than a single lane may be blocked for a short period of time and flagmen utilized on both sides of the impeded area to direct traffic.

X. During construction, all parking shall take place on the project site, and, if necessary, any overflow parking may take place within the unimproved roadway easement along the streets, and shall not obstruct neighboring driveways or pedestrian and equestrian passage. During construction, to the maximum extent feasible, employees of the contractor shall car-pool into the City.

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

Z. Future individual Site Plan Review approvals by the Planning Commission for development of the parcels for home sites, shall comply with the applicable conditions specified in Resolution No. 894, adopted by the City Council on November 27, 2000 for the Tentative Parcel Map.

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

APPROVED AND ADOPTED THIS 19th DAY OF NOVEMBER 2019.

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BRAD CHELF, CHAIRMAN

ATTEST:

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YOHANA CORONEL, CITY CLERK

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

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

I certify that the foregoing Resolution No. 2019-17 entitled:

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
ROLLING HILLS GRANTING A SITE PLAN REVIEW APPROVAL FOR  
GRADING FOR A NEW ROAD TO SERVE PROPERTIES ON STORM HILL  
LANE; AND ADOPTING A MITIGATED NEGATIVE DECLARATION  
AND MITIGATION MONITORING AND REPORTING PROGRAM IN  
ZONING CASE NO. 950, (STORM PROPERTIES, INC.)

was approved and adopted at a regular meeting of the Planning Commission on November  
19th, 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

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YOHANA CORONEL, CITY CLERK

**EXHIBIT A**

**DRAFT MITIGATED NEGATIVE DECLARATION**

**MITIGATION MONITORING AND REPORTING PROGRAM**

(following this page)

## MITIGATED NEGATIVE DECLARATION

### MITIGATION MONITORING AND REPORTING PROGRAM

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**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.

**COMPILATION 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:** November 19, 2019

**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"><li>• 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.</li><li>• 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 biologist familiar with the identification of avian species known to occur in southern California communities.</li></ul>	<p><b>TIMING:</b> To be included in construction specifications.</p> <p><b>RESPONSIBLE PARTY:</b> City of Rolling Hills and Storm Properties or designee</p>			



	<ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> </ul>				
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BIO-2	<p><u>Palos Verdes Blue Butterfly</u>  <u>Preconstruction Surveys:</u> 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 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 issuance of a grading permit.</p>	<p><b>TIMING:</b> To be included in construction specifications.</p> <p><b>RESPONSIBLE PARTY:</b>  City of Rolling Hills and Storm Properties or designee</p>			
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</p>	<p><b>TIMING:</b>  Requirements to be included in construction bid documents.</p> <p><b>RESPONSIBLE PARTY:</b>  City of Rolling Hills and Storm Properties or designee</p>			

	<p>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>				
CR-2	<p><u>Discovery of Human Remains:</u> 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><b>TIMING:</b> Requirements to be included in construction bid documents.</p> <p><b>RESPONSIBLE PARTY:</b> City of Rolling Hills and Storm Properties or designee</p>			
<b>GEOLOGY AND SOILS</b>					
GEO-1	<p><u>Paleontological Monitoring:</u> Ground-disturbing construction activities (including grading, trenching, drilling with an auger greater than 3 feet in diameter, and other excavation) on the</p>	<p><b>TIMING:</b> To be included in construction specifications.</p>			

	<p>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 required and reduction or suspension would need to be reconsidered by the qualified paleontologist.</p>	<p><b>RESPONSIBLE PARTY:</b> City of Rolling Hills and Storm Properties or designee</p>			
GEO-2	<p>A grading plan and soils report shall be submitted and approved prior to the reconstruction and extension of Storm Hill Lane.</p>	<p><b>TIMING:</b> Project has been submitted to LA County Public Works and Building and Safety for review.</p> <p><b>RESPONSIBLE PARTY:</b> City of Rolling Hills and Storm Properties or designee</p>			
<b>RECREATIONAL</b>					
REC-1	<p>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>	<p><b>TIMING:</b> To be included in construction specifications.</p> <p><b>RESPONSIBLE PARTY:</b> City of Rolling Hills, RHCA and Storm Properties or designee</p>			

