



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 Planning Meeting

PLANNING COMMISSION
Tuesday, March 16, 2021

CITY OF ROLLING HILLS
6:30 PM

This meeting is held pursuant to Executive Order N-29-20 issued by Governor Newsom on March 17, 2020. All Planning Commissioners will participate by teleconference.

Public Participation: City Hall will be closed to the public until further notice. A live audio of the Planning Commission meeting will be available on the City's website (<https://www.rolling-hills.org/PC%20Meeting%20Zoom%20Link.pdf>). The meeting agenda is also available on the City's website (<https://www.rolling-hills.org/government/agenda/index.php>).

Join Zoom Meeting via

<https://us02web.zoom.us/j/99343882035?pwd=MWZXaG9ISWdud3NpajYwY3dFbltFZz09>
Meeting ID: 993 4388 2035 Passcode: 647943

Members of the public may submit comments in real time by emailing the City Clerk's office at cityclerk@cityofrh.net. Your comments will become a part of the official meeting record. You must provide your full name but do not provide any other personal information (i.e., phone numbers, addresses, etc) that you do not want to be published.

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**
6. **RESOLUTIONS**
7. **PUBLIC HEARINGS ON ITEMS CONTINUED FROM PREVIOUS MEETING**
 - 7.A. **ZONING CASE NO. 20-08: CONSIDER ADOPTING RESOLUTION NO. 2021-01 FOR DISCRETIONARY APPROVAL TO MODIFY PREVIOUSLY APPROVED ENTITLEMENTS REQUIRING SITE PLAN REVIEW FOR 1) INCREASE TO SIZE OF RESIDENCE BY 1,100 SQUARE FEET; 2) INCREASE TO THE AMOUNT OF**

GRADING BY 7,520 CUBIC YARDS; AND 3) CONDITIONAL USE PERMIT FOR A NEW CABANA EXCEEDING 200 SQUARE FEET LOCATED AT 20 UPPER BLACKWATER CANYON ROAD (LOT 101-RH), ROLLING HILLS, CA 90274 (IANNITTI).

RECOMMENDATION: Consider adopting a resolution for modification to previously approved Zoning Case No. 918 requiring Site Plan Review for 1) increase to size of the residence by 1,100 square feet, 2) increase to the amount of grading by 7,520 cubic yards, and 3) requiring Conditional Use Permit for a new cabana exceeding 200 square feet.

[20 Upper Blackwater Canyon_Planning Commission Revision Memo.pdf](#)

[Cabana from across UBW.png](#)

[Coral wall behind fence.png](#)

[Driveway curb.png](#)

[Upper wall planted.png](#)

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[View from Pine Tree.png](#)

[Development Table - ZC 2020-08_February 16, 2021.docx](#)

[\(Revised\) Development Table - ZC 2020-08_March 16, 2021.docx](#)

[Staff Report ZC No. 20-02 \(8 Upper Blackwater Canyon Road\).pdf](#)
[2018-01.pdf](#)

[Resolution No. 1003_subdivision.pdf](#)

[ZC No. 489_Reso 93-2.pdf](#)

[20UBC PLANS.pdf](#)

8. NEW PUBLIC HEARINGS

- 8.A. ZONING CASE NO. 20-07: CONSIDER ADOPTING A RESOLUTION FOR A CONDITIONAL USE PERMIT FOR A PROPOSED 435 SQUARE FOOT ADDITION EXCEEDING THE MAXIMUM 200 SQUARE FOOT ALLOWABLE STABLE SIZE AND A VARIANCE FOR ENCROACHMENT INTO THE FRONT YARD FOR THE PROPOSED ADDITIONS LOCATED AT 8 UPPER BLACKWATER CANYON ROAD, (84-1-RH), (HSIUNG).

RECOMMENDATION: Consider adopting a resolution for the the proposed Conditional Use Permit for a proposed 435 square foot addition to an existing stable and Variance for encroachment of the proposed 435 square foot addition and 290 square foot covered porches into the front yard setback.

[Development Table - ZC 2020-07.docx](#)

[8 Upper Blackwater_barn.pdf](#)

[C-SITE PLAN_8UpperBlackwaterA_3.1.2021.pdf](#)

9. NEW BUSINESS

- 9.A. REPORT ON FINDINGS OF ACCESSORY DWELLING UNIT (ADU) SURVEY ADMINISTERED TO ROLLING HILLS RESIDENTS IN THE LAST QUARTER OF 2020.

RECOMMENDATION: Receive and file.

[031621-ADUSurveyFindings.pdf](#)

10. OLD BUSINESS

NONE.

11. SCHEDULE FIELD TRIPS

11.A. 15 UPPER BLACKWATER CANYON ROAD

11.B. 8 QUAIL RIDGE ROAD

12. ITEMS FROM STAFF

12.A. ZONING CODE AMENDMENT REVISING THE 30-DAY APPEAL PERIOD.

13. ITEMS FROM THE PLANNING COMMISSION

14. ADJOURNMENT

NEXT MEETING: APRIL 20, 2021 AT 7:30 AM AT 15 UPPER BLACKWATER CANYON ROAD, ROLLING HILLS, CA 90274.

Notice:

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

Agenda Item No.: 7.A

Mtg. Date: 03/16/2021

TO: HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION

FROM: STEPHANIE GRANT , ADMINISTRATIVE CLERK

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: ZONING CASE NO. 20-08: CONSIDER ADOPTING RESOLUTION NO. 2021-01 FOR DISCRETIONARY APPROVAL TO MODIFY PREVIOUSLY APPROVED ENTITLEMENTS REQUIRING SITE PLAN REVIEW FOR 1) INCREASE TO SIZE OF RESIDENCE BY 1,100 SQUARE FEET; 2) INCREASE TO THE AMOUNT OF GRADING BY 7,520 CUBIC YARDS; AND 3) CONDITIONAL USE PERMIT FOR A NEW CABANA EXCEEDING 200 SQUARE FEET LOCATED AT 20 UPPER BLACKWATER CANYON ROAD (LOT 101-RH), ROLLING HILLS, CA 90274 (IANNITTI).

DATE: March 16, 2021

BACKGROUND: LOCATION AND LOT DESCRIPTION

Zoning, Land Size and Existing Conditions

The property is zoned RAS-2 and the gross lot area is 4.39 acres. The net lot area, excluding the roadway easement is, 3.12 acres. For development purposes, the net lot area of the lot is 135,735 square feet. The lot is developed with 4,385 square-foot house, 552 square-foot attached garage, two swimming pools collectively equal 1,328 square feet of water surface, two sheds that total 385 square feet, and 2,012 square feet of legal non-conforming guest house.

REQUEST AND PLANNING COMMISSION ACTION

Applicant Request

The applicant is requesting a Discretionary Approval Modification to previously approved Zoning Case No. 918 requiring a Site Plan Review for 1) increase in size of the residence by 1,100 square feet, 2) increase to the amount of grading by 7,520 cubic yards and 3) Conditional Use Permit for a new cabana exceeding 200 square feet for a revised project located at 20 Upper Blackwater Canyon Road.

Site Plan Review

The applicant is requesting a modified Site Plan Review to increase size of the proposed residence by

1,100 square feet and increase the amount of grading by 7,520 cubic yards. The modified residential project will consist of a 22,150 square-foot new residence with basement. The revised retaining wall design, with a maximum height of 3'-0" at its highest point, no longer requires Site Plan approval.

Conditional Use Permit

The applicant is requesting a modified Conditional Use Permit for the construction of a new 450 square-foot cabana; proposed size exceeds the maximum 200 SF allowable by right. The proposed cabana will be screened with landscaping to minimize view impacts to surrounding homes.

DISCUSSION:

The Planning Commission held a public meeting on site in the morning of February 16, 2021. The Planning Commissioners viewed the silhouettes of the proposed residence, cabana, grading, garages and overall site. The proposed project was presented later that night at the Planning Commission Meeting at 6:30 p.m. via Zoom Teleconference. The Planning Commissioners voted to continue the project to provide the applicant additional time to revise the design of the proposed retaining wall along the rear driveway. The Planning Commissioners directed staff to work with the applicant to submit revised plans to mitigate the proposed wall height. The project was continued to the next Planning Commission Meeting on March 16, 2021. The project will be reviewed at a Field Trip meeting scheduled in the morning and presented at a Public Hearing in the evening via Teleconference on March 16, 2021.

Neighbor Concerns

On March 9, 2021, Mr. Dave Breiholz who lives at 6 Upper Blackwater Canyon Road came into City Hall to review the plans for the project. He expressed his concern regarding the proposed driveway apron and turning radius from Portuguese Bend Road onto Upper Blackwater Canyon. Staff informed Mr. Breiholz that there were no changes to the geometry of the driveway apron. Staff informed him that the project was previously approved and informed him about all of the proposed changes. Mr. Breiholz will be attending the morning Field Trip meeting and the evening Public Hearing on March 16, 2021.

Walls

At the last Planning Commission meeting, the Planning Commissioners brought up concerns about the length and heights of the proposed wall located along the corral, riding ring, and driveway. The Planning Commissioners directed the applicant to work with staff to address their concerns about the impacts of the proposed walls. Subsequent to the meeting, the applicant relocated the proposed main residence to the west by one foot which resulted in a shallower slope leading down to the lower pad. The change in the slope allowed the walls to be lowered to a maximum height of three feet at its highest point. The Planning Commissioners also brought up their concerns about wall materials. The proposed wall material will blend in with the surrounding environment.

COMPARISON APPROVED PROJECT AND PROPOSED PROJECT Development Table (attached)

Environmental Review

The project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA).

CRITERIA FOR SITE PLAN REVIEW

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. If all of the above findings cannot be made with regard to the proposed project, or cannot be made even with changes to the project through project conditions imposed by City staff and/or the Planning Commission, the site plan review application shall be denied.

CRITERIA FOR CONDITIONAL USE PERMIT APPROVAL

17.42.50 - 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 and
- F. That the proposed conditional use observes the spirit and intent of this title.

FISCAL IMPACT:

None.

RECOMMENDATION:

It is recommended the Planning Commission consider adopting a resolution for modification to

previously approved Zoning Case No. 918 requiring Site Plan Review for 1) increase to size of the residence by 1,100 square feet, 2) increase to the amount of grading by 7,520 cubic yards, and 3) and requiring Conditional Use Permit for a new cabana exceeding 200 square feet.

ATTACHMENTS:

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[Cabana from across UBW.png](#)

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[20UBC PLANS.pdf](#)

Bolton Engineering Corporation

25834 Narbonne Ave. Suite 210
Lomita, CA 90717
tel (310) 325-5580 fax (310) 325-5581

March 10, 2021

City of Rolling Hills
Planning Commission

Subject: 20 Upper Blackwater Canyon Road Development Plans

Members of the Planning Commission;

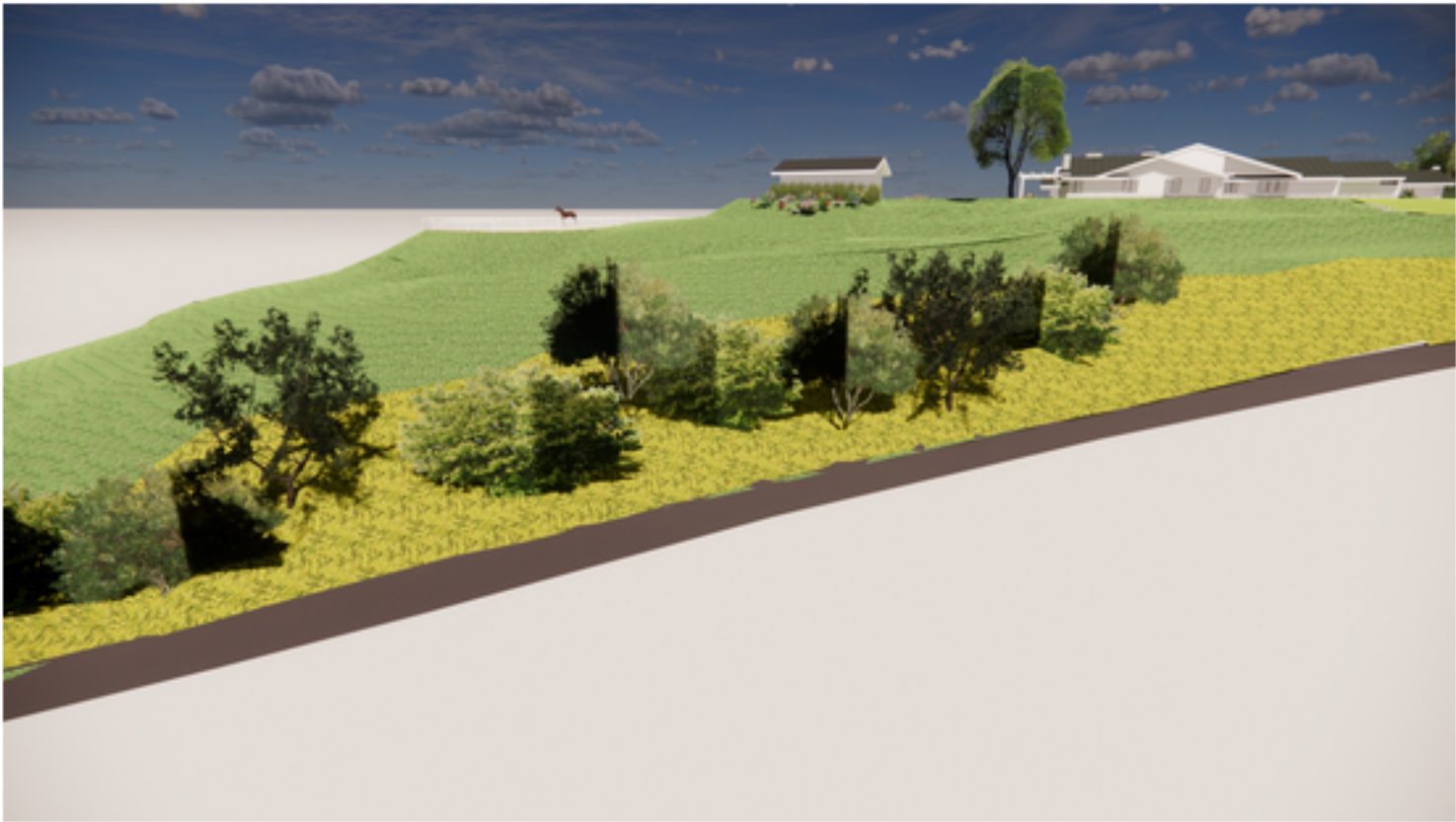
During the February 2021 Planning Commission hearing, there were concerns raised regarding the height and quantity of walls for the proposed development. We listened to your concerns and have made the following changes to the plans. We believe that these changes will help to address the comments made by the Commission members while also helping the overall project. Please find a list of the changes below:

- Shifted the house to the west by 1' to allow for more slope between the walkway and the tiered walls and thereby reduce the wall height.
- Lowered the grade at the exterior of the eastern side of the house by 1' to reduce height of slope required and thereby reduce the wall height.
- Reduced the walkway adjacent to the house to the very minimum required by the fire department (5' clear) to allow for more slope between the walkway and the tiered walls and thereby reducing the wall height.
- Tightened up the grading in between the walkway and walls. It was previously about 2.1:1 and now it is at exactly 2:1.
- Raised garage elevation to match what was shown in the field with silhouette (1034.0 FF). This gives consistent grade along rear walkway. This causes driveway to become 1% steeper to meet garage elevation.
- Result of these changes is a maximum wall height of 2.5' for the tiered wall for 25' then dropping down to 2.0' on the northerly side for a short period and then to a 18" curb where it then connects to the stairway wall at a final height of 0". The southerly side transitions to an 18" curb and then connect to the driveway wall. Wall + curb is now 92' long vs the previously proposed 185' wall.
- The lower wall was reduced to 3.0' for the entirety of the wall. This wall now transitions to an 18" curb at the stable ramp and continues as an 18" curb along the entire stable driveway. The wall along the corral after the stairway coming down from the main house pad is now a 2.0' max height wall. This transitions to an 18" curb and remains this height along the entire corral until it curves into the arena wall where it then becomes a 2.5' wall for a short portion and then reverts back to a 2.0' wall after the arena stairway. (previously proposed at 3.5')
- Corral was reduced to 9,850 s.f. by shifting the wall out to make it only an 18" curb for the majority of the corral.
- Wall along corral was previously 2.5' max (with a portion at 3.5' along curve at arena) and it is now 18" max.
- Wall along arena was previously 2.5' and is now reduced to 2'.
- Overall grading quantities stays the same. Increase in cut and decrease in fill so there is now an export of 320 c.y.
- Decrease in building pad size for both stable and house

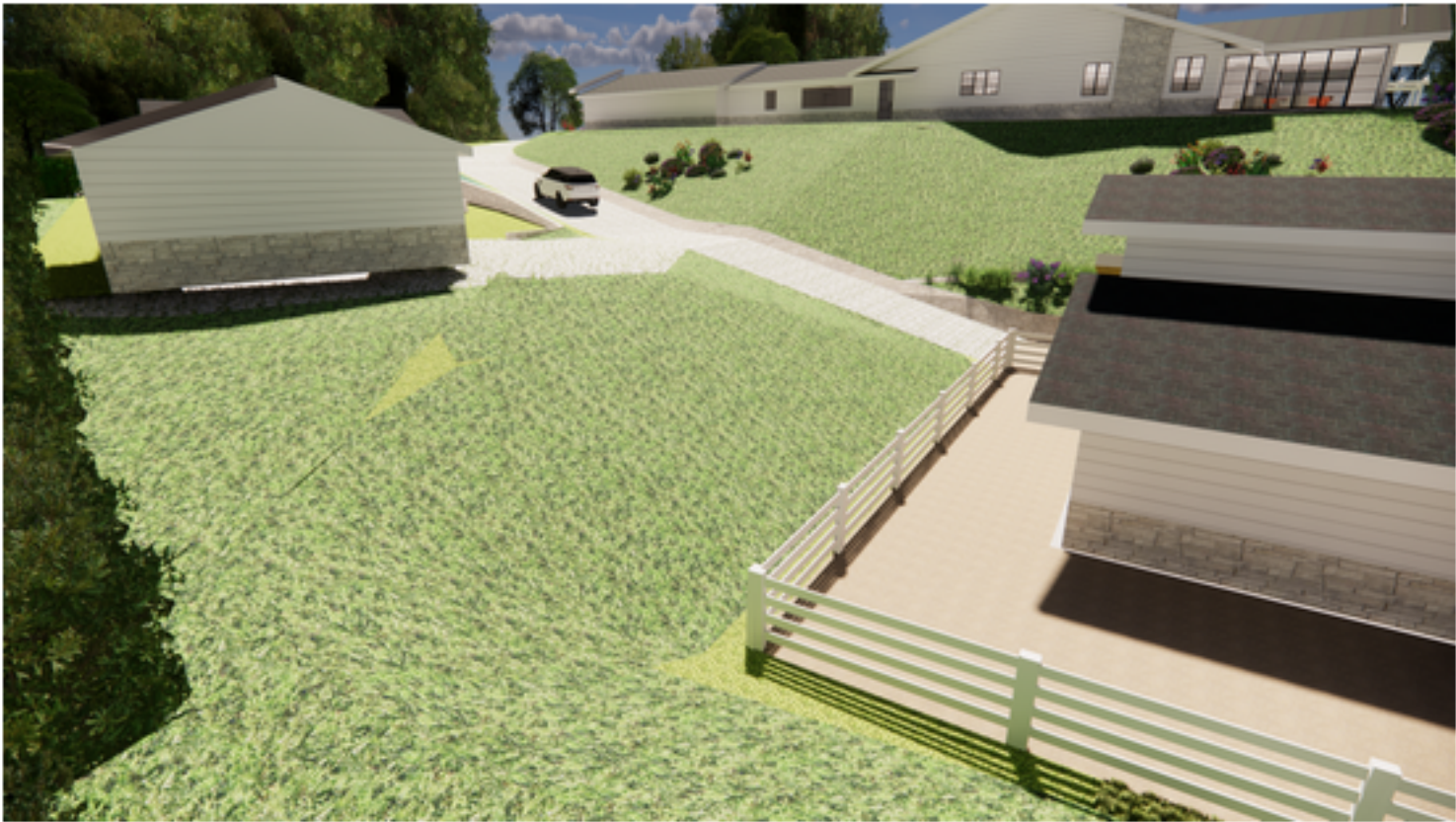
I will be on the Zoom call for the March Planning Commission meeting and would be happy to answer any questions regarding our changes.

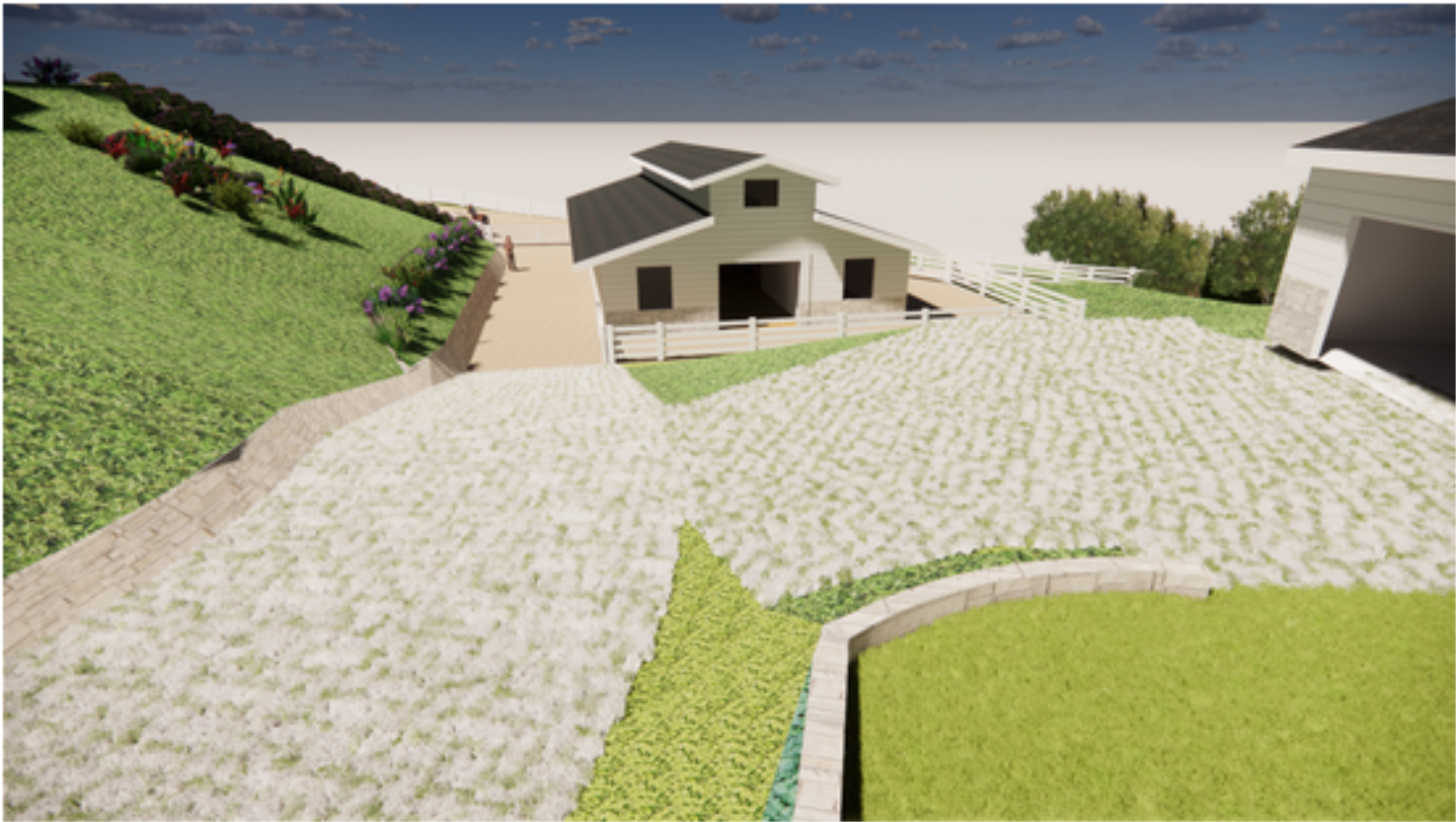
Regards,

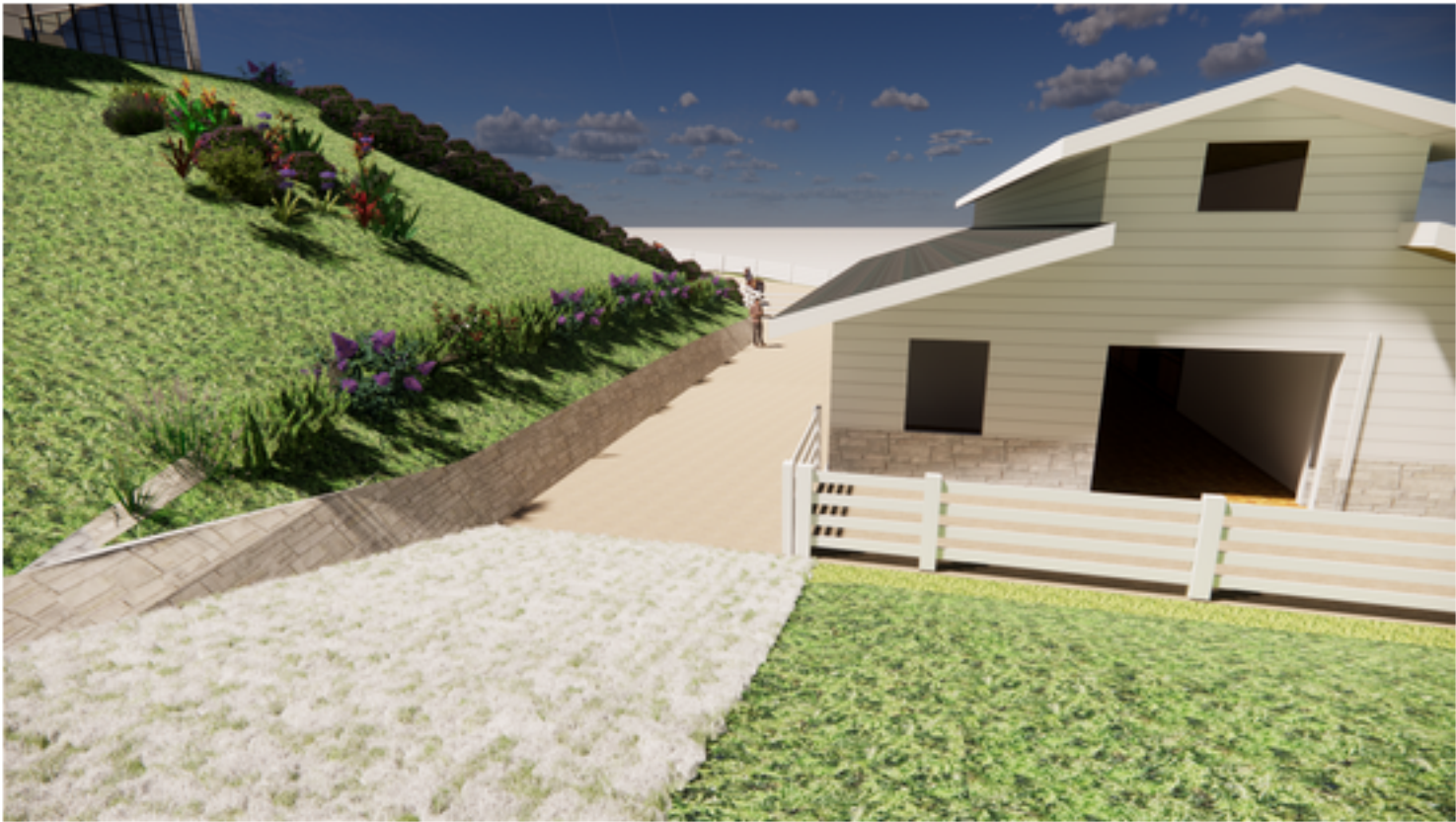
Tavisha Ales
Bolton Engineering Corp.













