



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
SPECIAL MEETING
OF THE PLANNING COMMISSION
CITY OF ROLLING HILLS
7:30 AM
MONDAY, DECEMBER 09, 2019
ROLLING HILLS CITY HALL
2 PORTUGUESE BEND ROAD, ROLLING HILLS, CA 90274

1. **CALL MEETING TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF THE AGENDA**
4. **PUBLIC COMMENTS ON MINUTES AND ANY ITEM NOT ON THE AGENDA**
5. **APPROVAL OF MINUTES**

NONE.
6. **RESOLUTIONS**
 - A. **RESOLUTION NO. 2019-18. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL 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 approve Resolution No. 2019-18 as presented.

7. PUBLIC HEARINGS ON ITEMS CONTINUED FROM PREVIOUS MEETING

NONE.

8. NEW PUBLIC HEARINGS

NONE.

9. NEW BUSINESS

NONE.

10. OLD BUSINESS

NONE.

11. SCHEDULE FIELD TRIPS

NONE

12. ITEMS FROM STAFF

NONE.

13. ITEMS FROM THE PLANNING COMMISSION

NONE.

14. ADJOURNMENT

The meeting is adjourned to a Regular Planning Commission meeting on January 16, 2020, at 6:30 PM.

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

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

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



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

NO. 2 PORTUGUESE BEND ROAD
ROLLING HILLS, CA 90274
(310) 377-1521
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Agenda Item No.: 6A
Mtg. Date: 12/09/2019

TO: HONORABLE CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: MEREDITH T. ELGUIRA, PLANNING AND COMMUNITY SERVICES DIRECTOR

APPLICATION NO.	ZONING CASE NO. 960
SITE LOCATION:	13 EASTFIELD DRIVE (LOT 53-EF)
ZONING AND SIZE:	RAS-1, 3.21 ACRES
APPLICANT:	MR. AND MRS. BIRKETT
REPRESENTATIVE:	DMHA, ARCHITECTS
PUBLISHED:	OCTOBER 3, 2019
ATTACHMENTS:	A. Resolution No. 2019-18
	B. Planning Commission Staff Report, November 19, 2019

On November 19, 2019 the Planning Commission directed staff to prepare a Resolution approving the proposed project.

PROJECT DESCRIPTION

Site Plan Review request to construct a 1,789 square-foot house addition, 324 square-foot garage addition, 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 Conditional Use Permit request to construct a 799 square foot detached 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, and larger fire turnaround area.

RECOMMENDATION

It is recommended that the Planning Commission consider and adopt Resolution No. 2019-18 granting approval subject to conditions for the project located at 13 Eastfield Drive.

RESOLUTION NO. 2019-18

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL FOR A SITE PLAN REVIEW FOR THE CONSTRUCTION OF 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 TO CONSTRUCT A 799 SQUARE FOOT GUEST HOUSE IN ZONING CASE NO. 960 AT 13 EASTFIELD DRIVE (BIRKETT).

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

Section 1. An application was duly filed by Mr. Steven Birkett (Applicant) for Site Plan Review to construct a 1,789 square foot house addition, 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.

Section 2. The Planning Commission conducted duly noticed public hearings to consider the application at their regular meetings on October 15, 2019, and November 19, 2019 and at a field trip on November 19, 2019. The Planning Commission at the November 19, 2019 regular meeting directed staff to prepare a Resolution approving the project. Neighbors within a 1,000-foot radius were notified of the public hearings and notices were published in the Peninsula News on October 3, 2019. The Applicant and his agent were notified of the public hearings in writing by first class mail and the Applicant and his agent were in attendance at the hearings. Evidence was heard and presented from all persons interested in affecting said proposal and from members of the City staff. The Planning Commission reviewed, analyzed, and studied said proposal.

Section 3. The property is zoned RAS-1, and 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.

Section 4. The Planning Commission finds that the development project is exempt from the California Environmental Quality Act, (CEQA) pursuant to Section

15303 (new construction of single family residence and accessory structures) of the CEQA guidelines.

Section 5. Site Plan Review is required to construct a 1,789 square foot house addition, 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 pursuant to Rolling Hills Municipal Code (RHMC) Section 17.46.020. With respect to the Site Plan Review, the Planning Commission makes the following findings of fact:

A. The project complies with and is consistent with the goals and policies of the General Plan and all requirements of the Zoning Ordinance. The proposed project complies with the General Plan requirement of low profile, low-density residential development with sufficient open space between surrounding structures and maintains sufficient setbacks to provide buffers between residential uses.

B. The project substantially preserves the existing terrain of the lot by minimizing grading to 50 cubic yards and building primarily on existing building pad.