UTILITES/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><b>TIMING:</b> To be included in construction specifications.</p> <p><b>RESPONSIBLE PARTY:</b> City of Rolling Hills, RHCA and Storm Properties or designee</p>			
TRIBAL CULTURAL RESOURCES					
TCR-1	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><b>TIMING:</b> To be included in construction specifications.</p> <p><b>RESPONSIBLE PARTY:</b> City of Rolling Hills and Storm Properties or designee</p>			
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"> <li>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;</li> <li>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</li> </ol>	<p><b>TIMING:</b> To be included in construction specifications.</p> <p><b>RESPONSIBLE PARTY:</b> City of Rolling Hills, and Storm Properties or designee</p>			

	<p>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;</p> <p>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, 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> <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>				
<b>FIRE DEPARTMENT</b>					
<b>FD-1</b>	In conjunction with the construction of the extension of Storm Hill Lane, all required fire hydrants shall be installed, tested and	<b>TIMING:</b> Project has been submitted to the			

	accepted by the Los Angeles County Fire Department. Vehicular access shall be provided and maintained serviceable throughout construction.	Fire Department for review.  <b>RESPONSIBLE PARTY:</b> City of Rolling Hills, and Storm Properties or designee			
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"> <li>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.</li> <li>One public/private fire hydrant shall be upgraded unless fire flow meets Fire Department requirement. The upgrade shall not 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.</li> </ul> <p>The above requirements shall be complied with, unless otherwise required and approved by the Fire Department.</p>	<p><b>TIMING:</b> Project has been submitted to the Fire Department for review.</p> <p><b>RESPONSIBLE PARTY:</b> City of Rolling Hills, and Storm Properties or designee</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><b>TIMING:</b> Project has been submitted to the Fire Department for review.</p> <p><b>RESPONSIBLE PARTY:</b> City of Rolling Hills, and Storm Properties or designee</p>			

**TO:** Elaine Jeng PE, City Manager

**FROM:** Vanessa Munoz, PE, TE, City Traffic Engineer

**DATE:** November 11, 2019

**SUBJECT:** 4 Storm Hill Lane Street Roadway Relocation

This memorandum is in response to the request by the City to review and provide input on the roadway design being proposed for 4 Storm Hill Lane as it intersects John's Canyon Road. The proposed design includes a wider roadway shifting to the east of its current location.

Storm Hill Lane Street presently is a 21-foot wide roadway as it intersects John's Canyon Road. The proposed Storm Hill Lane Street is for a 30-foot wide roadway that shift's 21-feet to the east of the existing roadway and has a wider opening (57-feet versus 45-feet) at the intersection with John's Canyon road.

The proposed width and location of Storm Hill Lane Street are acceptable. Having a street wider than under current conditions and at the intersection having larger radius will provide ease of travel and will allow for two-way traffic to maneuver in and out of the Storm Hill Lane and John's Canyon Road with minimal conflicts to on-coming traffic.





*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

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

**RECEIVED**

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](mailto: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)

10/28  
35/53

*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](mailto: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:

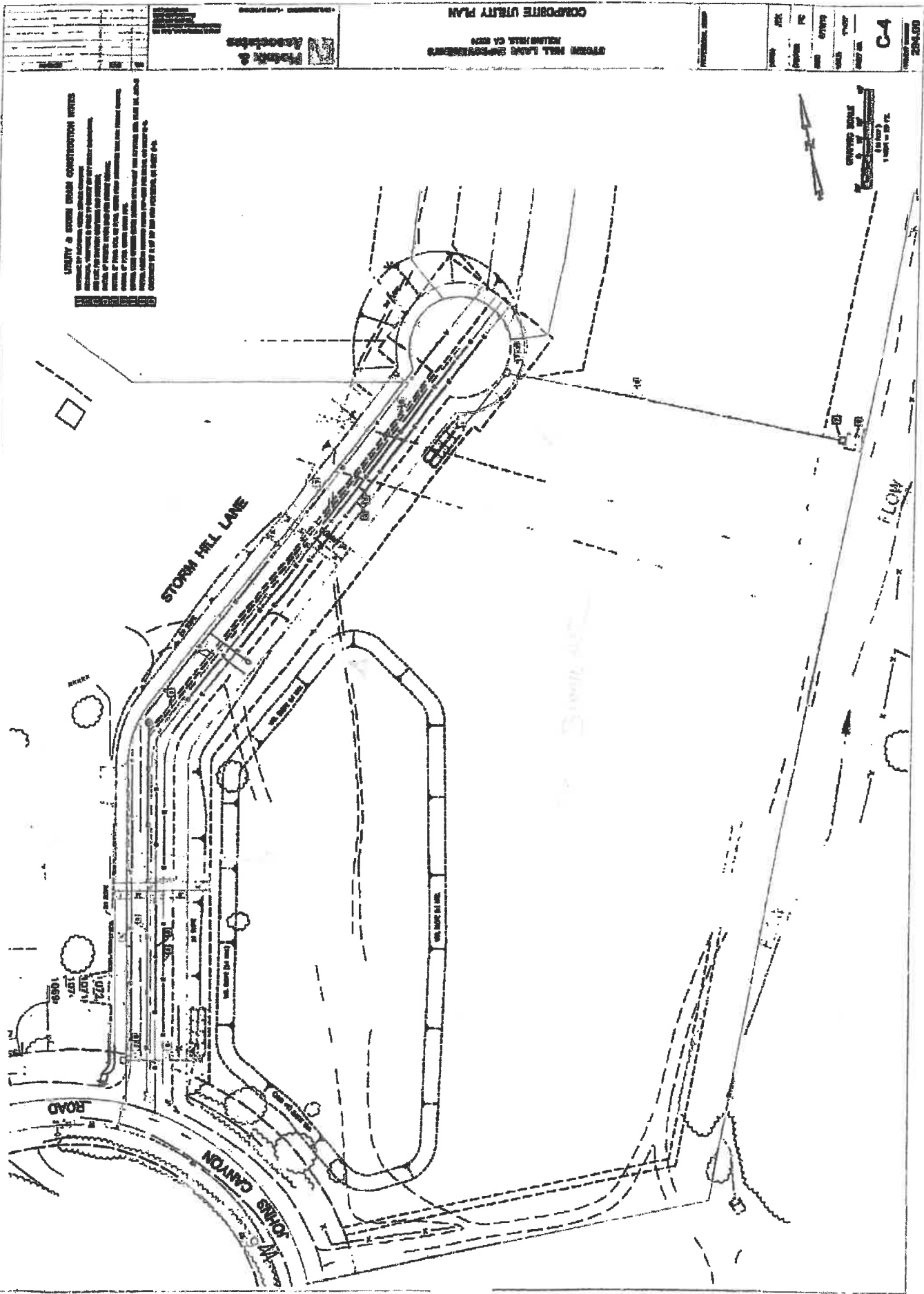
1. Per RHCA Road Standards, modify C-3 Grading Construction Notes 1 to "Construct minimum 4" AC pavement on minimum 6" crushed aggregate base".
2. Provide sections thru road, trail and adjacent grades (see attached). 2:1 slopes adjacent to 8' trail are maximums, can these slopes be reduced?
3. Field 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)



UTILITY & EXISTING ROAD CONSTRUCTION NOTES  
 1. ALL EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE LOCATION AND DEPTH OF UTILITIES ARE NOT GUARANTEED.  
 2. ALL NEW UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD SURVEY AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.  
 3. ALL NEW UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.  
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 5. ALL NEW UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.

**Frank & Associates**  
 ENGINEERS  
 10000 N. 100th St.  
 Suite 100  
 Los Angeles, CA 90034  
 (310) 554-1111  
 FAX (310) 554-1112  
 www.frankassoc.com

**STORM HILL LANE IMPROVEMENTS**  
 10000 N. 100th St.  
 Suite 100  
 Los Angeles, CA 90034  
 (310) 554-1111  
 FAX (310) 554-1112  
 www.frankassoc.com

**COMPOSITE UTILITY PLAN**  
 SHEET NO. C-4  
 TOTAL SHEETS: 284/00  
 DATE: 12/28/11  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]



## 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. Christine Swindall Martinez, secretary  
Richard Gradias, Chairman of the council of Elders

PO Box 393 Covina, CA 91723

[www.gabrielenoindians@yahoo.com](http://www.gabrielenoindians@yahoo.com)

[gabrielenoindians@yahoo.com](mailto:gabrielenoindians@yahoo.com)

13/28  
38/53



# GABRIELINO-TONGVA TRIBE

*A California Indian Tribe historically known as San Gabriel Band of Mission Indians*  
[www.gabriellnotribe.org](http://www.gabriellnotribe.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](mailto: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.