Development Table Zoning Case No. 2020-08 (20 Upper Blackwater Canyon Road)

| Modification to Site Plan Review, Conditional Use Permit | EXISTING | PROPOSED | TOTAL |
|---|--|--|------------|
| RA-S- 2 Zone Setbacks Front: 50 ft. from front easement line Side: 35 ft. from side property line Rear: 50 ft. from rear easement line | SINGLE FAMILY RESIDENCE WITH GARAGE, GUEST HOUSE, 2 POOLS, STABLE, 2 SHEDS | SITE PLAN REVIEW FOR 1) INCREASE TO SIZE OF THE RESIDENCE BY 1,100 SQUARE FEET, 2) INCREASE TO THE AMOUNT OF GRADING BY 7,520 CUBIC YARDS, 3) ADDITION OF NEW 5 FOOT MAXIMUM WALLS; AND REQUIRING CONDITIONAL USE PERMIT FOR A NEW CABANA EXCEEDING 200 SQUARE | |
| Net Lot Area | 135,735 SF | 0 SF | 135,735 SF |
| Residence | 4,385 SF | 6,690 SF | 11,075 SF |
| Garage | 552 SF | 923 SF | 1,475 SF |
| Swimming Pool/Spa | 1,328 SF | -464 SF | 864 SF |
| Pool Equipment | 121 | --25 SF | 96 SF |
| Guest House | 2,012 SF | 0 SF | 2,012 SF |
| Cabana | 0 SF | 450 SF | 450 SF |
| Stable | 0 SF | 0 SF | 0 SF |
| Recreation Court | 0 SF | 0 SF | 0 SF |
| Attached Covered Porches, Entryway, Porte Cochere, Breezeways | 1,235 SF | -760 SF | 475 SF |
| Attached Trellis | 0 SF | 0 SF | 0 SF |
| 2 Sheds | 385 SF | -385 SF | 0 SF |
| Lightwell | 0 SF | 80 SF | 80 SF |
| Service Yard | 96 SF | 0 SF | 96 SF |
| Basement Area | 0 SF | 11,075 SF | 11,075 SF |
| Total Structure Area | 10,619 SF | 9,429 SF | 20,048 SF |
| Structural Coverage | 7.82% | 6.95% | 14.77% |
| Total Structures Excluding: up to 5 legal and up to 800 SF detached structures that are not higher than 12 ft (no more than 120 SF per structure per deduction, except for trellis) | 10,619 SF | 9,429 SF | 20,048 SF |
| Structural Coverage (20% maximum) | 7.82% | 6.95% | 14.77% |
| Grading (balanced on site) | Unknown | 41,250 CY | 41,250 CY |
| Total Lot Coverage (35% maximum) | 26.03% | 2.11% | 28.14% |

| | | | |
|--|----------------------------|--------------------|---------------------|
| Building Pad Coverage 1 (30%maximum) | 21.36 % | 19.57% | 37.02% |
| Building Pad Coverage 2 (30%maximum) | 38.00% | 0% | 80.20% |
| Building Pad Coverage 3 (30%maximum) | 14.80% | 10.14% | 14.93% |
| Disturbed Area (40% maximum) | (58.94%) 80,000 CY | (20.26%) 27,500 CY | (79.20%) 107,500 CY |
| Stable min. 450 S.F. & Corral min. 550 S.F. | 505 SF | 2,270 SF | 2,775 SF |
| Retaining/Garden Wall | Maximum 3 ft high | Max high 5 ft high | Max 5 ft high |
| Roadway Access | Existing driveway approach | No change | No change |

Development Table Zoning Case No. 2020-08 (20 Upper Blackwater Canyon Road)

| Modification to Site Plan Review, Conditional Use Permit | EXISTING | PROPOSED | TOTAL |
|---|--|--|------------|
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| 2 Sheds | 385 SF | -385 SF | 0 SF |
| Lightwell | 0 SF | 80 SF | 80 SF |
| Service Yard | 96 SF | 0 SF | 96 SF |
| Basement Area | 0 SF | 11,075 SF | 11,075 SF |
| Total Structure Area | 10,619 SF | 9,429 SF | 20,048 SF |
| Depth of Basement | | 13 FT | 13 FT |
| Structural Coverage | 7.82% | 6.95% | 14.77% |
| Total Structures Excluding: up to 5 legal and up to 800 SF detached structures that are not higher than 12 ft (no more than 120 SF per structure per deduction, except for trellis) | 10,619 SF | 9,429 SF | 20,048 SF |
| Structural Coverage (20% maximum) | 7.82% | 6.95% | 14.77% |
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| | | | |
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| Total Lot Coverage (35% maximum) | 26.03% | 1.90% | 27.93% |
| Building Pad Coverage 1 (30%maximum) | 21.36 % | 19.81% | 37.46% |
| Building Pad Coverage 2 (30%maximum) | 38.00% | 0% | 80.20% |
| Building Pad Coverage 3 (30%maximum) | 14.80% | 10.32% | 15.19% |
| Disturbed Area (40% maximum) | (58.94%) 80,000 CY | (20.26%) 27,500 CY | (79.20%) 107,500 CY |
| Stable min. 450 S.F. & Corral min. 550 S.F. | 505 SF | 2,270 SF | 2,775 SF |
| Retaining/Garden Wall | Maximum 3 ft high | Max high 3 ft high | Max 3 ft high |
| Roadway Access | Existing driveway approach | No change | No change |



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 7.A

Mtg. Date: 02/16/2021

TO: HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION

FROM: STEPHANIE GRANT , ADMINISTRATIVE CLERK

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: ZONING CASE NO. 20-08: CONSIDER APPROVAL OF - MODIFICATION TO PREVIOUSLY APPROVED ZONING CASE NO. 918 REQUIRING SITE PLAN REVIEW FOR 1) INCREASE TO SIZE OF THE RESIDENCE BY 1,100 SQUARE FEET, 2) INCREASE TO THE AMOUNT OF GRADING BY 7,520 CUBIC YARDS, 3) ADDITION OF NEW 5 FOOT MAXIMUM WALLS; AND REQUIRING CONDITIONAL USE PERMIT FOR A NEW CABANA EXCEEDING 200 SQUARE FEET FOR REVISED PROJECT LOCATED AT 20 UPPER BLACKWATER CANYON ROAD (LOT 101-RH), ROLLING HILLS, CA 90274 (IANNITTI).

DATE: February 16, 2021

BACKGROUND:

LOCATION AND LOT DESCRIPTION

Zoning, Land Size and Existing Conditions

The property is zoned RAS-2 and the gross lot area is 4.39 acres. The net lot area excluding the roadway easement is 3.12 acres. For development purposes, the net lot area of the lot is 135,735 square feet. The lot is developed with 4,385 square-foot house, 552 square-foot attached garage, two swimming pools collectively equal 1,328 square feet of water surface, two sheds that total 385 square feet, and 2,012 square feet of legal non-conforming guest house.

REQUEST AND PLANNING COMMISSION ACTION

Applicant Request

The applicant is requesting a Discretionary Approval Modification to previously approved Zoning Case No. 918 requiring a Site Plan Review for 1) increase to size of the residence by 1,100 square feet, 2)

increase to the amount of grading by 7,520 cubic yards, 3) addition of new 5 foot maximum walls, and a Conditional Use Permit for a new cabana exceeding 200 square feet for a revised project located at 20 Upper Blackwater Canyon Road.

Site Plan Review

The applicant is requesting a modified Site Plan Review to increase size of the residence by 1,100 square feet, increase the amount of grading by 7,520 cubic yards and addition of new maximum five-foot high walls. The modified project will consist of: a 22,150 square foot new residence with basement, 450 square-foot cabana, maximum five-foot high retaining wall (2.5 foot averaging height walls along the corral/riding ring/driveway) and 41,250 cubic yards of grading.

The previously approved Site Plan Review was for the construction of a 9,975 square-foot residence with a 7,750 square-foot basement, 1,675 square-foot attached garage, 1,360 square-foot covered porches, 100 square-foot outdoor kitchen, 1,055 square-foot pool/spa, new retaining walls of varying heights, all three feet or under and averaging less than two and one-half feet in height, and grading of 33,730 total cubic yards of dirt.

Conditional Use Permit

The applicant is requesting a modified Conditional Use Permit for the construction of a new 450 square-foot cabana. The corral has been decreased by 600 square feet and is now 10,200 square feet. The 7,500 square-foot riding ring will remain the same size, but will be slightly shifted to the east. The size of the proposed stable will remain at 2,775 square feet. The proposed riding ring and stable were previously approved under Zoning Case No. 918

The previously approved Conditional Use Permit was for a 10,800 square-foot corral, 2,775 square-foot stable and 7,500 square-foot riding ring.

Planning Commission Review

The field trip will occur on the same day of the public hearing and additional discussions will take place at the public hearing in the evening via teleconference.

DISCUSSION:

Demolition

The proposed demolition has not changed from the previous approval under Zoning Case No. 918. The existing 4,385 square foot residence, 552 square foot garage, 505 square foot stable, 194 & 191 square-foot shed structures, and pools will be demolished to accommodate the proposed project. The existing 2,012 square foot guest house will remain on the project site.

Lot Coverage

Structural coverage on the existing lot is 10,619 square feet or 7.82%, which includes all of the existing structures. The proposed project will add 9,429 square feet, bringing the total proposed structural coverage to 20,048 square feet or 14.77% (20% maximum permitted). The total proposed structural and flatwork coverage will be 38,198 square feet (35% maximum permitted).

The existing building pad coverage of Building Pad 1 with the main house is 6,803 square feet or 21.63% and the applicant is proposing 7,633 square feet or 19.57% with deductions. The total proposed building pad coverage is 14,436 square feet or 37.02% with deductions.

The existing building pad coverage of Building Pad 2 with the guesthouse is 2,286 square feet or 80.20%. The building pad coverage of Building Pad 3 is 2,775 square feet or 14.80% with deductions.

Neighbor Concerns

No public comments were received on the date of publication of this Agenda item.

Past Approvals for the Property

In 2020, the applicant was granted an approval for an extension to Zoning Case No. 918 for a Site Plan Review, Conditional Use Permit, and Variance.

In 2018, approval for driveway and pathway apron for stable were granted to the applicant by the Traffic Commission.

In 2018, the applicant was granted an approval for a Site Plan Review for construction of 9,975 square-foot residence with 7,750 square feet of basement, 1,675 square-foot attached garage, 1,360 square feet of covered porches, 100 square-foot outdoor kitchen, 1,055 square-foot pool/spa, retaining walls 3 feet maximum height, and for grading of 33,730 total cubic yards of dirt. A Conditional Use Permit was approved for the construction of a new 2,775 square-foot stable, 10,800 square-foot corral, and 7,500 square-foot riding ring. A Variance was approved to exceed the maximum permitted lot disturbance of 40%. The applicant was granted a Variance for 79.20% lot disturbance for equestrian uses.

In 2008, approval was granted to the previous owners for a subdivision of a previously larger parcel that included the subject property. The existing improvements on the lot were constructed prior to the subdivision of the property. This includes the existing 1,362 square-foot guesthouse with attached 650 square-foot garage, parking and driveway access to the guesthouse and garage. This explains the existing condition of lot disturbance above the 40% allowable maximum and why the guesthouse and parking are nonconforming with the zoning code.

In 1993, an approval was granted for a Site Plan Review for a stable addition and the future construction of a new barn in Zoning Case No. 489 and Resolution No. 93-2.

MUNICIPAL CODE COMPLIANCE

Grading, Structural and Total Lot Coverage

The project was previously approved for a total of 33,730 cubic yards, and the applicant is proposing a total 41,250 cubic yards, an increase of 7,520 cubic yards of dirt. The increase of grading was due to unfavorable soils conditions. After a soils investigation on the main pad, it was determined that the soils needed to be over excavated and re-compacted to maintain the same grade.

Height

The proposed finished ridge height of the residence is 20 feet.

The previously approved finished roof height of the proposed stable was to be 20 feet. The highest ridgeline of the proposed residence was also 20 feet. It will remain the same.

Walls

The proposed main residence will be shifted 5 feet east closer to the proposed stable. The shift required the proposed secondary wall located east of the stable and closer to the residence to be extended; it was previously approved at 2.5 feet in height and 51 feet in length. The 51-foot long secondary wall is proposed to be raised to 4.25 feet in height and extended to 180 feet in length to maintain the 2:1 slope. The east wall closer to the stable has been shifted 3 feet west towards the stable to maintain a 4.25 foot maximum height averaging 2.5 feet in height. The proposed retaining walls will have a 5-foot maximum wall height along the corral, riding ring, and driveway.

The previously approved walls averaged 2.5 feet in height or less. Most of the higher portions of the walls were located near the stable.

COMPARISON APPROVED PROJECT AND PROPOSED PROJECT

Development Table (attached)

Environmental Review

The project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA).

CRITERIA FOR SITE PLAN REVIEW

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. If all of the above findings cannot be made with regard to the proposed project, or cannot be made even with changes to the project through project conditions imposed by City staff and/or the Planning Commission, the site plan review application shall be denied.

CRITERIA FOR CONDITIONAL USE PERMIT APPROVAL

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 and
- F. That the proposed conditional use observes the spirit and intent of this title.

FISCAL IMPACT:

NONE.

RECOMMENDATION:

Adopt Resolution No. 2021-01 approving modification to previously approved Zoning Case No. 918 requiring Site Plan Review for 1) increase to size of the residence by 1,100 square feet, 2) increase to the amount of grading by 7,520 cubic yards, and 3) addition of new 5 foot wall; and requiring Conditional Use Permit for a new cabana exceeding 200 square feet.

ATTACHMENTS:

[Development Table - ZC 2020-08_v2.docx](#)

[ZC No. 489_Reso 93-2.pdf](#)

[Resolution_No._2021-01__ZC_20-08__20_Upper_Blackwater_Cyn_Iannitti.docx](#)
[2018-01.pdf](#)

[PLANS.pdf](#)

RESOLUTION NO. 2018-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL FOR SITE PLAN REVIEW, A CONDITIONAL USE PERMIT, AND VARIANCES FOR GRADING AND CONSTRUCTION OF A NEW RESIDENCE, NEW FOUR-CAR GARAGE, STABLE, CORRAL, RIDING RING, ALTERED FLATWORK AND ACCESS PATHWAY TO THE CORRAL, AND VARIOUS OUTDOOR AMENITIES INCLUDING A NEW POOL IN ZONING CASE NO. 918 AT 20 UPPER BLACKWATER CANYON ROAD, (IANNITTI).

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

Section 1. An application was duly filed by Mr. Dominic Iannitti, to request a Site Plan Review, Conditional Use Permits and Variances to construct a new 9,975 square foot residence with a 7,750 square foot basement, new 1,675 square foot, attached, four-car garage, a 2,775 square foot single story, stable, a 10,800 square foot corral, a 7,500 square foot riding ring, widen the existing driveway apron, altered access pathway to the corral via a 15 foot wide driveway, and various outdoor amenities including a new 1,055 square foot infinity pool. A new decomposed granite pathway to the stable, primarily for horses, is also proposed from Pine Tree Lane. Grading for this project is proposed to be total combined 33,730 cubic yards of cut and fill, over-excavation and recompaction. Construction activities will include grading of 8,150 cubic yards of cut, 3,430 cubic yards of fill, 9,500 cubic yards of over-excavation, and 12,650 cubic yards of recompaction. 1,570 cubic yards of dirt is proposed to be exported from the property. With the proposed grading, the disturbed area of the lot would be 79.2%.

Section 2. The Planning Commission conducted duly noticed public hearings to consider the application beginning at their regular meeting on August 15, 2017. The hearing was continued and a field trip was conducted for the project on September 19, 2017 with additional review and discussion at the evening Planning Commission meeting held on that same date. The applicant has made extensive modifications to the proposal based on feedback from the owner and the Planning Commission. Thus, a second field visit that illustrated the modifications was duly noticed and held on November 21, 2017. The public hearing for the project was continued and heard on December 19, 2017. After review and discussion of revisions to the project, the Planning Commission, at the December meeting, directed staff to prepare a Resolution of approval. Three Planning Commissioners were absent over the course of the two field visits but made special trips to the property with City staff and applicant representatives to review the project.

Section 3. The property is zoned RAS-2 and the lot area excluding the roadway easement is 3.12 acres. For development purposes the net lot area of the lot is

135,735 square feet. Records show that the existing 4,385 square foot house with 552 square foot garage was completed in 1958, and several additions were made since. The two swimming pools, collectively 1,328 square feet of water surface, were constructed in 1964. The guesthouse was originally constructed in 1948 and in 1957 when 1,000 square feet was added, prior to the construction of the existing main residence (and incorporation of the City). Portions of the guesthouse and garage encroach into the side and rear yard setbacks. The guesthouse was originally used as the principal residence. There is an existing legal, non-conforming driveway that leads to the guesthouse garage. The drive leading up to this driveway is proposed to be shifted and narrowed and will replace impervious pavement with permeable paving. The legal non-conforming 2,012 sq.ft. guest house is proposed to remain.

Section 4. The Planning Commission finds that the project is categorically exempt pursuant to Section 15303, Class 3 of the California Environmental Quality Act (CEQA).

Section 5. Section 17.18.040E of the Rolling Hills Municipal Code permits approval of a stable over 200 square feet, corral and riding arena with a Conditional Use Permit provided the uses are not located in the front yard or in any setbacks. No portion of the stable, corral or riding ring are proposed to be in any setback. With respect to this request for a Conditional Use Permit, the Planning Commission finds as follows:

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

B. The granting of a Conditional Use Permit for the new stable, corral, and riding ring would be consistent with the purposes and objectives of the Zoning Ordinance and General Plan because the uses are consistent with similar uses in the community, and meet all the applicable code development standards for a stable, corral, and riding ring, and they are located in an area on the property that is adequately sized to accommodate such uses. The proposed uses are appropriately located in that they will be sufficiently separated from nearby structures used for habitation or containing sleeping quarters. The development would be constructed in furtherance of the General Plan goal of promoting and encouraging equestrian uses.

C. The nature, condition, and development of adjacent structures have been considered, and the project will not adversely affect or be materially detrimental to these adjacent uses, buildings, or structures because the proposed stable orientation is not towards neighbors and its general location is of sufficient distance from nearby residences so as to not impact the view or privacy of surrounding neighbors. The proposed stable, corral, and riding ring are to be located separate from all living areas on the property.

D. The project is harmonious in scale and mass with the site, the natural terrain, and surrounding residences because the stable, corral, and riding ring comply with the low profile residential development pattern of the community and will not give the property an over-built look. The lot is 3.11 net lot acres in size and is sufficiently large to accommodate the proposed uses.

E. The proposed equestrian conditional uses comply with all applicable development standards of the zone district and require a Conditional Use Permit pursuant to Sections 17.18.090 and 17.18.100 of the Zoning Ordinance.

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

Section 6. Section 17.46.030 requires a development plan to be submitted for Site Plan Review and approval before any grading requiring a grading permit or any new building or structure may be constructed.

With respect to the Site Plan grading and the proposed structures, the Planning Commission makes the following findings of fact:

A. The proposed development is compatible with the General Plan, the Zoning Ordinance and surrounding uses because the proposed structures comply with the General Plan requirement of low profile, low-density residential development with sufficient open space between surrounding structures and maintaining sufficient setbacks to provide buffers between residential uses. Although the disturbed area exceeds the maximum permitted amount of 40%, the existing disturbance already exceeds the allowable limit and all additional disturbance is for equestrian purposes only. The equestrian uses promotes the rural, equestrian aesthetic of Rolling Hills. The existing paved driveway leading to the stable will be reduced and have the portion leading to the existing guesthouse replaced with decomposed granite, which also promotes a feeling of open space. Retaining walls are proposed to be located primarily between the proposed residence and stable and are the result of modifications to the stable plan recommended by the Planning Commission.

The project conforms with Zoning Code lot coverage requirements, except for disturbance. The net lot area of the lot is 135,735 square feet. The structural net lot coverage is proposed at 19,252 or 14.18% (with deductions), (20% max. permitted); and the total lot coverage proposed, is proposed to be 39,202 square feet or 28.88% (with deductions), (35% max. permitted). The disturbed area of the lot is proposed to increase from 58.94% to 79.2% due entirely to equestrian uses for the proposed project.

B. The project substantially preserves the natural and undeveloped state of the lot by minimizing building coverage. The topography and the configuration of the lot, have been considered, and it was determined that the proposed development will not adversely affect or be materially detrimental to adjacent uses, buildings, or structures, because the proposed residence will be constructed on an existing building pad of the currently developed lot, will be the least intrusive to surrounding properties, will be screened and landscaped with trees and shrubs, is of sufficient distance from nearby residences so that it will not impact the view or privacy of surrounding neighbors, and will permit the owners to enjoy their property without deleterious infringement on the rights of surrounding property owners. The lot is 3.11 net lot acres in size and will feature a stable, corral, and riding ring. The corral and riding ring will be developed on the currently vacant portion of the lot and will remain open space.

C. The proposed development, as conditioned, is harmonious in scale and mass with the site, and is consistent with the scale of the neighborhood when compared to new residences in the City. Portions of the lot will be left undeveloped. The residence and stable will be screened from the road and neighbors.

D. The development will introduce additional landscaping for vegetated slopes, which is compatible with and enhances the rural character of the community, and will provide a transition area between private and public areas. Further, the stable pad has been reduced from the original proposal received by City staff to lower the height of the stable by 14 feet (11 feet lower plus 3 feet taken from the ridgeline of the stable structure). This helps allow the design to follow more of the natural contours of the site.

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

Section 7. Sections 17.38.010 through 17.38.050 of the Code permit approval of a variance from the standards and requirements of the Zoning Ordinance when, due to exceptional or extraordinary circumstances applicable to the property and not applicable to other similar properties in the same zone, strict application of the Code would deny the property owner substantial property rights enjoyed by other properties in the same vicinity and zone. The applicant seeks a variance from the requirement from 17.16.070B. that disturbance be limited to 40% of the net lot area. With respect to this request for a Variance, the Planning Commission finds as follows:

A. There are exceptional and extraordinary circumstances and conditions applicable to the property or to the intended use that do not apply generally to the other property or class of use in the same zone because at 58.94%, the disturbance already

exceeds the 40% maximum and is proposed to increase to 79.2% to accommodate the proposed equestrian uses for the project.