C. The project is harmonious in scale and mass with the site, the natural terrain and surrounding residences. The proposed development, as conditioned, is consistent with the scale of the neighborhood. The proposed project is screened from the road so as to reduce the visual impact of the development. The development will be set back from the road so that views from the road will not be blocked. Significant portions of the lot will be left undeveloped.

D. Grading has been designed to follow natural contours of the site and to minimize the amount of grading required to build the proposed guest house. The resulting slope will be a 2:1 gradient adjacent to the proposed addition. There is no grading in the canyon and all drainage courses remain the same.

E. The project will not affect any drainage course as the drainage will mimic the existing drainage course.

F. The project preserves surrounding native vegetation and mature trees. A large portion of the lot will remain undisturbed and the existing vegetation will remain.

G. The project is sensitive and not detrimental to the convenient and safe movement of pedestrians and vehicles. An enlargement to the fire turnaround area is required to meet the Fire Department's access requirements.

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

Section 6. Conditionally permitted uses are not outright permitted by the RHMC. The Planning Commission must consider applications for a Conditional Use Permit and may, with such conditions as are deemed necessary, approve a conditional use which will not jeopardize, adversely affect, endanger or to otherwise constitute a menace to the public health, safety, or general welfare or be materially detrimental to the property of other persons located in the vicinity of such use. A Conditional Use Permit is required for construction of a 799 square foot guest house pursuant to RHMC Section 17.16.040. Section 17.16.210 (A)(5) of the RHMC contains conditions for a guest house subject to approval of a conditional use permit. With respect to this request for a Conditional Use Permit, the Planning Commission finds as follows:

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

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

C. The site for the proposed conditional use is of adequate size and shape to accommodate the use and building proposed. The lot is 2.89 acres net in size and is sufficiently large to accommodate the proposed use. The guest house blends in with the house and will not give the property an over-built look. Sufficient areas of the lot will remain open and unobstructed and sufficient distance has been put between the house and the guest house to leave open spaces in between.

D. The proposed conditional use complies with all applicable development standards of the zone district (RAS-1). The guest house complies with all conditions for guest houses pursuant to Section 17.16.210(A)(5) of RHMC. No walls or any variances are requested for the guest house use. The height of the guest house will not be obtrusive or block views. It is located a sufficient distance from the road so as to not be visible from adjacent residences.

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

F. The proposed conditional use observes the spirit and intent of this title. A guest house is a common amenity in the City. The construction meets all the development standards including the allowable size of 799 square feet. The proposed guest house is located a sufficient distance from nearby residences so as to not impact the view or privacy of surrounding neighbors.

Section 7. Based upon the foregoing findings, the Planning Commission hereby approves Zoning Case No. 960 a request for a Site Plan Review for the construction of a 1,789 square foot house addition, 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 to construct 799 square foot guest house subject to the following conditions:

A. The Site Plan and Conditional Use Permit approval shall expire within two (2) years from the effective date of approval if construction pursuant to this approval has not commenced within that time period, as required by Sections 17.46.080, 17.42.070 and 17.38.070 of the RHMC, or the approval granted is otherwise extended pursuant to the requirements of those sections.

B. If any condition of this resolution is violated, the entitlement granted by this resolution shall be suspended and the privileges granted hereunder shall lapse and upon receipt of written notice from the City, all construction work being performed on the subject property shall immediately cease, other than work determined by the City Manager or his/her designee required to cure the violation. The suspension and stop work order will be lifted once the Applicant cures the violation to the satisfaction of the City Manager or his/her designee. In the event that the Applicant disputes the City Manager or his/her designee's determination that a violation exists or disputes how the violation must be cured, the Applicant may request a hearing before the City Council. The hearing shall be scheduled at the next regular meeting of the City Council for which the agenda has not yet been posted; the Applicant shall be provided written notice of the hearing. The stop work order shall remain in effect during the pendency of the hearing. The City Council shall make a determination as to whether a violation of this Resolution has occurred. If the Council determines that a violation has not occurred or has been cured by the time of the hearing, the Council will lift the suspension and the stop work order. If the Council determines that a violation has occurred and has not yet been cured, the Council shall provide the Applicant with a deadline to cure the violation; no construction work shall be performed on the property until and unless the violation is cured by the deadline, other than work designated by the Council to accomplish the cure. If the violation is not cured by the deadline, the Council may either extend the

deadline at the Applicant's request or schedule a hearing for the revocation of the entitlements granted by this Resolution pursuant to Chapter 17.58 of the RHMC.

C. All requirements of the Building and Construction Ordinance, the Zoning Ordinance, and of the zone in which the subject property is located must be complied with unless otherwise set forth in the Permit, or shown otherwise on an approved plan.