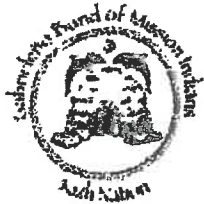
The Gabrielino Tongva Tribe looks forward to cooperating with the City of Rolling Hills as an equal partner in determining a rational approach to environmental compliance and establishing a fair and equal protocol for our tribal participation.

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**  
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

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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 Swindell Martínez, secretary  
Richard Gradias, Chairman of the council of Elders

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[gabrielenoindians@yahoo.com](mailto:gabrielenoindians@yahoo.com)

15/28  
40/53



# GABRIELINO- TONGVA TRIBE

*A California Indian Tribe historically known as San Gabriel Band of Mission Indians*  
[www.gabrielinotribe.org](http://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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Yolanda Schwartz  
Planning Director for the City of Rolling Hills

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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



**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.

**COMPILATION 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"><li>• 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.</li><li>• 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</li></ul>	<p><b>TIMING:</b> To be included in construction specifications.</p> <p><b>RESPONSIBLE PARTY:</b> 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"> <li>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.</li> <li>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.</li> <li>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.</li> </ul>				
<b>BIO-2</b>	<p><u>Palos Verdes Blue Butterfly Preconstruction Surveys:</u> 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><b>TIMING:</b> To be included in construction specifications.</p> <p><b>RESPONSIBLE PARTY:</b> 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><b>TIMING:</b> Requirements to be included in construction bid documents.</p> <p><b>RESPONSIBLE PARTY:</b> City of Rolling Hills and Storm Properties or designee</p>		

<p><b>CR-2</b></p>	<p><b>Discovery of Human Remains:</b> 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><b>TIMING:</b> Requirements to be included in construction bid documents.</p> <p><b>RESPONSIBLE PARTY:</b> City of Rolling Hills and Storm Properties or designee</p>	
<p><b>GEOLOGY AND SOILS</b></p>			
<p><b>GEO-1</b></p>	<p><b>Paleontological Monitoring:</b> 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><b>TIMING:</b> To be included in construction specifications.</p> <p><b>RESPONSIBLE PARTY:</b> City of Rolling Hills and Storm Properties or designee</p>	

	required and reduction or suspension would need to be reconsidered by the qualified paleontologist.				
<b>GEO-2</b>	A grading plan and soils report shall be submitted and approved prior to the reconstruction and extension of Storm Hill Lane.	<p><b>TIMING:</b> Project has been submitted to LA County Public Works and Building and Safety for review.</p> <p><b>RESPONSIBLE PARTY:</b> City of Rolling Hills and Storm Properties or designee</p>			
<b>RECREATIONAL</b>					
<b>REC-1</b>	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><b>TIMING:</b> To be included in construction specifications.</p> <p><b>RESPONSIBLE PARTY:</b> City of Rolling Hills, RHCA and Storm Properties or designee</p>			
<b>UTILITIES/SERVICE SYSTEMS</b>					
<b>UTI-1</b>	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><b>TIMING:</b> To be included in construction specifications.</p> <p><b>RESPONSIBLE PARTY:</b> City of Rolling Hills, RHCA and Storm Properties or designee</p>			

### TRIBAL CULTURAL RESOURCES

TCR-1	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.	<b>TIMING:</b> To be included in construction specifications.  <b>RESPONSIBLE PARTY:</b> City of Rolling Hills and Storm Properties or designee	
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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"> <li>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;</li> <li>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;</li> <li>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,</li> </ol>	<b>TIMING:</b> To be included in construction specifications.  <b>RESPONSIBLE PARTY:</b> City of Rolling Hills, and Storm Properties or designee	
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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>				
<b>FIRE DEPARTMENT</b>					
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><b>TIMING:</b> Project has been submitted to the Fire Department for review.</p> <p><b>RESPONSIBLE PARTY:</b> 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"> <li>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.</li> <li>One public/private fire hydrant shall be upgraded unless fire flow meets Fire Department requirement. The upgrade shall not</li> </ul>	<p><b>TIMING:</b> Project has been submitted to the Fire Department for review.</p> <p><b>RESPONSIBLE PARTY:</b> 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><b>TIMING:</b> Project has been submitted to the Fire Department for review.</p> <p><b>RESPONSIBLE PARTY:</b> 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](http://www.fire.lacounty.gov)

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

DARYL L. OSBY  
FIRE CHIEF  
FORESTER & FIRE WARDEN

**BOARD OF SUPERVISORS**

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FIRST DISTRICT

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SECOND DISTRICT

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THIRD DISTRICT

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FOURTH DISTRICT

KATHRYN BARGER  
FIFTH DISTRICT

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](mailto:Loretta.Bagwell@fire.lacounty.gov).