B. The Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zone, but which is denied to the property in question because the property was previously subdivided which substantially increases the existing disturbance for the lot. The residential building pad are existing and developed already, and the proposed garage is not easily seen from the road.

The exceedance of the disturbance is due entirely to the new stable, corral, and riding ring, all equestrian uses. The other structures (pool and outdoor kitchen) on the residence building pad are located fairly close to one another and make best use of the existing residential pad.

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

D. The variance is consistent with the portions of the County of Los Angeles Hazardous Waste Management Plan relating to siting and siting criteria for hazardous waste facilities.

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

Section 8. Based upon the foregoing findings, the Planning Commission hereby approves Zoning Case No. 918 a Site Plan Review, Conditional Use Permits and Variance to construct a new 9,975 square foot residence with a 7,750 square foot basement, new 1,675 square foot, attached, four-car garage, a 2,775 square foot single story, stable, a 10,800 square foot corral, a 7,500 square foot riding ring, altered access pathway to the corral via a 15 foot wide driveway and a new D.G. pathway to the stable from Pine Tree Lane, and various outdoor amenities including a new 1,055 square foot infinity pool. Grading for this project is proposed to be total combined 33,730 cubic yards of cut and fill, over-excavation and recompaction. Construction activities will include grading of 8,150 cubic yards of cut, 3,430 cubic yards of fill, 9,500 cubic yards of over-excavation, and 12,650 cubic yards of recompaction. 1,570 cubic yards of dirt is proposed to be exported from the property. With the proposed grading, the disturbed area of the lot would be 79.2% subject to the following conditions:

A. The Conditional Use Permit, Site Plan and Variance approvals shall expire within two years from the effective date of approval as defined in Sections 17.46.080, 17.42.070 and 17.38.070, unless otherwise extended pursuant to the requirements of this section.

B. If any condition of this resolution is violated, the entitlement granted by this resolution shall be suspended and the privileges granted hereunder shall lapse and upon receipt of written notice from the City, all construction work being performed on the subject property shall immediately cease, other than work determined by the City Manager or his/her designee required to cure the violation. The suspension and stop work order will be lifted once the Applicant cures the violation to the satisfaction of the City Manager or his/her designee. In the event that the Applicant disputes the City Manager or his/her designee's determination that a violation exists or disputes how the violation must be cured, the Applicant may request a hearing before the City Council. The hearing shall be scheduled at the next regular meeting of the City Council for which the agenda has not yet been posted, the Applicant shall be provided written notice of the hearing. The stop work order shall remain in effect during the pendency of the hearing. The City Council shall make a determination as to whether a violation of this Resolution has occurred. If the Council determines that a violation has not occurred or has been cured by the time of the hearing, the Council will lift the suspension and the stop work order. If the Council determines that a violation has occurred and has not yet been cured, the Council shall provide the Applicant with a deadline to cure the violation; no construction work shall be performed on the property until and unless the violation is cured by the deadline, other than work designated by the Council to accomplish the cure. If the violation is not cured by the deadline, the Council may either extend the deadline at the Applicant's request or schedule a hearing for the revocation of the entitlements granted by this Resolution pursuant to Chapter 17.58 of the Rolling Hills Municipal Code (RHMC).

C. All requirements of the 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.

D. The lot shall be developed and maintained in substantial conformance with the site plan on file dated November 14, 2017, 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 Review, Variance, 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. A modification may require a public hearing before the Planning Commission if the modification represents a major modification to the project.

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

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 affirming that the project will be constructed according to this Resolution and any plans approved therewith.

G. Structural lot coverage of the lot shall not exceed 19,252 square feet or 14.18% of the net lot area with deductions, in conformance with lot coverage limitations (20% maximum).

The total lot coverage proposed, including structures and flatwork, shall not exceed 39,202 square feet or 28.88%, of the net lot area, with deductions, in conformance with lot coverage limitations (35% maximum).

H. The disturbed area of the lot, including the approved stable and corral shall not exceed 79.2%; over a 107,500 square foot surface area. Grading for this project shall not exceed a total of 33,730 cubic yards of which up to 3,750 c.y from the basement is allowed to be exported, with 1,570 c.y. proposed to be exported.

I. The residential building pad is proposed at 13,468 square feet and coverage shall not exceed 38.12% with allowed deductions. The stable pad is proposed at 2,775 square feet and coverage shall not exceed 14.8% with allowed deductions.

J. Ridge heights of the residence, garage, and stable shall be a maximum of 20 foot ridgelines from finished grade.

K The proposed basement shall not exceed 7,750 square feet and shall meet all requirements of the Los Angeles County Building Code for basements, including exit doors and provision for light and ventilation. The entire project and the basement access shall be approved by the Rolling Hills Community Association and shall not appear as a second story from any roadway easement vantage point.

L. Direct access to the stable and to the corral shall be decomposed granite or like, 100% pervious roughened material.

The alteration of the apron at the main driveway shall comply with the Traffic Commissions recommendations; the access to the stable from Pine Tree lane shall be subject to Traffic Commision's approval. This includes any recommendations related to landscaping adjacent to the apron and/or pathway so long as it is approved by the Rolling Hills Community Association.

M. A minimum of five-foot walkable 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.

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

O. The pool equipment shall be screened; if by a solid wall, the wall shall not exceed 5 feet in height at any point from finished grade. Sound attenuating equipment shall be installed to dampen the sound. The swimming pool and the spillway shall utilize the most quiet and technologically advanced equipment to dampen the sound. Landscaping shall be utilized to screen the wall, so that it is not visible from the neighbor's property. Per LA County Building Code, a pool barrier/fencing shall be required.

P The on-site dissipaters shall be screened with landscaping, in a manner as to not impede the flow of the run-off.

Q. The applicant shall comply with all requirements of the Lighting Ordinance of the City of Rolling Hills (RHMC 17.16.190 E), pertaining to lighting on said property; roofing and material requirements of properties in the Very High Fire Hazard Severity Zone, and all other ordinances and laws of the City of Rolling Hills and the LA County Building Code.

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

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

T. The project shall be landscaped, and continually maintained in substantial conformance with the landscaping plan on file date stamped on November 14, 2017. Prior to issuance of a final construction or grading approval of the project, 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 requirements for graded slopes.

The detailed landscaping plan shall provide that any trees and shrubs used in the landscaping scheme for this project shall be planted in a way that screens the project development from adjacent streets and neighbors, such that shrubs and trees as they grow do not grow into a hedge or impede any neighbors significant views and the plan shall provide that all landscaping be maintained at a height no higher than the roof line of the highest structure on the property. 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 landscaping shall be subject to the requirements of the City's Water Efficient Landscape Ordinance, (Chapter 13.18 of the RHMC).

U. The applicant shall submit a landscaping performance bond or other financial obligation, to be kept on deposit by the City, in the amount of the planting plus irrigation plus 15%. The bond shall be released no sooner than two years after completion of all plantings, subject to a City staff determination that the plantings required for the project are in substantial conformance with approved plans and are in good condition.

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

W. The setback lines and roadway easement lines in the vicinity of the construction for this project shall remain staked throughout the construction.

The silhouette (story poles) shall be taken down and removed from the property immediately upon completion of the review process of the project.

The City or the Building Department staff may require that a construction fence be erected for the duration of the construction of this project. Such fence shall not be located in any easement or cross over trails or natural drainage course and shall be

removed immediately upon substantial completion of the project, or as required by staff.

Y. Perimeter easements, including roadway easements and trails, if any, shall remain free and clear of any improvements including, but not be limited to fences-including construction fences, any hardscape, driveways, landscaping, irrigation and drainage devices, except as otherwise approved by the Rolling Hills Community Association.

In addition, any construction facility, such as a construction trailer/office or portable toilets, to a maximum extent practicable, shall be located in a manner not visible from the street, and be in a location satisfactory to City staff.

Z. 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.

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

AB. 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.

AC. *During construction*, all parking shall take place on the project site, and, if necessary, any overflow parking may take place within the unimproved roadway easements 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. A minimum of 4' wide path, from the edge of the roadway pavement, for pedestrian and equestrian passage shall be available and clear at all times wherever possible.

AD. *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.

AE. 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.pho?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 extinguisher.

AF. 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, cistern construction and maintenance (if applicable), septic tank construction and maintenance in conformance with the County Health Department, storm water drainage facilities management, and to the City's Low Impact development Ordinance (LID).

AG. 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 modification made to the project during construction, shall be depicted/listed on the "as built/as graded" plan.

AH. 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.

AI. Prior to demolition of the existing structures, an investigation shall be conducted for the presence of hazardous chemicals, lead-based paints or products, mercury and asbestos-containing materials (ACMs). If hazardous chemicals, lead-based paints or products, mercury or ACMs are identified, remediation shall be undertaken in compliance with California environmental regulations and policies.

PASSED, APPROVED AND ADOPTED THIS 16TH DAY OF JANUARY, 2018.



BRAD CHELF, CHAIRMAN

ATTEST:


YVETTE HALL, 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. 2018-01 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL FOR SITE PLAN REVIEW, A CONDITIONAL USE PERMIT, AND VARIANCES FOR GRADING AND CONSTRUCTION OF A NEW RESIDENCE, NEW FOUR-CAR GARAGE, STABLE, CORRAL, RIDING RING, ALTERED FLATWORK AND ACCESS PATHWAY TO THE CORRAL, AND VARIOUS OUTDOOR AMENITIES INCLUDING A NEW POOL IN ZONING CASE NO. 918 AT 20 UPPER BLACKWATER CANYON ROAD, (IANNITTI).

was approved and adopted at regular meeting of the Planning Commission on January 16, 2018, by the following roll call vote:

AYES: Commissioners Cardenas, Cooley, Kirkpatrick, Seaburn and Chair Chelf.

NOES: None.

ABSENT: None.

ABSTAIN: None.

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

Administrative Offices



YVETTE HALL, INTERIM CITY CLERK

RESOLUTION NO. 1003

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF VESTING TENTATIVE PARCEL MAP NO. 27078, SUBDIVISION NO. 90, A REQUEST TO SUBDIVIDE A 8.45 ACRE EXISTING LOT, DEVELOPED WITH ONE RESIDENTIAL UNIT AND ACCESSORY STRUCTURES, INTO TWO SINGLE FAMILY RESIDENTIAL THROUGH LOTS, LOCATED ALONG UPPER BLACKWATER CANYON ROAD AND PINE TREE LANE, IN ZONING CASE NO. 717. (KAZARIAN).

*Final Map
approved
4/24/08*

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

Section 1. An application was duly filed by Mr. and Mrs. Benjamin Kazarian with respect to real property Lot 101-RH, and known as 20 Upper Blackwater Canyon Road, Rolling Hills, requesting approval to subdivide one existing lot totaling 8.45 acres into two (2) single-family lots. The subject property currently has one residential development located on the proposed Parcel No. 1 at 20 Upper Blackwater Canyon Road.

Section 2. The Los Angeles County Regional Planning Department Subdivision Committee reviewed the application and the City received the report with recommended conditions from the Subdivision Committee on September 29, 2005. The Planning Commission reviewed the case at subsequent meetings beginning on November 15, 2005 and concluded with a recommendation of approval to the City Council on January 17, 2006.

Section 3. The City Council conducted duly noticed public hearings in this case on February 27, 2006, March 13, 2006, March 27, 2006, April 10, 2006, and April 24, 2006 and at a field trip on March 13, 2006. The applicants were notified of the public hearings in writing by first class mail. Evidence was heard and presented from all persons interested in affecting said proposal, and from members of the City staff and the City Council having reviewed, analyzed and studied said proposal. The applicant and his representative were in attendance at the hearings.

Section 4. Originally, the applicants requested a Variance to allow the newly created parcel, Parcel 2, to have less than the required width along Pine Tree Lane roadway easement. During the hearings the applicants withdrew the request for the Variance and provided 154 feet roadway easement frontage along Pine Tree Lane, which meets the requirements of the Subdivision Ordinance. In addition, during the hearings, several neighbors testified against the demonstrated driveway from Pine Tree Lane for Parcel 2. Subsequently, the applicants illustrated an alternate driveway access from Upper Blackwater Canyon Road.

Section 5. The application applies to Lot 101-RH, which consists of 8.45 acres gross. The lot is proposed to be divided into two parcels as follows: Parcel 1 is proposed to be 4.33 acres gross and 3.18 acres net; Parcel 2 is proposed to be 4.12 acres gross and 3.23 acres net. Parcel one is developed with a single-family residential development and accessory structures. Lot 101-RH is within the RA-S-2 zone district (2-acre minimum zone), and referred to as Assessor's Book, Page, and Parcel No. 7569 -012 -011. The General Plan Land Use designation for this property is Very Low Density Residential 2+ Net Acres per Dwelling Unit.

Section 6. The subject site is presently occupied by one single-family residential structure at the eastern portion of the property at 20 Upper Blackwater Canyon Road and accessory uses. The remainder of the lot is presently vacant with minimal vegetation. The site is surrounded by other single-family dwellings on 2+ acre size lots on all four sides within the City of Rolling Hills. The zone designation for the subject site as well as on adjacent properties is RA-S-2.

Section 7. The Rolling Hills Community Association (RHCA) Board of Directors reviewed and approved the subject subdivision on July 17, 2003, subject to dedication and recordation of easements. The RHCA did not require additional roadway easements along the three streets that this parcel is abutting.

Section 8. Title 16 of the Rolling Hills Municipal Code governs subdivisions. Pursuant to Section 16.12.110 of Title 16, Subdivisions, of the Rolling Hills Municipal Code, the Planning Commission is the advisory agency for review of a Tentative Tract/Parcel Map and the Commission is to make its recommendations to the City Council upon completing evaluation of all environmental proceedings pursuant to the local guidelines implementing the California Environmental Quality Act (CEQA).

Section 9. The Planning staff prepared an initial study for the project on October 20, 2005. The initial study found that the project would not have a significant effect on the environment if certain measures were included in the project. The Negative Declaration was Resolution No. 1003

*See conditions
for future development*

prepared with 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 approval of the Negative Declaration was published. Copies of the Negative Declaration were sent to adjacent cities and other government agencies. No comments from any agency or person(s) were received.

Section 10. The City Council has reviewed the proposed Negative Declaration and finds that it represents the independent judgment of the City and that it was prepared in compliance with CEQA. Therefore, the City Council finds there will not be a significant effect in this case on the environment because mitigation measures have been added to the project, and are incorporated herein by reference. Based upon these findings, the City Council adopts the mitigated Negative Declaration in accordance with the California Environmental Quality Act.

Section 11. Pursuant to Section 16.12.150 of the Rolling Hills Municipal Code, a tentative shall be rejected under certain conditions. Based upon substantial evidence presented to the Planning Commission and City Council during the public hearings referenced in Sections 2 and 3, including public testimony, and written and oral staff reports, the City Council finds as follows:

A. The proposed vesting tentative subdivision map and the design and improvement of the proposed subdivision are consistent with the applicable General Plan, including but not limited to, the following goals and policies of the General Plan:

1. Maintain Rolling Hills' distinctive rural residential character (Land Use Element, p. 15) by creating a subdivision meeting the minimum lot size standard that will allow significant portions of the parcels to remain undeveloped thereby maintaining scenic vistas, and allowing ample area for equestrian uses.

2. Accommodate development which is compatible with and complements existing land uses (Land Use Element, p. 15) by creating a subdivision with lots that are greater than the minimum lot size and allowing significant portions of the parcels to remain undeveloped, preserving the City's easements and open space system, and preserving significant areas of scenic vistas.

3. Accommodate development that is sensitive to the natural environment. There are no environmental or geological hazards on the property. (Land Use Element, p. 16).

4. Conserve and enhance the City's natural resources, facilitating development in a manner which reflects the characteristics, sensitivities and constraints of these resources (Open Space and Conservation Element, p. 15) by creating a subdivision with lots that are greater than the minimum lot size.

B. The site is physically suitable for the proposed density and type of development. The proposed use, density, and proposed subdivision improvements are permitted in the RA-S-2 zone. The RA-S-2 Zone requires that the minimum lot size be 2 acres net. The project has 8.45 acres and creates lots with the following dimensions: Parcel 1 is proposed to be 4.33 acres gross and 3.18 acres net; Parcel 2 is proposed to be 4.12 acres gross and 3.23 acres net.

C. The design of the subdivision or the proposed improvement is not likely to cause substantial environmental damage; or substantially and avoidably injure fish or wildlife or their habitat, because the property is within an area of the City, designated for development and the City's development criteria will insure that any fish, wildlife, or sensitive habitats on the property are adequately protected. The initial study prepared for the project did not identify the site as containing unique or sensitive environmental qualities and threatened, rare or endangered plant species.

D. The design of the subdivision or type of improvements is not likely to cause serious public health problems because conditions of approval have been applied to the project to require compliance with applicable codes and ordinances designed to protect public health and safety.

E. The design of the subdivision or type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. The existing roadway easements will be maintained by this project and adequate access will be provided to each parcel and adjacent parcels. In addition, each parcel created as part of this subdivision will contain perimeter easements providing access for roads, trails, and public utilities. As a condition of approval, these easements will be recorded in deeds prior or in conjunction with the approval of the final map, to the satisfaction of the City Engineer.

F. The proposed subdivision will not adversely affect the housing needs of the region.

G. The future use, when constructed, will be in substantial compliance with the provisions of the Residential Development Standards in the Rolling Hills Zoning Ordinance, as it will be subject to a Site Plan Review process.

H. The proposed subdivision is in compliance with the 40% maximum disturbed area requirement contained in Section 17.16.070(B) of the Zoning Ordinance.

I. The future use will be compatible with other existing residential development in the immediate area.

J. The tentative map design provides for future passive or natural heating or cooling opportunities in the subdivision to the extent feasible because the project is designed with lots of adequate dimensions to maximize the opportunities for passive and natural heating and cooling.

K. The tentative map does not propose to divide land, which is subject to a contract entered into pursuant to the California Land Conservation Act of 1965, because the property in question has not been included in any such contract.

L. Pursuant to Section 66474.6 of the Government Code (Subdivision Map Act), the discharge of waste from the proposed subdivision into proposed septic systems will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board, because the subdivider is required to comply with all Conditions of Approval regarding waste disposal as required by the Health Department.

M. Pursuant to the Rolling Hills Municipal Code Section 16.12.155, this Vesting Tentative parcel Map is consistent with and does not impact the County of Los Angeles Hazardous Waste Management Plan. The project will not generate any hazardous waste.

N. The pad size and location, driveway location and anticipated grading quantities shown on the Tentative Parcel Map are illustrative only, and not a part of the Map approval. All are subject to review and revision through Site Plan Review process, and subject to all other applicable requirements of the Zoning and Building Ordinances. This approval does not guarantee any rights to the subdivider to improve Parcel No. 2 as depicted on the parcel map.

Section 12. Pursuant to the Rolling Hills Municipal Code Section 16.12.130, the City Council grants the following modification to the Subdivision Ordinance for this project, which is determined to be warranted because of the size and number of resulting parcels of the proposed division of land and the existing physical conditions in the area:

A. Roadway Easement along Pine Tree Lane: The Rolling Hills Municipal Code Section 16.16.090 requires that easements or right-of way for all streets shown on any map shall be not less than 60 feet in width. Currently Pine Tree Lane roadway easement along the proposed subdivision is 50 feet wide. Most of the side residential streets in the City have a roadway easement of 50 feet or less. The Rolling Hills Community Association (RHCA) upon approval of this subdivision did not require additional easements or require that the property owners along Pine Tree Lane widen the road. Pine Tree Lane is a pre-existing and developed street. In the past it has been established through several subdivisions approved northwest of subject project along Pine Tree Lane, that the paved, drivable area of the roadway be 18 feet in width. It is not practicable to require additional roadway easement on one side of the street, if the paved area is not planned to be widened and the Rolling Hills Community Association did not require additional roadway easement.

Section 13. Based upon the foregoing findings, the City Council approves Vesting Tentative Parcel Map No. 27078 Subdivision No. 90 in Zoning Case No. 717, (attached hereto as Exhibit A), a request for a two (2)-lot subdivision of land, subject to the following conditions:

GENERAL CONDITIONS:

1. This Tentative Map shall expire two (2) years from the date of City Council approval. The Tentative Map was approved on and shall expire on the following dates:

APPROVAL DATE: May 8, 2006
EXPIRATION DATE: May 8, 2008

This approval shall become null and void if a final map has not been timely filed prior to the expiration date or any extension granted pursuant to Condition No. 2 below in accordance with provisions of the Subdivision Map Act.

2. Pursuant to the Subdivision Map Act, an extension of time to the expiration date may be granted by the City Council upon submittal of a formal application, the required fee and exhibits at least forty (40) days prior to expiration of the map.

3. This Tentative Parcel Map is granted for all boundary lines, easements, rights-of-way, and construction of off-site improvements as shown on the map labeled Exhibit A, dated April 19, 2006, as modified by the Conditions of Approval.

4. This Tentative Parcel Map approval is subject to all applicable requirements of the State of California, the County of Los Angeles, the City of Rolling Hills, any other affected governmental entities, and the requirements of the Rolling Hills Community Association. The duty of inquiry as to such requirements shall be upon the subdivider.

5. The subdivider shall comply with all the requirements of the Rolling Hills Municipal Code, and all requirements of the City of Rolling Hills ordinances, resolutions, engineering standards and other applicable standards, that are in effect at the time that subdivision improvement permits are issued for the development.

6. The applicant shall obtain approval of, and all required permits from, the Rolling Hills Community Association for all of the subdivision improvements affecting easements, roads, and trails.

7. In accordance with Chapter 1706 of the California State Statutes of 1990, the applicant shall pay any required fee, along with the required processing fee, to the City of Rolling Hills and County Clerk for remittance to the State Department of Fish and Game. This approval shall not be valid and effective unless and until the fee(s) have been paid and the Notice of Determination has been filed.

8. The applicant shall pay all fees at the time fees are determined to be applicable and comply with all requirements of the applicable Federal, State and Local agencies, including, but not be limited to the following:

Los Angeles County Sanitation District
Los Angeles County Consolidated Fire District
California Water Service Company
Palos Verdes Peninsula Unified School District
Department of Health Services
City of Rolling Hills, Quimby Act fees

9. Coordination with utility companies by the applicant's engineer during design shall be required in order to ensure that required public improvements are not in conflict with existing or proposed utilities.

10. The applicant shall comply with all requirements of the Congestion Management Plan for the County of Los Angeles and any related City of Rolling Hills requirements.

11. The applicant shall defend, indemnify, and hold harmless the City of Rolling Hills and its officers, employees and agents from and against any claim, action or proceeding against the City of Rolling Hills, its officers, employees, or agents to attack, set aside, void, or annul any approval or condition of approval of the City of Rolling Hills concerning this subdivision, including but not limited to any approval or condition of approval of the City Council, Planning Commission or Planning Director, which action is brought within the time period provided for in Government Code Section 66499.37. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the subdivision and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officers, employees and agents in the defense of the matter.

12. In lieu of establishing the final specific locations of structures on the undeveloped lot, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the City and County of Los Angeles Codes, other appropriate ordinances and the conditions of this Resolution. Improvements and other requirements may be imposed pursuant to such codes and ordinances.

13. The pad size and location, driveway location and anticipated grading quantities shown on the Tentative Parcel Map are illustrative only, and not a part of the Map approval. All are subject to review and revision through Site Plan Review process, and subject to all Resolution No. 1003

other applicable requirements of the Zoning and Building Ordinances. This approval does not guarantee any rights to the subdivider to improve Parcel No. 2 as depicted on the parcel map.

14. When exhibits and written conditions of approval are in conflict, the written conditions shall prevail.

15. Any action challenging the final decision of the City Council 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.

* * *

THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO THE STAMPING OF THE TENTATIVE VESTING PARCEL MAP FOR CONDITION COMPLIANCE:

Planning

16. The Tentative Parcel Map shall be drawn to a scale of one inch to one hundred feet unless otherwise required and approved by the City Engineer.

