



# *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 Commission**  
**Meeting**

**PLANNING COMMISSION**  
**Tuesday, August 17, 2021**

**CITY OF ROLLING HILLS**  
**6:30 PM**

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## **Executive Order N-29-20**

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?](https://us02web.zoom.us/j/99343882035?pwd=MWZXaG9ISWdud3NpajYwY3dFblFZz09)  
pwd=MWZXaG9ISWdud3NpajYwY3dFblFZz09  
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](mailto: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**
  - 5.A. [JUNE 15, 2021 FIELD TRIP PLANNING COMMISSION MEETING MINUTES; JULY 20, 2021 FIELD TRIP PLANNING COMMISSION MEETING MINUTES; AND JULY 20, 2021 EVENING PLANNING COMMISSION MEETING MINUTES.](#)  
**RECOMMENDATION: Receive and file.**

6. **RESOLUTIONS**

None.

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

None.

8. **NEW PUBLIC HEARINGS**

- 8.A. ZONING CASE NO. 2021-03: 8 QUAIL RIDGE ROAD NORTH: REQUEST FOR 1) VARIANCE FOR THE ENCLOSURE OF AN EXISTING FRONT PORCH THAT PARTIALLY, 30 SQUARE FEET, ENCROACHES INTO THE FRONT SETBACK; 2) VARIANCE FOR THE ENCLOSURE OF AN EXISTING 40 SQUARE-FOOT COVERED PORCH TO ENCROACH INTO THE EASEMENT; 3) VARIANCE TO EXCEED THE MAXIMUM 30% BUILDING PAD COVERAGE BY 3.36%; 4) CONDITIONAL USE PERMIT FOR A 2,780 S.F. STABLE; 5) CONDITIONAL USE PERMIT FOR A TENNIS COURT; 6) SITE PLAN REVIEW FOR 1,070 C.Y. OF GRADING; AND 7) SITE PLAN REVIEW FOR WALLS TO EXCEED THE 3-FOOT MAXIMUM HEIGHT LOCATED AT 8 QUAIL RIDGE ROAD NORTH, ROLLING HILLS, CA 90274 (LOT 106-A-RH), (MANQUEN).

**RECOMMENDATION: Approve as presented**

8 Quail Ridge\_Civil and Arch\_Planning Commission Set\_2021.08.11\_v1.pdf  
Development\_Proposal\_Table.8 Quail Ridge Road North\_08.17.21.docx  
Letter to Rolling Hills\_Goldberg\_Kim.pdf  
Letter to Rolling Hills\_Lynch.pdf  
2021-13.PC RESOLUTION\_8 Quail Ridge Road North\_Manquen.docx

9. **NEW BUSINESS**

None.

- 9.A. REQUEST FOR TIME EXTENSION - 13 PORTUGUESE BEND ROAD (CARDENAS).

**RECOMMENDATION: Approve request for time extension.**

2021-12.PC RESOLUTION 13 Portuguese Bend Road (Cardenas).pdf

- 9.B. REQUEST FOR TIME EXTENSION - 8 MIDDLE RIDGE LANE SOUTH (MCHUGH).

**RECOMMENDATION: Approve request for time extension.**

2021-11.PC RESOLUTION 8 Middleridge Lane South (McHugh).pdf

10. **OLD BUSINESS**

None.

11. **SCHEDULE FIELD TRIPS**

- 11.A. 8 QUAIL RIDGE NORTH

12. **ITEMS FROM STAFF**

September in person Planning Commission Evening Meeting.

**13. ITEMS FROM THE PLANNING COMMISSION**

**14. ADJOURNMENT**

Next meeting: **TUESDAY, SEPTEMBER 21, 2021 at 7:30 AM at 8 Quail Ridge North**, Rolling Hills City Hall, California, 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

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**Agenda Item No.: 5.A**

**Mtg. Date: 08/17/2021**

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

**FROM: JANELY SANDOVAL, CITY CLERK**

**THRU: ELAINE JENG P.E., CITY MANAGER**

**SUBJECT: JUNE 15, 2021 FIELD TRIP PLANNING COMMISSION MEETING MINUTES; JULY 20, 2021 FIELD TRIP PLANNING COMMISSION MEETING MINUTES; AND JULY 20, 2021 EVENING PLANNING COMMISSION MEETING MINUTES.**

**DATE: August 17, 2021**

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**BACKGROUND:**

None.

**DISCUSSION:**

None.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

Receive and file.

**ATTACHMENTS:**

[06.15.2021 Field Trip PC Regular Meeting Minutes.P.pdf](#)

[07.20.2021\\_Field\\_Trip\\_PC\\_Regular\\_Meeting\\_Minutes.P.pdf](#)

[07.20.2021 PC Regular Evening Meeting Minutes.P.pdf](#)



**FIELD TRIP  
OF THE PLANNING COMMISSION  
CITY OF ROLLING HILLS  
7:30 AM  
TUESDAY, JUNE 15, 2021**

**1. CALL MEETING TO ORDER**

A field trip meeting of the Planning Commission of the City of Rolling Hills was called to order by Planning Commissioner Cardenas at 7:40 a.m. on Tuesday, June 15, 2021 at 75 Saddleback Road.

**2. ROLL CALL**

Commissioners Present:	Douglass, Cooley, and Cardenas
Commissioners Absent:	Kirkpatrick and Chair Chelf
Staff Present:	Meredith T. Elguira, Planning and Community Services Director Stephanie Grant, Code Enforcement Officer

**3. APPROVAL OF THE AGENDA**

Approved as presented.

**4. SCHEDULED FIELD TRIPS**

1st Site at 7:30 AM: 75 SADDLEBACK ROAD (KIM)

**4A REQUEST FOR APPROVAL OF CONDITIONAL USE PERMIT FOR A 1,516 SQUARE-FOOT SPORTS COURT; SITE PLAN REVIEW FOR 256 CUBIC YARDS OF GRADING; AND VARIANCE FOR ENCROACHMENT INTO THE REQUIRED SETBACKS BY THE SPORTS COURT LOCATED 75 SADDLEBACK DRIVE, (LOT 68-2-RH) ROLLING HILLS, CA.**

Code Enforcement Officer Grant presented the project.

Discussion ensued about location of the proposed sports court relative to the required setback and bridle trail, adding landscape to buffer the proposed sports court from the bridle trail, and balancing grading on site. The item was continued to evening Planning Commission meeting for further discussion.

2nd Site at 8:00 A.M.: 2 SPUR LANE (RAJEWSKI)

**4B. REQUEST FOR APPROVAL OF CONDITIONAL USE PERMIT FOR A PROPOSED NEW ATTACHED STUDIO RESULTING IN A MIXED-USE**

-1-

**STRUCTURE; VARIANCE FOR IMPORTING GRAVEL FOR DRIVEWAY FILL;  
AND SITE PLAN REVIEW FOR GRADING LOCATED AT 2 SPUR LANE (LOT 12-  
B-CH) ROLLING HILLS, CA.**

Code Enforcement Officer Grant presented the project.

Discussion ensued about pad elevation and size of proposed structure. The item was continued to the evening Planning Commission meeting for further discussion.

**5. ADJOURNMENT**

Hearing no further business before the meeting was adjourned at 8:05 a.m. The public hearing was continued to the evening of June 15, 2021 at 6:30 p.m. via teleconference.

Respectfully submitted,

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Janely Sandoval  
City Clerk

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Brad Chelf  
Chairman

**FIELD TRIP  
OF THE PLANNING COMMISSION  
CITY OF ROLLING HILLS  
7:30 AM  
TUESDAY, JULY 20, 2021**

**1. CALL MEETING TO ORDER**

A field trip meeting of the Planning Commission of the City of Rolling Hills was called to order by Chair Chelf at 7:35 a.m. on Tuesday, July 20, 2021 at 3 Outrider Road.

**2. ROLL CALL**

Commissioners Present:	Cardenas, Cooley, Douglass, Kirkpatrick, and Chair Chelf
Commissioners Absent:	None.
Staff Present:	Meredith T. Elguira, Planning and Community Services Director Stephanie Grant, Code Enforcement Officer Janely Sandoval, City Clerk and Executive Assistant

**3. APPROVAL OF THE AGENDA**

Approved as presented.

**4. SCHEDULED FIELD TRIPS**

**4A. ZONING CASE 21-08: REQUEST FOR VARIANCES FOR ENCROACHMENT INTO THE FRONT YARD SETBACK AND STRUCTURES IN THE FRONT YARD; AND SITE PLAN REVIEW FOR GRADING LOCATED AT 3 OUTRIDER ROAD (HOYLER).**

The Planning and Community Services Director presented the item.

Discussion ensued about the amount of grading, proposed pad elevation, visual impact, railings and adding landscaping to screen the proposed project from public view.

Commissioner Cardenas motioned to direct staff to draft a Resolution of Approval and Commissioner Douglass seconded. All approved.

**5. ADJOURNMENT**

Hearing no further business, the meeting was adjourned at 7:56 a.m. The public hearing was continued to the evening of July 20, 2021 at 6:30 p.m. via teleconference.

Respectfully submitted,

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Janely Sandoval  
City Clerk

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Brad Chelf  
Chairman

**REGULAR MEETING  
OF THE PLANNING COMMISSION  
CITY OF ROLLING HILLS  
6:30 P.M.  
TUESDAY, JULY 20, 2021  
VIA TELECONFERENCE**

**1. CALL TO ORDER**

A regular meeting of the Planning Commission of the City of Rolling Hills was called to order by Chair Chelf at 6:30 p.m. on Tuesday, July 20, 2021 via teleconference.

**2. ROLL CALL**

Present: Chair Chelf, Cardenas, Cooley, and Douglass  
Absent: Vice Chair Kirkpatrick  
Staff Present: Meredith T. Elguira, Planning and Community Services Director  
Stephanie Grant, Code Enforcement Officer  
Ryan Stager, City Attorney

**3. APPROVAL OF THE AGENDA**

**MOTION:** Commissioner Douglass motioned for approval of the agenda and Commissioner Cooley seconded the motion.

**4. PUBLIC COMMENTS ON MINUTES AND ANY ITEM NOT ON THE AGENDA**

None.

**5. APPROVAL OF MINUTES**

**5A JUNE 15, 2021 EVENING PLANNING COMMISSION MEETING  
MINUTES.**

**MOTION:** Commissioner Cardenas motioned to approve and Commissioner Cooley seconded the motion.

AYES: COUNCILMEMBERS: Chair Chelf, Cardenas, Cooley, and Douglass  
NOES: COUNCILMEMBERS: None.  
ABSENT: COUNCILMEMBERS: Kirkpatrick.  
ABSTAIN: COUNCILMEMBERS: None.

**6. RESOLUTIONS**

None.

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

None.

**8. NEW PUBLIC HEARINGS**

**8A ZONING CASE 21-08: REQUEST FOR VARIANCES FOR ENCROACHMENT INTO THE FRONT YARD SETBACK AND STRUCTURES IN THE FRONT YARD; AND SITE PLAN REVIEW FOR GRADING LOCATED AT 3 OUTRIDER ROAD (HOYLER)**

Planning and Community Services Director Elguira presented the item.

Discussion ensued about adding landscaping to minimize visibility of people on the pool deck from the street.

**MOTION:** Commissioner Cardenas motioned to approve the revised resolution document and Commissioner Douglass seconded the motion.

AYES: COUNCILMEMBERS: Chair Chelf, Cardenas, Cooley, and Douglass  
NOES: COUNCILMEMBERS: None.  
ABSENT: COUNCILMEMBERS: Kirkpatrick.  
ABSTAIN: COUNCILMEMBERS: None.

**9. NEW BUSINESS**

None.

**10. OLD BUSINESS**

None.

**11. SCHEDULED FIELD TRIPS**

- 1. 8 QUAILRIDGE**
- 2. 27 BUGGY WHIP**

Planning and Community Services Director Elguira presented the upcoming scheduled field trips.

Discussion ensued about date and time.

## **12. ITEMS FROM STAFF**

### **12A DISCUSSION OF IN PERSON MEETING.**

Planning and Community Services Director Elguira presented the item.

Discussion ensued about when to return for in person meeting. August will be held via Zoom and the month of September will be discussed in August.

### **HOUSING ELEMENT CERTIFICATION AND SAFETY ELEMENT UPDATE.**

Planning and Community Services Director Elguira informed the Commissioners that the 5<sup>th</sup> Cycle Housing Element has been certified and that the draft Safety Element will be presented at the end of summer.

## **13. ITEMS FROM PLANNING COMMISSION**

None.

## **14. ADJOURNMENT**

Hearing no further business before the Planning Commission, Chair Chelf adjourned the meeting at 6:46 PM via teleconference.

Next regular meeting: Tuesday, August 17, 2021 at 7:30 AM to be held at the project site; tentatively 8 Quailridge Road, Rolling Hills.

Respectfully submitted,

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Janely Sandoval  
City Clerk

Approved,

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Brad Chelf  
Chairman



## *City of Rolling Hills*

INCORPORATED JANUARY 24, 1957

**Agenda Item No.: 8.A**

**Mtg. Date: 08/17/2021**

**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. 2021-03: 8 QUAIL RIDGE ROAD NORTH: REQUEST FOR 1) VARIANCE FOR THE ENCLOSURE OF AN EXISTING FRONT PORCH THAT PARTIALLY, 30 SQUARE FEET, ENCROACHES INTO THE FRONT SETBACK; 2) VARIANCE FOR THE ENCLOSURE OF AN EXISTING 40 SQUARE-FOOT COVERED PORCH TO ENCROACH INTO THE EASEMENT; 3) VARIANCE TO EXCEED THE MAXIMUM 30% BUILDING PAD COVERAGE BY 3.36%; 4) CONDITIONAL USE PERMIT FOR A 2,780 S.F. STABLE; 5) CONDITIONAL USE PERMIT FOR A TENNIS COURT; 6) SITE PLAN REVIEW FOR 1,070 C.Y. OF GRADING; AND 7) SITE PLAN REVIEW FOR WALLS TO EXCEED THE 3-FOOT MAXIMUM HEIGHT LOCATED AT 8 QUAIL RIDGE ROAD NORTH, ROLLING HILLS, CA 90274 (LOT 106-A-RH), (MANQUEN).**

**DATE: August 17, 2021**

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### **BACKGROUND:**

#### **Zoning, Land Size and Existing Conditions**

The lot is an irregular shaped parcel zoned RAS-2 with the gross lot area of 224,974 square feet (5.2 acres) and the net lot area is 189,067 square feet (4.3 acres). The lot is currently developed with an existing 5,680 square-foot single family residence, 1,205 square foot attached garage, 945 square-foot pool/spas, and 1,715 square-foot 1 story stable. The existing main residence and garage are located on the first building pad (13,325 square-feet). The existing stable is located on the second building pad (6,600 square feet). The first and second building pads are located at the south corner portion of the parcel. The second building pad is developed with equestrian uses and contains the existing 1,715 square foot stable and 5,560 square foot corral.



## **DISCUSSION:**

### **Applicants Request**

Applicants are requesting Variances: to enclose an existing front porch, 30 square-feet of which, will encroach into the front setback and to exceed the maximum 30% building pad coverage by 3.36%. The existing lower building pad coverage is currently 25.18%.

Applicants are requesting a Conditional Use Permit for a stable to exceed 200 square feet in size. Applicants are proposing to remodel the existing one story 1,715 square foot stable by demolishing 380 square feet of the existing stable and adding 1,065 square feet. The total proposed stable will be two a story 2,780 square feet structure.

Applicants are requesting a Site Plan approvals for a total of 1,070 cubic yards of grading and for walls to exceed the maximum 3-foot height limit for the new fire access stairway and stable.

Applicants are requesting to delay the Conditional Use Permit for the proposed sports court and Variance for the enclosure of an existing 40 square foot covered porch, which encroach into the easement. Staff is working with the applicant to mitigate the impacts of the future tennis court. The future sports court has been added to the plans for staff and Planning Commission to review.

### **Site Plan Review**

Applicants are proposing maximum 5 foot height walls along the south and east portion of the stable. Applicants are also proposing an additional retaining wall and swale at the east portion of the stable.

The west portion of the stable will feature the 5-foot wide fire access stairs that descend 30 feet from the main building pad to the lower level of the stable pad. The fire access stairs also provide access to the second story of the stable. The fire access stairway and stable walls along the stable are proposed at 5 feet maximum height from finished grade. The LA County Fire Department requires a 5-foot wide concrete stairway to serve as fire access from the residential building pad down to the second pad. The walls cannot be tiered due to the grade change from the loft to the lower level and space constraints.

The proposed grading for the main residence is 100 cubic yards for over excavation and 100 cubic of yards fill for the additions. The proposed grading for the stable pad is 435 cubic yards of cut and 435 cubic yards of fill for a total of 870 cubic yards. The total grading for the additions and stable is 1,070 cubic yards and it will be balanced on site.