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

AGOURA HILLS  
ARTESIA  
AZUSA  
BALDWIN PARK  
BELL  
BELL GARDENS  
BELLFLOWER  
IRADBURY

CALABASAS  
CARSON  
CERRITOS  
CLAREMONT  
COMMERCE  
COVINA  
CUDAHY  
DIAMOND BAR  
DUARTE

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

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

LAWNDALE  
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

26/28  
51/53

**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

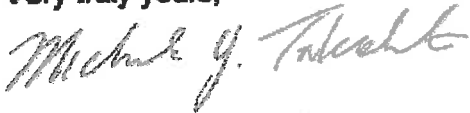
**HEALTH HAZARDOUS MATERIALS DIVISION:**

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](mailto: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,



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.: 7A**  
**Mtg. Date: 11/19/2019**

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

**FROM: YOLANTA SCHWARTZ, PLANNING DIRECTOR**  
**MEREDITH ELGUIRA, PLANNING AND COMMUNITY SERVICES DIRECTOR**

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

The Planning Commission visited the site earlier in the morning of November 19, 2019.

### REQUEST

The applicants request a Site Plan Review to construct a 1,789 square foot house addition and 324 square foot garage addition, and to attach an existing 978 square foot guest house to the residence for a total of 7,519 square foot residence and 1,030 square foot garage and 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 on an existing building pad, as well as miscellaneous outdoor amenities.

Previously, the applicants also proposed to widen the driveway and the apron. At this time, following consultation with the Fire Department, they propose to enlarge the turn-around area only.

## 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 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 2,767 square foot house addition, which includes attaching an existing guest house to the residence and a 324 square foot garage addition, resulting in a 7,519 square foot residence and 1,030 square foot attached garage; a 264 square feet trellis and 213 square feet entryway; also proposed is 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.

### **Conditional Use Permit**

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

### **Driveway**

The Fire Department reviewed the driveway and the driveway apron and is not requiring either one to be widened. Only the turn- around area by the garage is proposed to be widened.

## 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" high.

### **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 system is proposed for this project, as the elevations will stay the same. 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 first public hearing on October 15, 2019 were mailed to residents within 1,000'-radius of the site and published in the newspaper. Notice of the field trip and this meeting were mailed to residents within 1,000'-radius of the site. 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



<b>Proposed: 13 Eastfield</b>	<b>3.21</b>	<b>7,519</b>
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### Project Summary

REVIEW	EXISTING		PROPOSED	
<u>RA-S- 1 ZONE SETBACKS</u> 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	
	Entry	291 sq.ft.	Outdoor kitchen	34 sq.ft.
			Service yard	113 sq.ft.
			Tennis Court	7200 sq.ft.
			Arbor	162 sq.ft.
	TOTAL	16,313	TOTAL	18,987 sq.ft.
<u>STRUCTURAL LOT COVERAGE</u> (20% maximum)	13%		18,987 sq.ft. 15.1 or % of 125,971 sq.ft. net lot area	
<u>TOTAL LOT COVERAGE</u> (35% maximum)	25.5%		32,120 sq.ft. 25.5% of 125,971 sq.ft. net lot area	
<u>BUILDING PADS (30% guideline)</u>	25.6%		61,679 sq.ft. coverage - 29.5% (w/ deductions)	
<u>GRADING</u> Site Plan Review required if excavation and/or fill or combination thereof that is more than 3' and covers more than 2,000 sq.ft.) must be balanced on site.	N/A		50 c.y. to be balanced on site	
<u>DISTURBED AREA</u> (40% maximum; any graded building pad area, any remedial grading (temporary disturbance), any graded slopes and building pad areas, and any nongraded area where impervious surfaces exist.)	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	
<u>STABLE (min. 450 SQ.FT. &amp; 550 SQ.FT. CORRAL)</u>	495 sq.ft. stable 550 sq.ft. corral		495 sq.ft. stable 550 sq.ft. corral	
<u>STABLE ACCESS</u>	From drwy		From drwy	
<u>ROADWAY ACCESS-</u>	Existing		Proposed widened driveway approach	
<u>VIEWS</u>			Planning Commission review	
<u>PLANTS AND ANIMALS</u>			Planning Commission review	