17. The Tentative Map shall, at a minimum, show:

- a. The parcel numbers;
- b. Sufficient legal description of the land as to define the boundaries of the proposed tract;
- c. Name and address of the subdivider and of the registered engineer or licensed surveyor who has done or will do the survey work required to be done by Title 16 of the Rolling Hills Municipal Code;
- d. Locations, names and existing widths of all adjoining streets or roads and a statement as to their character as being public or private;
- e. The width and grades of all existing and proposed roads within such proposed subdivision, and the direction of drainage and proposed disposition of water;
- f. The widths and locations of all existing and proposed roads and easements, whether public or private, for drainage, bridle trails, sanitary and storm sewers, or public utility purposes;
- g. The radii of all curves on streets or other easements;
- h. The lot layout and the dimensions of each lot;
- i. The location of a building pad that has a minimum 12,000 square foot graded area, the location of a four hundred-fifty square foot stable area, and a five hundred-fifty square foot corral area. The grade of access to the building pad shall not be greater than twelve percent, unless otherwise approved by the Planning Commission and to the stable area not greater than twenty-five percent;
- j. If applicable, the approximate locations of all areas subject to inundation of stormwater overflow, or geological hazard, which areas shall be marked "Subject to Flooding" or "Subject to Geological Hazard" and the locations, widths and directions of flow of all watercourses and/or swales.
- k. The approximate location and size of all existing and proposed water mains within and adjacent to such proposed parcels;
- l. The approximate location and size of all existing and proposed fire hydrants within the proposed parcel map, which shall be placed at intervals of not more than eight hundred feet;
- m. Proposed method of sewage disposal;
- n. Proposed use of each lot;
- o. Approximate contours at five-foot vertical intervals, except where the slope is in excess of thirty degrees, in which case the vertical interval between approximate contours shall be twenty feet, and where grading is proposed, engineering data shall show the approximate finished grading;

- p. Proposed balanced cut and fill grading amounts.
- q. Proposed public areas, if any;
- r. Date, north point and scale;
- s. Number for each proposed lot;
- t. Approximate location and type of each tree within the proposed building pad area, and an indication as to which trees are to be removed;
- u. Approximate location and outline to scale of each existing building or structure within the proposed subdivision, which will not be removed or demolished in the development of the subdivision;
- v. Existing zoning both as to land use and area requirements;
- w. If applicable, delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the City the right to prohibit the erection of buildings or other structures within the restricted areas.
- x. If it is impossible or impracticable to place upon the tentative map any matter required in this section, such matter or information shall be furnished in a written statement, which shall be appended to and submitted with such map.

18. There shall be filed with the vesting tentative map a geological report prepared by a registered engineering geologist, as required by the Business and Professions Code of the State, showing the geological characteristics of the proposed lots in the proposed subdivision, and confirming that a building site can be developed on the lot which is free of geological hazard. Said report and the conclusions contained therein shall be approved by the City Engineer, and may be subject to the provisions of Chapter 16.36 of the Rolling Hills Municipal Code.

19. The Tentative Vesting Parcel Map shall comply with all provisions of the City Subdivisions Code and Zoning Ordinance, including but not limited to the area requirements and subdivision development standards of the RA-S-2 Zone requiring a minimum parcel standard of 2 net acres per lot unless otherwise provided herein.

20. The subdividers shall submit evidence to the satisfaction of the City Engineer that they are the owners of the property shown on the Tentative Vesting Map as proposed for subdivision.

21. The Vesting Tentative Parcel Map shall show the easements as approved by the Rolling Hills Community Association, including the approved 25-foot roadway easement along Pine Tree Lane.

22. The Vesting Tentative Parcel Map shall demonstrate a driveway approach to the proposed lot (Parcel 2) that has a radius curve between 15 and 25 feet in width at each side of the driveway approach to accommodate vehicle entering and existing the property, and a driveway, which is a minimum of 20 feet wide clear to the sky.

23. The Vesting Tentative Parcel Map shall show that parcel lines extend to the center of private and future streets.

24. The Vesting Tentative Parcel Map shall provide that all utility lines currently serving, or which will serve the parcels shall be placed underground to the satisfaction of the City.

25. The Vesting Tentative Parcel Map shall show 18 feet of paved access on Pine Tree Lane.

* * *

THE FOLLOWING CONDITIONS SHALL BE COMPLETED PRIOR TO OR IN CONNECTION WITH RECORDATION OF THE FINAL MAP:

Planning
City Engineer/Superintendent of Streets
Land Development Division - Road Department
Soils/Geology Division
Fire Department
Health Department
 Resolution No. 1003

26. The subdivider shall dedicate land or pay a fee in lieu thereof for purposes of park and recreational facilities (Quimby Act) in accordance with the Subdivision Map Act.

*Calc - Quimby
fees*

27. Utility lines, including but not limited to electric, communications, and cable television, shall be placed underground prior to receiving final map approval from the City Council. The subdivider shall be responsible for complying with this requirement, and shall make the necessary arrangements with the utility companies for the installation of such facilities. All appurtenant and associated equipment such as, but not limited to transformers, meter cabinets and other facilities shall be placed underground, unless the affected utility company determines that placement of its facilities underground is not technically feasible. The subdivider may request a waiver from this requirement, by providing a letter to the City from the utility companies explaining the reason(s) why the undergrounding of the appurtenant facilities is not feasible.

util. lines

28. Letters shall be provided from all utility companies having jurisdiction for utilities that are to be undergrounded, including but not limited to electrical, telephone and cable television, which serve or are proposed to serve the two parcels created by this Vesting Tentative Map stating that the required undergrounding work has been completed.

*→ completion
letter*

29. All other required improvements shall be completed. If such improvements, other than undergrounding of utilities, are not completed before a final map is approved, the subdivider shall enter as contractor into an agreement with the City to complete the improvement no later than thirty-six months after recording the final map or such other time as determined by the City Council at the time the final map is approved.

30. Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.

31. Prior to the recordation of the final map easements shall be granted to the Rolling Hills Community Association for the purpose of ingress, egress, construction and maintenance of all infrastructure constructed as roadways, trails, and utility access and proof of the dedication shall be submitted to the satisfaction of the City Engineer.

City Engineer/Superintendent of Streets and Development Division

32. In accordance with Section 21.36.010(c) of the County's Subdivision Ordinance a deposit is required to review documents and plans for final map clearance.

33. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or City policies must be specifically approved by the City. Otherwise all such inconsistent details and notes or ordinance requirements shall be corrected to conform to these conditions and ordinance requirements that were in effect at the time that this vesting tentative map was approved by the City of Rolling Hills.

34. All easements required as part of the approval of Tentative Parcel Map No. 27078 are tentative and subject to review and approval by the City Engineer to determine the final locations and requirements.

35. Show Portuguese Bend Road, Upper Blackwater Canyon Road and Pine Tree Lane as private and future streets on the final map. Show 40 feet right of way from existing centerline on Portuguese Bend Road, show 30 feet from existing centerline on Upper Blackwater Canyon Road and show 25 feet from centerline on Pine Tree Lane.

*Gas
Electric
Water -*

36. Easements shall not be granted or recorded within areas proposed or required to be granted, dedicated, or offered for dedication for public streets, access rights, building restriction rights, or other easements until after the final map is filed with the County Recorder. If easements are granted after the date of tentative approval, the easement holder prior to the filing of the final map shall execute subordination.

37. Locate and show all trails outside of the road right of way.

38. In lieu of establishing the final specific locations of structures on Parcel 2 at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the Rolling Hills Municipal Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.

39. If the relationship of existing buildings/sewage disposal components to the new parcel lines creates conditions that do not comply with the Building Code/Plumbing Code/Zoning Ordinance, these non-complying conditions shall be corrected or the parcel lines relocated prior to the division of land to the satisfaction of the City Engineer.

40. The final map shall delineate the distances from the proposed parcel lines to all existing buildings, which will remain after the division of land. If such distances do not conform to the requirements set forth in Building Code Chapters 5, 18, 19 and 21 or City of Rolling Hills Zoning Ordinance requirements, the proposed parcel lines shall be relocated or the non-complying conditions of the buildings shall be corrected prior to the division of land.

41. All easements existing at the time of final map approval shall be delineated on the approved tentative map and shall include the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect shall be shown on the tentative map in lieu of its location. If all easements have not been accounted for at the time of final recordation, the subdivider shall submit a corrected final map, which accurately delineates all existing easements subject to review and approval by the Planning Department and the City Engineer.

42. The subdivider shall grant ingress/egress and utility easements to the public over the private and future streets.

43. The final map shall extend parcel lines to the center of private and future streets.

44. Lot lines shall be nearly radial or perpendicular to street right of way in the City.

45. The final map shall be processed through the City Engineer prior to being filed with the County Recorder.

46. Prior to submitting the Tentative Map to the City Engineer for examination pursuant to Section 66450 of the Government Code, the subdivider shall obtain clearances from all affected Departments and Divisions, including without limitations a clearance from the Subdivision Mapping Section of the Land Development Division of the Department of Public Works for the following mapping items: mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.

47. A preliminary guarantee shall be provided if signatures of record title interests appear on the final map. A final guarantee will be required. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account shall remain open until the final parcel map is filed with the County Recorder.

48. The subdivider shall enter into an agreement with the City franchise cable TV operator to permit the installation of cable in a common utility trench.

Land Development Division - Water Ordinance Subunit
Fire Department

49. Water mains shall be designed to meet or exceed the total flow requirements determined for domestic flow and fire flow for this development. The subdivider's engineer to the satisfaction of the City Engineer shall calculate required domestic flow. Fire flow shall be determined by the Los Angeles County Fire Department as follows:

a. The required fire flow for public fire hydrants at this location is 1250 gallons per minute at 20 psi for duration of 2 hours, over and above maximum daily domestic demand. One hydrant flowing simultaneously shall be used to achieve the required fire flow.

b. Upgrade to the fire hydrant 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.

c. All hydrants shall measure 6" x 4" x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All hydrants shall be installed a minimum of 25 feet from a structure or protected by a two (2) hour rated firewall.

d. Hydrants shall be protected by bollards to the satisfaction of the Fire Department.

50. All new residences on subject parcels shall be fully fire sprinklered in accordance with NFPA Standards. Prior to final map clearance the applicant shall provide an Exhibit or information map complying with noted conditions.

51. All required fire hydrants shall be installed, tested and accepted by the Los Angeles County Fire Department or bonded for prior to final map approval.

OK per County
? - Does
he need to
bond for ??

52. The plans and specifications for the water delivery system shall be submitted for approval to the responsible water purveyor prior to final approval of this map by the City Engineer. Where water system facilities have not been installed prior to filing this map with the City Engineer for final approval, but were required, the subdivider shall submit a Labor and Materials security in addition to one of the following:

a. An agreement and Faithful Performance security in the amount approved by the City Engineer to be sufficient to guarantee installation of the improvements; or

b. An agreement and evidence satisfactory to the City Engineer showing that the subdivider has entered into a contract with the serving water utility for establishing a security guaranteeing payment for the installation of the improvements.

53. The subdivider shall file with the City Engineer a statement from the water purveyor indicating that the water system will be operated by the purveyor and that under normal operating conditions, the system will meet the requirements for the land division, and that water service will be provided to each parcel.

✓ need
copy

SOILS/GEOLOGY

54. The final map shall be approved for drainage.

55. The final map shall be approved by the Geology and Soils Sections to assure that all geologic factors have been properly evaluated.

56. No onsite development is proposed for this tentative parcel map.

57. The final map shall delineate restricted use areas, if any, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and the subdivider shall dedicate to the City the right to prohibit the erection of buildings or other structures within the restricted use areas.

Health Department

58. Where public sewers are not available, and where private sewage systems will be utilized, the subdivider shall perform percolation tests in accordance with the City Health Officer and shall submit the results of said percolation tests to the City Engineer subject to review and approval by the City Health Officer.

59. The existing on-site sewage disposal system located on Parcel 1 shall be evaluated to insure adequacy if proposed as the means of sewage disposal for any building construction and/or addition that may result in exceeding the capacity that was initially intended to accommodate. The existing buildings and sewage disposal system shall be clearly illustrated to indicate all setback requirements.

60. The subdivider shall obtain a "will serve" letter from the California Water Service Company. Domestic water shall be supplied to the subject property.

✓ need copy

THE FOLLOWING CONDITIONS SHALL BE COMPLETED PRIOR TO ISSUANCE OF BUILDING PERMITS:

61. All conditions of this approval, specified above, shall be complied with to the satisfaction of the City.

62. No building or grading permits shall be issued for construction until Site Plan Review approval has been granted by the Planning Commission for the construction of single family residences on either of the proposed parcels. The Planning Commission may limit the size and location of the building pad, finished floor heights, building heights, landscaping type and heights, and grading to preserve scenic resources for each individual homesite under the discretionary Site Plan Review process. During the discretionary process the Planning Commission may also require that scenic vistas be preserved and may make a decision as to which trees may remain and which should be removed. The Architectural Committee of the Rolling Hills Community Association shall also review the project.

63. The pad size and location, driveway location and anticipated grading quantities shown on the Tentative Parcel Map are illustrative only, and not a part of the Map approval. All are subject to review and revision through Site Plan Review process, and subject to all Resolution No. 1003

other applicable requirements of the Zoning and Building Ordinances. This approval does not guarantee any rights to the subdivider to improve Parcel No. 2 as depicted on the parcel map.

64. Where driveways extend further than 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided, to the satisfaction of the Fire Department. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use.

65. A geology and/or soils engineering report shall be required prior to approval of building or grading plans.

66. A full feasibility percolation study is necessary before construction permits are issued and building begins.

67. Prior to issuance of a grading/building permit for each of the parcels, a biological assessment shall be prepared by a City approved qualified biologist/ horticulturist or landscape professional. The biological assessment shall include a description of all significant plant and animal life on the lot being developed, along with recommendations for preservation, mitigation or relocation of such resources. The developer shall incur the cost for preparation of the biological assessment and shall comply with mitigation measures recommended in the biological assessment, as approved by the City.

68. In the event that subsurface material of an archeological, paleontological or other cultural resource is encountered during project grading or development, all grading and construction shall cease in the immediate area, and the find shall be left untouched until a qualified professional archeologist or paleontologist, which ever is appropriate, is called in to evaluate the find and makes recommendation as to disposition, mitigation or salvage. The developer shall incur the cost of such professional investigation. The developer shall comply with the mitigation measures recommended and approved by the City for the disposition, mitigation or salvage of such material.

69. Sanitary sewers are not available and the parcels shall be dependent upon the use of individual, private sewage disposal systems and shall be designed in compliance with the Los Angeles County Health Codes and Building and Safety Codes.

70. If, because of future grading, or for any other reason, it is found that the requirements of the Plumbing Code cannot be met on any of the proposed lots, the Department of Health Services shall recommend that no building permit be issued for the construction of homes on such parcels.

71. In addition to the Department of Health Services, the method of sewage disposal shall be reviewed and approved by the California Regional Water Quality Control Board, Los Angeles Region.

72. The size of the dwelling may be limited by the size of the private sewage disposal system that can legally be installed on each lot.

73. The installation and location of private sewage disposal systems shall be contingent on the requirement of the Engineering Geology Division of the Los Angeles County Department of Public Works.

74. Prior to issuance of building permits plans must be approved to:

a. Eliminate the sheet overflow, ponding and protect the lots from high velocity scouring action.

b. Provide for contributory drainage from adjoining properties.

c. Provide for the proper distribution of drainage.

d. Comply with NPDES and SWMP requirements, if applicable.

e. Comply with standard Urban Stormwater Mitigation Plan (SUSMP) requirements, if applicable.

75. The grading plan shall utilize land form or contour grading techniques in its design so as to create slopes that blend with the natural horizontal and vertical contours of the existing terrain and in no case shall cut and fill slopes be steeper than the City of Rolling Hills standard of 2 to 1 slope ratio.

76. The subdivider shall provide water mains, fire hydrants, and fire flows as required by County Forester and Fire Warden for each parcel.

77. Fire Department access, if required, shall be extended to within 150 feet distance of any exterior portion of all structures.

78. Fire Sprinklers are required for structures on Parcel 2.

79. Vehicular access shall be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.

80. The building pad areas shall be capable of providing parking for excess vehicles.

* * *

THE FOLLOWING CONDITIONS SHALL BE COMPLETED IN CONJUNCTION WITH FINAL BUILDING CONSTRUCTION:

81. Water service to the existing building must be on the same lot as the building it serves. Water service to any development on Parcel 2 must be on the same lot as the building it serves.

82. The property owners shall be required to conform to 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:

Fugitive Dust

A. A Comprehensive Fugitive Dust Control Program shall be developed and implemented before commencement of grading activities, subject to review and approval of the City Building Department and the South Coast Air Quality Management District (SCAQMD). This Plan, at minimum, shall address compliance with SCAQMD Rule 403, including:

- Regular site watering
- Application of soil stabilizers to inactive graded areas
- Covering and/or washing of transport trucks leaving the site
- Periodic street cleaning of public roads adjacent to the site.

B. A High Wind Response Plan in accordance with Rule 403 of the SCAQMD shall be developed and implemented at times when wind speeds exceed 25 mph to reduce PM10 emissions. The High Wind Response Plan shall be developed and implemented before commencement of grading activities, subject to review and approval of the City Building Department and the SCAQMD.

C. 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.

Construction Equipment Exhaust

A. Heavy construction equipment shall be properly tuned and maintained to reduce emissions. Construction equipment shall be fitted with the most modern emission control devices. The construction manager shall monitor compliance with this measure. The project shall be subject to periodic inspections by City Building Inspectors during all construction activities.

B. The project shall comply with Rule 461, which establishes requirements for vapor control from the transfer of fuel from the fuel truck to vehicles both during construction and subsequent operations.

83. An Erosion Control Plan containing the elements set forth in Section 7010 of the 2002 County of Los Angeles Uniform Building Code shall be prepared subject to the review and approval of the City Engineer to minimize erosion and to protect slopes and channels to control stormwater pollution as required by the County of Los Angeles.

84. Any proposed private driveway for Parcel 2 shall be reviewed by the Traffic Commission and Fire Department.

85. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants.

86. 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. No construction activity shall be permitted on Sundays or nationally recognized holidays.

87. The property owners shall be required to conform with the Regional Water Quality Control Board and County Health Department requirements for the installation and maintenance of septic tanks.

88. The property owners shall be required to conform to the Regional Water Quality Control Board and County Health Department requirements for the installation and maintenance of stormwater drainage facilities.

89. The property owners shall be required to conform to the Regional Water Quality Control Board and County Public Works Department Best Management Practices (BMP's) related to solid waste.

90. The property owners shall repair any broken or damaged pavement on streets within or abutting the subdivision.

96. The property owners shall provide City, Fire Department and Rolling Hills Community Association approved building address number prior to occupancy.

97. Conditions 1 through 25 shall be met prior to the stamping of the tentative map for condition compliance.

98. Conditions 26 through 60 shall be completed prior to or in conjunction with recordation of the final map of any phase.

99. Conditions 61 through 80 shall be completed prior to issuance of building permits.

100. Conditions 81 through 96 shall be completed in conjunction with final building construction.

APPROVED AND ADOPTED THIS 8th DAY OF MAY 2006.


B. ALLEN LAY, MAYOR

ATTEST:


MARILYN L. KERN, DEPUTY CITY CLERK

County reg: 3-rail fence - remove from easements along Port. Blvd. Rd -
Calile Co. letter re: survey

Art Castro - Road Dept.
626 458 4921

Need
Edison
Tat clearance

Donald Krany - Reg. Planning
213 974 6433



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

NO. 2 PORTUGUESE BEND ROAD
ROLLING HILLS, CALIF. 90274

(310) 377-1521

FAX: (310) 377-7288

AGENDA ITEM

MEETING DATE 1/25/93

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

ATTENTION: CRAIG R. NEALIS, CITY MANAGER

FROM: LOLA M. UNGAR, PRINCIPAL PLANNER

SUBJECT: ZONING CASE NO. 489

Mr. and Mrs. Ben Kazarian, Jr., 20 Upper Blackwater Canyon Road (Lot 101-RH)

RESOLUTION NO. 93-2: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING SITE PLAN REVIEW APPROVAL FOR A STABLE ADDITION AND THE FUTURE CONSTRUCTION OF A NEW BARN IN ZONING CASE NO. 489.

BACKGROUND

1. The Planning Commission approved the subject resolution on January 19, 1993.
2. The applicants propose a two-stage project. They are requesting Site Plan Review to construct an addition of a 111.75 square foot stall to be added to the existing 324 square foot stable in the first phase. The addition is more than 25% of the existing stable.

The second phase of the proposal is a request for Site Plan Review for the replacement of the stable with a 3,528 square foot barn. The barn will be constructed in the same area as the existing stable, at the easterly portion of the lot. The barn will be located 50 feet from the rear property line, and 40 feet from the western edge of the existing Pine Tree Lane. The new barn will not be any closer to Pine Tree Lane than the existing stable.
3. Trail access to the stable and barn will be from an existing trail off Upper Blackwater Canyon Road. The trail will be improved for phase two.
4. Grading will not be required for phase one. Grading for phase two will require 700 cubic yards of cut soil and 700 cubic yards of fill soil.
5. The structural lot coverage proposed is 2.9% in phase one and 3.9% in phase two. The total lot coverage proposed in phase one is 10% and the total lot coverage proposed in phase two is 12.1%.



ZONING CASE NO. 489.

PAGE 2

6. Overall building pad coverage proposed is 15.9% in phase one and 20% in phase two. In phase two, three separate building pad coverages will be: Residential, 17.5%; guest house, 19.5%; and stable area, 30%.

RECOMMENDATION

It is recommended that the City Council receive and file Resolution No. 93-2.

RESOLUTION NO. 93-2

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING SITE PLAN REVIEW APPROVAL FOR A STABLE ADDITION AND THE FUTURE CONSTRUCTION OF A NEW BARN IN ZONING CASE NO. 489.

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

Section 1. An application was duly filed by Mr. and Mrs. Ben Kazarian, Jr. with respect to real property located at 20 Upper Blackwater Canyon Road, Rolling Hills (Lot 101-RH) requesting Site Plan Review for a stable addition and the future construction of a new barn.

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the application for Site Plan Review on November 17, 1992 and December 15, 1992, and at a field trip on November 21, 1992.

Section 3. The Planning Commission finds that the project is categorically exempt from environmental review under the California Environmental Quality Act pursuant to a Class 3 exemption provided by Section 15303 of the State CEQA Guidelines.

Section 4. Section 17.34.010 requires a development plan to be submitted for site plan review and approval before any building or structure may be constructed or any expansion, addition, alteration or repair to existing buildings may be made which involve changes to grading or an increase to the size of the building or structure by more than twenty-five percent (25%) in any thirty-six month period.

Section 5. The Planning Commission makes the following findings of fact:

A. The proposed development is compatible with the General Plan, the Zoning Ordinance and surrounding uses because the proposed structure complies with the General Plan requirement of low profile, low density residential development with sufficient open space between surrounding structures. The proposed development complies with the General Plan requirement of encouraging stables, barns, and horsekeeping. The project conforms to Zoning Code setback and lot coverage requirements. The lot has a net square foot area of 315,560 square feet. The residence (4,130 sq.ft.), garage (552 sq.ft.), swimming pool and spa (1,763 sq.ft.), guest house (2,363 sq.ft.), and proposed stable (435.75 sq.ft.), will have 9,243.75 square feet which constitutes 2.92% of the lot which is within the maximum 20% structural lot coverage requirement. The future barn, which is proposed to replace the stable, will have 3,528 square feet which constitutes 3.9% of the lot which is within the maximum 20% structural lot coverage. The total lot coverage including paved areas and driveway will be

RESOLUTION NO. 93-2
PAGE 2

31,435.75 square feet for the stable addition and 38,220 square feet for the future barn. The percentages of total lot coverage for the proposed stable phase equals 10% of the lot and for the future barn phase equals 12.1%, each of which is within the 35% maximum overall lot coverage requirement. The proposed project is on a relatively large lot with most of the proposed additions located away from the road so as to reduce the visual impact of the development and is similar and compatible with several neighboring developments.

B. The proposed development preserves and integrates into the site design, to the maximum extent feasible, existing natural topographic features of the lot including surrounding native vegetation, mature trees, drainage courses, and land forms (such as hillsides and knolls) and grading will be minimal to minimize building coverage on the building pad itself.

C. The development plan follows natural contours of the site to minimize grading and the natural drainage courses will continue to the canyons at the rear of this lot.

D. The development plan incorporates existing large trees and native vegetation to the maximum extent feasible and supplements it with landscaping that is compatible with and enhances the rural character of the community.

E. The development plan substantially preserves the natural and undeveloped state of the lot by minimizing building coverage because the new structures will not cause the structural and total lot coverage to be exceeded. Significant portions of the lot, will be left undeveloped so as to minimize the impact of development.

F. The proposed development is harmonious in scale and mass with the site, the natural terrain and surrounding residences because as indicated in Paragraph A, lot coverage maximums will not be exceeded and the proposed project is of consistent scale with the neighborhood, thereby grading will be required only to restore the natural slope of the property. The ratio of the proposed structure to lot coverage is similar to the ratio found on several properties in the vicinity.

G. The proposed development is sensitive and not detrimental to convenience and safety of circulation for pedestrians and vehicles because the proposed project will utilize the existing vehicular access, thereby having no further impact on the roadway.

H. The project conforms with the requirements of the California Environmental Quality Act and is categorically exempt from environmental review.

RESOLUTION NO. 93-2
PAGE 3

Section 6. Based upon the foregoing findings, the Planning Commission hereby approves the Site Plan Review for a stable addition and a future barn as indicated on the Development Plans attached hereto as Exhibit A & B subject to the conditions contained in Section 7.