### **Conditional Use Permit**

The Rolling Hills Municipal Code Section 17.18.050.A.1, states a stable more than 200 square feet is a permitted use with Conditional Use Permit approval. Applicants are proposing a 2,780 square-foot two story stable. Applicants are proposing to remodel the existing one story 1,715 square-foot stable by demolishing 380 square feet of the existing north portion of the structure. The north portion of the stable will be converted into 420 square feet of covered porches, a total of 60 feet in length by 7 feet in width. There will be a 726 square-foot equipment room added to the west portion of the stable. The project proposes to add a second story 800 square-foot loft with tackroom, bathroom, storage, kitchen, nook, and deck. The proposed roof ridge is 25 feet in height with an additional 7 foot high cupola; the total

proposed height of the stable is 32 feet.

## **Variance**

Applicants are requesting a total of 470 square feet of covered porches to be converted into habitable space. The proposed porch enclosures that will be converted into habitable space are attached to the main residence: 1) 160 square feet at the northwest corner, 2) 75 square feet at the southwest corner, and 3) 235 square feet at the entry way. All of the proposed building additions are proposed underneath the existing eave line so there will be no change to the existing footprint of the house. Of the proposed 235 square-foot covered front porch enclosure area, 30 square feet will encroach into the front setback. The remaining 205 square-foot enclosed area will not be located in the front setback, only the 30 square foot triangular portion requires a Variance. The 30 square foot enclosed porch encroaches approximately six feet into the 50-foot required setback.

Applicants are requesting a Variance to exceed the maximum 30% building pad coverage on the second pad by 3.36% or 94 square feet. The proposed stable addition and remodel will be located on the second building pad where the existing stable is currently located. The total proposed building pad coverage 36.36% but decreases to 33.36% after the allowable deductions. The existing 5,650 square foot corral will be reduced to 4,500 square feet. The reduction of the corral is due to the increase of the stable footprint and covered porch.

## **Planning Commission Review**

The project was originally scheduled for the April 15, 2021 Planning Commission meeting. The project was withdrawn from the April 15, 2021 Planning Commission meeting because the applicants requested more time to revise the plans to add a tennis court. The project flagged and staked the stable and residential additions.

The future tennis court was also flagged and staked for the August 17, 2021 field trip meeting. The future tennis court will be presented at a later meeting along with the 40 square-foot enclosure that encroaches into the easement.

## **Neighbors' Concerns**

Several concerns regarding the proposed project were raised by residents in the surrounding area.

The closest neighbors at 4 Quail Ridge Road North located west of subject property, expressed concerns that the proposed height of the stable may impact their views. There were also concerns regarding the loss of privacy due to location of the proposed stable. The current property owner and future property owners both expressed these concerns. The current property owner, future property owners, realtors, and architects came to the City Hall to review the proposed project plans.

The resident at 5 Quail Ridge Road North located two houses south from the project address expressed concerns that the construction dust and debris of the project may negatively impact his health. The City received a letter from the resident's attorney and doctor on April 20, 2021. The two letters have been included in this staff report and also forwarded to the City Attorney's office.

The adjacent neighbors at 7 Quail Ridge Road North directly south of the subject property also expressed concerns regarding the proposed project. The resident stated that the pine trees located at 8 Quail Ridge Road North negatively impact his view from his family room and great room. On August 5, 2021, the resident came into City Hall to review the proposed project plans. He recommends that the

applicants incorporate changes to their landscaping and maintenance regarding the existing pine trees.

### **Disturbance**

The existing lot disturbance is 49,750 square feet or 26.31%. There proposed lot disturbance increase from the result of the proposed project is 700 square feet or 0.37%. The total disturbed area is 50,540 or 26.68%. The total proposed grading for this project is 1,070 cubic yards and will be balanced onsite.

### **Fire Access**

Applicants are proposing to construct a fire access stairway accessible from the fire department turnaround on the main building pad that will lead down to the stable's second story access landing. The proposed stairway will allow the fire department access from the main pad as the existing terrain is too steep to allow for a fire access road. The proposed stairway is located on the west portion of the stable and provides access to the second story of the stable.

### **Environmental Review**

The project has been determined to be Categorical 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:

1. That the proposed conditional use is consistent with the General Plan;
2. 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;
3. That the site for the proposed conditional use is of adequate size and shape to accommodate the use and buildings proposed;
4. That the proposed conditional use complies with all applicable development standards of the zone district;
5. 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
6. That the proposed conditional use observes the spirit and intent of this title.

### **CRITERIA FOR VARIANCES**

#### **17.38.050 Required Variance findings.**

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

1. 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;
2. 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;

3. That the granting of such variance will not be materially detrimental to the public welfare or injurious to properties or improvements in the vicinity;
4. That in granting the variance, the spirit and intent of this title will be observed;
5. That the variance does not grant special privilege to the applicant;
6. 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
7. That the variance request is consistent with the general plan of the City of Rolling Hills.

**17.46.050 - Required Site Plan Review findings.**

The Commission shall be required to make findings in acting to approve, conditionally approve, or deny a site plan review application. 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
8. The project conforms to the requirements of the California Environmental Quality Act.
9. 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.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

It is recommended that the Planning Commission consider Resolution No. 2021-13 approving Variances for the enclosure of an existing front porch that partially encroaches into the front setback and to exceed the maximum 30% building pad coverage by 3.36%; Site Plan approvals for 1,070 cubic yards of grading and for walls to exceed the maximum 3-foot height limit for the fire access stairs and stable; and Conditional Use Permit for a stable to exceed 200 square feet in size up to a total of 2,780 square-feet.

**ATTACHMENTS:**

8 Quail Ridge\_Civil and Arch\_Planning Commission Set\_2021.08.11\_v1.pdf  
Development\_Proposal\_Table.8 Quail Ridge Road North\_08.17.21.docx  
Letter to Rolling Hills\_Goldberg\_Kim.pdf  
Letter to Rolling Hills\_Lynch.pdf  
2021-13.PC RESOLUTION\_8 Quail Ridge Road North\_Manquen.docx



MANQUEN RESIDENCE & STABLE

8 QUAIL RIDGE LANE NORTH  
ROLLING HILLS, CA 90274

PROJECT INFORMATION

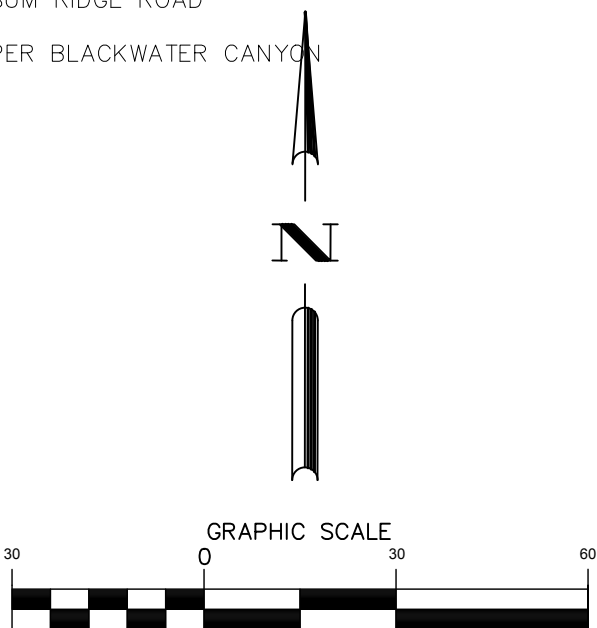
Owner:	Owner	
	Jeff and Camille Manquen 8 Quail Ridge Road North Rolling Hills, CA 90274	
Address:	Legal Description	
	8 Quail Ridge Road North Rolling Hills, CA 90274	
APN:	7569-010-005	
Tract:	Rolling Hills Tract Map	
Lot:	Portion of Lot #106	
Zone:	Zoning Summary	
	RAS-2	
Setbacks:	Front:	50'
	Rear:	50'
	Side:	35'
	Equestrian:	25' from Side Roadway Easement or Rear Property Line
Required Reviews:	Site Plan Review:	Additions to Residence and Stable New Tennis Court (FUTURE) New Retaining Walls
	Variance:	Building into Front Setback 17.16.110 Wall Height Average > 2.5' 17.16.150.G (FUTURE) Tennis Court in Rear Setback 17.16.210.7.B
	Conditional Use Permit:	Equestrian Stable Addition 17.18.060

Project Summary

Work Description: Additions to existing stable  
Additions to existing residence

VICINITY MAP  
PROPERTY ADDRESSES

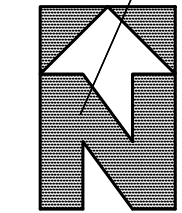
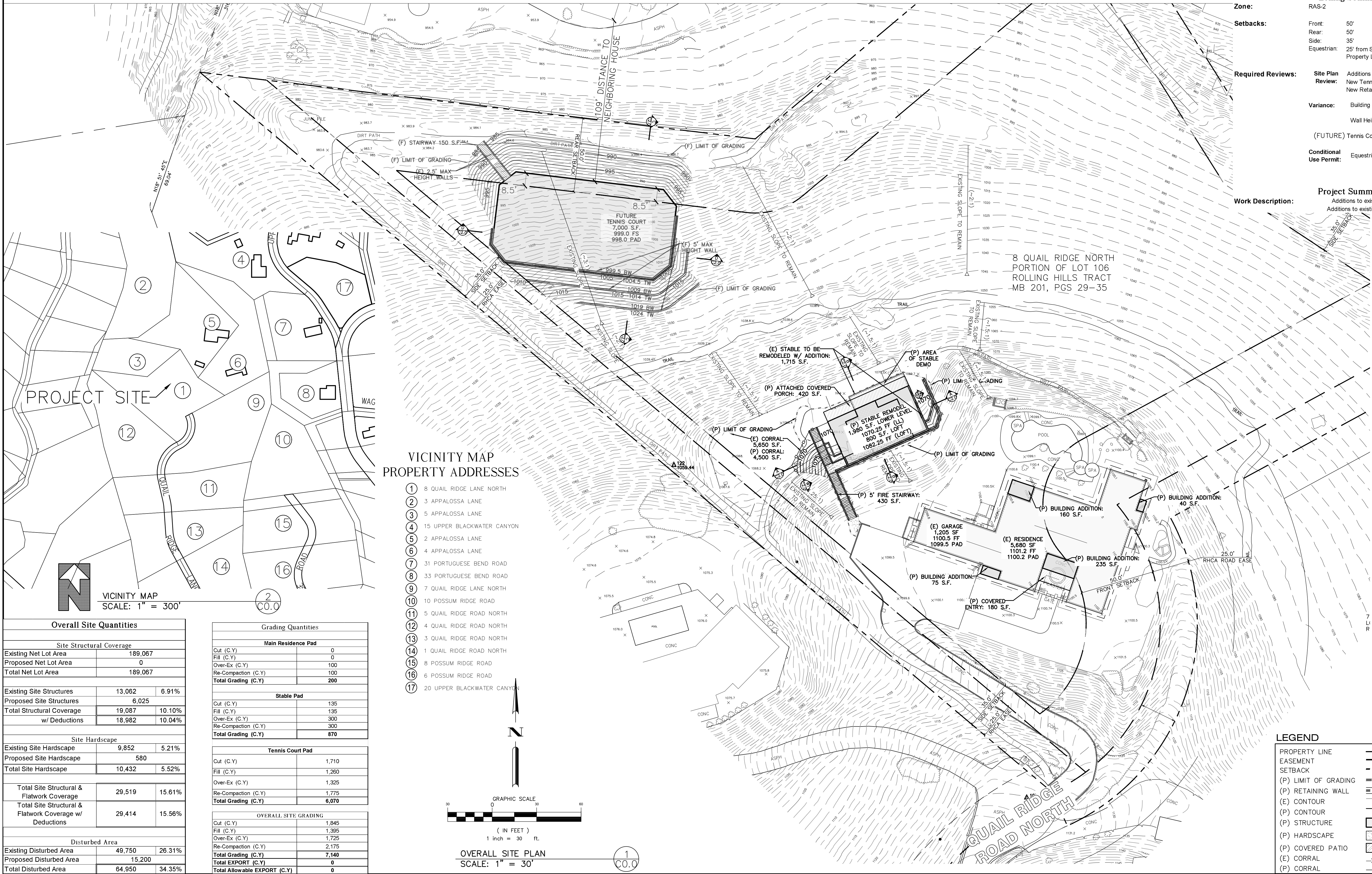
- 8 QUAIL RIDGE LANE NORTH
- 3 APPALOSSA LANE
- 5 APPALOSSA LANE
- 15 UPPER BLACKWATER CANYON
- 2 APPALOSSA LANE
- 4 APPALOSSA LANE
- 31 PORTUGUESE BEND ROAD
- 33 PORTUGUESE BEND ROAD
- 7 QUAIL RIDGE LANE NORTH
- 10 POSSUM RIDGE ROAD
- 5 QUAIL RIDGE ROAD NORTH
- 4 QUAIL RIDGE ROAD NORTH
- 3 QUAIL RIDGE ROAD NORTH
- 1 QUAIL RIDGE ROAD NORTH
- 8 POSSUM RIDGE ROAD
- 6 POSSUM RIDGE ROAD
- 20 UPPER BLACKWATER CANYON



OVERALL SITE PLAN  
SCALE: 1" = 30'

LEGEND

PROPERTY LINE	---
EASEMENT	- - - -
SETBACK	- . - . - .
(P) LIMIT OF GRADING	---
(P) RETAINING WALL	---
(E) CONTOUR	---
(P) CONTOUR	---
(P) STRUCTURE	---
(P) HARDSCAPE	---
(P) COVERED PATIO	---
(E) CORRAL	---
(P) CORRAL	---



VICINITY MAP  
SCALE: 1" = 300'

Overall Site Quantities

Site Structural Coverage		
Existing Net Lot Area	189,067	
Proposed Net Lot Area	0	
Total Net Lot Area	189,067	
Site Structures		
Existing Site Structures	13,062	6.91%
Proposed Site Structures	6,025	
Total Structural Coverage	19,087	10.10%
w/ Deductions	18,982	10.04%
Site Hardscape		
Existing Site Hardscape	9,852	5.21%
Proposed Site Hardscape	580	
Total Site Hardscape	10,432	5.52%
Total Site Structural & Flatwork Coverage		
	29,519	15.61%
Total Site Structural & Flatwork Coverage w/ Deductions		
	29,414	15.56%
Disturbed Area		
Existing Disturbed Area	49,750	26.31%
Proposed Disturbed Area	15,200	
Total Disturbed Area	64,950	34.35%

Grading Quantities

Main Residence Pad		
Cut (C.Y.)		0
Fill (C.Y.)		0
Over-Ex (C.Y.)		100
Re-Compaction (C.Y.)		100
Total Grading (C.Y.)		200
Stable Pad		
Cut (C.Y.)		135
Fill (C.Y.)		135
Over-Ex (C.Y.)		300
Re-Compaction (C.Y.)		300
Total Grading (C.Y.)		870
Tennis Court Pad		
Cut (C.Y.)		1,710
Fill (C.Y.)		1,260
Over-Ex (C.Y.)		1,325
Re-Compaction (C.Y.)		1,775
Total Grading (C.Y.)		6,070
OVERALL SITE GRADING		
Cut (C.Y.)		1,845
Fill (C.Y.)		1,395
Over-Ex (C.Y.)		1,725
Re-Compaction (C.Y.)		2,175
Total Grading (C.Y.)		7,140
Total EXPORT (C.Y.)		0
Total Allowable EXPORT (C.Y.)		0

RevisionsBy

BOLTON

ENGINEERING CORP.

boltonengineering.com | 310.325.5580

BECC

CLIENT: JEFF AND CAMILLE MANQUEN

8 QUAIL RIDGE ROAD NORTH  
ROLLING HILLS, CA 90274

TITLE: OVERALL SITE PLAN  
PROPOSED SITE IMPROVEMENTS  
8 QUAIL RIDGE ROAD NORTH  
ROLLING HILLS, CA 90274

Date: Aug. 11, 2021

Scale:

Drawn: TMA

Checked: TMA

Job No: 20335

Sheet

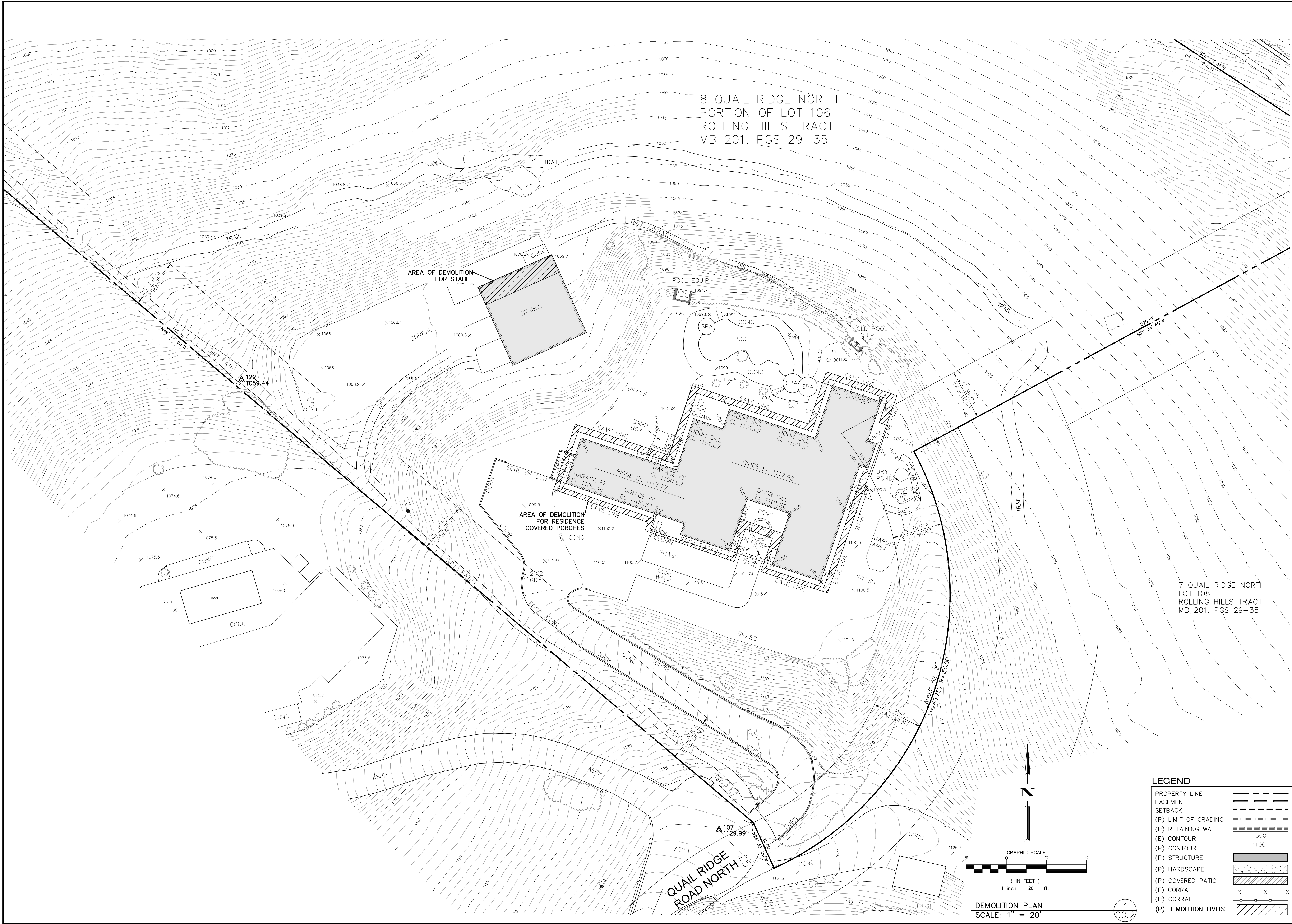
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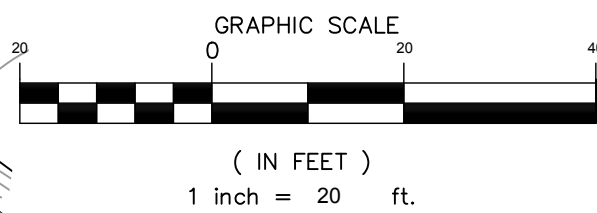
8 QUAIL RIDGE NORTH  
PORTION OF LOT 106  
ROLLING HILLS TRACT  
MB 201, PGS 29-35

7 QUAIL RIDGE NORTH  
LOT 108  
ROLLING HILLS TRACT  
MB 201, PGS 29-35

LEGEND

PROPERTY LINE	---
EASEMENT	- - - - -
SETBACK	---
(P) LIMIT OF GRADING	- . - . - . -
(P) RETAINING WALL	=====
(E) CONTOUR	---1300---
(P) CONTOUR	---1100---
(P) STRUCTURE	██████████
(P) HARDSCAPE	▨▨▨▨▨▨
(P) COVERED PATIO	▨▨▨▨▨▨
(E) CORRAL	-X-X-X-
(P) CORRAL	○-○-○-○-
(P) DEMOLITION LIMITS	▨▨▨▨▨▨

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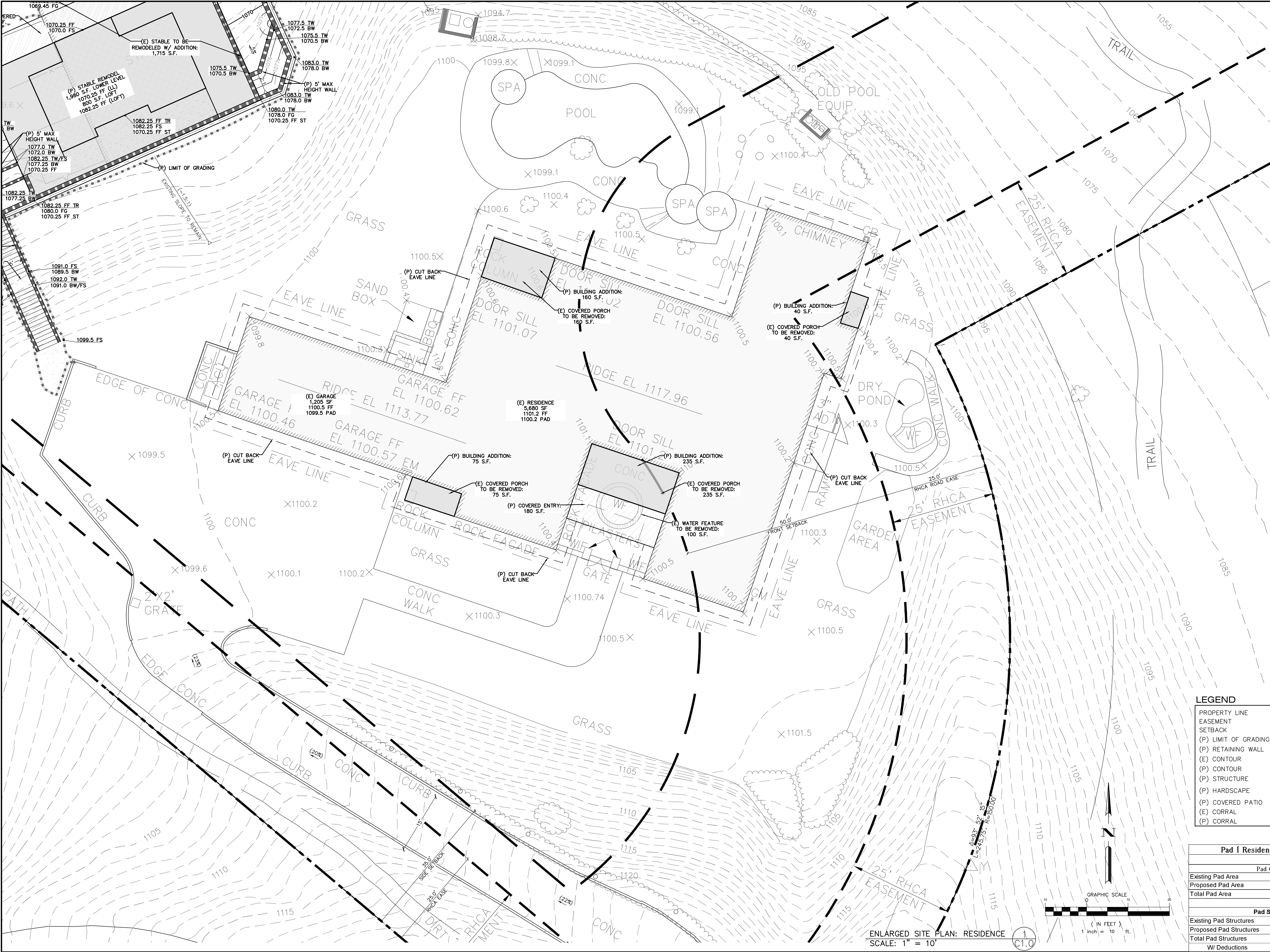


DEMOLITION PLAN  
SCALE: 1" = 20'

1  
C.O.2

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BOLTON ENGINEERING CORP. boltoneengineering.com   310.325.5580	
BEC	
CLIENT: JEFF AND CAMILLE MANQUEN 8 QUAIL RIDGE ROAD NORTH ROLLING HILLS, CA 90274	
TITLE: DEMOLITION PLAN PROPOSED SITE IMPROVEMENTS 8 QUAIL RIDGE ROAD NORTH ROLLING HILLS, CA 90274	
Date: Aug. 11, 2021	
Scale:	
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Job No. 20335	
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BEC

CLIENT: JEFF AND CAMILLE MANQUEN

8 QUAIL RIDGE ROAD NORTH  
ROLLING HILLS, CA 90274

TITLE: ENLARGED RESIDENCE PAD  
RESIDENCE AND STABLE ADDITIONS

8 QUAIL RIDGE ROAD NORTH  
ROLLING HILLS, CA 90274

Date: Aug. 11, 2021

Scale:

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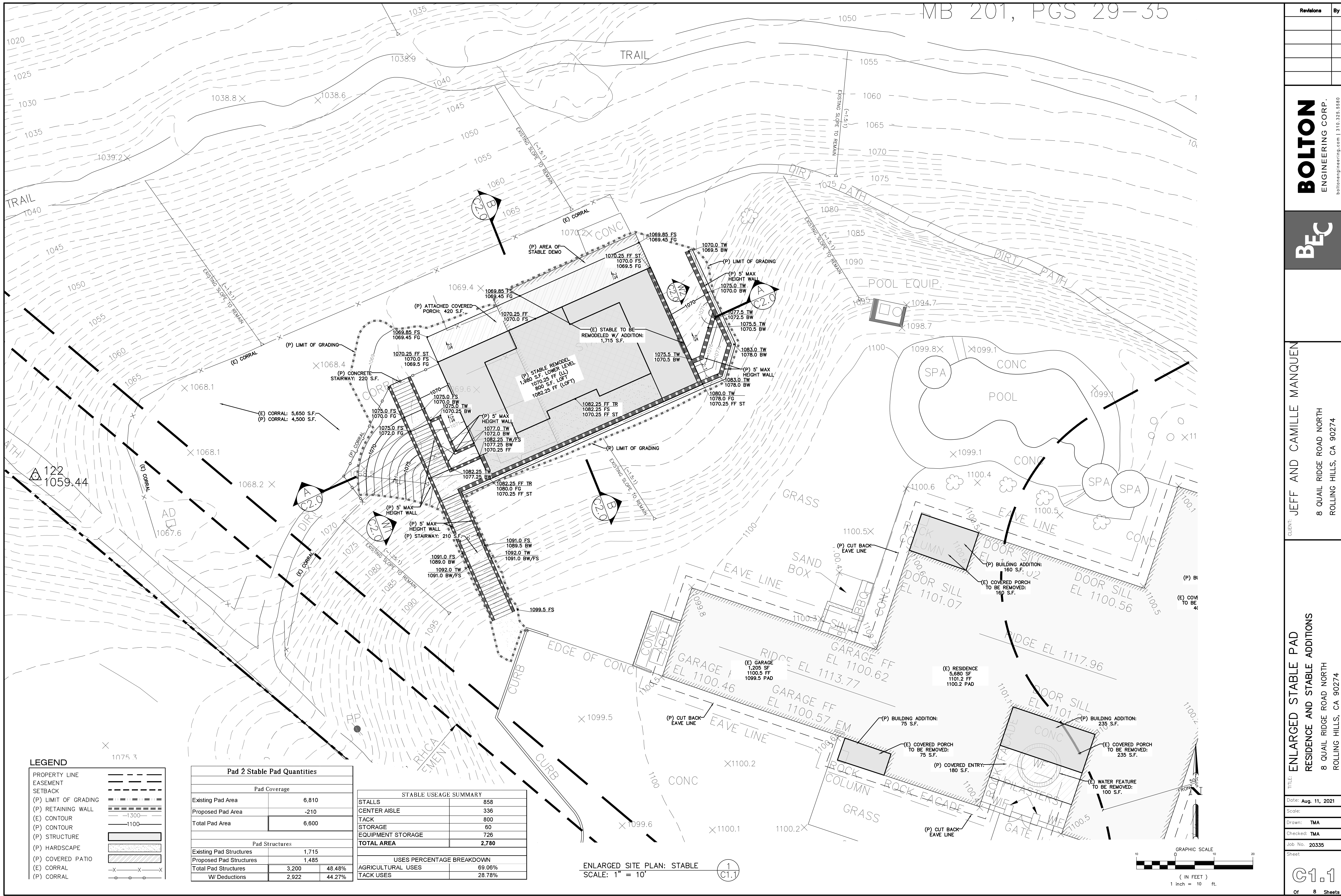
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**BEC**

CLIENT: JEFF AND CAMILLE MANQUEN

8 QUAIL RIDGE ROAD NORTH  
ROLLING HILLS, CA 90274

TITLE: ENLARGED STABLE PAD  
RESIDENCE AND STABLE ADDITIONS

8 QUAIL RIDGE ROAD NORTH  
ROLLING HILLS, CA 90274

Date: Aug. 11, 2021

Scale:

Drawn: TMA

Checked: TMA

Job No: 20335

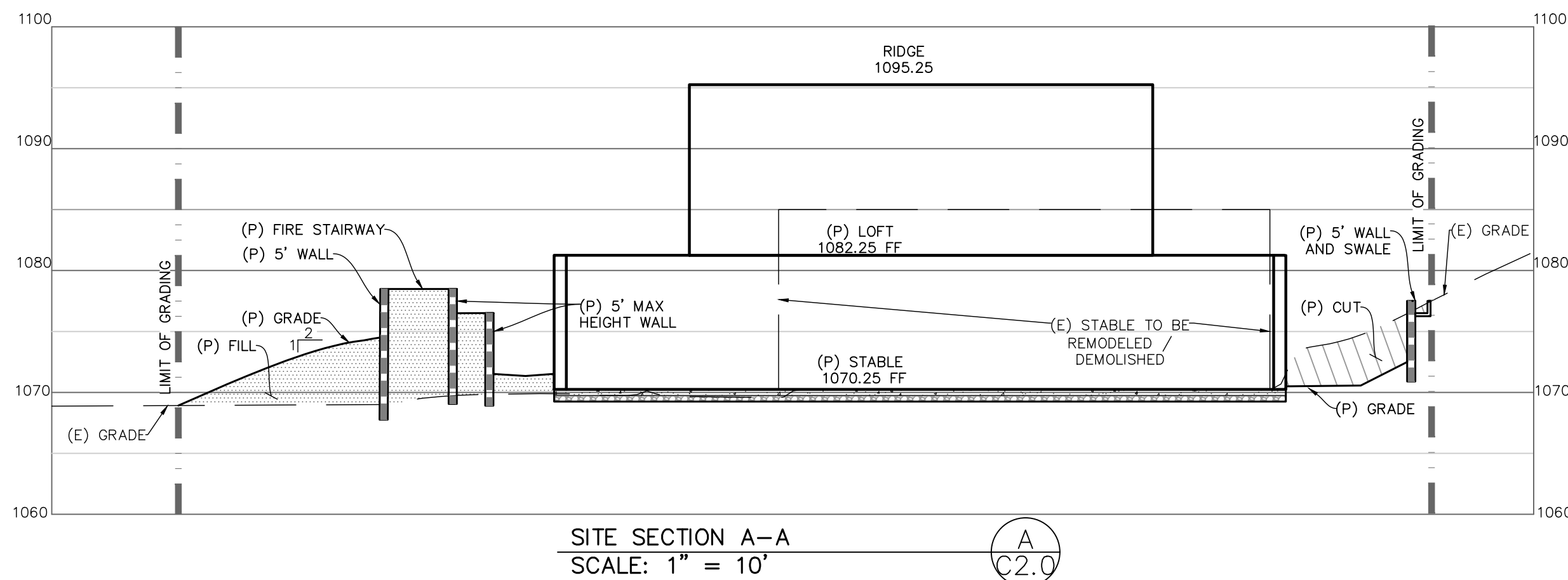
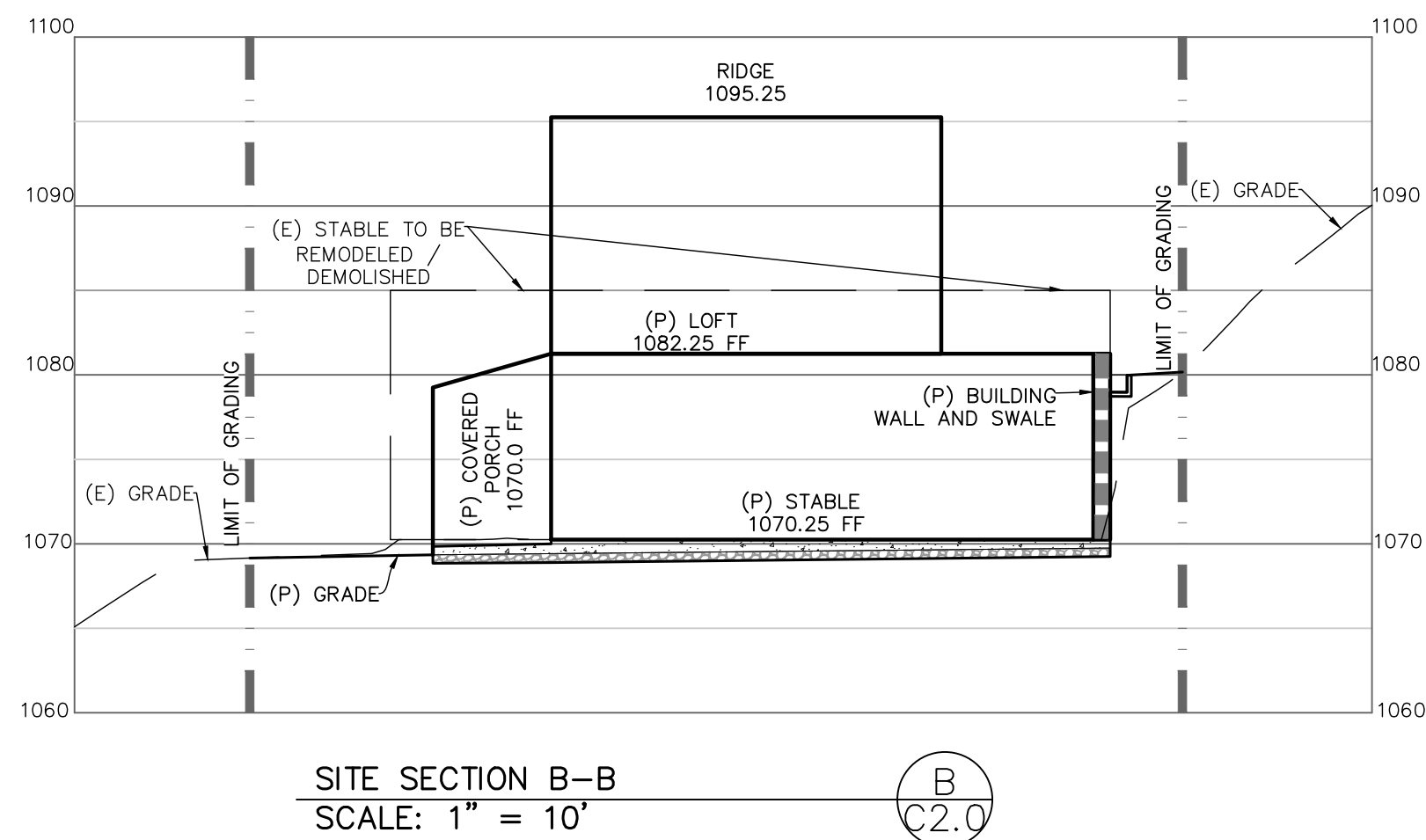
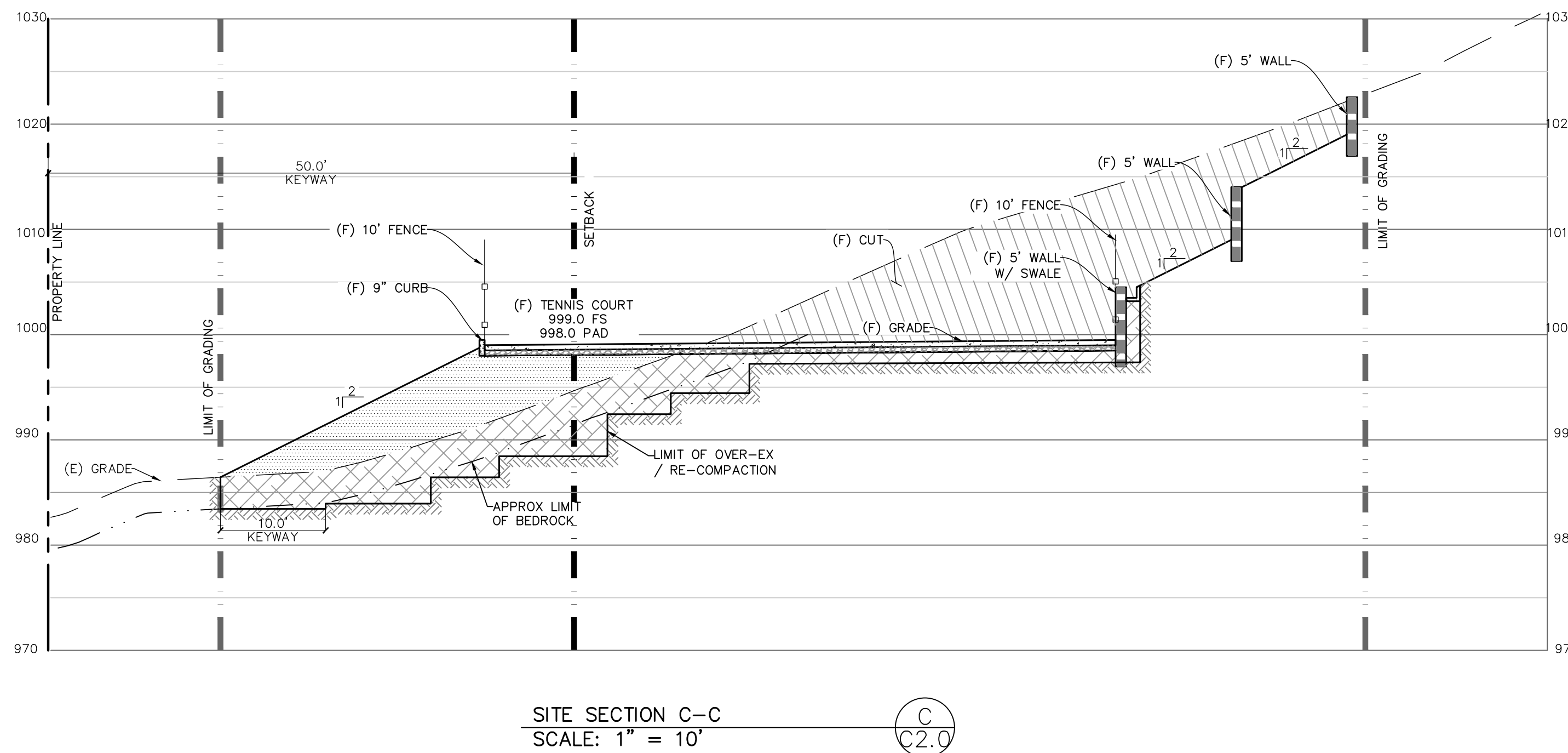
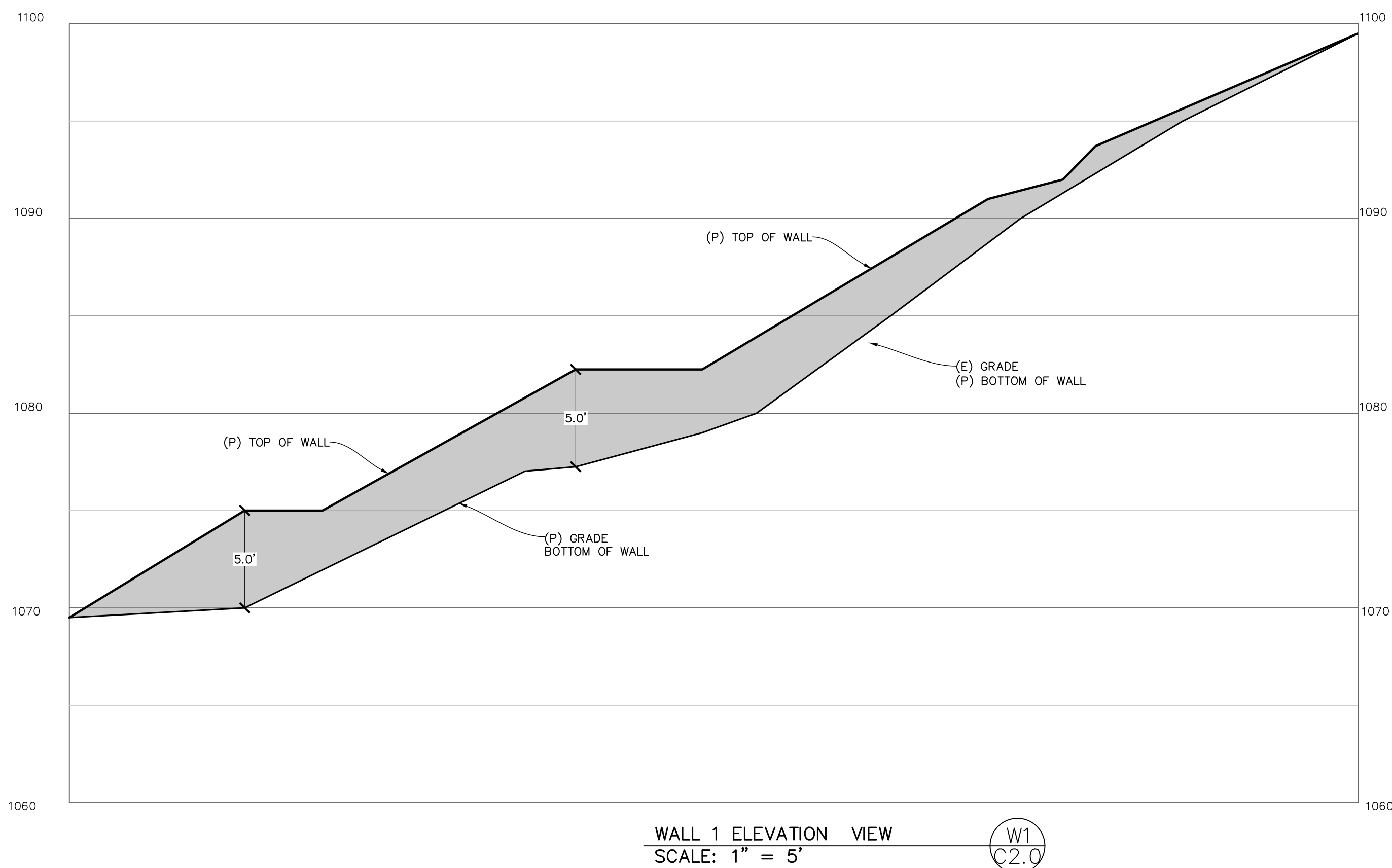
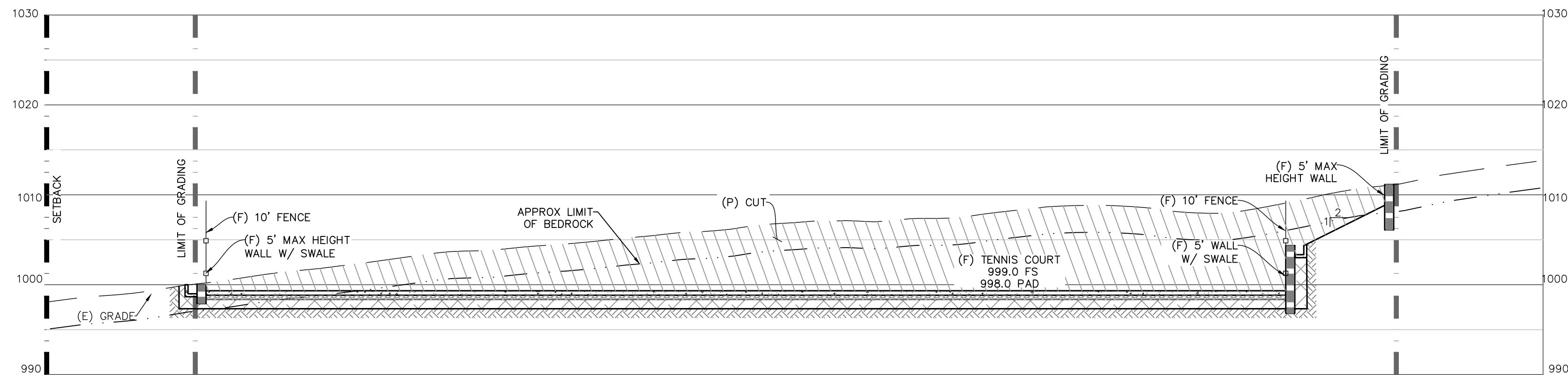
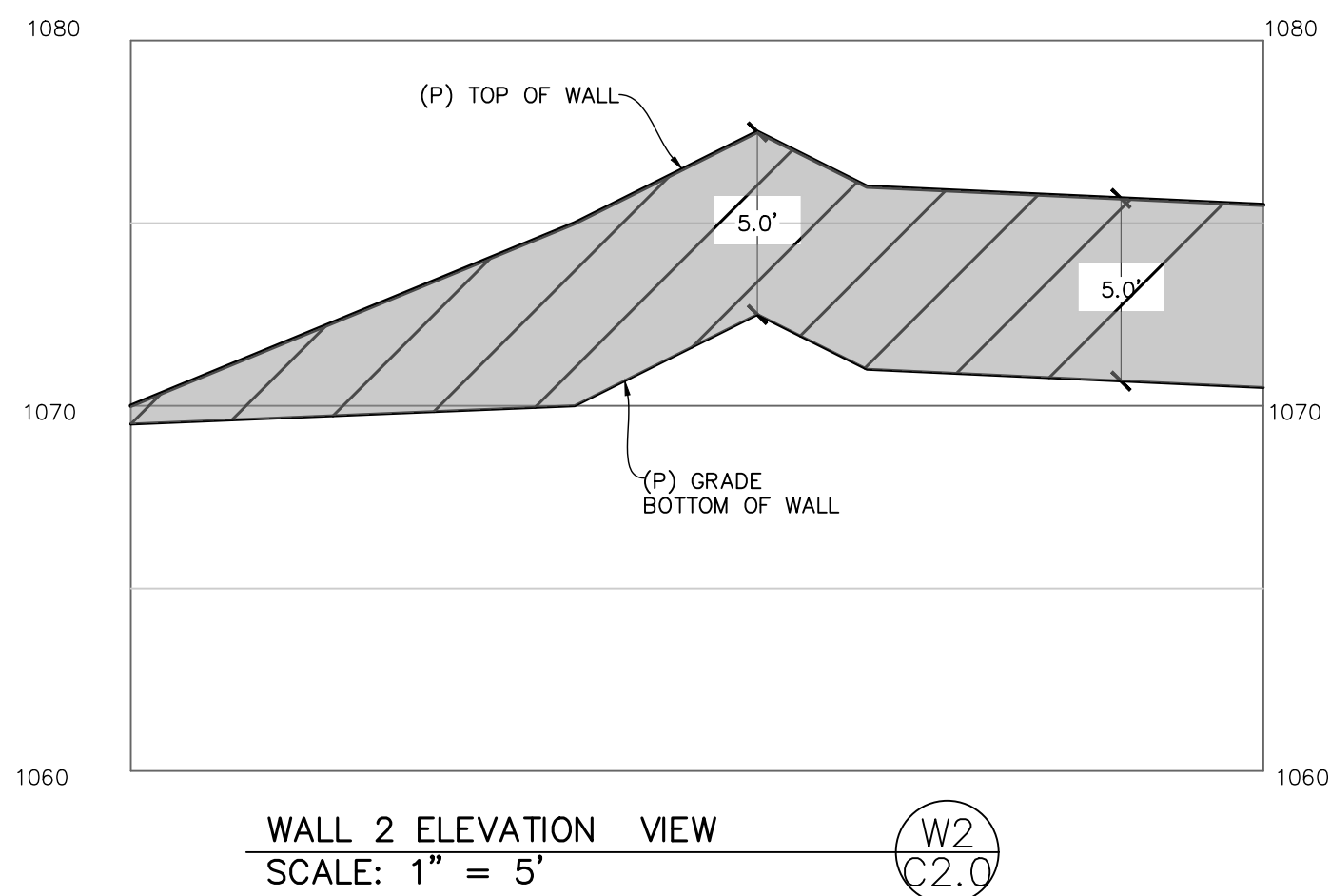
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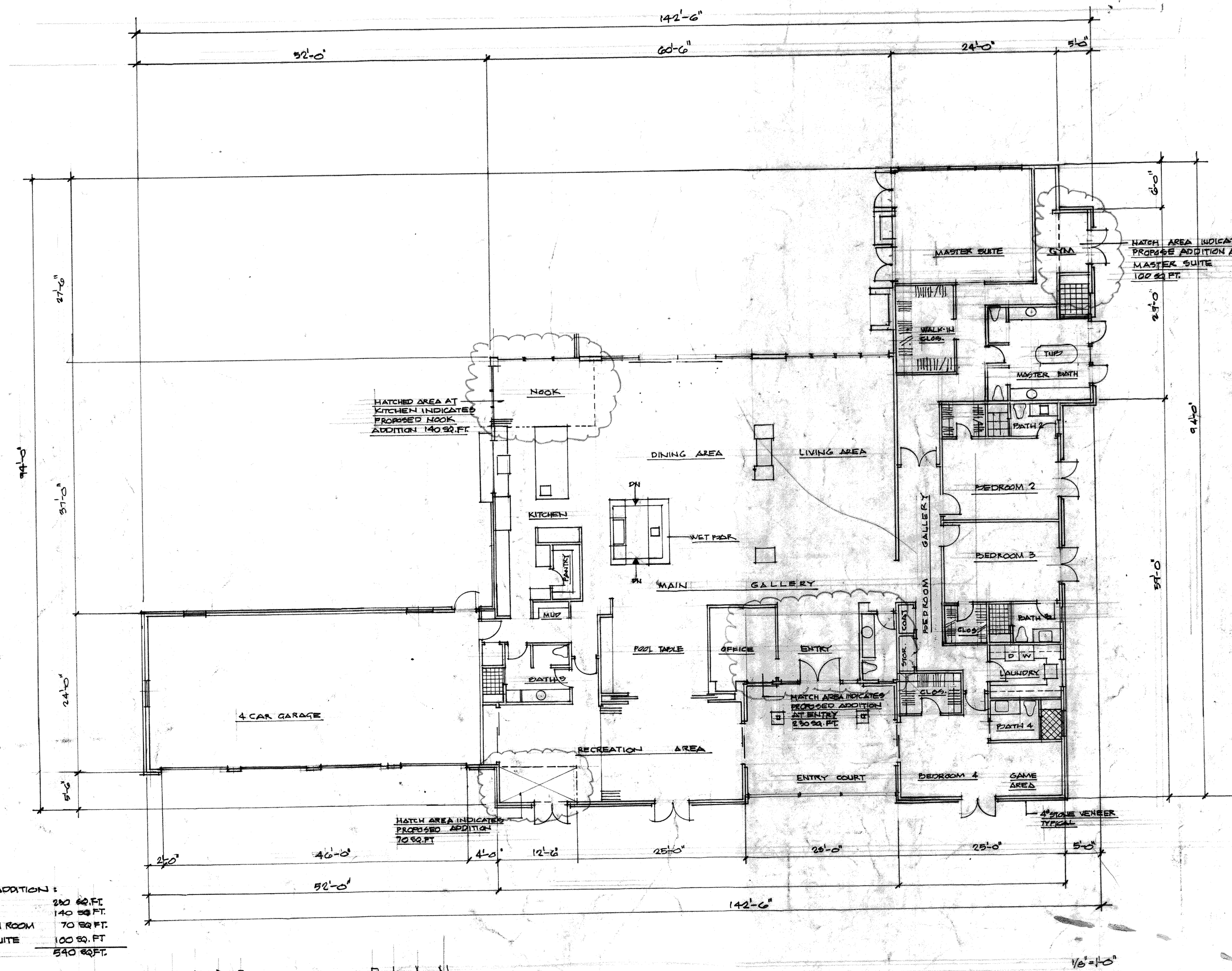