D. Prior to submittal of final working drawings to Building and Safety Department for issuance of building permits, the plans for the project shall be submitted to City staff for verification that the final plans are in compliance with the plans approved by the Planning Commission.

E. The lot shall be developed and maintained in substantial conformance with the site plan on file dated October 9, 2019 except as otherwise provided in these conditions. All conditions of the Site Plan Review and Conditional Use Permit approvals shall be incorporated into the building permit working drawings, and where applicable complied with prior to issuance of a grading or building permit from the building department.

The conditions of approval of this Resolution shall be printed onto building plans submitted to the Building Department for review and shall be kept on site at all times.

Any modifications and/or changes to the approved project, including resulting from field conditions, shall be discussed and approved by staff prior to implementing the changes.

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

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

G. The structural net lot coverage shall not exceed 18,987 sq.ft. or 15.1% in conformance with the lot coverage limitations; the proposed total coverage, (structures and flatworks) shall not exceed 32,120 sq.ft. or 25.5%.

The proposed residential building pad will be 61,679 sq.ft. with 29.5% structural coverage-accounting for allowable deductions, and includes the guest house.

H. The disturbed area of the lot shall not exceed 56.8% which is currently legal non-conforming. Grading for this project shall not exceed 50 cubic yards to be balanced on site.

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

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

K. The highest ridgeline of the residence shall not exceed 18'-2" from the finished grade to the finished surface of the roof, highest point of the cupola at 19'-6" and chimney at 19'-2". The guest house may not exceed the height of 15'-5" and the chimney 16'-9" and the arbor 9'-3".

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

M. The guest house shall not exceed 799 square feet as measured from the outside wall. All provisions of Section 17.16.210(A)(5) of the zoning ordinance, shall be complied with; including, and not be limited to: only one sanitary facility consisting of a shower, sink, and a toilet and a kitchenette is permitted in the guest house; there shall be no parking area within 50-feet of the guest house and no renting of the guest house is permitted. A guest house floor plan shall be submitted to the Planning Department prior to obtaining a building permit.

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

O. All graded slopes shall be landscaped. Prior to issuance of building permit, a detailed landscaping plan shall be submitted to the City in conformance with Fire Department Fuel Modification requirements and shall be subject to the requirements of the City's Water Efficient Landscape Ordinance, (Chapter 13.18 of the RHMC) and View Preservation (Chapter 17.26 of the RHMC).

The landscaping plan shall include vegetation and trees, that when planted, to the maximum extent feasible, screen the development from the adjacent properties; minimum of 24 inch plant boxes and 15 gallon plants shall be utilized for screening. The

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

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

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

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

U. During construction, conformance with the Air Quality Management District requirements, stormwater pollution prevention practices, county and local ordinances and engineering practices so that people or property are not exposed to undue vehicle trips, noise, dust, and objectionable odors shall be required.

V. During construction, to the extent feasible, all parking shall take place on the project site, but if necessary, any overflow parking may take place within the

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

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

X. 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#FIR

E. It is the sole responsibility of the property owner and/or his/her contractor to monitor the red flag warning conditions. Should a red flag warning be declared and if work is to be conducted on the property, the contractor shall have readily available fire distinguisher.

Y. The property owners shall be required to conform with the Regional Water Quality Control Board and County Public Works Department Best Management Practices (BMP's) requirements related to solid waste, drainage, cisterns, and storm water drainage facilities management and to the City's Low Impact development Ordinance (LID). Further the property owners shall be required to conform to the County Health Department requirements for a septic system.

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

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.

PASSED, APPROVED AND ADOPTED THIS 9th DAY OF DECEMBER, 2019.

BRAD CHELF, CHAIRMAN

ATTEST:

CITY CLERK

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

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

I certify that the foregoing Resolution No. 2019-18 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL FOR A SITE PLAN REVIEW FOR THE CONSTRUCTION OF A 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 IN ZONING CASE NO. 960 AT 13 EASTFIELD DRIVE (BIRKETT).

was approved and adopted at a regular meeting of the Planning Commission on December 9, 2019 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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

Administrative Offices

CITY CLERK



City of Rolling Hills

INCORPORATED JANUARY 24,

1957

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

Agenda Item No.: 4A FT
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. 960
SITE LOCATION:	13 EASTFIELD DRIVE (LOT 53-EF)
ZONING AND SIZE:	RAS-1, 3.21 ACRES (EXCL. ROADWAY EASEMENT)
APPLICANT:	MR. AND MRS. BIRKETT
REPRESENTATIVE:	DMHA, ARCHITECTS
PUBLISHED:	OCTOBER 3, 2019

The Planning Commission reviewed this case at the October 15, 2019 meeting and scheduled a field visit to the site on 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 requires 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

Proposed: 13 Eastfield	3.21	7,519
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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. & 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.