Section 7. The Site Plan Review for a stable addition and a future barn approved in Section 6 as indicated on the Development Plans attached hereto and incorporated herein as Exhibit A & B, is subject to the following conditions:

A. The Site Plan Review approval shall expire within one year from the effective date of approval as defined in Section 17.34.080.A.

B. It is declared and made a condition of the Site Plan Review approval, that if any conditions thereof are violated, the approval shall be suspended and the privileges granted thereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.

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 approved by Variance.

D. The lot shall be developed and maintained in substantial conformance with the site plans on file marked Exhibit A & B except as otherwise provided in these conditions.

E. Existing shrubs and trees along the east side of the proposed stable and future barn along Pine Tree Lane shall be retained and maintained during each of the construction phases.

F. Prior to the submittal of an applicable final grading plan to the County of Los Angeles for plan check, a detailed grading and drainage plan with related geology, soils and hydrology reports that conform to the development plan as approved by the Planning Commission must be submitted to the Rolling Hills Planning Department staff for their review. Cut and fill slopes must conform to the City of Rolling Hills standard of 2 to 1 slope ratio.

G. The project must be reviewed and approved by the Rolling Hills Community Association Architectural Review Committee prior to the issuance of any building or grading permit.

H. The horsekeeping pad coverage shall not exceed 4.7% for the proposed stable and shall not exceed 30% for the future barn.

RESOLUTION NO. 93-2
PAGE 4

I. The applicant shall execute an Affidavit of Acceptance of all conditions of this Site Plan Review, pursuant to Section 17.32.087, or the approval shall not be effective.

J. Conditions A, C, D, E, F, G, H, and I of this Site Plan Review approval must be complied with prior to the issuance of a building or grading permit from the County of Los Angeles.

PASSED, APPROVED AND ADOPTED THIS 19TH DAY OF JANUARY, 1993.


ALLAN ROBERTS, CHAIRMAN

ATTEST:

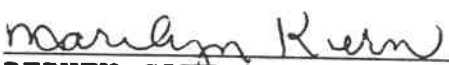

MARILYN KERN, DEPUTY CITY CLERK

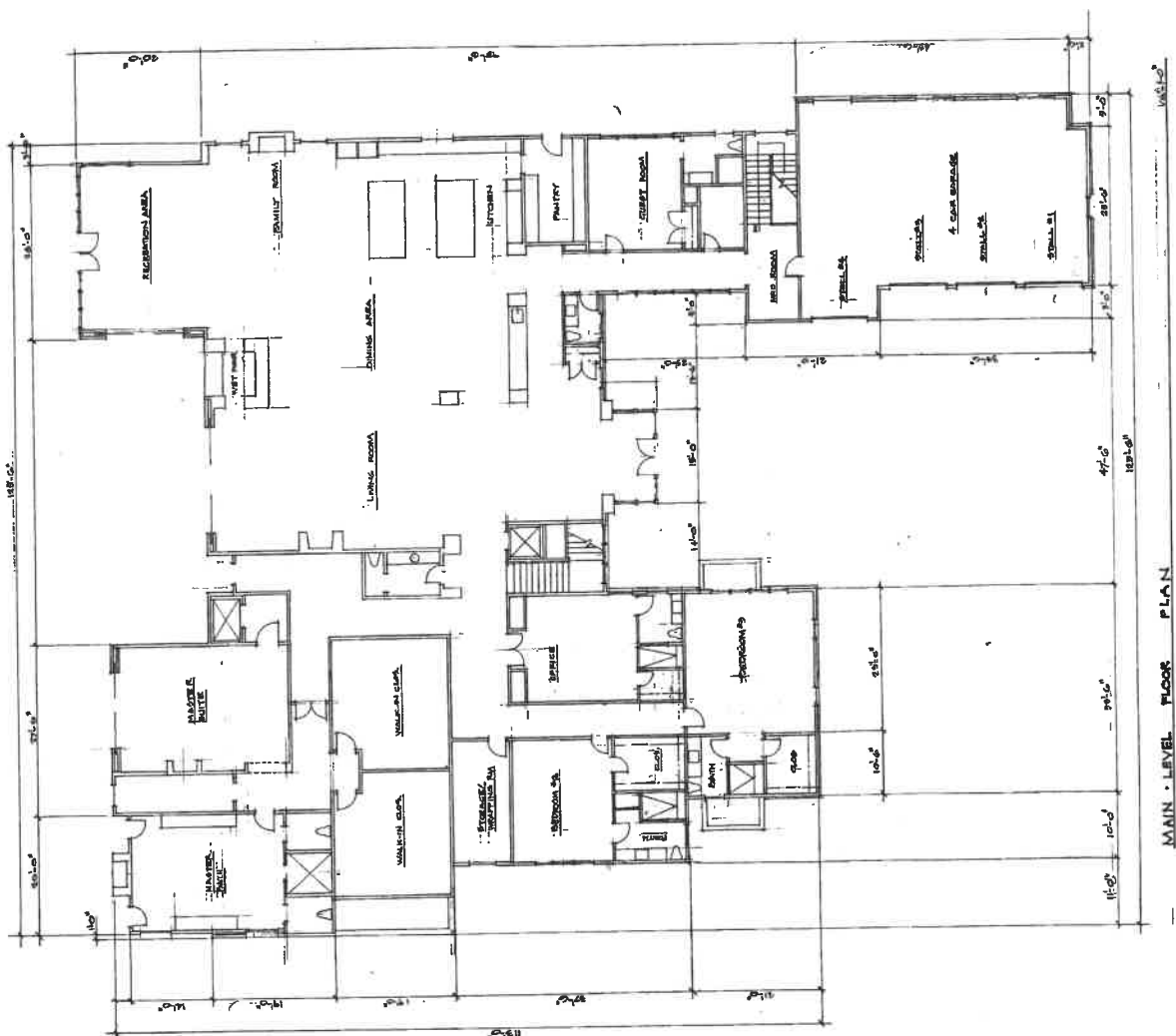
The foregoing Resolution No. 93-2 entitled:

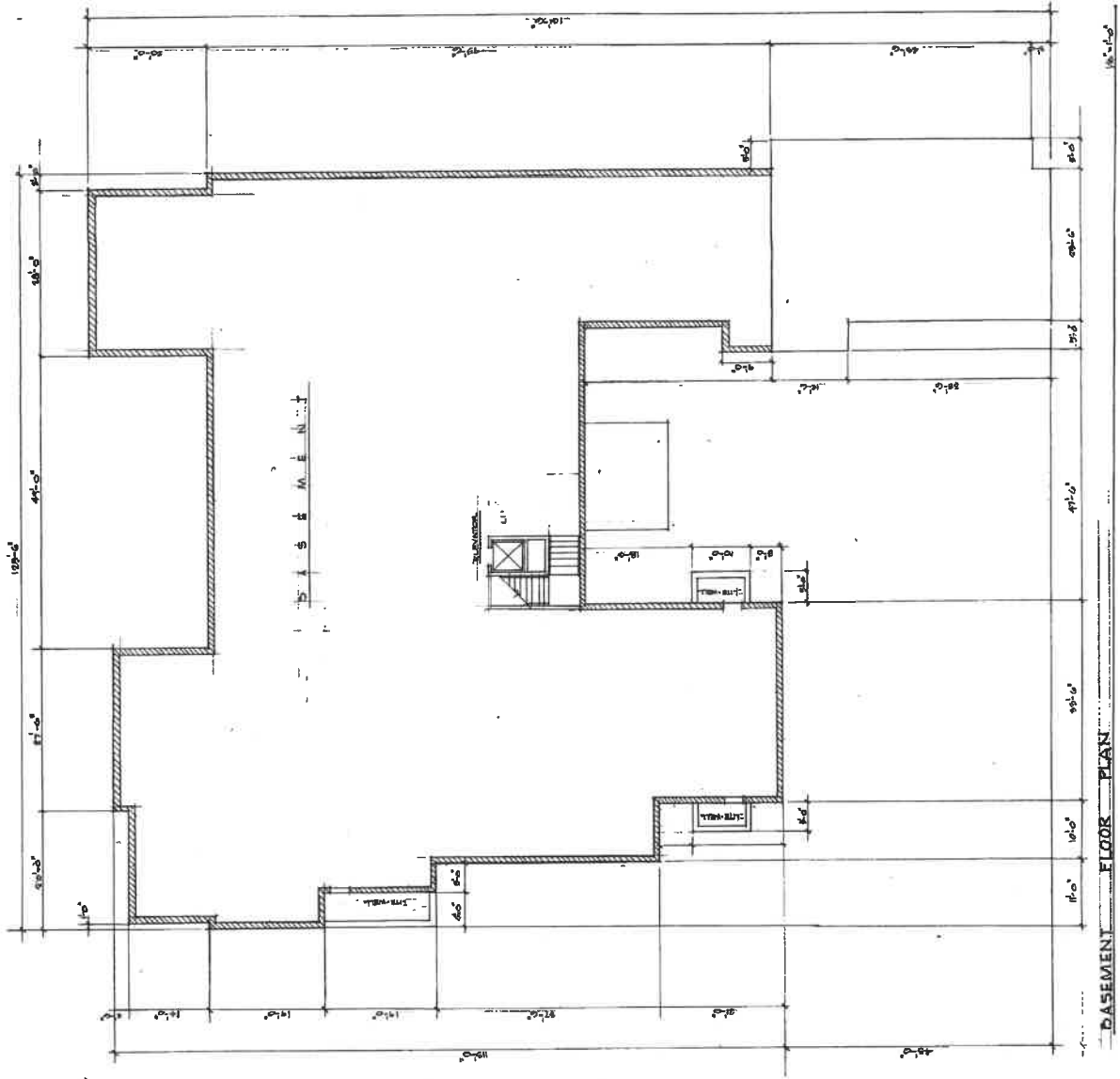
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF ROLLING HILLS GRANTING SITE PLAN REVIEW APPROVAL
FOR A STABLE ADDITION AND THE FUTURE CONSTRUCTION OF
A NEW BARN IN ZONING CASE NO. 489.

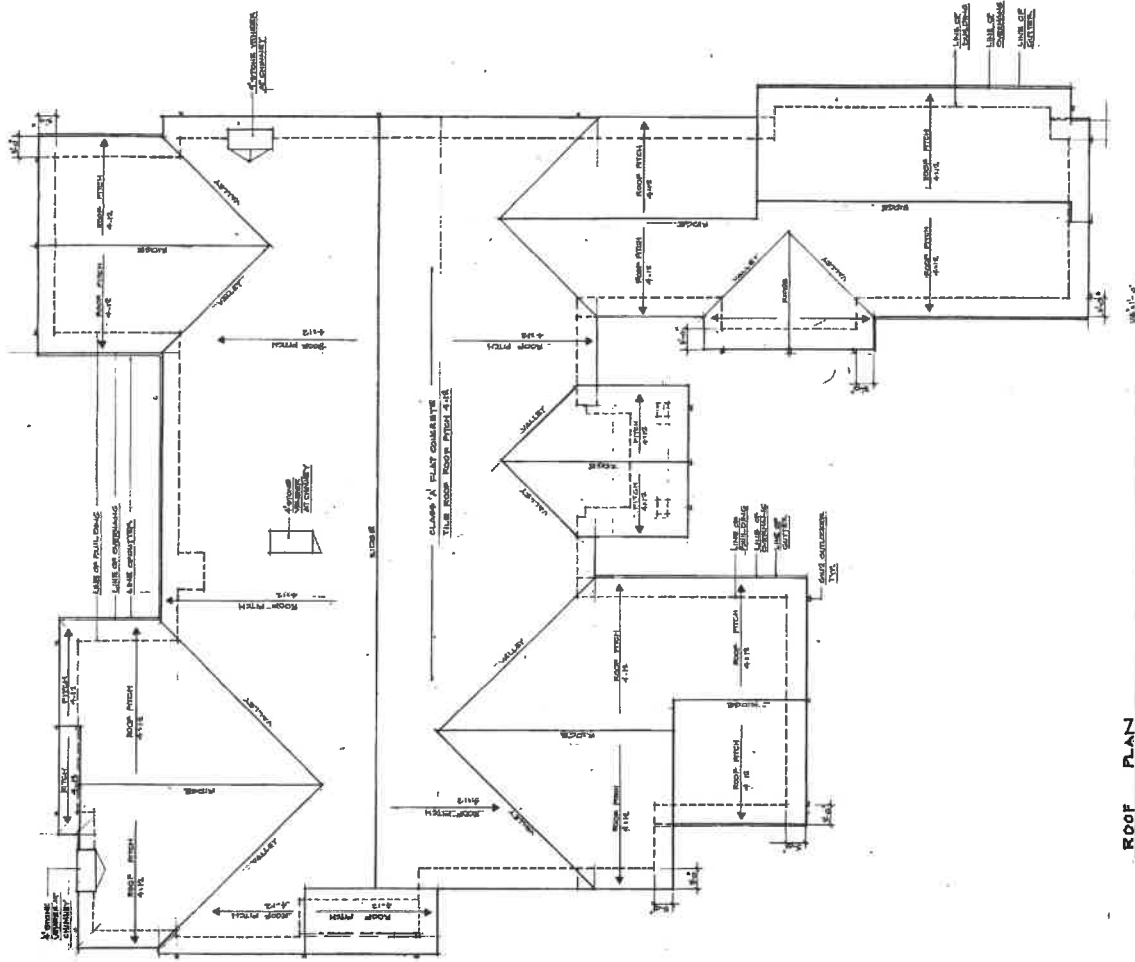
was approved and adopted at a regular meeting of the Planning Commission on January 19, 1993 by the following roll call vote:

| | |
|----------|--|
| AYES: | Commissioners Frost, Hankins, Lay, Raine and Chairman Roberts |
| NOES: | None |
| ABSENT: | None |
| ABSTAIN: | None |

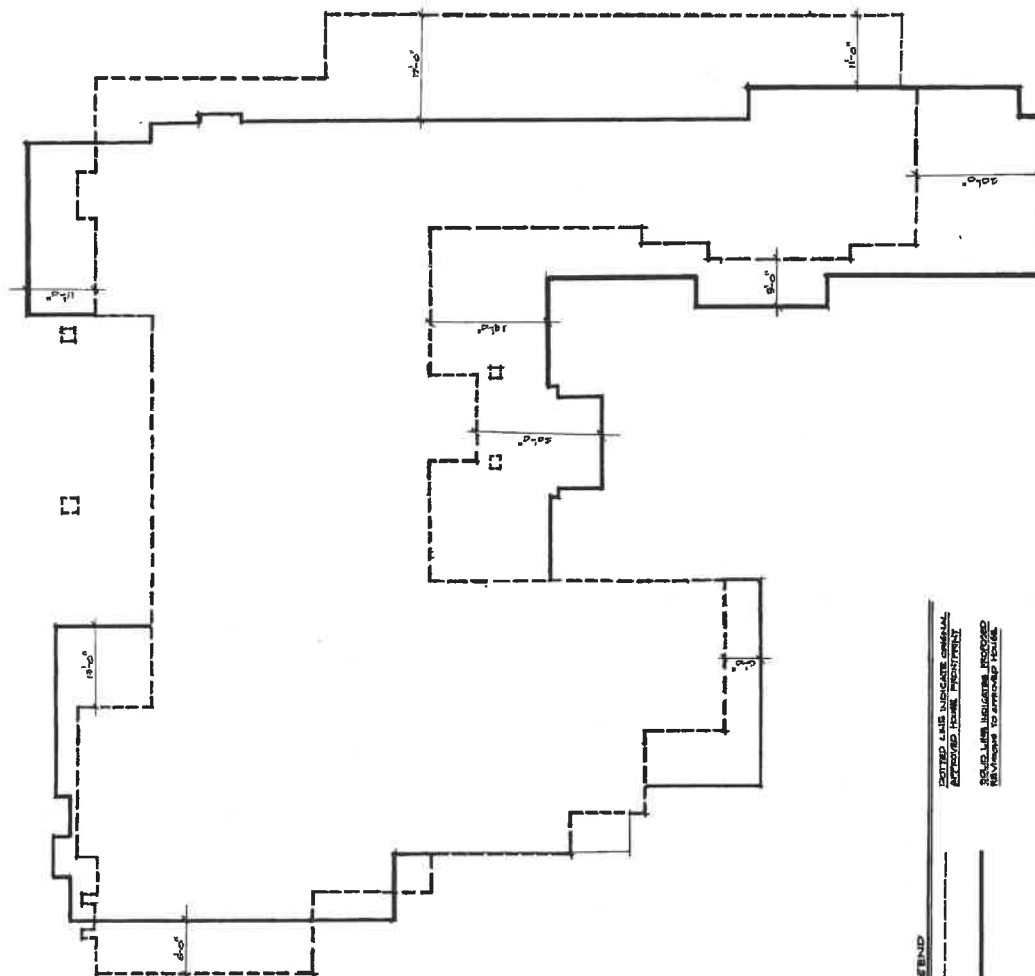

DEPUTY CITY CLERK





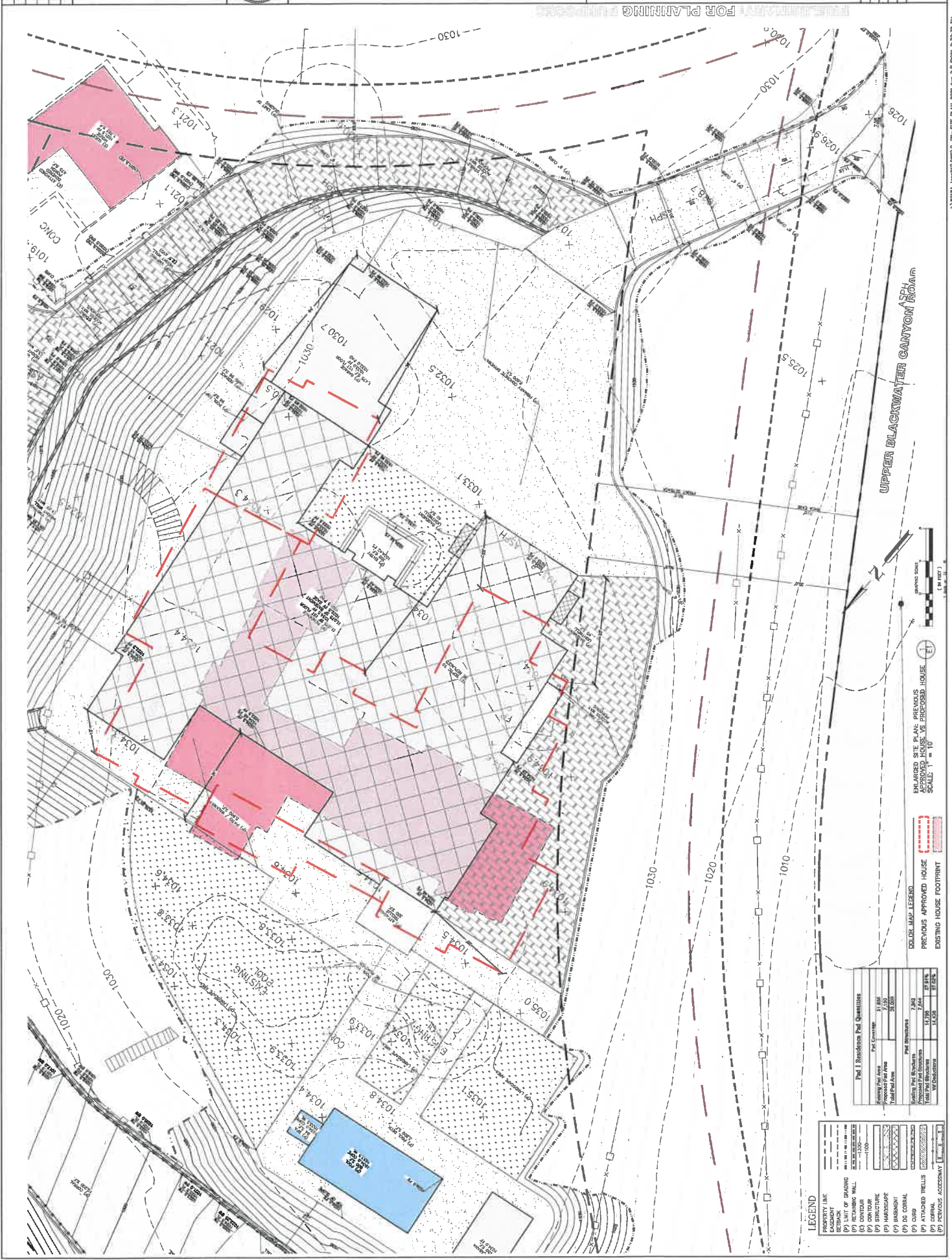


ROOF PLAN



APPENDIX

OVERLAY PLAN



ENLARGED SITE PLAN: PREVIOUS HOUSE VS PROPOSED HOUSE
SCALE: 1" = 10'

GLIDE MAP LEGEND

PREVIOUS APPROVED HOUSE
EXISTING HOUSE FOOTPRINT

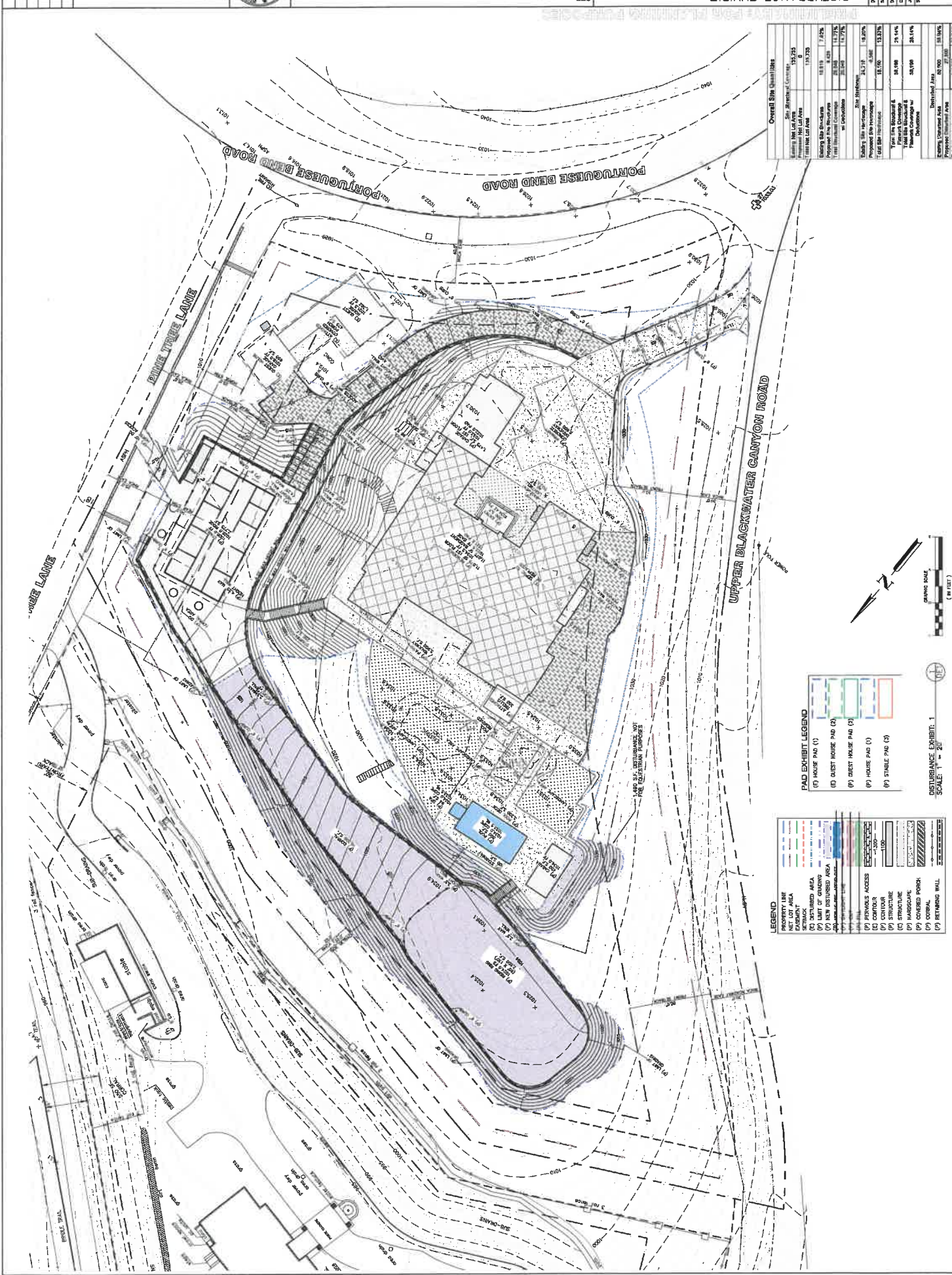
| Prop 1 Residence Pad Questions | |
|--------------------------------|--------|
| Existing Pad Area | 51,658 |
| Proposed Pad Area | 7,129 |
| Total Pad Area | 58,787 |
| Total Pad Area | |
| Proposed Pad Area | 7,129 |
| Existing Pad Area | 51,658 |
| Total Pad Area | 58,787 |