ARE BREAK-DOWN FOR ADDITION:	
1. ADDITION AT ENTRY	200 SQ. FT.
ADDITION AT KITCHEN	140 SQ. FT.
ADDITION AT RECREATION ROOM	70 SQ. FT.
ADDITION AT MASTER SUITE	100 SQ. FT.
	510 SQ. FT.



# FLOOR PLAN

INTERIOR REMODEL AND NEW ADDITION

FOR:

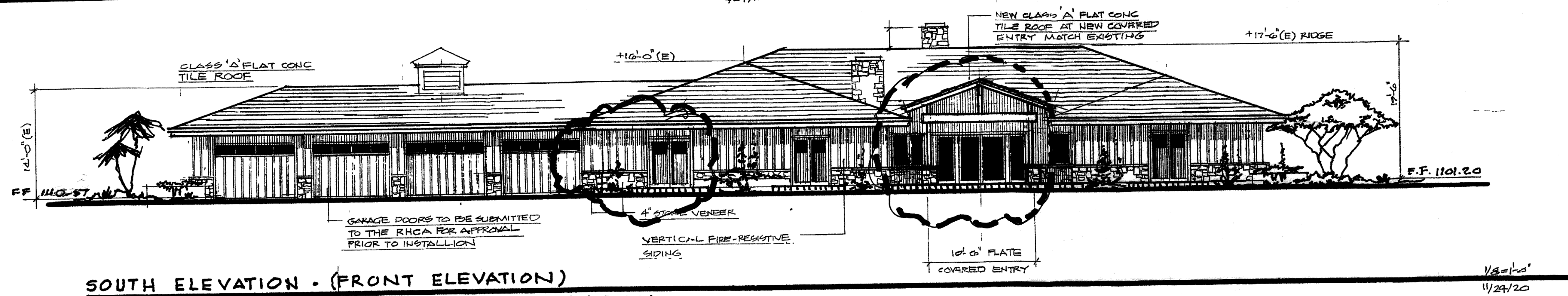
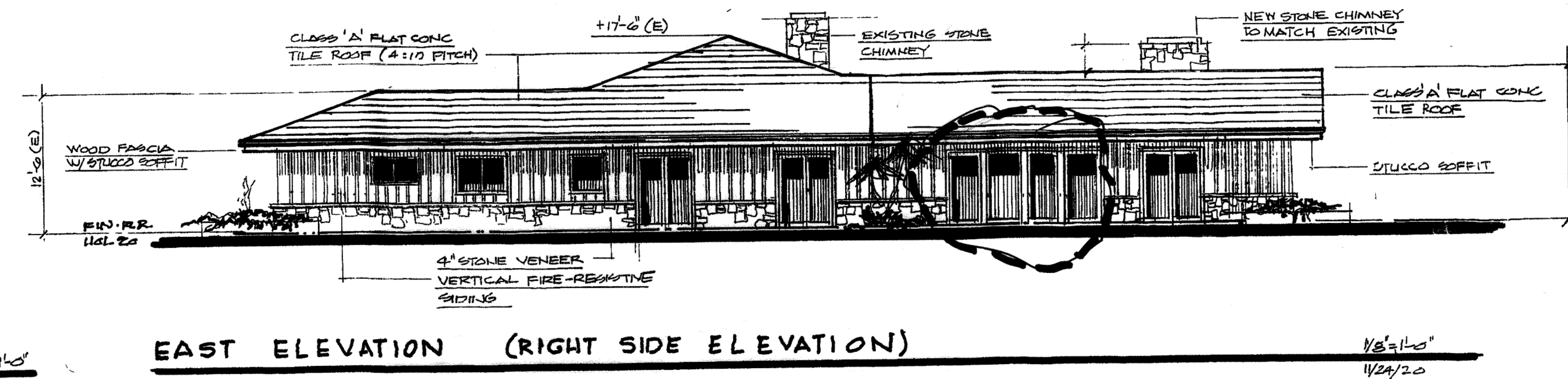
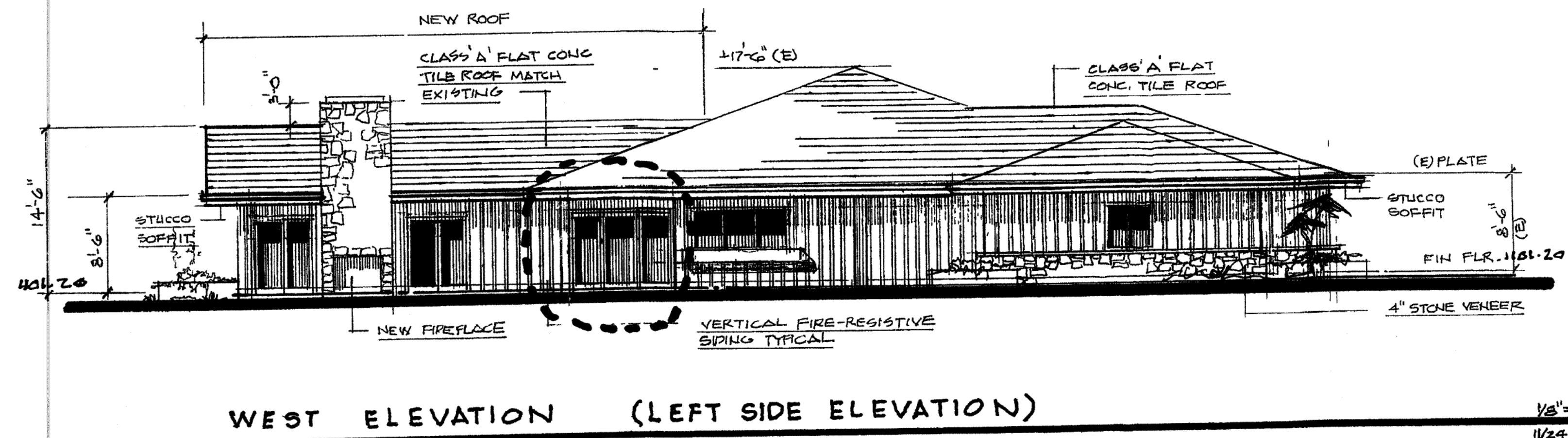
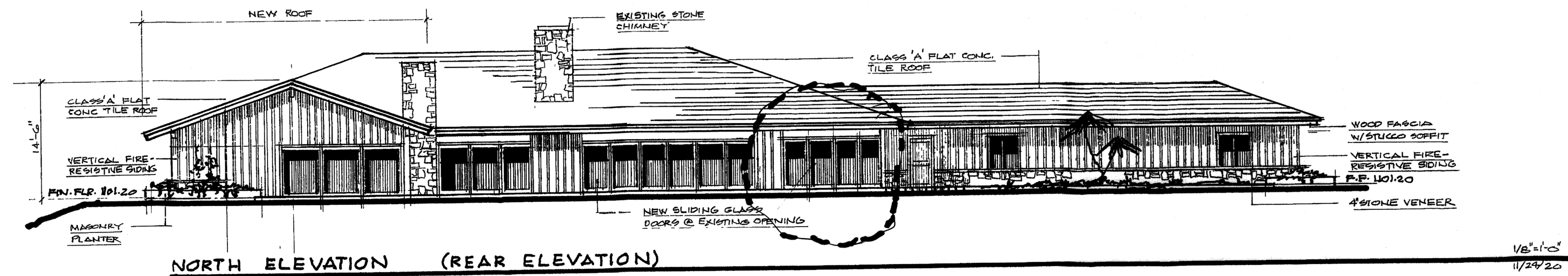
MR AND MRS J. MANQUEN • #8 QUAIL RIDGE ROAD • ROLLING HILLS, CALIFORNIA

ANTHONY FRANK INFERRERA A.I.A. ARCHITECT  
1907 UPLAND STREET • RANCHO PALOS VERDES, CAL.