## SITE PLAN REVIEW CRITERIA

### 17.46.010      *Purpose.*

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

### 17.46.050      *Required findings.*

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

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

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

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

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

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

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

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

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

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

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

## CRITERIA FOR 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

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

**Agenda Item No.: 9A**  
**Mtg. Date: 11/19/2019**

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

**FROM: YOLANTA SCHWARTZ, PLANNING DIRECTOR**  
**MEREDITH T. ELGUIRA, PLANNING & COMMUNITY SERVICES DIRECTOR**

**SUBJECT: POLICY TO MEET WITH THE CITY COUNCIL ON A THREE-YEAR FREQUENCY AND SET THE NEXT MEETING**

**DATE: NOVEMBER 19, 2019**

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### **DISCUSSION**

Based on past practices, the City Council met with the Planning Commission on a regular basis to discuss items of interest for both groups. Topics of discussion consisted of, but were not limited to: development process, policies, mission and vision of the City Council, project priorities and other City development related topics. At a recent City Council meeting, the City Council inquired about meeting with the Planning Commission. The most recent joint meeting the City Council held with the Planning Commission was in November 2016.

Some of the topics discussed at the November 2016 joint meeting included;

- Frequency of granting variances
- Should the City consider regulating the size of homes
- The size and uses of stables
- Percent Disturbance of lots and allowances for gentler slopes

The City Council at their November 12, 2019 meeting directed staff to bring a Resolution to set a policy to meet with the Planning Commission on a three-year cycle, and for the meetings to occur within the first quarter of the year. Given the last meeting was three

years ago, staff recommended a meeting in 2020. The following dates were suggested by the City Council for the 2020 meeting:

Monday, March 9, 2020

Monday, March 23, 2020

The next meeting would occur in the first quarter of 2023. Below, is a proposed framework on how to plan for and conduct joint meetings.

1. Request for topics of discussion from the City Council and Planning Commission
2. Narrow to top priorities
3. Finalize topics to be discussed
4. Finalize meeting date
5. Staff provides brief background on each topic (as applicable)
6. Conduct joint meeting
7. Formulate Action Plan

### **RECOMMENDATION**

Staff recommends the Planning Commission set aside the recommended dates for a joint meeting with the City Council. Additionally, staff recommends that prior to the January 21, 2020 meeting each Commissioner individually submit to staff a list of topics they would like to discuss with the City Council. These would be discussed and prioritized at the January 21, 2020 meeting by all members of the Commission and provided to the City Council.



*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: 11/19/2019**

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

**FROM: YOLANTA SCHWARTZ, PLANNING DIRECTOR**  
**MEREDITH T. ELGUIRA, PLANNING & COMMUNITY SERVICES DIRECTOR**

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

Following a couple of presentations made by the City's Environmental Consultant 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 in the City. The Planning Commission also suggested including an educational component to the development of the guidelines. Staff offered to update the Commissioners on the coordination efforts and the next steps in development of the guidelines.

At the October 15, 2019 Planning Commission meeting staff reported on potential community engagement in coordination with Rolling Hills Estates. Planning Commission was concerned that the issues facing RHE may not be relevant to the City of Rolling Hills, as they have commercial stables.

After discussing commissioners' concerns and the next steps with the City's consultant, staff and the consultant feel that the plan at this point is to focus on developing educational outreach focused on source control best management practices at residential stables. This would NOT include any discussion of biofilters or filter strips, etc., just source control measures such as manure management, gutters on stables, and

redirection of runoff around stables, etc. The consultant would work separately with RHE on guidelines for commercial stables.

Workshops would be scheduled to gain input from the Planning Commission and Los Caballeros, and any other interested groups the Planning Commission feels should be included from Rolling Hills. The goal of the workshops would be to explain the need of such guidelines and get input on challenges and barriers to implementation, rather than to present any guidelines to the group.

Although the backyard stables guidelines could be applicable to both cities, staff recommended separate meetings. The Consultant will prepare the outreach content and will reach out to staff when she has a draft.

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.

Staff should have more information to report after the New Year's 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 so that we can include them.