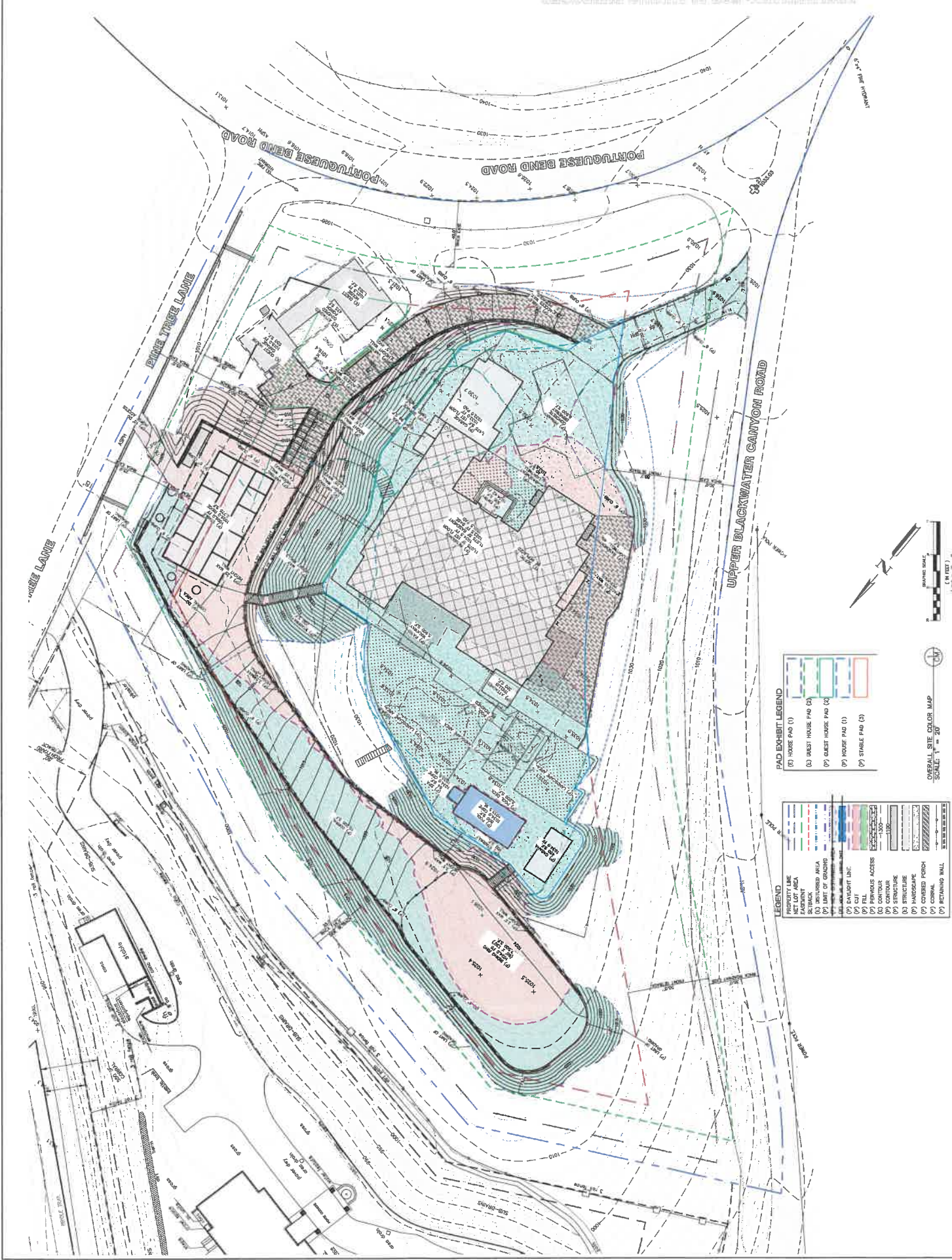
| LEGEND | |
|--------------------|-----|
| PROPERTY LINE | --- |
| GLIDE MAP | --- |
| RETAINING WALL | --- |
| STRUCTURE | --- |
| DC CORRAL | --- |
| COMP | --- |
| ATTACHED WELLS | --- |
| PREVIOUS ACCESSWAY | --- |

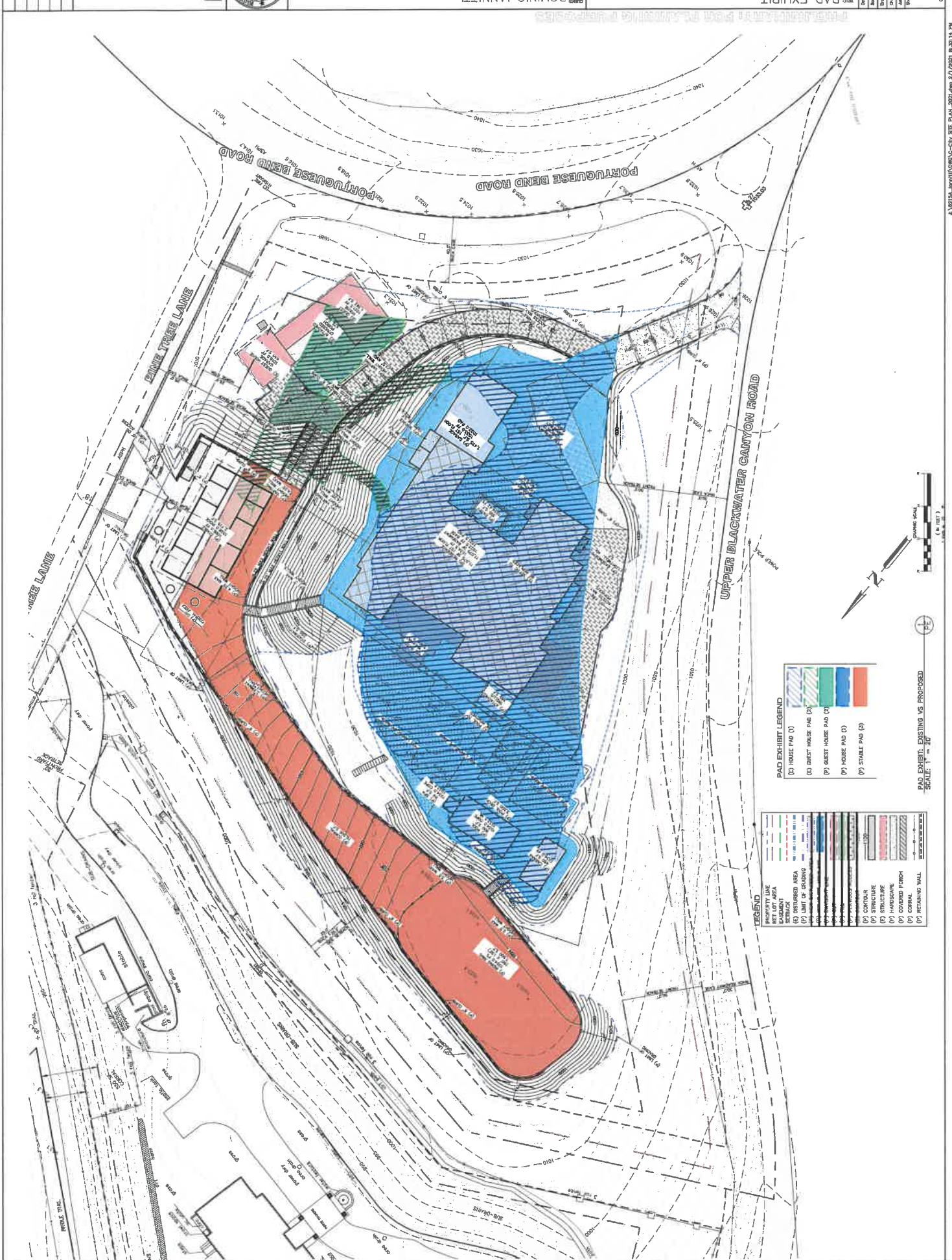
Public February 1, 2021
 Code AS SHOWN
 From TMA
 Printed TMA
 Job No 0215-A

DOMINIC IANNITTI
1417 LOWER PASEO LA CRESTA
PALOS VERDES ESTATES, CA 90274

| Revisión | By |
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City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 8.A

Mtg. Date: 03/16/2021

TO: HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION

FROM: STEPHANIE GRANT , ADMINISTRATIVE CLERK

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: ZONING CASE NO. 20-07: CONSIDER ADOPTING A RESOLUTION FOR A CONDITIONAL USE PERMIT FOR A PROPOSED 435 SQUARE FOOT ADDITION EXCEEDING THE MAXIMUM 200 SQUARE FOOT ALLOWABLE STABLE SIZE AND A VARIANCE FOR ENCROACHMENT INTO THE FRONT YARD FOR THE PROPOSED ADDITIONS LOCATED AT 8 UPPER BLACKWATER CANYON ROAD, (84-1-RH), (HSIUNG).

DATE: March 16, 2021

BACKGROUND:

LOCATION AND LOT DESCRIPTION

Zoning, Land Size and Existing Conditions

The lot is a long and narrow shaped parcel zoned RAS-2 and the net lot area is 110,207 square feet. The lot is currently developed with an existing 5,150 square-foot single family residence, 765 square-foot attached garage, 530 square-foot guest house, 625 square-foot pool/spa and 1,115 square-foot stable. The existing main residence and garage are located on the main building pad (8,020 square feet). The guesthouse and pool/spa are located on the second building pad (3,060 square feet). The both building pads are located on the southern portion of the parcel. The third building pad (7,660 square feet) is located towards the northern portion of the parcel. The third building pad is developed with equestrian uses and contains the existing 1,115 square-foot stable. The applicant is proposing to add 290 square feet of covered porches and 435 square feet to house a tack room and utility room to the existing 1,115 square-foot stable. The additions will encroach into the front yard setback.

REQUEST AND PLANNING COMMISSION

Applicant Request

The applicant is proposing to add 435 square feet (new tack room and utility room) to the existing stable. The applicant also proposes to remodel the exterior and add 290 square feet of covered decks to the existing stable. The existing stable currently contains three horse stalls with turnouts, muck room, feed room, and an open aisle. The proposed addition and covered porches will encroach 27 feet into the required front yard setback.

Conditional Use Permit

The applicant is requesting a Conditional Use Permit to further exceed the maximum 200 square-foot allowable size for stables. The applicant is proposing to add 435 square feet to an existing 1,115 square-foot stable.

Variance

The applicant is requesting a Variance for the proposed project to encroach 27-feet into the required 50-foot front yard setback. The long and narrow shape of parcel and topography limit the buildable pad area.

DISCUSSION:

MUNICIPAL CODE COMPLIANCE

Encroachment into the setback

The proposed additions will encroach 27 feet into the required 50-foot front yard setback. The west portion of the existing stable (muck and feed rooms) currently encroaches into the required setback by two feet. The third building pad provides enough space to accommodate the stable addition and covered porches but the development would have to encroach into the setback in order to preserve the current terrain of the property behind the stable. The proposed site has been graded and there are no impacts to views of the surrounding neighbors. The topography of the parcel and the road easement make it difficult to avoid encroaching into the required front yard setback.

Stable greater than two-hundred square feet

The current stable consists of: 144 SF feed room, 144 SF muck room, 432 SF stalls (3 total), 720 SF open aisle, and 432 SF turn-outs. The applicant is proposing to add 490 square feet (tack room and utility room) and 290 SF of covered porches. The square footage of the proposed addition and existing barn equal to 1,872 square feet.

Disturbance

The existing lot disturbance is 69,386 square feet or 69.95%. There will be no additional increase in the percentage of the disturbance as a result of the proposed project. The proposed project requires minimal grading and all dirt will be balanced onsite.

Stable Access

Access to the stable is from an existing driveway located off the south end of Lower Blackwater Canyon Road.

Neighbor Concerns

No public comments have been received on the date of publication of this Agenda item.

Environmental Review

The project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA).

CRITERIA FOR 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 and
- F. That the proposed conditional use observes the spirit and intent of this title.

CRITERIA FOR VARIANCES

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

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

FISCAL IMPACT:

None.

RECOMMENDATION:

It is recommended that the Planning Commission consider adopting a resolution for a Conditional Use Permit for a proposed 435 square foot addition to an existing stable; and a Variance for a proposed 435 square foot enclosed addition and 290 square foot covered porches to encroach into the front yard setback.

ATTACHMENTS:

[Development Table - ZC 2020-07.docx](#)

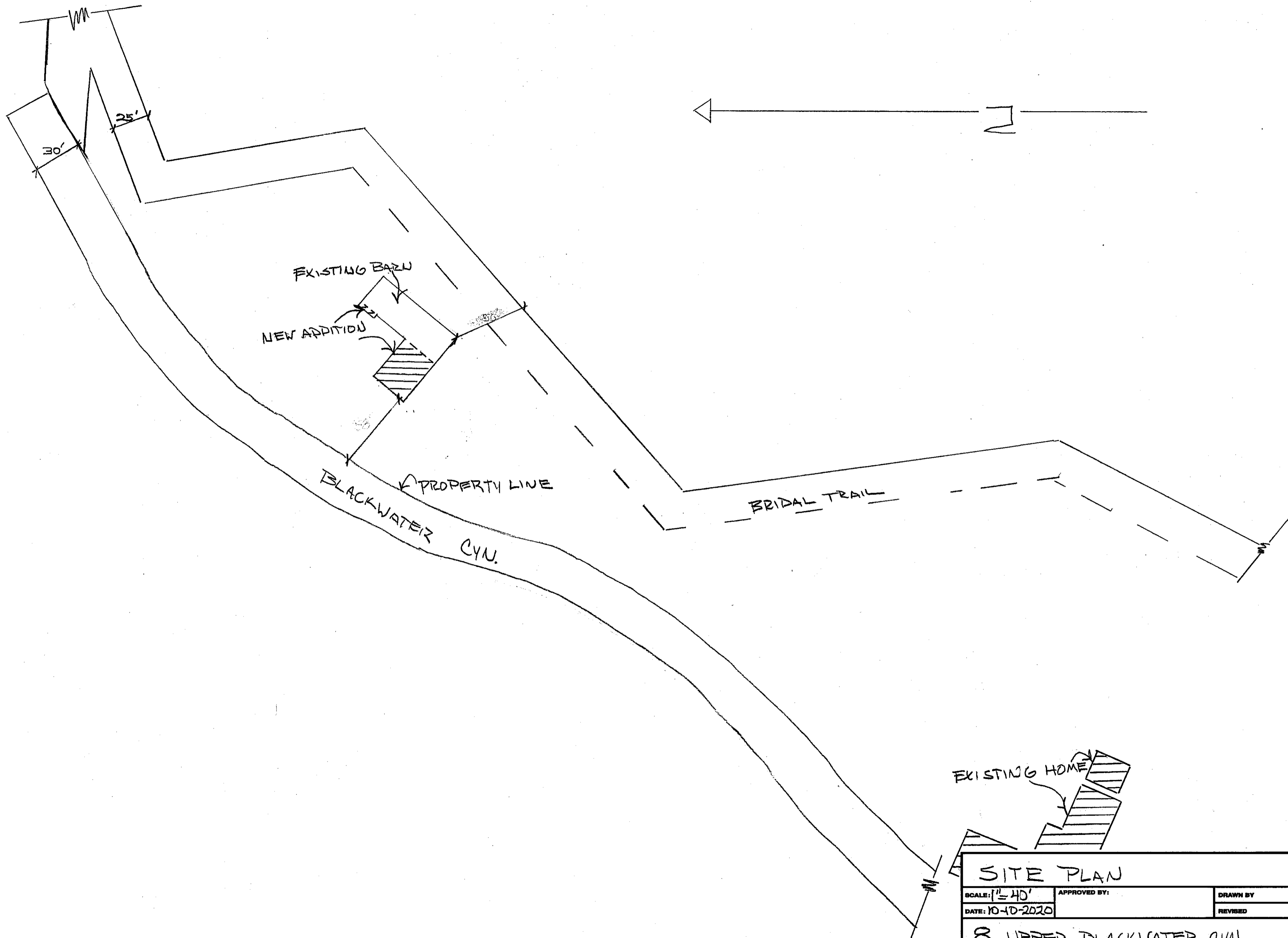
[8 Upper Blackwater_barn.pdf](#)

[C-SITE PLAN_8UpperBlackwaterA_3.1.2021.pdf](#)

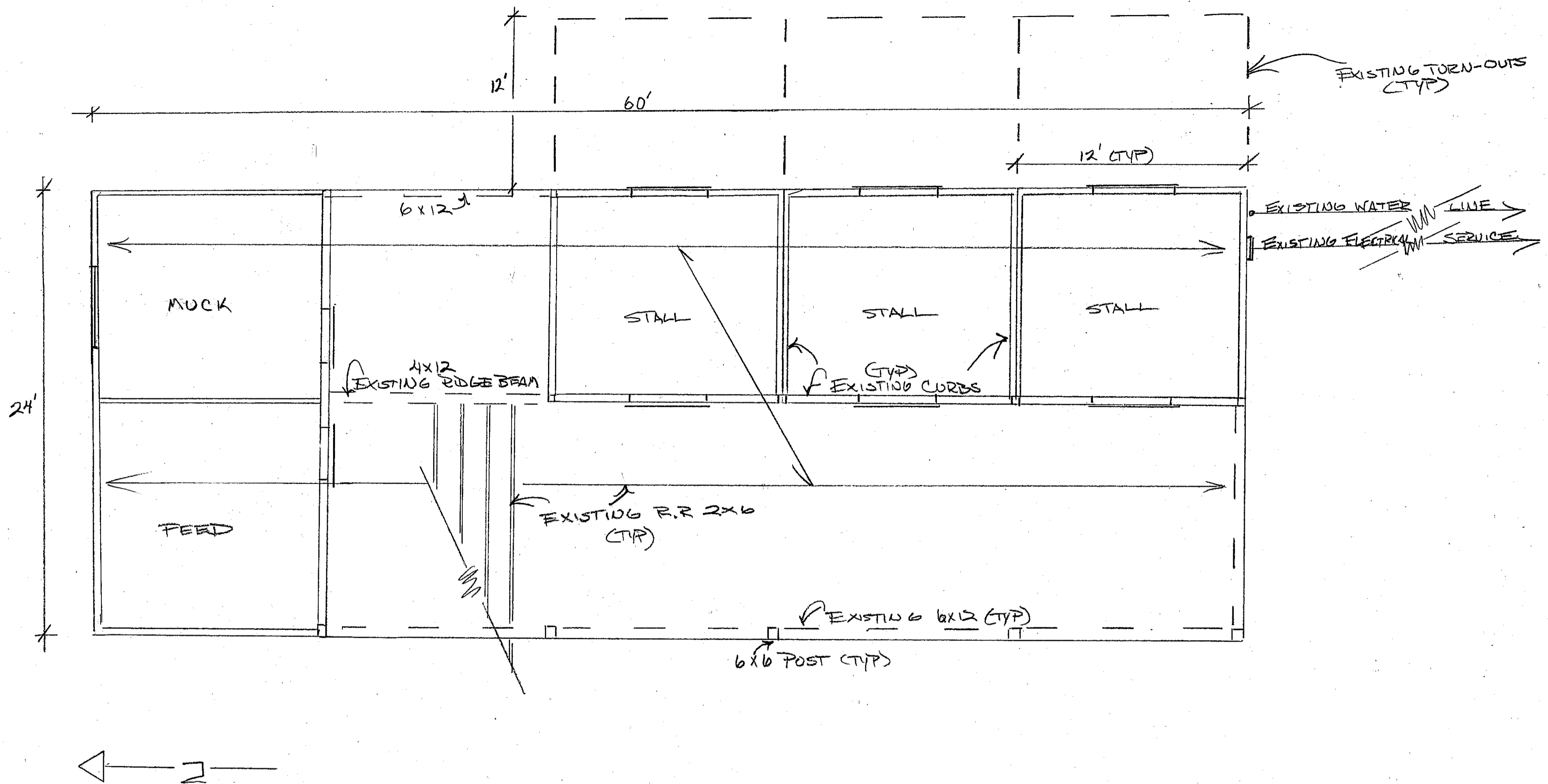
Development Table Zoning Case No. 2020-07 (8 Upper Blackwater Canyon Road)

| Modification to Site Plan Review, Conditional Use Permit | EXISTING | PROPOSED | TOTAL |
|---|--|---|-----------|
| RA-S- 2 Zone Setbacks Front: 50 ft. from front easement line Side: 35 ft. from side property line Rear: 50 ft. from rear easement line | SINGLE FAMILY RESIDENCE WITH GARAGE, GUEST HOUSE, POOL/SPA, STABLE, GUEST HOUSE/CABANA | CONDITONAL USE PERMIT FOR A PROPOSED 435 SQUARE FOOT ADDITION TO AN EXISTING STABLE REQUEST FOR A VARIANCE FOR A PROPOSED 435 SQUARE FOOT ADDTION AND 290 SQUARE FOOT COVERED PORCHES TO ENCROACH IN THE FRONT YARD SETBACK | |
| Net Lot Area | 99,196 SF | 0 SF | 99,196SF |
| Residence | 5,150 SF | 0 SF | 5,150 SF |
| Garage | 765 SF | 0 SF | 765 SF |
| Swimming Pool/Spa | 625 SF | 0 SF | 625 SF |
| Pool Equipment | 95 SF | 0 SF | 95 SF |
| Guest House/Cabana | 530 SF | 0 SF | 530 SF |
| Cabana | 0 SF | 0 SF | 0 SF |
| Stable | 1440 SF | 435 SF | 1,875 SF |
| Recreation Court | 0 SF | 0 SF | 0 SF |
| Attached Covered Porches, Entryway, Porte Cochere, Breezeways, Barn | 0SF | 290 SF | 290 SF |
| Attached Covered Porches house | 180 SF | 0 SF | 180 SF |
| Sheds | 0 SF | 0 SF | 0 SF |
| Lightwell | 0 SF | 80 SF | 0 SF |
| Service Yard | 55 SF | 0 SF | 55 SF |
| Basement Area | 0 SF | 0 SF | 0 SF |
| Total Structure Area | 9,830 SF | 725 SF | 10,555 SF |
| Structural Coverage | 9.38% | 1.22% | 10.6% |
| Total Structures Excluding: up to 5 legal and up to 800 SF detached structures that are not higher than 12 ft (no more than 120 SF per structure per deduction, except for trellis) | 10,619 SF | 9,429 SF | 16,400 SF |
| Structural Coverage (20% maximum) | 7.82% | 6.95% | 14.77% |
| Grading (balanced on site) | Unknown | Unknown | Unknown |
| Building Pad Coverage 1 (30%maximum) | 76.68 % | 0% | 76.68% |
| Building Pad Coverage 2 | 23.53% | 0% | 25.53% |

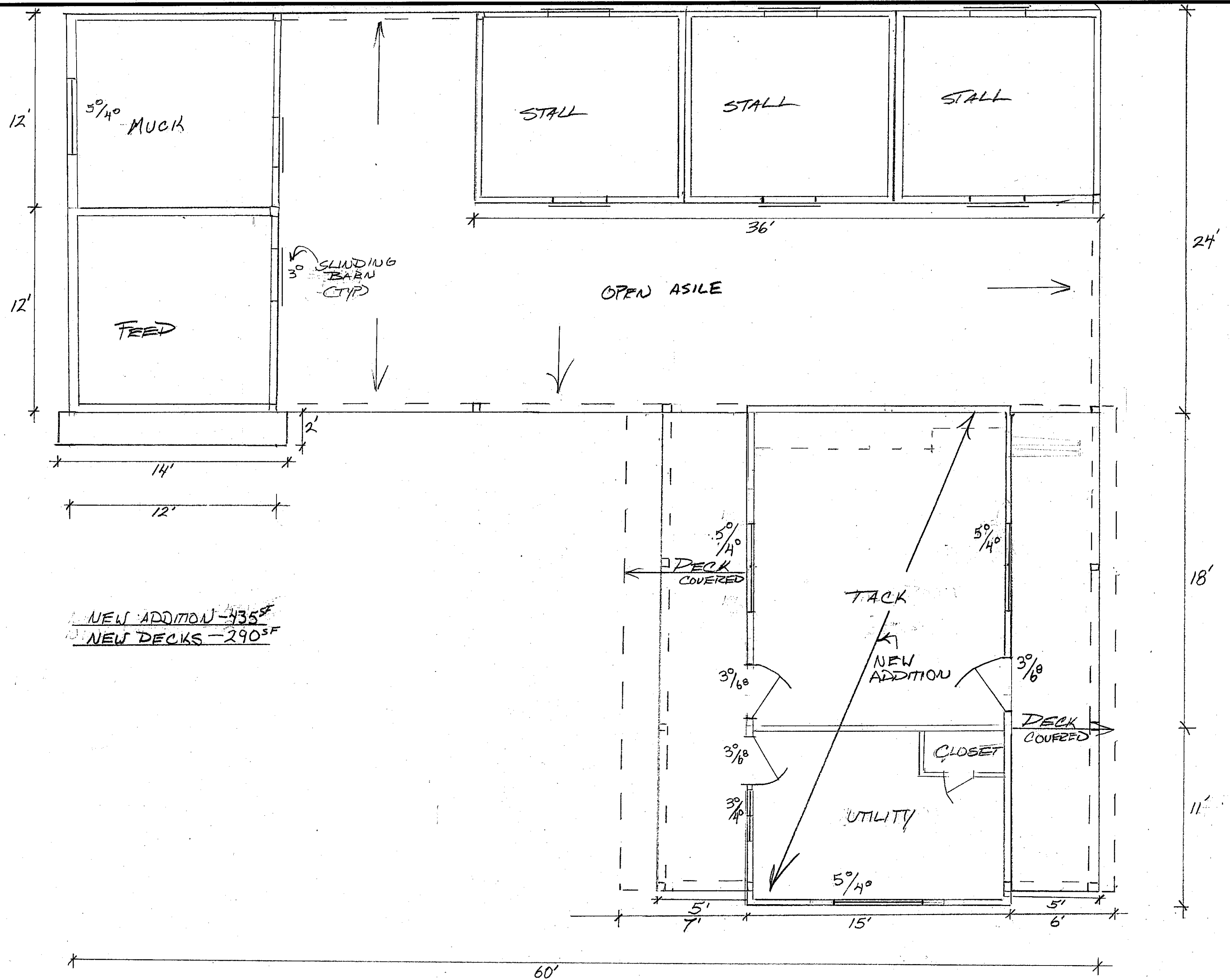
| | | | |
|---|----------------------------|-----------|-----------|
| (30%maximum) | | | |
| Building Pad Coverage 3 (30%maximum) | 22.2% | 7.38% | 29.38% |
| Disturbed Area (40% maximum) | (69.5%) 80,000 CY | 0Y | 69.5% |
| 550 S.F. | SF | 550 SF | 550 SF |
| Retaining/Garden Wall | 0 | 0 | 0 |
| Roadway Access | Existing driveway approach | No change | No change |