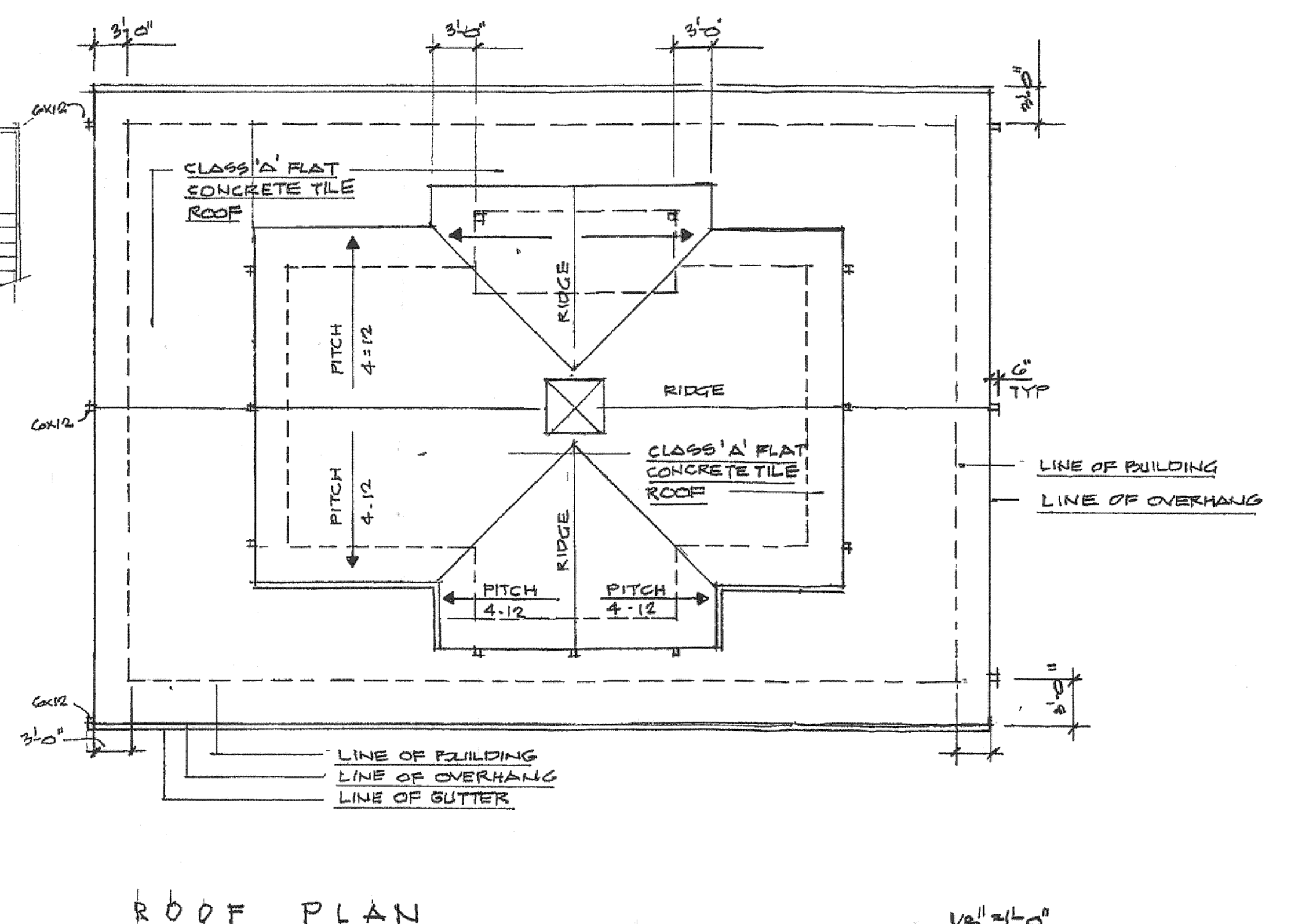
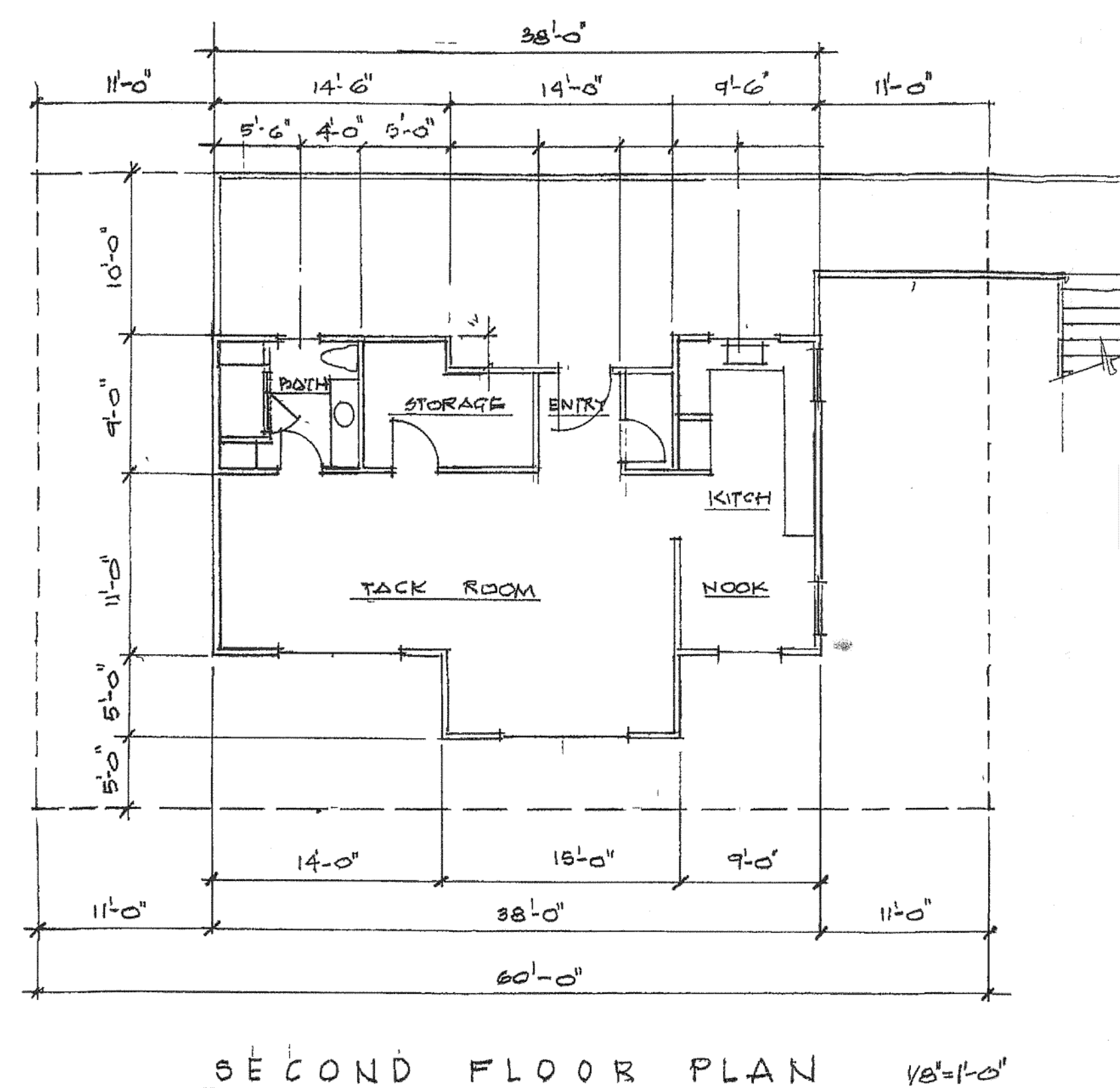
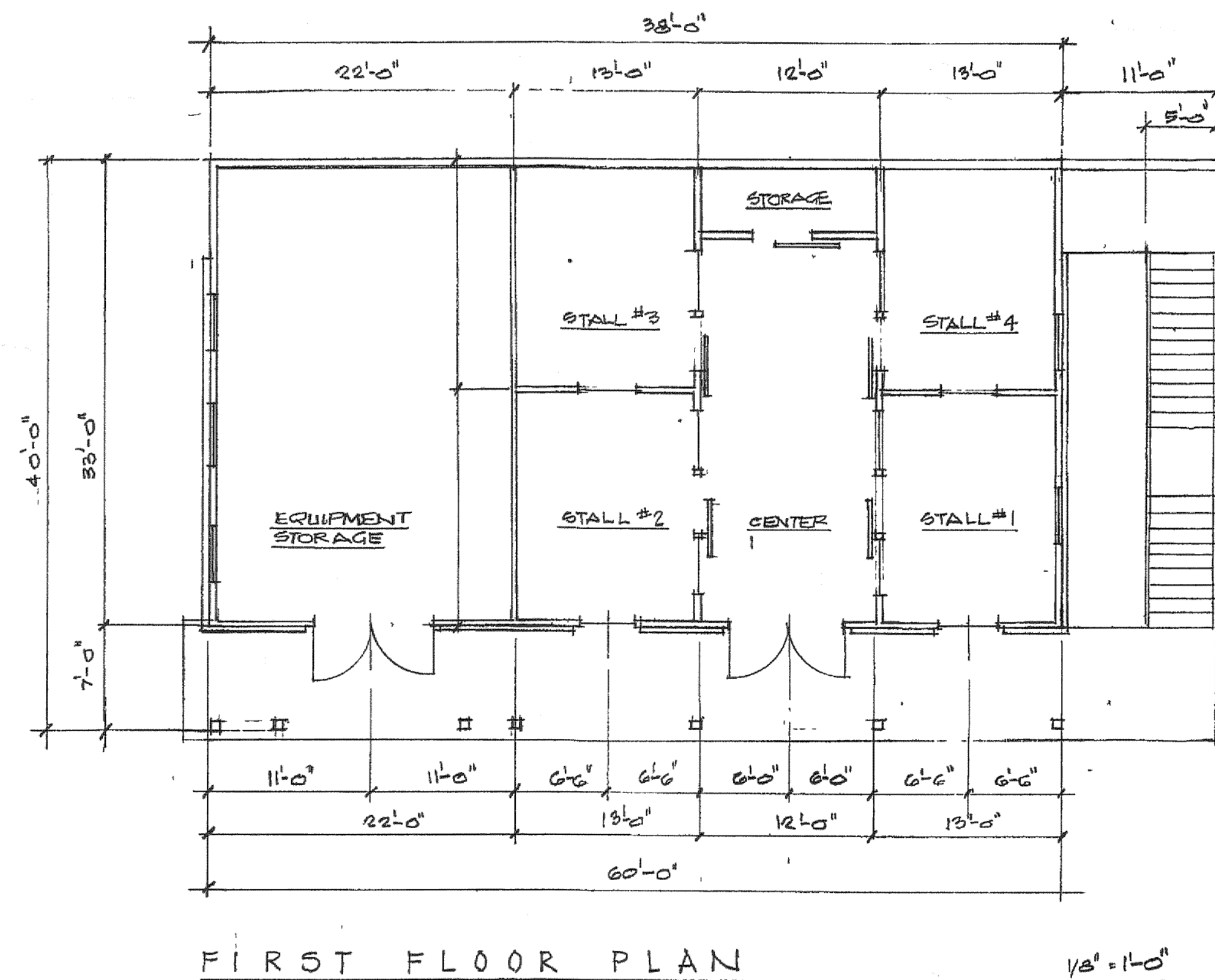
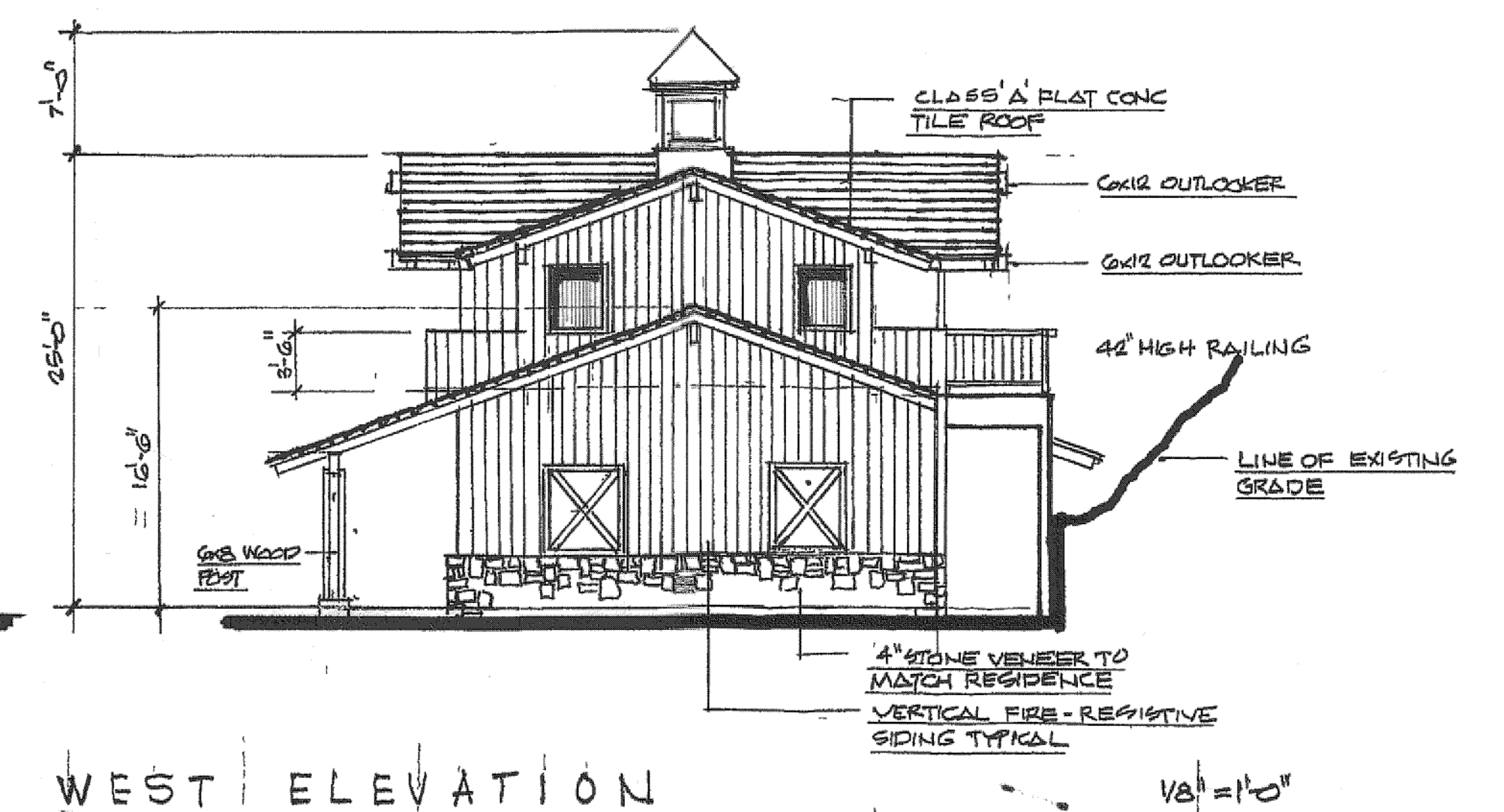
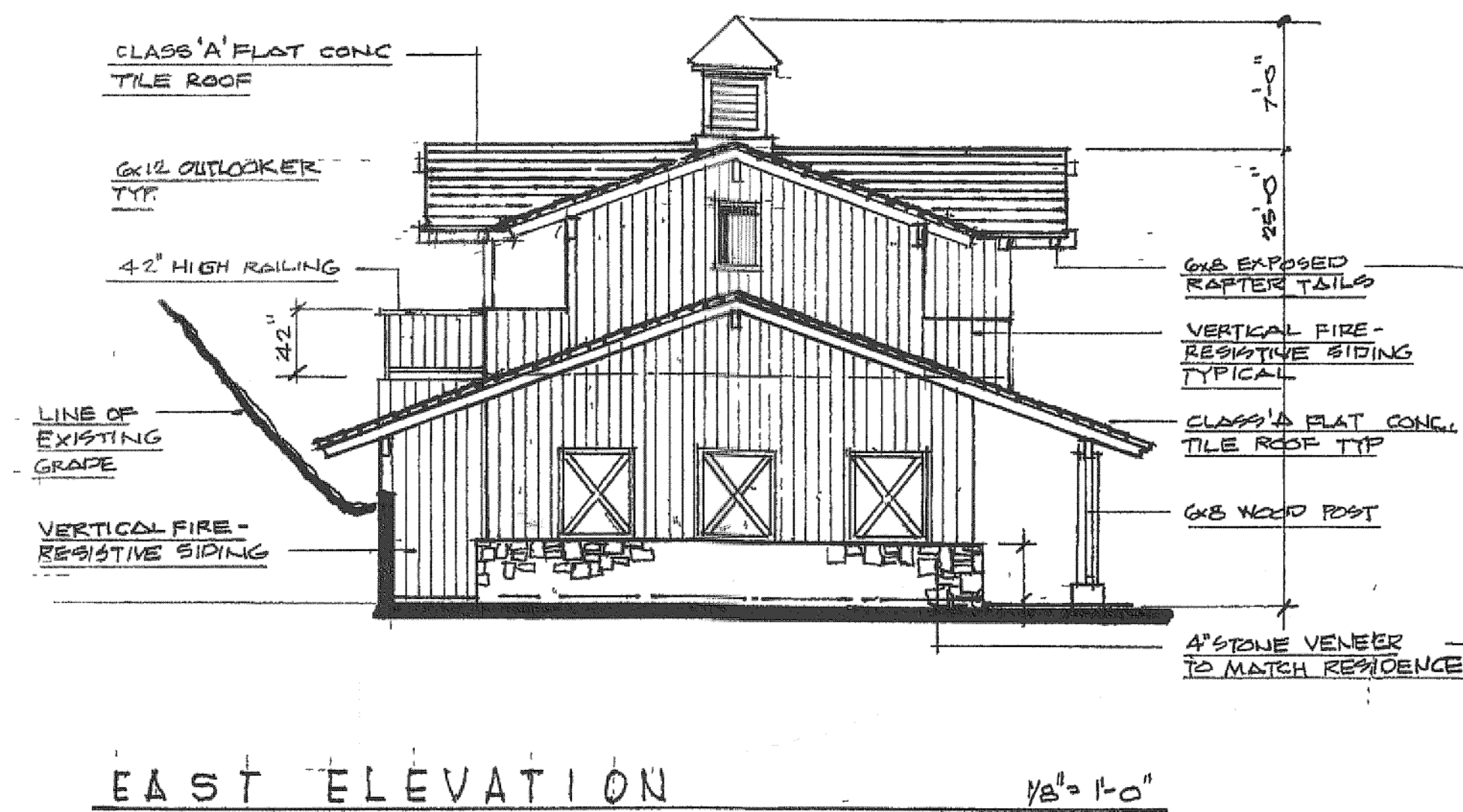
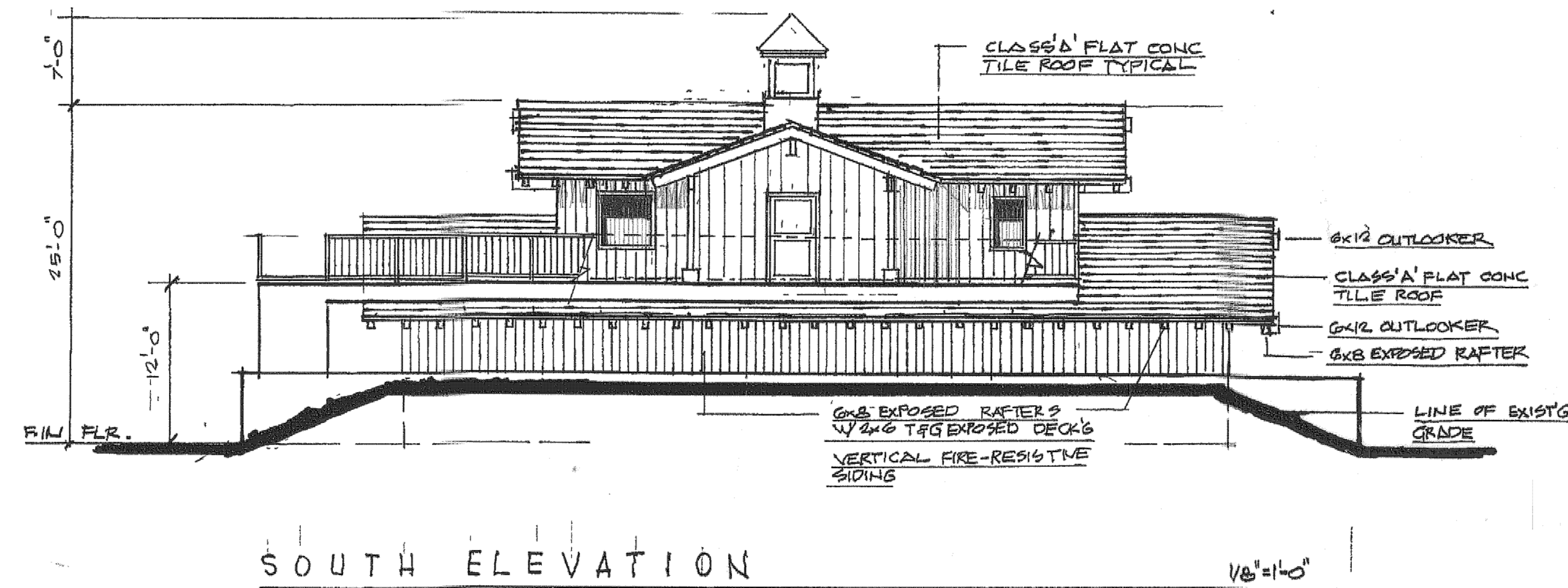
INTERIOR REMODEL AND NEW ADDITION  
FOR:

MR AND MRS J. MANQUEN

#8 QUAIL RIDGE ROAD ROLLING HILLS, CALIFORNIA

ANTHONY FRANK INFERRERA A.I.A. ARCHITECT  
1907 UPLAND STREET • RANCHO PALOS VERDES, CALIF.  
11/24/2020





BARN REMODEL AND ADDITION

FOR:

MR AND MRS J. MANQUEN • #8 QUAIL RIDGE ROAD • ROLLING HILLS, CALIFORNIA

ANTHONY FRANK INFERRERA A.I.A. ARCHITECT

8 Quail Ridge Road North (Zoning Case No. 21-03)

Site Plan Review, Variance and 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, GARAGE, POOL/SPA, STABLE,	30 SF RESIDENTIAL ADDITION TO ENCROACH IN FRONT SETBACK, RETAINING WALLS EXCEED MAXIMUM 3 FT, BUILDING PAD COVERAGE EXCEED 30%, 1,065 SF STABLE ADDITION.	
Net Lot Area	189,067 SF	0	189,067 SF
Residence	5,680 SF	510 SF	6,190 SF
Attached Garage	1,205 SF	0	1,205 SF
Swimming Pool/Spa	945SF	0	945 SF
Pool Equipment	77 SF	0	77 SF
Cabana	0	0	0
Stable minimum: 450 SF Corral minimum: 550 SF	1,715 SF 5,650 SF	1,065 SF 1,150 SF	2,780 SF 4,500 SF
Recreation Court	0 SF	0	0 SF
Attached Covered Porches, Entryway, Porte Cochere, Breezeways	3,050 SF	-3,050 SF	0 SF
Attached Trellis	0	0	0 SF
Detached Structures: Outdoor Kitchen	105 SF	0	105 SF
Front water feature	100 SF	-100 SF	0 SF
Side water feature	60	0	60 SF
Service Yard	125SF	0	75 SF
Basement Area	0	0	125 SF
Primary Driveway	6,192 SF	0	6,192 SF
Paved walks, patio areas, courtyards	2,610 SF	0	6,192 SF
Grading (balanced on site)	Unknown	1070 cubic yards	1,070 cubic yards (balanced onsite)
Total Structure Area	13,062 SF	6,025 SF	19,087 SF
% Structural Coverage	6.91%	3.19%	10.10%
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)	12,957 SF	6,025 SF	18,982 SF
Structural Lot Coverage (20% maximum)	6.85%	3.19%	10.04%
Total Structural and Flatwork Lot Coverage (35% max & with deductions)	11,285 SF	510 SF	15.56 SF
Building Pad #1 Coverage (30%max & with deductions)	79.44%	0%	64.75%
Structures on Building Pad 1 House(30% max & with deductions)	10,554 SF	-1,952 SF	8,602 SF
Building Pad #2 Coverage Stable (30% max & with deductions)	25.18%	7.38 %	33.36%

8 Quail Ridge Road North (Zoning Case No. 21-03)

Structure on Building Pad 2	1,715 SF	487 SF	2,202 SF
Building Pad Coverage Pad 3 (30% maximum) Tennis	0	115.23%	115.23%
Structures on Building Pad	0	0 SF	0 SF
Total Disturbed Area SF	49,750 SF	700 SF	50,450 SF
Total Disturbed Area (40% maximum)	26.31.4%	0.37%	26.68%
Retaining/Garden Wall		Retaining and wall exceed 3 FT in height.	stable and stairway
Roadway Access		No change	No change





SPIERER | WOODWARD | CORBALIS | GOLDBERG

ATTORNEYS AT LAW

A PROFESSIONAL CORPORATION

www.practcallawyer.com

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APR 20 2021

City of Rolling Hills

By

☒ PLEASE RESPOND TO:

707 TORRANCE BOULEVARD

SUITE 200

REDONDO BEACH, CALIFORNIA 90277-3400

TELEPHONE (310) 540-3199

TELECOPIER (310) 316-1823

☐ PLEASE RESPOND TO:

5050 S. SYRACUSE STREET

SUITE 900

DENVER, COLORADO 80237

TELEPHONE (303) 792-3456

TELECOPIER (303) 792-9092

Kim/GM  
(060812/01)

April 20, 2021

VIA EMAIL TO: [cityclerk@cityofrh.net](mailto:cityclerk@cityofrh.net)

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

Attn.: Planning Commission

Re: Zoning Case #21-03

To Whom It May Concern:

I am writing on behalf of Mr. and Mrs. Christopher Kim, neighbors (5 Quail Ridge) of the proposed project location.

The Kims are concerned about the project because Mr. Kim suffers from chronic lung disease (see physician's letter attached) and fear that the dust and debris from the project could adversely impact Mr. Kim's health. The Kims are particularly concerned about any encroachment into the setbacks or easement, as such encroachments could increase Mr. Kim's risk by bringing the construction project that much closer to his property.

The Kims would appreciate your consideration in, at a minimum, avoiding any encroachments and/or conditioning any approval on the applicant's provision of adequate screening to avoid any adverse consequences to Mr. Kim's health from the construction process.

RECEIVED  
City of Rolling Hills  
Re: Zoning Case #21-03  
April 20, 2021  
Page 2 of 2

Thank you for your consideration.

Sincerely,

SPIERER, WOODWARD, CORBALIS & GOLDBERG  
Attorneys at Law  
A Professional Corporation



Stephen B. Goldberg

SBG:bjw

cc: James Jung



# UNIVERSITY OF CALIFORNIA LOS ANGELES

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APR 20 2021

City of Rolling Hills

By \_\_\_\_\_

Steven M. Dubinett, M.D.  
Division Chief

Joseph P. Lynch, III, M.D.  
Associate Chief

Tisha S. Wang, M.D.  
Associate Chief

Stephanie Hope  
Division Administrator

April 19, 2021

Patient: **Christopher C. Kim**  
Date of Birth: **2/28/1945**

To Whom It May Concern:

Christopher Kim has been a patient at the UCLA Pulmonary Clinic since 2013. Mr. Kim has been diagnosed with chronic lung disease due to bronchiectasis, nontuberculous mycobacterial infection and reactive airways disease. Due to his age and chronic history of recurrent episodes of cough or bronchitis, Mr. Kim is considered a high-risk patient for acquiring an acute lung infection.

Please contact my office at (310) 825-8061 if you have any questions.

Sincerely,

Joseph P. Lynch, III, M.D., FCCP, FERS  
Holt and Jo Hickman Endowed Chair of Advanced Lung Disease and Lung Transplantation  
Distinguished Professor of Clinical Medicine  
Associate Chief, Division of Pulmonary and Critical Care Medicine, Clinical Immunology, and Allergy  
David Geffen School of Medicine at UCLA



Division of Pulmonary and Critical Care Medicine, Clinical Immunology & Allergy  
David Geffen School of Medicine at University of California, Los Angeles  
10833 Le Conte Avenue, Room 37-131 CHS, Box 951690, Los Angeles, California 90095-1690  
Phone: (310) 825-5316, Fax: (310) 206-8622

RECEIVED

1911

1911

1911

## RESOLUTION NO. 2021-13

**A RESOLUTION APPROVING A VARIANCE FOR THE ENCLOSURE OF AN EXISTING FRONT PORCH THAT PARTIALLY ENCROACHES INTO THE FRONT YARD SETBACK; 2) VARIANCE TO EXCEED THE MAXIMUM 30% BUILDING PAD COVERAGE; 3) CONDITIONAL USE PERMIT FOR A 1,065 SQUARE FOOT ADDITION TO AN EXISTING STABLE; 4) SITE PLAN REVIEW FOR 1,070 CUBIC YARDS OF GRADING; AND 5) SITE PLAN REVIEW FOR WALLS TO EXCEED MAXIMUM 3 FEET HEIGHT LOCATED AT 8 QUAIL RIDGE ROAD NORTH, ROLLING HILLS, CA 90274 (LOT 106-A-RH), (MANQUEN).**

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

Section 1. On March 8, 2021, an application was duly filed by Mr. Jeff Manquen and Camille Cripps Manquen (“Applicants”) with respect to real property located at 8 Quail Ridge Road North, Rolling Hills, requesting a Variance for the enclosure of an existing front porch that partially encroaches into the front yard setback and Variance for the second building pad to exceed the maximum 30% by 3.36%. Applicants are requesting a Conditional Use Permit for a 1,065 square foot addition to an existing stable; the total proposed square footage of the remodeled stable is 2,780 square feet. The Applicants are requesting a Site Plan approvals for a total of 1,070 cubic yards of grading and a Site Plan approvals for the walls to exceed the maximum 3 feet height for the new fire access stairway and walls along the stable.

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the proposed project during an on-site field trip and an evening teleconference meeting on the same day, August 17, 2021. Neighbors within 1,000-foot radius were notified of the public hearings and public notice was published in the Daily Breeze on August 7, 2021. Applicants and their agents were notified of the public hearings in writing by first class mail and the Applicants and agents were in attendance at the hearings. Evidence was heard and presented from all person interested in affecting said proposal, and from members of the City staff.

Section 3. The lot is an irregular shaped parcel zoned RAS-2 with the gross lot area of 224,974 square feet (5.2 acres) and net lot area is 189,067 square feet (4.3 acres). The lot is currently developed with an existing 5,680 square foot single family residence, 1,205 square foot attached garage, 945 square foot pool/spas, and 1,715 square foot 1 story stable. The existing main residence and garage are located on the first building pad (13,325 square feet). The existing stable is located on the second building pad (6,600 square feet). The first and second building pads are located on the south corner portion of the parcel. The second building pad has been developed with equestrian uses and contains the existing 1,715 square foot stable and 5,560 square foot corral.

Section 4. This project is Categorically Exempt from CEQA pursuant to Section 15301



(Existing Facilities) because it involves minor alteration of or addition to an existing private structure. The applicant is proposing to remodel the existing one story 1,715 square foot stable by demolishing 380 square feet of the existing north portion of the structure. The total proposed two story stable will be 2,780 square feet. A total of 470 square feet of covered porches will be converted into habitable space. The proposed grading is 1,070 cubic yards and will be balanced on site. A 5-foot wide concrete stairway to serve as fire access from the first residential building pad down to the second stable pad is proposed. The walls along the fire access stairway and stable will exceed the maximum 3 feet height, the proposed wall heights will be a maximum 5-feet high from finished surface.

Section 5. Sections 17.38.010 through 17.38.050 of the Rolling Hills Municipal Code permit approval of a Variance granting relief from the standards and requirements of the Zoning Ordinance when exceptional or extraordinary circumstances applicable to the property prevent the owner from making use of a parcel of property to the same extent enjoyed by similar properties in the same vicinity or zone. Proposed enclosure of an existing porch to partially encroach into the front yard setback. The proposed addition to the stable exceeds the 30% maximum building pad coverage by 3.36% on the second building pad.

With respect to the aforementioned request for a Variance from Zoning Ordinance, the Planning Commission finds as follows:

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 is given the size and steepness of the site, it is difficult for the applicant to comply with the maximum 30% buildable pad coverage due to the limited size of the pad;

B. That variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same vicinity and zone. The stable addition is necessary for the preservation of the Applicant's property right. The placement of the stable addition is best location to accommodate the equestrian use because there is an existing 1,715 square foot stable and the building pad area is already developed. Stables larger than 200 square feet are an amenity enjoyed by many property owners in the City. The Applicants are trying to minimize the building pad exceedance by 3.36%, which is less than 94 square feet on a site that has a net lot area of 189,067 square feet;

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 in that the proposed development will comply with the required building code, will not have adverse visual impact to adjacent properties and is in keeping with the desired rural aesthetic of Rolling Hills;

D. That in granting the variance, the spirit and intent of this title will be observed in that the proposed development does not prevent anyone from enjoying their property rights, the improvements are visually harmonious with adjacent properties and in scale with adjacent residential development;

E. That the variance does not grant special privilege to the applicant in that the proposed

addition is in character and similar in scale with existing residential development and the applicant will have the opportunity to enjoy the same amenities enjoyed by other residents in the community. In the past the City has granted approval for large stable on smaller lots;

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. The proposed location of the project will not be sited near hazardous waste facilities and is surrounded by residential land use;

G. That the variance request is consistent with the general plan of the City of Rolling Hills in that the applicant will enjoy the same rights that residents in the community enjoy, the proposed project is in character and scale as the existing neighborhood, the proposed project preserves the rural character of Rolling Hills.

Section 6. Sections 17.18.050(A)(1) and of the Rolling Hills Municipal Code permits approval of a greater than two hundred square with a Conditional Use Permit. Section 17.16.040 (A)(6) uses are permitted in the RA-S zone, provided a conditional use permit The Planning Commission must consider applications for a Conditional Use Permit and may, with such conditions as are deemed necessary, approve a conditional use which complies with the findings in RHMC Section 17.18.060 - Requirements for stables requiring conditional use permit. The proposed 1,065 square foot addition complies with all requirements of this section except it exceeds the maximum allowable 30% building pad coverage by 3.36%. Variances for those conditions are being granted concurrently in this resolution. With respect to this request for a Conditional Use Permit, the Planning Commission finds as follows.

With respect to the aforementioned request for Conditional Use permit from Zoning Ordinance Section 17.42.050, the Planning Commission finds as follows:

A. The proposed conditional use is consistent with the General Plan. The granting of a Conditional Use Permit for the remodeled stable is consistent with the purposes and objectives of the Zoning Ordinance and General Plan because the use is consistent with similar uses in the community, and meets all the applicable code development standards for a stable. The propose project is located in an area on the property that is already developed to accommodate such equestrian use;

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. The existing 1,715 square foot stable and proposed 1,065 square foot addition are distanced from nearby residences, as well as not having any impact on the views of surrounding neighbors;

C. That the site for the proposed conditional use is of adequate size and shape to accommodate the use and buildings proposed. The proposed stable addition are of similar scale with existing stables in the neighborhood. The lot is 4.34 acres in size for development purposes, and 5.17 acres gross. The proposed project site if sufficiently large to accommodate the proposed use.

D. The proposed conditional use complies with all applicable development standards of the zone district and requires a Conditional Use Permit pursuant to Sections 17.18.050 and 17.18.060 of the Zoning Ordinance. The proposed stable requires a variance to exceed the allowable maximum building pad coverage of 30% by 3.36% or 94 square feet. The net lot area is 189,067 square feet.

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

F. The proposed conditional use observes the spirit and intent of this title. The proposed stable observes the spirit and intent of the zoning title because it provides for a use that is encouraged throughout the City as each property is required to have a stable and corral or a set aside therefor. It also meets all development standards and therefore observes the spirit and intent of the zoning ordinance

Section 5. Site Plan Review. The Rolling Hills Municipal Code requires a Site Plan Review for a project that proposes grading pursuant to RHMC Section 17.46.020(A)(1). The project proposes total grading of 1,070 cubic yards. The Rolling Hills Municipal Code requires a Site Plan Review for a project that proposes walls to exceed maximum 3 feet height pursuant to RHMC Section 17.16.190(F). The Planning Commission makes the following findings:

A. 1. The project complies with and is consistent with the goals and policies of the general plan and all requirements of the zoning ordinance. Although the proposed building pad area exceeds the maximum permitted amount of 30%, the proposed grading for the equestrian use will promote the rural, equestrian aesthetic of Rolling Hills. The total grading for the additions and stable is 1,070 cubic yards that will be balanced on site. The west portion of the stable will feature the 5 foot wide fire access stairs that descends 30 feet from the main building pad to the lower level of the stable pad. The maximum 5 foot walls comply with and is consistent with the goals and policies of the general plan and all requirements of the zoning ordinance. The required safety and the visual impact is minimized by the exterior grade.

B. 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. 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 walls will be partial screened by the adjacent grades. The proposed grading and walls are located in an already developed area.

C. The project is harmonious in scale and mass with the site, the natural terrain and surrounding residences. The proposed development, as conditioned, is harmonious in scale and mass with the site. The existing lot disturbance is 49,750 square feet or 26.31% and the proposed grading for the project is in an area that is already disturbed. The existing lot disturbance is

49,750 square feet or 26.31%. There proposed increase as a result of the proposed project is 700 square feet or 0.37%. The total disturbed area is 50,540 or 26.68%. The total proposed grading for this project will be very minimal and grading will be balanced onsite. The existing stable building pad has already been developed for equestrian use.

D. 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). There will be no changes to the overall drainage features on the lot and only the vegetation will be disturbed on the portion of the slope where the fire access stairway is located.

E. Grading has been designed to follow natural contours of the site and to minimize the amount of grading required to create the building area. The development previously graded and disturbed site.

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

G. 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.

H. The project is sensitive and not detrimental to the convenient and safe movement of pedestrians and vehicles. There is ample parking in the garage and there is parking for guests on site. There are not changes to the circulation patterns on the site.

