



*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, September 21, 2021**

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

### **SUPPLEMENTAL AGENDA**

#### 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.

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=MWZXaG9ISWdud3NpajYwY3dFblhFZz09)  
pwd=MWZXaG9ISWdud3NpajYwY3dF blhFZz09  
Meeting ID: 993 4388 2035 Passcode: 647943

Members of the public may submit comments in real time by emailing the Planning Department's office at [Planning@cityofrh.net](mailto:Planning@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. **AUGUST 17, 2021 PLANNING COMMISSION.**

**RECOMMENDATION: Approve as presented.**

[08.17.2021\\_PC\\_Regular\\_Meeting\\_Action\\_Minutes.v1.pdf](#)

**6. RESOLUTIONS**

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

**8. NEW PUBLIC HEARINGS**

- 8.A. [ZONING CASE NO. 21-07: A REQUEST FOR APPROVALS FOR: 1\) VARIANCES FOR THE PROPOSED NEW RETAINING WALLS TO ENCROACH INTO THE REQUIRED SETBACKS; 2\) VARIANCE TO EXCEED THE MAXIMUM 35% LOT COVERAGE; 3\) SITE PLAN REVIEW FOR GRADING; AND 4\) SITE PLAN REVIEW FOR THE RETAINING WALLS TO EXCEED MAXIMUM 3 FT. HEIGHT LOCATED AT 1 QUAIL RIDGE ROAD SOUTH, ROLLING HILLS, CA 90274 \(LOT 1-B-CH\), \(ABRACOSA\).](#)

**RECOMMENDATION: Review and consider approval of Resolution No. 2021-14.**

[Development\\_Proposal\\_Table.1 Quail Ridge Road South\\_09.21.21.docx](#)

[2021-14.PC RESOLUTION\\_1 Quail Ridge Road S.\\_Abracosa\\_2.pdf](#)

[1 Qual Road Ret Wall Planning 1aR7\\_revised plans\\_final set.pdf](#)

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[IMG-3152.jpg](#)

[IMG-3409.jpg](#)

[2021-14.PC RESOLUTION\\_1 Quail Ridge Road S.\\_Abracosa\\_Supplemental\\_1.docx](#)

**9. NEW BUSINESS**

**10. OLD BUSINESS**

**11. SCHEDULE FIELD TRIPS**

**12. ITEMS FROM STAFF**

- 12.A. [CITY COUNCIL AND PLANNING COMMISSION SCHEDULED WORKSHOP ON STORM WATER MEETING REMINDER AND DRAFTED AGENDA.](#)

**RECOMMENDATION: Receive and file.**

[Draft\\_City\\_Council\\_and\\_Planning\\_Commission\\_Stormwater\\_Agenda.docx](#)

**13. ITEMS FROM THE PLANNING COMMISSION**

**14. ADJOURNMENT**

Next meeting: 27, SEPTEMBER, 2021 at 7:00 p.m. via teleconference.

<https://us02web.zoom.us/j/82332801730?pwd=UIRYRW5ZRXPZktMYXZ5cDRld1hrQT09>

Meeting ID: 823 3280 1730

Passcode: 514342

**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: 09/21/2021**

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

**FROM:** MEREDITH ELGUIRA, PLANNING DIRECTOR

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

**SUBJECT:** AUGUST 17, 2021 PLANNING COMMISSION.

**DATE:** September 21, 2021

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**BACKGROUND:**

None.

**DISCUSSION:**

None.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

Approve as presented.

**ATTACHMENTS:**

[08.17.2021\\_PC\\_Regular\\_Meeting\\_Action\\_Minutes.v1.pdf](#)

**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, August 17, 2021 via teleconference.

**2. ROLL CALL**

Present: Chair Chelf, Vice Chair Kirkpatrick, Cardenas, Cooley, and Douglass  
Absent: None  
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 Cardenas 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 FIELD TRIP PLANNING COMMISSION MEETING MINUTES; JULY 20, 2021 FIELD TRIP PLANNING COMMISSION MEETING MINUTES; AND JULY 20, 2021 EVENING PLANNING COMMISSION MEETING MINUTES.**

**MOTION:** Commissioner Cardenas motioned to approve the June 15, 2021 field trip, July 20, 2021 field trip, and July 20, 2021 evening Planning Commission Meeting Minutes and Commissioner Cooley seconded the motion.

AYES: COUNCILMEMBERS: Vice Chair Kirkpatrick, Cardenas, Cooley, and Douglass.

NOES: COUNCILMEMBERS: None.

ABSENT: COUNCILMEMBERS: None.  
ABSTAIN: COUNCILMEMBERS: Chair Chelf.

**6. RESOLUTIONS**

None.

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

None.

**8. NEW PUBLIC HEARINGS**

**8A 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).**

Project Civil Engineer Tavisha Ales stated that she believed there was no variance required for the building pad coverage, and believed that such is only a guideline.

Discussion ensued between the Commissioners, the Project Civil Engineer, and Tony Manquen as part of the public comment.

The Kim's representative, Steve Goldberg, had concerns regarding the proposal being relatively close to the Kim's property and the construction debris that might travel.

Planning and Community Services Director Elguira addressed the concerns presented by the Kim's representative Goldberg.

**MOTION:** Commissioner Cardenas motioned to adopt resolution 2021-13 as presented and Commissioner Cooley seconded the motion.

AYES: COUNCILMEMBERS: Chair Chelf, Vice Chair Kirkpatrick, Cardenas, Cooley, and Douglass

NOES: COUNCILMEMBERS: None.  
ABSENT: COUNCILMEMBERS: None.  
ABSTAIN: COUNCILMEMBERS: None.