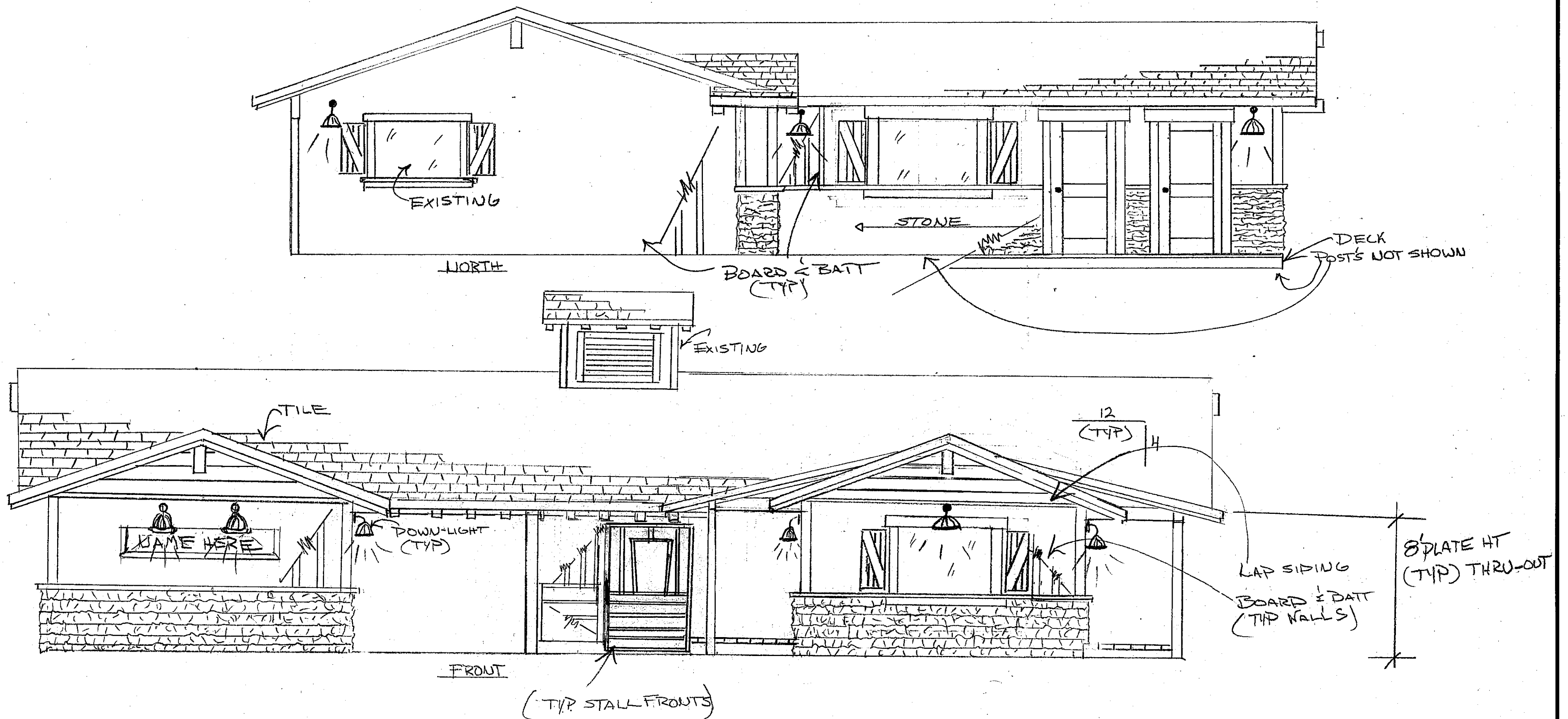
| | | |
|-------------------------|--------------|----------------|
| SITE PLAN | | |
| SCALE: 1" = 40' | APPROVED BY: | DRAWN BY |
| DATE: 10-10-2020 | | REVISED |
| 8 UPPER BLACKWATER CYN. | | |
| | | DRAWING NUMBER |
| | | 1A |



| EXISTING FLOOR PLAN | | |
|----------------------------|--------------|----------------|
| SCALE: 1/4" = 1'-0" | APPROVED BY: | DRAWN BY |
| DATE: 10-10-2020 | | REVISED |
| 8 UPPER BLACKWATER CYN. RD | | |
| ROLLING HILLS CA. | | DRAWING NUMBER |
| | | 1 |



| | | |
|-----------------------------|--------------|----------------|
| FLOOR PLAN | | |
| SCALE: 1/4" = 1'-0" | APPROVED BY: | DRAWN BY: |
| DATE: 10-10-2020 | | REVISED: |
| 8 UPPER BLACKWATER CYN. RD. | | DRAWING NUMBER |
| ROLLING HILLS, CA. | | 2 |



ELEVATIONS

SCALE: 1/4" = 1'-0"

APPROVED BY:

DRAWN BY

DATE: 10-10-2020

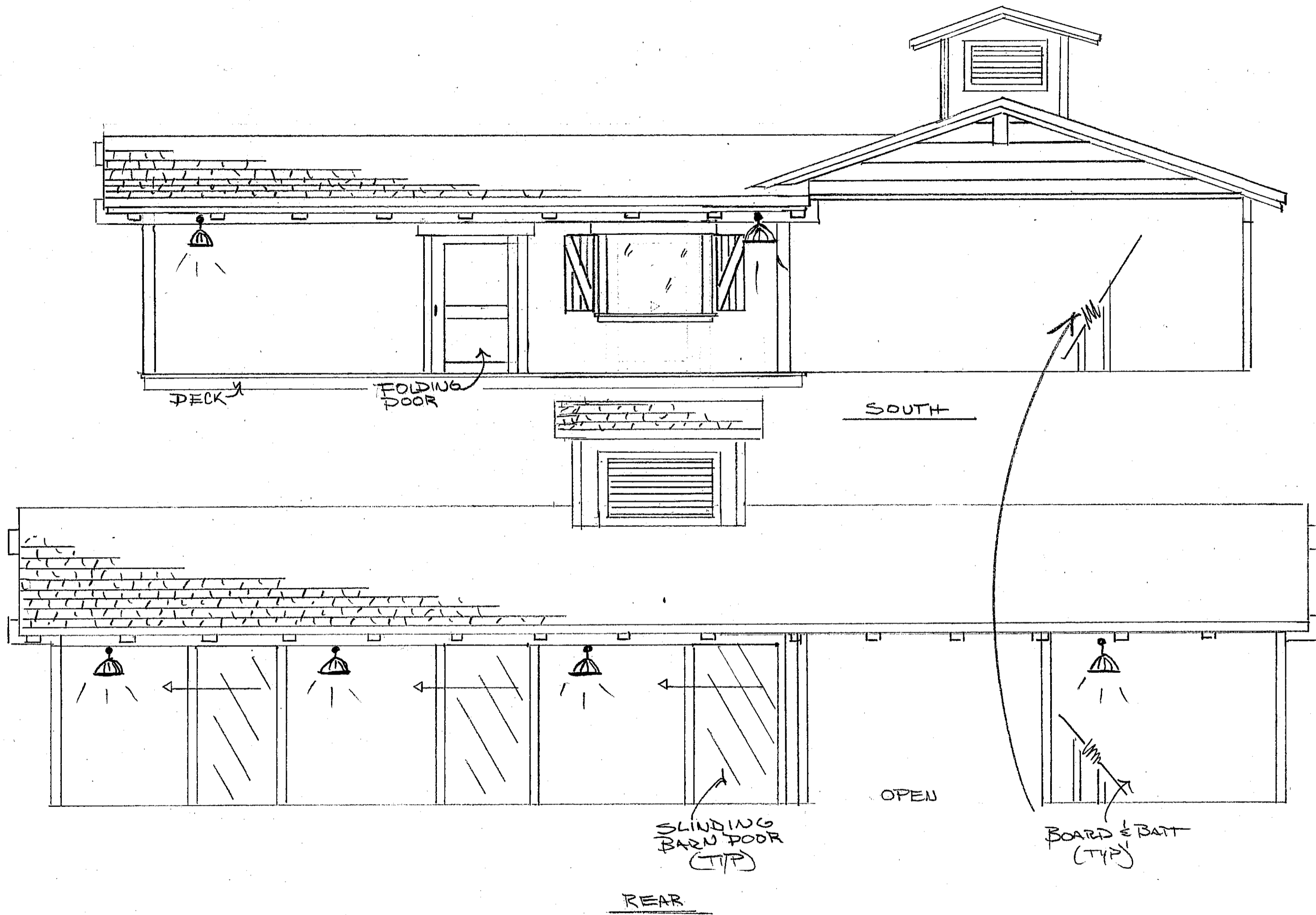
REVISED

8 UPPER BLACKWATER CYN. RD

ROLLING HILLS, CA.

DRAWING NUMBER

3



ELEVATIONS

SCALE: 1/4" = 1'-0"

APPROVED BY:

DRAWN BY

DATE: 10-10-2020

REVISED

8 UPPER BLACKWATER CYN. RD.

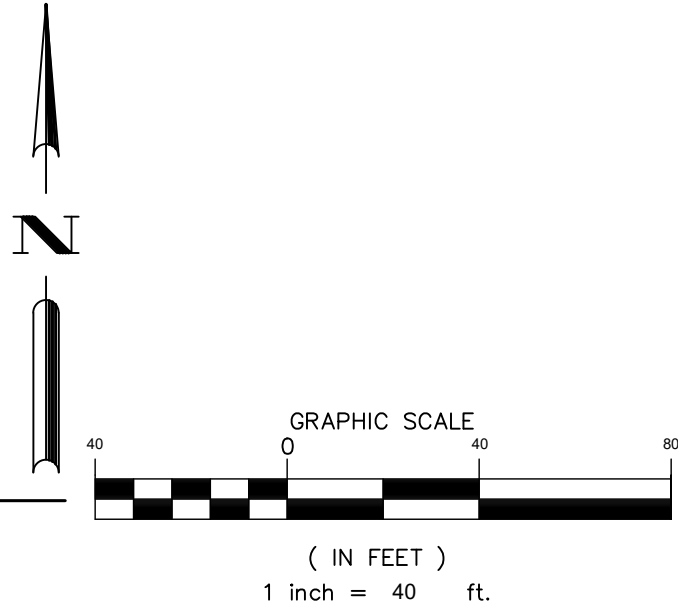
ROLLING HILLS CA.

DRAWING NUMBER

4



PROPOSED STABLE ADDITION PLAN
SCALE: 1" = 20'



LEGEND

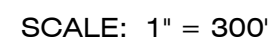
| | |
|--|----------------------------|
| | PROPERTY LINE |
| | EASEMENT |
| | SETBACK |
| | LIMIT OF GRADING |
| | FLOOD HAZARD ZONE BOUNDARY |
| | EXISTING STRUCTURE |
| | PROPOSED STRUCTURE |
| | EXISTING MAJOR CONTOUR |
| | FUTURE MAJOR CONTOUR |
| | EXISTING WALL |
| | EXISTING FENCE |

ACRONYMS

| | |
|-----|----------------------------|
| (E) | EXISTING |
| (P) | PROPOSED |
| FG | FINISHED GRADE |
| FS | FINISHED SURFACE |
| SF | SQUARE FEET |
| SCE | SOUTHERN CALIFORNIA EDISON |
| SOG | SOCAL GAS |

| | |
|--|----|
| Revisions | By |
| | |
| | |
| | |
| BOLTON ENGINEERING CORP. boltonengineering.com 310.325.5580 | |
| BEC REGISTERED PROFESSIONAL ENGINEER No. 63290 Exp. 6-30-22 CIVIL STATE OF CALIFORNIA | |
| CLIENT: DAVID HSIUNG 8 UPPER BLACKWATER CANYON ROAD ROLLING HILLS, CA 90274 | |
| TITLE: PROPOSED STABLE ADDITION PLAN NEW BARN IMPROVEMENTS 8 UPPER BLACKWATER CANYON ROAD ROLLING HILLS, CA 90274 | |
| Date: FEB. 10, 2021 Scale: AS SHOWN Drawn: JPD Checked: DJB Job No: 20359 Sheet | |
| G1.0 Of 4 Sheets | |

8 UPPER BLACKWATER CANYON ROAD
ROLLING HILLS, CA 90274

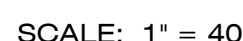


| | | | |
|---|---------------------------------|---|--------------------------------|
| ① | 8 UPPER BLACKWATER CANYON ROAD | ⑩ | 18 PINE TREE LANE |
| ② | 10 UPPER BLACKWATER CANYON ROAD | ⑪ | 5 LOWER BLACKWATER CANYON ROAD |
| ③ | 12 UPPER BLACKWATER CANYON ROAD | ⑫ | VACANT RESIDENTIAL LOT |
| ④ | 4 PINE TREE LANE | ⑬ | 10 MIDDLERIDGE LANE SOUTH |
| ⑤ | 6 PINE TREE LANE | ⑭ | 17 MIDDLERIDGE LANE SOUTH |
| ⑥ | 8 PINE TREE LANE | ⑮ | 9 MIDDLERIDGE LANE SOUTH |
| ⑦ | 10 PINE TREE LANE | ⑯ | 11 MIDDLERIDGE LANE SOUTH |
| ⑧ | VACANT RESIDENTIAL LOT | ⑰ | 7 LOWER BLACKWATER CANYON ROAD |
| ⑨ | 7 PINE TREE LANE | ⑱ | 6 UPPER BLACKWATER CANYON ROAD |
| ⑩ | VACANT RESIDENTIAL LOT | ⑲ | 9 UPPER BLACKWATER CANYON ROAD |
| ⑪ | 16 PINE TREE LANE | | |

| | |
|--|----------------------------|
| | PROPERTY LINE |
| | EASEMENT |
| | SETBACK |
| | LIMIT OF GRADING |
| | NET LOT AREA |
| | EXISTING DISTURBANCE |
| | FLOOD HAZARD ZONE BOUNDARY |
| | BUILDING PAD 1 - RESIDENCE |
| | BUILDING PAD 2 - POOL |
| | BUILDING PAD 3 - STABLE |
| | EXISTING STRUCTURE |
| | EXISTING CONCRETE |
| | PROPOSED STRUCTURE |
| | EXISTING MAJOR CONTOUR |
| | FUTURE MAJOR CONTOUR |
| | EXISTING WALL |
| | EXISTING FENCE |

(E) EXISTING
(P) PROPOSED
FG FINISHED GRADE
FS FINISHED SURFACE
SF SQUARE FEET
SCE SOUTHERN CALIFORNIA EDISON
SCG SOCIAL GAS

| Pad Structures | | |
|-------------------------|-------|--------|
| Existing Pad Structures | 1,715 | |
| Future Pad Structures | 715 | |
| Total Pad Structures | 2,430 | 30.92% |
| W/ Deductions | 2,309 | 29.38% |



| Overall Site Quantities | | |
|---|--------|--------|
| Site Structural Coverage | | |
| Existing Net Lot Area | 99,196 | |
| Proposed Net Lot Area | 0 | |
| Total Net Lot Area | 99,196 | |
| Site Hardscape | | |
| Existing Site Structures | 9,115 | 9.19% |
| Proposed Site Structures | 715 | |
| Total Structural Coverage | 9,830 | 9.91% |
| w/ Deductions | 9,300 | 9.38% |
| Site Structural & Flatwork Coverage | | |
| Existing Site Hardscape | 7,100 | 7.16% |
| Proposed Site Hardscape | 0 | |
| Total Site Hardscape | 7,100 | 7.16% |
| Total Site Structural & Flatwork Coverage | | |
| Total Site Structural & Flatwork Coverage | 16,930 | 17.07% |
| Total Site Structural & Flatwork Coverage w/ Deductions | 16,400 | 16.53% |
| Disturbed Area | | |
| Existing Disturbed Area | 69,386 | 69.95% |
| Proposed Disturbed Area | 0 | |
| Total Disturbed Area | 69,386 | 69.95% |

No Landscaping

Designated Project: No

Selected BMPs: N/A

Civil Engineer Dan Bolton RCE63290
Bolton Engineering Corporation
25834 Narbonne Ave. Suite 210
Lomita, CA 90717

Architect

| | |
|----------------------------|-----|
| Soils & Geology | N/A |
|----------------------------|-----|

| | |
|------|------------------------------|
| C0.0 | OVERALL SITE PLAN |
| C0.1 | EXISTING SITE CONDITIONS |
| C1.0 | PROPOSED STABLE ADDITION |
| C1.1 | SECTIONS AND ELEVATION VIEWS |
| C2.0 | COLOR SITE MAP |



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 9.A

Mtg. Date: 03/16/2021

TO: HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION

FROM: MEREDITH ELGUIRA, PLANNING DIRECTOR

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: REPORT ON FINDINGS OF ACCESSORY DWELLING UNIT (ADU) SURVEY ADMINISTERED TO ROLLING HILLS RESIDENTS IN THE LAST QUARTER OF 2020.

DATE: March 16, 2021

BACKGROUND:

Staff administered a survey of Rolling Hills residents to evaluate opportunities for ADUs, and general attitudes about ADUs in the community. The survey was mailed to every home in the City in October 2020 and an electronic version via SurveyMonkey was posted on the City's website. Residents submitted surveys through mid-December. The survey was advertised in the Blue Newsletter several times to encourage participation. One hundred ninety-seven surveys were returned, bringing the total response rate close to 28 percent.

DISCUSSION:

The analysis of the ADU survey was prepared by Barry Miller, see attachment. The findings of the survey was included in the revised 5th Cycle Housing Element that was submitted to HCD on February 26, 2021. It will also be used to support the City's proposal to use ADUs as a viable option to meet the City's 6th Cycle Housing Element affordable housing obligation.

FISCAL IMPACT:

None.

RECOMMENDATION:

Receive and file.

ATTACHMENTS:

[031621-ADUSurveyFindings.pdf](#)

CITY OF ROLLING HILLS
REPORT ON FINDINGS OF ACCESSORY DWELLING UNIT (ADU) SURVEY
ADMINISTERED TO ROLLING HILLS RESIDENTS IN THE LAST QUARTER OF 2020

Prepared by: Barry Miller Consulting

State law requires all cities and counties in California to adopt a Housing Element as part of their General Plans. The Housing Element must show that each community is doing its fair share to meet the region's housing needs and has adopted policies and regulations that implement State housing laws. The Housing Element must also demonstrate that the City is actively engaging its residents in the development of its policies and housing programs. Surveys are an effective way to do this, as they provide an easy opportunity for the entire community to offer feedback.

In 2017, the State approved legislation requiring all cities and counties to allow Accessory Dwelling Units (ADUs) and to establish streamlined permitting for ADUs meeting certain development standards. The City of Rolling Hills adopted ADU legislation conforming to the State requirements in February 2018. In 2019, additional legislation regarding ADUs was adopted, requiring revisions to the City's ordinance. The additional legislation affects provisions for "Junior" ADUs (small ADUs that are repurposed from existing habitable floor space), the number of ADUs permitted per parcel, and the City's ability to collect impact fees for ADUs. Rolling Hills amended its ADU ordinance in early 2020 to implement these new requirements.

As the City of Rolling Hills prepares for its 2021-2029 Housing Element, it has an opportunity to use ADUs to meet a portion of its State-mandated Regional Housing Needs Allocation. State law requires that the City demonstrate the capacity for 20 very low-income units, nine low-income units, 11 moderate-income units and five above moderate-income units (45 units total). ADUs can meet the entire moderate-income need and a portion of the very low- and low-income need. This can avoid the need to rezone property to multi-family housing or increase the number of units allowed in the recently created Affordable Housing Overlay Zone.

Prior to developing possible ADU programs for City Council, Planning Commission, and community discussion, Staff administered a survey of Rolling Hills residents to evaluate opportunities for ADUs, and general attitudes about ADUs in the community. The survey was designed and mailed to every home in the city in October 2020. Residents had roughly one month to return it. An option was provided to reply electronically via SurveyMonkey.

Approximately 190 surveys were returned, for a response rate of 27 percent. Another seven surveys were received by SurveyMonkey, bringing the total response rate to 28 percent. The survey represents the views and experiences of more than one in four Rolling Hills households.

Demographics of Survey Respondents

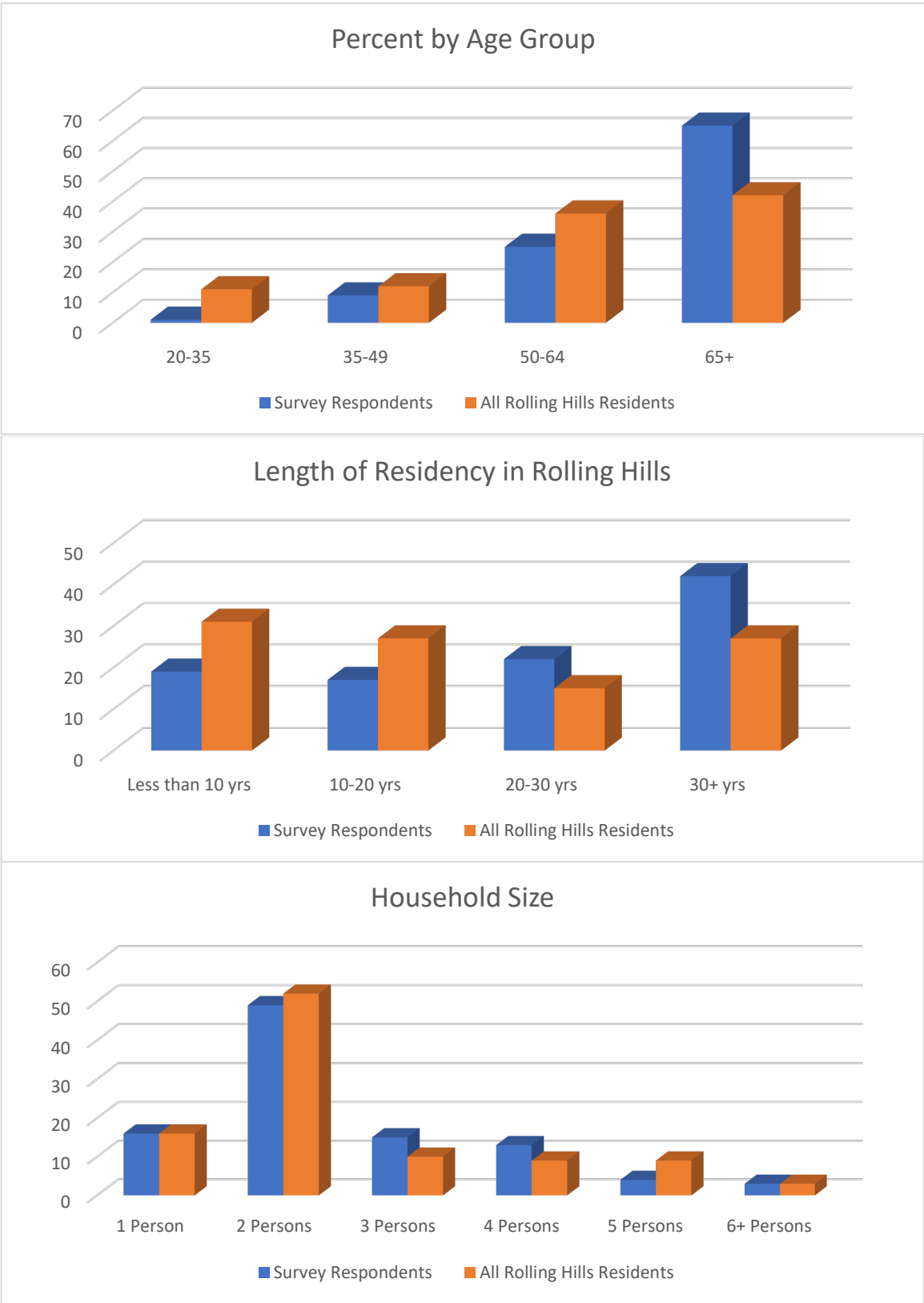
Figure 1 compares demographics for the survey respondents and residents in the city as a whole.