Section 7. Based upon the foregoing findings, the Planning Commission hereby approves the Variance, Conditional Use Permit, and Site Plan Review request in Zoning Case No. 21-03 for requesting a Variance for the enclosure of an existing front porch to partially encroach into the front yard setback and Variance for the second building pad to exceed the maximum 30% by 3.36 %. The total proposed building pad coverage is 33.36%. The Applicants are requesting a Conditional Use Permit for a stable to exceed 200 square feet in size; the total proposed remodeled stable is 2,780 square feet. The Applicants are requesting a Site Plan Review for a total of 1,070 cubic yards of grading. A Site Plan approval for the walls to exceed the maximum 3 feet height for the new fire access stairway and walls along the stable. Requests for approval are subject to the following conditions:

A. This approval shall expire within two years from the effective date of approval if construction pursuant to this approval has not commenced within that time period, as required by Sections 17.38.070 and 17.46.080 of the Rolling Hills Municipal Code, or the approval granted is 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, LA County Building Code and of the zone in which the subject property is located must be complied with unless otherwise set forth in the Permit, or shown otherwise on an approved plan.

D. The lot shall be developed and maintained in substantial conformance with the site plan on file dated August 11, 2021 except as otherwise provided in these conditions.

E. Prior to submittal of final working drawings to the 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. The working drawings submitted to the Department of Building and Safety for plan check review must conform to the development plan approved with this application. A copy of the conditions of this Resolution shall be printed on plans approved when a building permit is issued and a copy of such approved plans, including conditions of approval, shall be available on the building site at all times.

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

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

H. Structural lot coverage shall not exceed 11,002 square feet, or 5.82% (with allowable deductions). Total lot coverage shall not exceed 6.85% or 12,957 square feet.

I. Grading shall not exceed 1,070 cubic yards and all dirt shall be balanced on site.

J. The residential building pad coverage of Building Pad 1 is 8,602 square feet, or 64.75 (with allowable deductions). The residential building pad coverage of Building Pad 1 shall not exceed 8,707 square feet, or 65.54%. The residential building pad coverage of Building Pad 2 shall not exceed 2,202 square feet, or 33.36 % (with allowable deductions). The residential building pad coverage of Building Pad 2 shall not exceed 2,400 square feet, or 36.36%.

K. The disturbed area of the lot shall not exceed 26.68% (of net lot area).

L. Notwithstanding Sections 17.46.020 and 17.46.070 of the Rolling Hills Municipal Code, any modification to this project or to the property, which would constitute additional structural development, grading, excavation of dirt and any modification including, but not be limited to retaining walls, drainage devices, pad elevation and any other deviation from the approved plan, shall require the filing of a new application for approval by the Planning Commission.

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

N. *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.

O. 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 and storm water management.

P. The contractor shall not use tools that could produce a spark, including for clearing and grubbing, during red flag warning conditions. Weather conditions can be found at:

**[http://www.wrh.noaa.gov/lox/main.php?suite=safety&page=hazard\\_definitions#FIRE](http://www.wrh.noaa.gov/lox/main.php?suite=safety&page=hazard_definitions#FIRE)**. It is the sole responsibility of the property owner and/or his/her contractor to monitor the red flag warning conditions. Should a red flag warning be declared and if work is to be conducted on the property, the contractor shall have readily available fire extinguisher.

Q. to the project during construction, shall be depicted "as built/as graded".

R. Until the Applicants execute an Affidavit of Acceptance of all conditions of this

approval, the approvals shall not be effective. Such affidavit shall be recorded together with the resolution.

S. All graded areas shall be landscaped. Landscaping shall be designed using native plants, shrubs and trees. Any new trees and shrubs planned to be planted in conjunction with this project shall, at maturity, not be higher than the ridge height of the main residence. No plants shall be planted, which would result in a hedge like screen. Eucalyptus, palms, pampas grass, juniper, pine and acacia shall not be planted on site.

T. The landscaping shall be subject to the requirements of the City's Water Efficient Landscape Ordinance, (Chapter 13.18 of the RHMC), and shall be submitted to the City prior to obtaining a grading permit. .

U. During construction, dust control measures shall be used to stabilize the soil from wind erosion and reduce dust and objectionable odors generated by construction activities in accordance with South Coast Air Quality Management District, Los Angeles County and local ordinances, and engineering practices.

V During construction, activities shall conform with air quality management district requirements, stormwater pollution prevention practices, county and local ordinances, and engineering practices so that people and property are not exposed to undue vehicle trips, noise, dust, objectionable odors, landslides, mudflows, erosion, or land subsidence.

W. During construction, to the extent feasible, all parking shall take place on the project site, but if necessary, any overflow parking may take place within the nearby roadway easements, without blocking access to and over the common driveway to the residences adjacent thereto.

X. The Applicants shall be responsible for keeping the common access roadway in good condition during the entire construction process and shall, at their sole expense, make necessary repairs to the common access roadway should any damage occur during construction of their project.

Y. If an above ground drainage design is utilized, it shall be designed in such a manner as not to cross over any equestrian trails. Any drainage system shall not discharge water onto a trail, shall incorporate earth tone colors, including in the design of the dissipater and be screened from any trail and neighbors views to the maximum extent practicable, without impairing the function of the drain system.

Z. The contractor shall not use tools that could produce a spark, including for clearing and grubbing, during red flag warning conditions. Weather conditions can be found at: [http://www.wrh.noaa.gov/lox/main.php?suite=safety&page=hazard\\_definitions#FIRE](http://www.wrh.noaa.gov/lox/main.php?suite=safety&page=hazard_definitions#FIRE). It is the sole responsibility of the property owner and/or his/her contractor to monitor the red flag warning conditions. Should a red flag warning be declared and if work is to be conducted on the property, the contractor shall have readily available fire distinguisher.

AA. The Applicants shall be required to conform with the Regional Water Quality Control

Board and County Public Works Department Best Management Practices (BMP's) requirements related to solid waste, drainage, cisterns, and storm water drainage facilities management and to the City's Low Impact development Ordinance (LID), if applicable. Further the Applicants shall be required to conform to the County Health Department requirements for a septic system.

BB. Prior to finaling of the project an "as graded" and "as constructed" plans and certifications, including certifications of ridgelines of the structures, shall be provided to the Planning Department and the Building Department to ascertain that the completed project is in compliance with the approved plans. In addition, any modifications made to the project during construction, shall be depicted on the "as built/as graded" plan and one hardcopy and one electronic copy shall be submitted to the Planning Department prior to issuance of the Final Certificate of Occupancy.

CC. The project shall be reviewed and approved by the Rolling Hills Community Association Architectural Review Committee prior to the issuance of any permits.

DD. The working drawings submitted to the County Department of Building and Safety for plan check review shall conform to the development plan described in Condition D.

EE. Prior to submittal of final plans to the Building Department for issuance of grading and/or building permits, the plans for the project shall be submitted to staff for verification that the final plans are in compliance with the plans approved by the Planning Commission

HH. Prior to the issuance of building or grading permits, 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 against the Property. Applicants shall be and remain in compliance with all conditions of this permit.

II. The applicant shall comply with the Requirements of the Fire Department for access, water flow and fire fuel modification prior to issuance of the Building permit.

JJ. The conditions of approval enumerated in this Resolution shall be printed on the front sheet of the development plans and shall be available at the site at all times.

KK. Before construction, Applicants shall clear the property of any dead or alive tumbleweed or dead tree, shrub, palm frond or other plant.

LL. During construction the dust disturbance must be minimized at all times.

MM. Applicants shall indemnify, protect, defend, and hold the City, and/or any of its officials, officers, employees, agents, departments, agencies, authorized volunteers and instrumentalities thereof, harmless from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to arbitrations, mediations, and other such procedures), judgments, orders, and decisions (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void,



or annul, any action of, or any permit or approval issued by the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City) for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Code of Civil Procedure Sections 1085 or 1094.5, or any other federal, state, or local constitution, statute, law, ordinance, charter, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.

PASSED, APPROVED AND ADOPTED THIS 17<sup>th</sup> DAY OF AUGUST, 2021.

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BRAD CHELF, CHAIRMAN

ATTEST:

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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. 2021-13 entitled:

**A RESOLUTION APPROVING A VARIANCE FOR THE ENCLOSURE OF AN EXISTING FRONT PORCH THAT PARTIALLY ENCROACHES INTO THE FRONT YARD SETBACK; 2) VARIANCE TO EXCEED THE MAXIMUM 30% BUILDING PAD COVERAGE; 3) CONDITIONAL USE PERMIT FOR A 1,065 SQUARE FOOT ADDITION TO AN EXISTING STABLE; 4) SITE PLAN REVIEW FOR 1,070 CUBIC YARDS OF GRADING; AND 5) SITE PLAN REVIEW FOR WALLS TO EXCEED MAXIMUM 3 FEET HEIGHT LOCATED AT 8 QUAIL RIDGE ROAD NORTH, ROLLING HILLS, CA 90274 (LOT 106-A-RH), (MANQUEN).**

was approved and adopted at a regular meeting of the Planning Commission on August 17, 2021 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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

Administrative Offices.

CITY CLERK \_\_\_\_\_



## *City of Rolling Hills*

INCORPORATED JANUARY 24, 1957

**Agenda Item No.: 9.A**

**Mtg. Date: 08/17/2021**

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

**FROM: MEREDITH ELGUIRA, PLANNING DIRECTOR**

**THRU: ELAINE JENG P.E., CITY MANAGER**

**SUBJECT: REQUEST FOR TIME EXTENSION - 13 PORTUGUESE BEND ROAD (CARDENAS).**

**DATE: August 17, 2021**

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### **BACKGROUND:**

On June 25, 2019, the Planning Commission approved Resolution No. 2019-08 granting approval for a Site Plan Review and a Conditional Use Permit for grading and construction of a new stable with a loft in Zoning Case No. 953 at 13 Portuguese Bend Road, Rolling Hills, CA. On August 26, 2019, the City Council took the proposed project under their jurisdiction and the Planning Commission's decision was upheld with a tie vote.

### **DISCUSSION:**

Pursuant to Sections 17.38.070, 17.42.070 and 17.46.080 of the Zoning Ordinance, approvals are valid for the time period specified by the Planning Commission or within two years of the effective date of such approval. The Planning Commission may extend such approval for a period not to exceed two years.

Applicants are requesting a two year extension due to delays resulting from the COVID-19 pandemic.

### **FISCAL IMPACT:**

None.

### **RECOMMENDATION:**

It is recommended that the Planning Commission consider and approve the request to adopt Resolution No. 2021-12 granting a two-year extension to commence construction of this project. If granted, the project would expire on June 24, 2023.

**ATTACHMENTS:**

[2021-12.PC RESOLUTION 13 Portuguese Bend Road \(Cardenas\).pdf](#)

## RESOLUTION NO. 2021-12

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING TIME EXTENSION FOR A PREVIOUSLY APPROVED PROJECT FOR SITE PLAN REVIEW AND CONDITIONAL USE PERMIT FOR GRADING AND CONSTRUCTION OF A NEW STABLE WITH LOFT IN ZONING CASE NO. 953 LOCATED AT 13 PORTUGUESE BEND ROAD, ROLLING HILLS, CA (CARDENAS).

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

Section 1. The Planning Commission approved Resolution No. 2019-08 on June 25, 2019.

Section 2. On August 26, 2019, the City Council took the project under their jurisdiction and, with a tie vote, upheld the Planning Commission's decision to approve Resolution No. 2019-08.

Section 3. An application was duly filed by Mr. and Mrs. Cardenas with respect to real property located at 13 Portuguese Bend Road requesting a two-year time extension to comply with the requirements of Resolution No. 2019-08 to commence construction of the approved project.

Section 4. The Commission considered this item at a meeting on August 17, 2021 at which time information was presented by the applicant indicating that additional time is needed to commence the project.

Section 5. The Planning Commission finds that pursuant to RHMC Section 17.46.080 the expiration would constitute an undue hardship upon the property owner; and the continuation of the approval would not be materially detrimental to the health, safety and general welfare of the public.

Section 6. Based upon information and evidence submitted, the Planning Commission grants two-year time extension and does hereby amend Paragraph A of Section 7 of Planning Commission Resolution No. 2019-08, dated June 25, 2019 to read as follows:

Section 7.

A. The Conditional Use Permit and Site Plan approvals shall expire within four years from effective date of approval of Resolution No. 2019-08. No further extension shall be granted as required by Sections 17.46.080, 17.42.070 and 17.38.070 of the RHMC.

Section 7. Except as herein amended, the provisions and conditions of Resolution No. 2019-08 shall continue to be in full force and effect.

17<sup>TH</sup> DAY OF AUGUST 2021.

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BRAD CHELF, CHAIRMAN

ATTEST:

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JANELY SANDOVAL  
CITY CLERK

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

I certify that the foregoing Resolution No. 2021-12 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING TIME EXTENSION FOR A PREVIOUSLY APPROVED PROJECT FOR SITE PLAN REVIEW AND CONDITIONAL USE PERMIT FOR GRADING AND CONSTRUCTION OF A NEW STABLE WITH LOFT IN ZONING CASE NO. 953 LOCATED AT 13 PORTUGUESE BEND ROAD, ROLLING HILLS, CA (CARDENAS).

was approved and adopted at a regular meeting of the Planning Commission on August 17, 2021 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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

Administrative Offices

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JANELY SANDOVAL  
CITY CLERK



## *City of Rolling Hills*

INCORPORATED JANUARY 24, 1957

**Agenda Item No.: 9.B**

**Mtg. Date: 08/17/2021**

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

**FROM: MEREDITH ELGUIRA, PLANNING DIRECTOR**

**THRU: ELAINE JENG P.E., CITY MANAGER**

**SUBJECT: REQUEST FOR TIME EXTENSION - 8 MIDDLE RIDGE LANE SOUTH (MCHUGH).**

**DATE: August 17, 2021**

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### **BACKGROUND:**

On July 16, 2019, the Planning Commission approved Resolution No. 2019-13 granting approval for Site Plan Review for the construction of a new residence, including attached garage and basement, retaining wall, swimming pool, and grading; Conditional Use Permit to construct a guest house; and Variances to exceed the maximum permitted disturbance of the lot and to exceed the maximum permitted coverage of the front yard setback for construction of a driveway in Zoning Case No. 956 located at 8 Middleridge Lane South. On August 12, 2019 the City Council approved the Traffic Commission's recommendation to approve the proposed driveway apron and received and filed the report.

### **DISCUSSION:**

Pursuant to Sections 17.38.070, 17.42.070 and 17.46.080 of the Zoning Ordinance, approvals are valid for the time period specified by the Planning Commission or within two years of the effective date of such approval. The Planning Commission may extend such approval for a period not to exceed two years.

Applicant is requesting a two year extension due to unexpected delays by consultants and review agencies.

### **FISCAL IMPACT:**

None.

### **RECOMMENDATION:**



It is recommended that the Planning Commission consider and approve the request to adopt Resolution No. 2021-11 granting a two-year extension to commence construction of this project. If granted, the project would expire on July 15, 2023.

**ATTACHMENTS:**

[2021-11.PC RESOLUTION 8 Middleridge Lane South \(McHugh\).pdf](#)

RESOLUTION NO. 2021-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING TIME EXTENSION FOR A PREVIOUSLY APPROVED PROJECT FOR SITE PLAN REVIEW, CONDITIONAL USE PERMIT AND VARIANCE PERMIT, AND DRIVEWAY APRON APPROVAL BY THE CITY COUNCIL IN ZONING CASE NO. 956 LOCATED AT 8 MIDDLE RIDGE LANE SOUTH (ZHANG).

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. Tim McHugh with respect to real property located at 8 Middleridge Lane South requesting a two-year time extension to comply with the requirements of Resolution No. 2019-13 to commence construction of the approved project.

Section 2. The Commission considered this item at a meeting on August 17, 2021 at which time information was presented by the applicant indicating that additional time is needed to commence the project.

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

Section 4. Based upon information and evidence submitted, the Planning Commission grants two-year time extension and does hereby amend Paragraph A of Section 9 of Planning Commission Resolution No. 2019-13, dated July 16, 2019 to read as follows:

Section 9.

A. The Site Plan, Variances, and Conditional Use Permit approval shall expire within four years from effective date of approval of Resolution No. 2019-13. No further extension shall be granted as required by Sections 17.46.080, 17.42.070 and 17.38.070 of the RHMC.

Section 5. Except as herein amended, the provisions and conditions of Resolution No. 2019-13 shall continue to be in full force and effect.

17<sup>TH</sup> DAY OF AUGUST 2021.

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BRAD CHELF, CHAIRMAN

ATTEST:

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JANELY SANDOVAL  
CITY CLERK

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

I certify that the foregoing Resolution No. 2021-11 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING TIME EXTENSION FOR A PREVIOUSLY APPROVED PROJECT FOR SITE PLAN REVIEW, CONDITIONAL USE PERMIT AND VARIANCE PERMIT, AND DRIVEWAY APRON APPROVAL BY THE CITY COUNCIL IN ZONING CASE NO. 956 LOCATED AT 8 MIDDLE RIDGE LANE SOUTH (ZHANG).

was approved and adopted at a regular meeting of the Planning Commission on August 17, 2021 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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

Administrative Offices

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JANELY SANDOVAL  
CITY CLERK