Respondents tended to be older than Rolling Hills residents as a whole and were mostly long-time residents. About two-thirds of the respondents were 65 or older and 25 percent were 50-64. By contrast, about 42 percent of the City's adult residents are over 65 and 36 percent are 50-64. About 42 percent of the respondents had lived in Rolling Hills for more than 30 years and only 20 percent had lived in the city for less than 10 years. By contrast, about 27 percent of all residents have lived in Rolling Hills for more than 30 years and 31 percent have lived in the city for less than 10 years.

The distribution of respondents by household size was close to the citywide average. Approximately 65 percent lived in one and two person households, which is similar to the citywide average. Only seven percent lived in households with five or more residents, which is just below the citywide average. Of the 194 respondents who indicated their housing tenure, 192 were owners and two were renters. This is equivalent to one percent of the respondents, whereas renters represent about five percent of Rolling Hills households.

Responses to the survey were completely anonymous. Respondents were given the option of phoning the City if they had questions or wanted more information about ADUs.

Figure 1: Demographics of Survey Respondents Relative to All Rolling Hills Residents



Suitability of the Property for an ADU

Question 1 asked respondents to indicate if their property contained an ADU or other habitable spaces which could potentially be used as an ADU. Respondents were asked to check “all choices that apply,” so the results are not additive.

Thirteen of the respondents indicated they had a legally permitted ADU on their properties with a separate kitchen, bath, and entrance. Some of these units may have been legally created in 2018-2020 after the City adopted its ADU Ordinance, but some likely already existed and are legally classified as guest quarters rather than permitted ADUs.

Thirty-four respondents, or roughly 25 percent of the total, indicated they had a secondary building on their properties with an indoor kitchen, bathroom, heat and plumbing. This included guest houses/casitas, pool houses, habitable barns, and similar features that could be considered *potential* ADUs even if they are not used for habitation by another household. Ten respondents indicated they had a second kitchen in their homes. Eighteen said they had another space in their home that could “easily be converted” to a separate dwelling or junior ADU. While some respondents may have counted the same space twice, roughly half indicated they had spaces on their properties with the potential to be used as an ADU or JADU. This is further supported by the responses to Question 2 below.

Current Use of ADUs and Spaces Suitable as ADUs

Question 2 asked how the spaces described in Question 1 were being used. Only three of the respondents indicated they were renting ADUs to a paying tenant. Seven indicated that the space was used by a caregiver or domestic employee, while eleven had a family member or long-term occupant living in the unit. Collectively, this represents 21 units, or just over 10 percent of the respondent households. The remainder of the respondents with potential ADU space indicated they used these spaces for house guests or their own families, or that the space was unoccupied or used as storage.

The survey findings indicate that ADUs (or “unintended” ADUs such as guest houses) already represent a component of the Rolling Hills housing supply. The survey suggests that there is potential to expand the number of permitted ADUs in the future, even without any new construction. About 15 percent of the respondents (30 in total) indicated they had potential ADU space on their properties that was vacant or used for storage.

Respondents were asked the square footage of the spaces they were describing. Figure 2 shows the distribution. More than 100 responses were received, with a median size of about 600 square feet.

Respondents who had rented ADUs on their properties were given the option of reporting the rent that was being charged. Two of the three households who indicated they had a paying tenant replied. The monthly rents charged for these units were \$950 in one case and \$1,500 in another. Based on HCD income limits for Los Angeles County, the \$950 unit would be considered affordable to a very low-income household of one or more persons. The \$1,500 unit would be considered affordable to a low-income household of one or more persons. These units are presumed to have been created or legalized between 2018 and 2020, following adoption of the ADU ordinance.

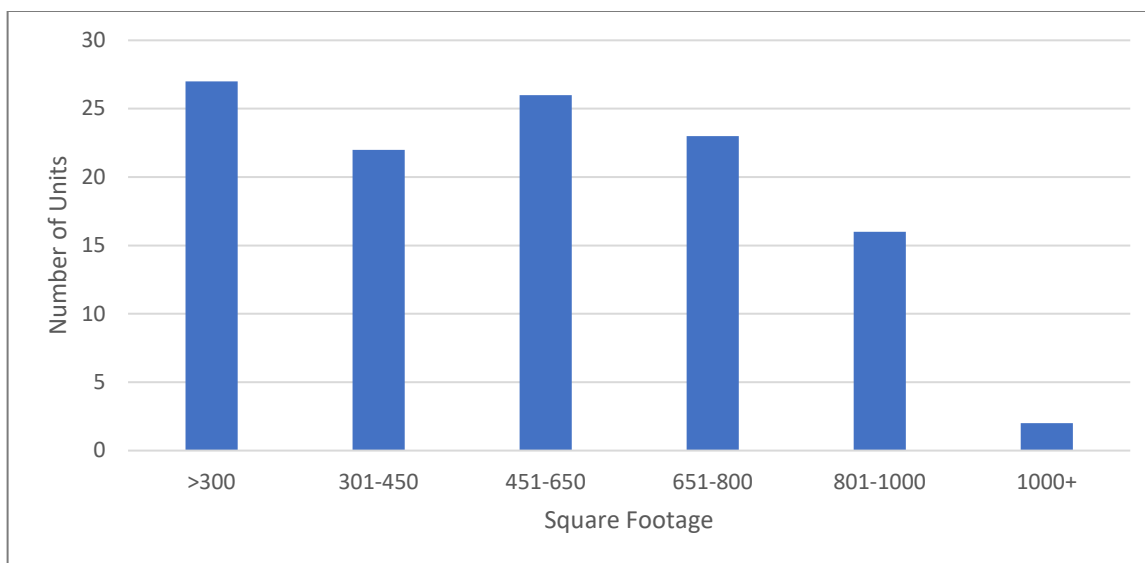


Figure 2: Square Footage of Spaces Reported by Respondents as Potential ADUs on their Properties, Including Guest Houses

Income Characteristics of Households in Occupied Units

Those who indicated their ADU (or “unintended” ADU/ guest house/ secondary space) was occupied by someone who was not part of their household were asked to describe the number of residents and total income of the occupants. The numeric HCD 2020 income limits (dollar amounts) and number of persons in the household were used so that the occupants could be easily identified using HCD’s income categories.

There were 12 responses to this question, or about six percent of all surveys returned. This presumably includes the small number of units that are rented as ADUs, plus those occupied by caretakers, domestic employees, and other long-term occupants. The distribution by HCD’s income categories is shown in Table 1 below:

**Table 1
Household Size and Income of Households Occupying Formal or Unintended ADUs**

| Income | 1 person | 2 person | 3 person | 4 person | 5 person | 6+ person | TOTAL |
|------------------------|----------|----------|----------|----------|----------|-----------|-------|
| Extremely Low | 1 | | 1 | | | | 2 |
| Very Low | 2 | | | | | | 2 |
| Low | 1 | | | | | | 1 |
| Moderate/ Above Mod | 1 | 4 | | 1 | | 1 | 7 |
| TOTAL | 5 | 4 | 1 | 1 | 0 | 1 | 12 |

The data indicates that roughly half of the survey respondents’ ADUs (including those which may be unpermitted and used “informally” on a long-term basis) provided housing for low-, very low-, and extremely low-income households.

Interest in Developing an ADU

Question 4 asked respondents if they might be interested in developing an ADU if they didn't currently have one. There were 164 responses to this question, with 24 percent indicating "Yes" and 15 percent indicating "Maybe." Another 40 percent indicated "No" and 14 percent indicated "Probably Not." The responses are shown graphically in Figure 3 below.

The pie chart suggests that more than half of the City's residents are not interested in developing an ADU on their properties, and another quarter are undecided or not interested at this time. To determine if there were regulatory barriers to construction, Question 4 included a follow up asking why respondents were not interested. The responses suggest it is mostly a lifestyle choice rather than the result of regulatory or cost barriers. About one-third (51) listed the loss of privacy as a factor, and another one-third (48) indicated they didn't want to deal with tenants. The number of respondents listing the "permitting process" as a factor was small (27 out of 164) and the percentage listing "cost" as a factor (24 out of 164) was even smaller. About 10 percent of the respondents cited lack of space as their reason.

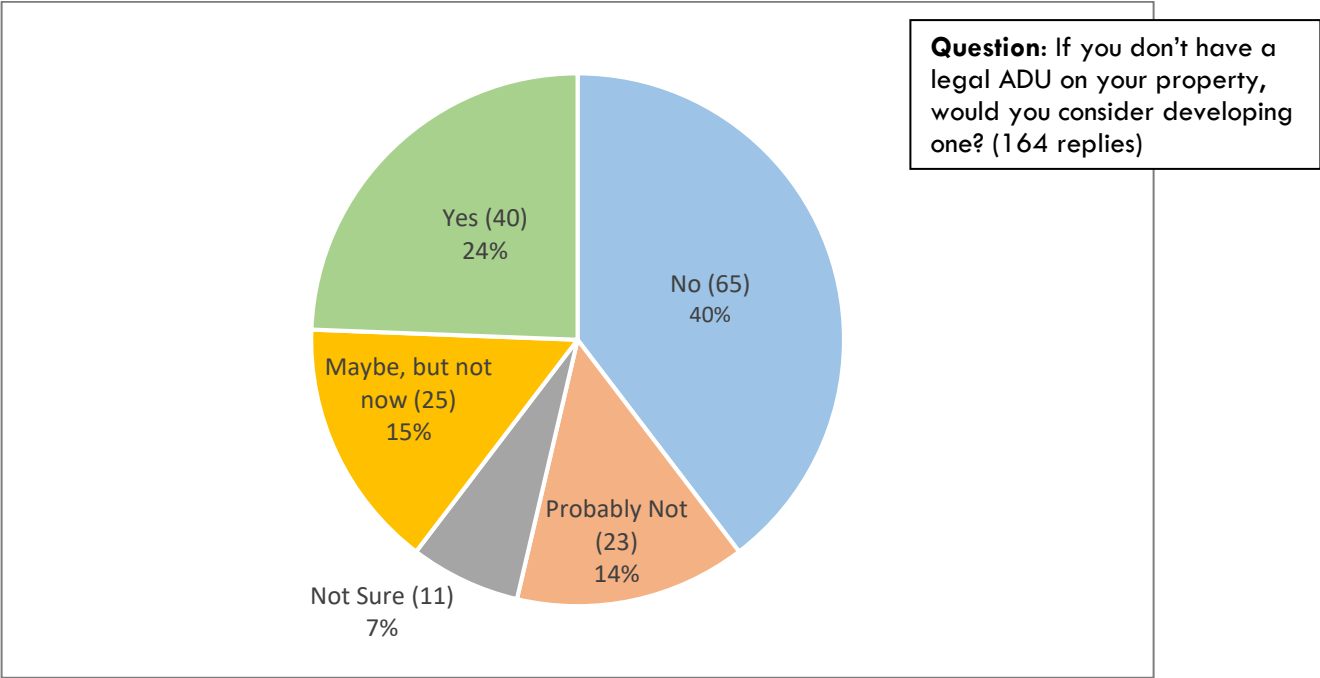


Figure 3: Level of Interest in ADU development (N=164)

Location of Possible ADUs

Those who expressed some interest in adding an ADU were asked where they might locate the ADU on their properties. The responses may help guide City programs. There were 85 responses, representing more than 40 percent of all surveys returned. Conversion of an existing accessory building (such as a guest house or barn) was the most commonly selected choice (38 responses), followed by a new detached structure (21 responses) and conversion of existing space in the house (6 responses). Only one respondent indicated they would build an addition to their home.

Nineteen of the respondents were not sure where they might locate an ADU. Again, a majority (about 115) were not interested in adding an ADU.

The responses suggest stronger demand for traditional ADUs than Junior ADUs, given the large number of respondents indicating they would build or convert an accessory structure, rather than use space within their own homes.

Likely Use of Future ADUs

Respondents were asked how they would use an ADU on their property if they developed one in the future. The responses to this question are important, as the objective of the program is to create housing. Using the ADU as a home office or space for occasional house guests would not accomplish State-mandated program goals. Figure 4 shows the responses to the question.

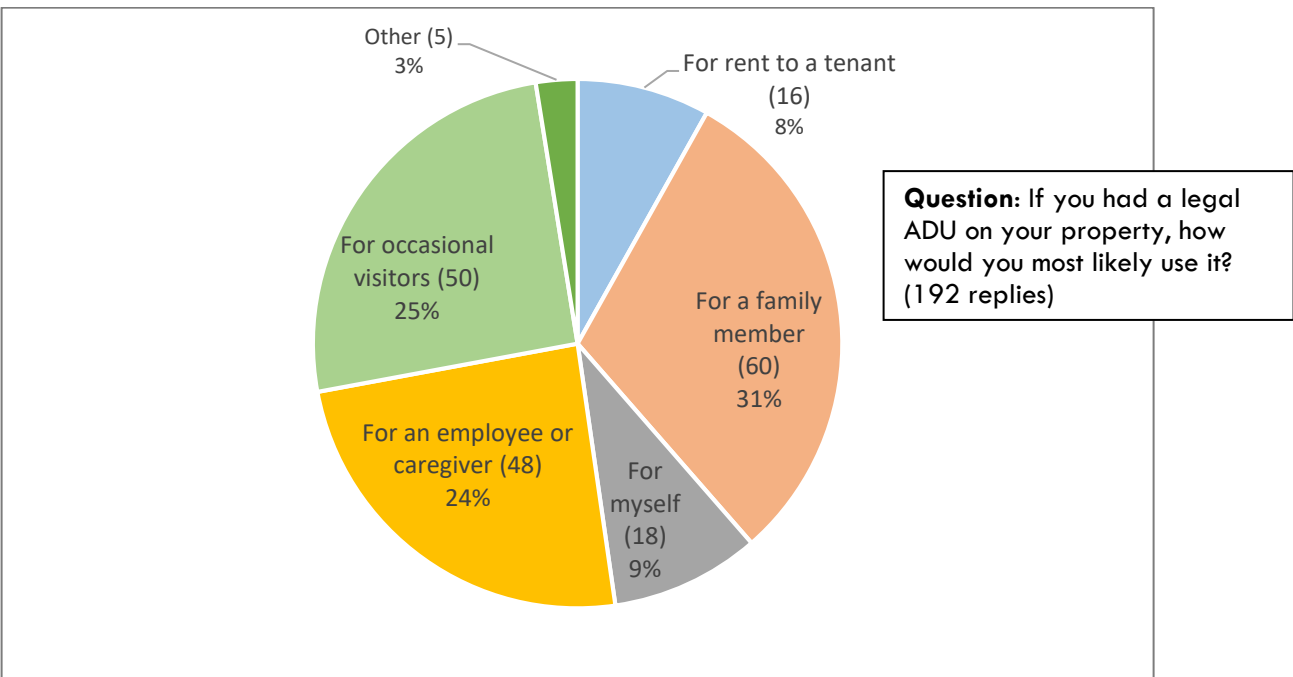


Figure 4: Likely Use of Future ADUs (N=192)

The responses indicate that roughly one-third would use the ADU for another household, including 16 who suggested they would rent it to a tenant and 48 who suggested they would use it for a domestic employee or caregiver. The latter statistic is important, as it suggests a potential resource for local health care workers, elder care professionals, construction and landscape workers, and others who may work in Rolling Hills but lack the financial resources to live here. Nearly a third of the respondents indicated they would use the ADU for a family member. The family member could be an extension of their own household or a relative or relatives living independently as a separate household. It is worth noting that only a quarter of the respondents indicated they would use the ADU for occasional visitors—historically, this has been the intended use of guest houses in the city.

Use of ADUs as Affordable Housing

Respondents were asked if they would consider limiting the rent on an ADU so that the unit was affordable to a lower income household. The question specifically asked if the respondent would consider a deed restriction that maintained the rent at a reduced rate (such as \$1,200/ month for a two-person household) to help the City meet its State-mandated affordable housing requirements. Of the 194 surveys returned, 25 indicated they would consider this and another 20 indicated they might consider this (“maybe”). This represents nearly one-quarter of the total respondents. Another one-quarter indicated they would need more information before deciding. About 35 percent indicated they would not consider a lower income affordability restriction and 15 percent did not respond.

Figure 5 shows the responses to this question. The data suggests that an “affordable” ADU program could generate sufficient participation for the City to meet its entire lower-income housing allocation through ADUs.

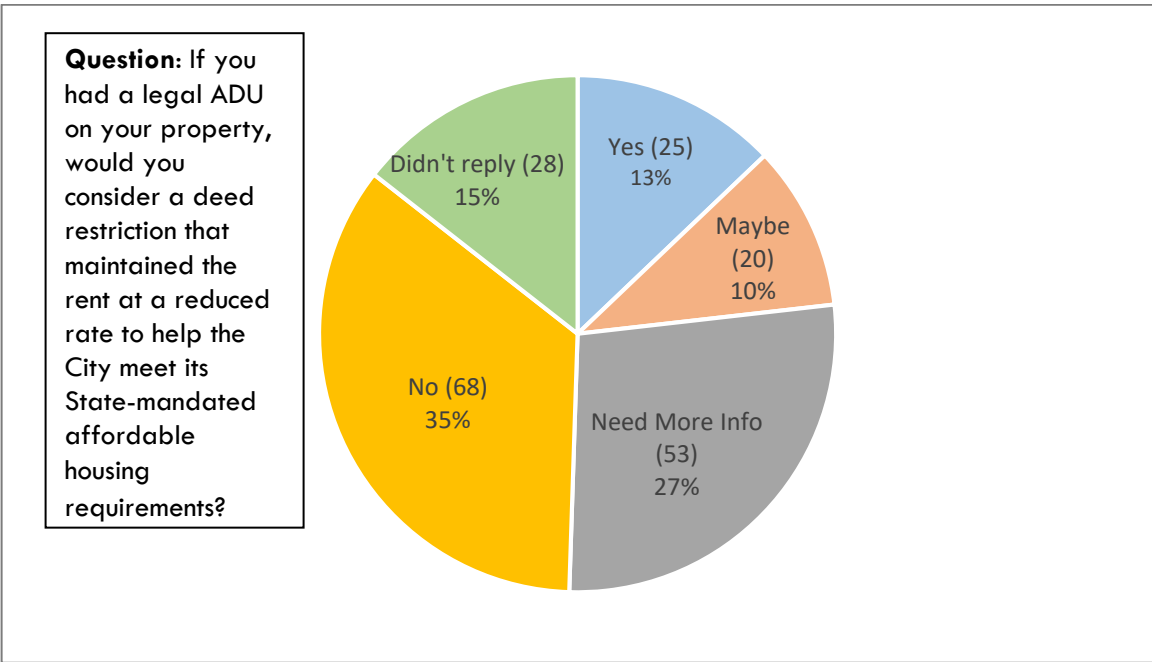


Figure 5: Viability of ADUs to Meet Very Low Income Housing Assignment (N=194)

For the 98 respondents who answered “Yes”, “Maybe,” or “Need More Information”, the survey asked a follow-up question, which is the maximum length of time the respondent would consider acceptable for an affordability deed restriction. Two respondents did not reply, but the other 96 provided the answers below:

- 20 would consider a 5-year term
- 2 would consider a 10-year term
- 3 would consider a 20-year term
- 17 would consider a deed restriction that ended when they sold the house
- 59 were not sure or answered “other”

The responses suggest that long-term deed restrictions (10 or 20 years) and affordability contracts that “run with the land” would have limited participation. Residents are more open to short-term arrangements such as five-year affordability terms, and flexible arrangements that would not encumber the resale of their homes. This is an important consideration in the event a program is developed.

Incentives

The final question in the survey asked respondents to select from a menu of possible incentives that might make a rent-restriction on an ADU more acceptable to them. Respondents were invited to select as many of the choices as they wanted. The most frequently selected options are shown in descending order in Figure 6 below.

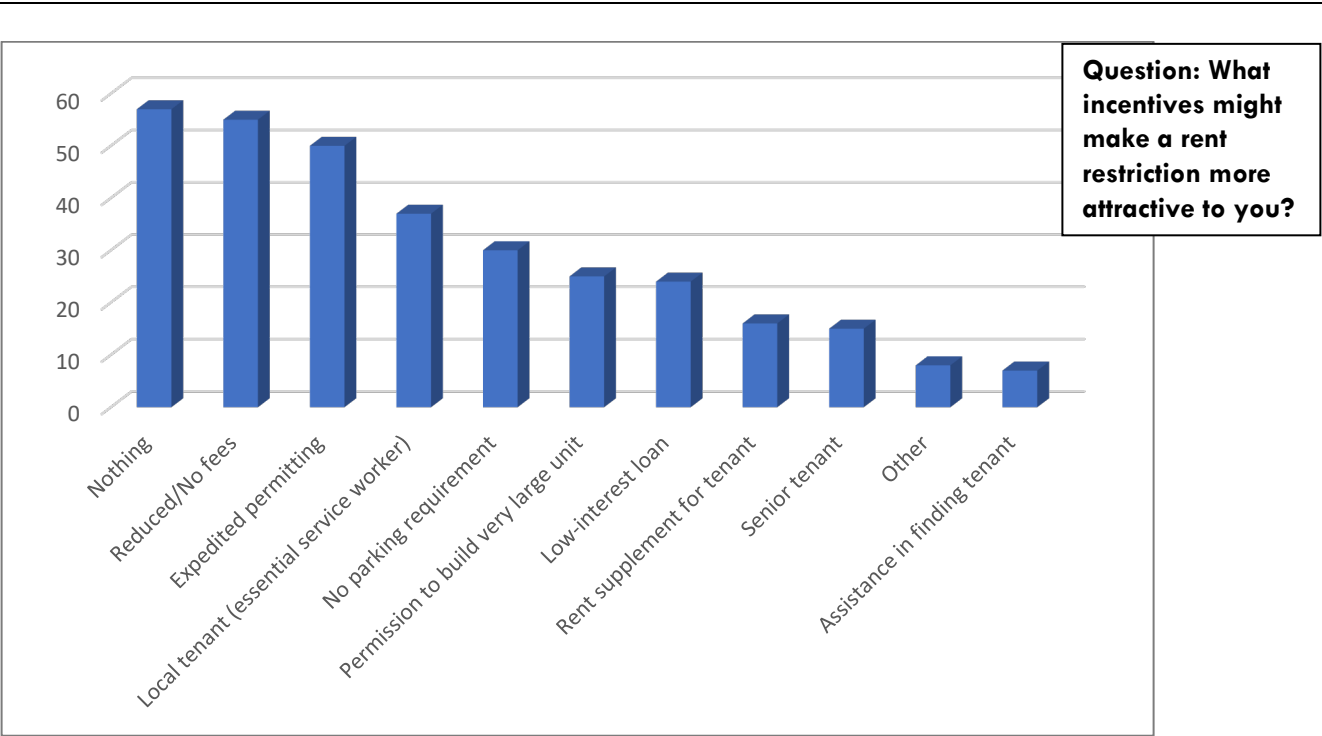


Figure 6: Ranking of Potential Affordable ADU Incentives

The most frequently selected option was “nothing.” However, 55 respondents indicated that fee waivers or reductions would be an incentive, and 50 said expedited permitting would be an incentive. Many respondents were also supportive of the idea of rent-restricted ADUs serving local essential service workers such as fire-fighters and teachers. The least popular incentive was assistance in finding a tenant.

Other Comments

The survey provided an opportunity for residents to make general open-ended comments on ADUs and housing issues in Rolling Hills, as well as the factors the City should consider as new ADU policies and regulations are developed. Feedback was provided by 52 of the respondents. This is summarized below.

A majority of the open-ended comments expressed negative views about ADUs and their potential impacts on the character of Rolling Hills, as well as concerns with State housing mandates and the erosion of local land use control. Numerous concerns were raised about safety, security, and privacy. There were also concerns expressed about noise, parking, traffic, evacuation capacity, and impacts on the community’s rural, equestrian feel. Some respondents expressed concerns that they would not be able to choose their own tenants if they created an ADU or would be penalized if they created an ADU but did not rent it. Questions were also raised about property tax impacts, septic system impacts, and whether tenants would pay association dues and have access to RHCA facilities.

There were also supportive comments, particularly from persons interested in creating ADUs for aging parents, or for themselves to age in place while renting out their primary home. Several respondents indicated an interest in renting space to a care giver. One respondent suggested prioritizing rentals to employees of the RHCA. Some respondents expressed their support for the idea of using the school property to meet affordable housing needs rather than relying on ADUs.