## **9. NEW BUSINESS**

### **9A REQUEST FOR TIME EXTENSION – 13 PORTUGUESE BEND ROAD (CARDENAS).**

Commissioner Cardenas recused himself virtually at 7:40 pm.

Planning and Community Services Director Elguira presented the request.

**MOTION:** Commissioner Douglass motioned to approve Resolution 2021-12 and request for time extension and Commissioner Cooley seconded the motion.

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

### **9B REQUEST FOR TIME EXTENSION – 8 MIDDLE RIDGE LANE SOUTH (MCHUGH).**

Planning and Community Services Director Elguira presented the request.

**MOTION:** Commissioner Cardenas motioned to approve Resolution 2021-11 and request for time extension and Commissioner Cooley seconded the motion.

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

## **10. OLD BUSINESS**

None.

## **11. SCHEDULED FIELD TRIPS**

### **1. 8 QUAIL RIDGE NORTH**

Discussion ensued about date and time.

**12. ITEMS FROM STAFF**

September in person Planning Commission Evening Meeting.

Planning and Community Services Director Elguira presented the item regarding in-person meetings.

Discussion ensued amongst Commissioners and concluded that the September meeting will be held via teleconference until further notice.

**13. ITEMS FROM PLANNING COMMISSION**

None.

**14. ADJOURNMENT**

Hearing no further business before the Planning Commission, Chair Chelf adjourned the meeting at 7:18 PM via teleconference. Next regular meeting: Tuesday, September 21, 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: 09/21/2021**

**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. 21-07: REQUEST FOR APPROVALS FOR: 1) VARIANCES FOR THE PROPOSED NEW RETAINING WALLS TO ENCROACH INTO THE REQUIRED SETBACKS; 2) VARIANCE TO EXCEED THE MAXIMUM 35% LOT COVERAGE; 3) SITE PLAN REVIEW FOR GRADING; AND 4) SITE PLAN REVIEW FOR THE RETAINING WALLS TO EXCEED MAXIMUM 3 FT. HEIGHT LOCATED AT 1 QUAIL RIDGE ROAD SOUTH, ROLLING HILLS, CA 90274 (LOT 1-B-CH), (ABRACOSA).**

**DATE: September 21, 2021**

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### **BACKGROUND:**

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

The lot is zoned RAS-1 and the gross lot area is 54,200 square feet (1.2 acres) and the net lot area is 24,803 square feet (.57 acres). The lot is currently developed with an existing 2,015 square-foot single family residence. The lot is also developed with a detached 1,616 square-foot structure that contains a 484 square-foot garage, 831 square-foot recreation room, and 301 square-foot loggia. The lot is smaller in size than the neighboring lots. The lot size and topography limit the buildable area to one main building pad, therefore development is limited.

### **DISCUSSION:**

#### **APPLICANT REQUEST AND PLANNING COMMISSION ACTION**

##### **Applicant Request**

The applicants are proposing to construct a 180 linear foot retaining wall of varying heights (maximum 5 feet height) located at southeastly portion of the subject property. The applicants are proposing to expand the southeast corner of the existing driveway adjacent to the proposed retaining wall by 900

square feet to create a new parking space. The project also proposes to add a 767 square feet concrete patio behind the existing garage/recreation room.

There is slope located at the rear of the property behind the existing garage and recreation room. The proposed retaining wall is necessary to prevent erosion of the existing slope. The proposed retaining wall will prevent intrusion of water, dirt, and mildew in the existing garage and recreation room. Therefore, the applicants are requesting for the approval of the proposed 180 linear foot retaining wall to improve the current condition of the site.

### **Site Plan Review**

The applicants are requesting a Site Plan Review (SPR) for the proposed 300 cubic yards of grading and for the proposed retaining walls to exceed the maximum 3 feet height. The applicants are proposing a wall ranging in height from 18 inches to maximum 5-foot high wall totaling 180 linear feet that will be located at the southeast portion the subject property. Only 130 feet of the proposed The 5-foot high section of the wall will be located mainly behind the existing garage/recreation room, and will be screened from any public views. The area of the proposed retaining wall located in the new parking space area is minimally visible from the street will be planted with landscaping that will hang over the top and screen the wall from view over time. The proposed retaining wall will have no impacts on the neighboring properties.

Grading is required to construct the retaining walls that will retain dirt and prevent further erosion of the hillside. It will consist of 150 cubic yards of cut and 150 cubic yards of fill (total 300 cubic yards of grading) and will be balanced on site. The southeastern corner portion of the proposed building pad will be cut down to 6 feet in depth for the retaining walls/driveway and 5 feet in depth for the rear patio. The northeasterly portion of the building pad is proposed to be filled to 1.5 feet for landscaping.

### **Variances**

The applicants are requesting a Variance for the proposed retaining walls to encroach into the required 50 feet rear setback and 20 feet side setback. The proposed wall encroaches 20.12 feet into the required 50 feet rear setback. The proposed retaining wall encroaches 3 feet into the required 20 feet interior side setback. According the the RHCA, there is not an easement located along the south portion of the lot.

The applicants are also requesting to exceed the maximum lot coverage. The gross size of the subject property is 1.2 acres (54,200 square feet) and net area is 24,803 square feet (.57 acres). The lot is relatively small, therefore a request for a Variance to exceed the maximum 35% maximum lot coverage is needed to improve the site condition with an additional parking space and to prevent water, dirt and mildew intrusion into the existing garage by creating space between the slope and structure. The existing structural and flatwork coverage is 30.45%, the applicant proposes a total of 37.17%. The Variance is for the exceedance of 2.17%.

### **Planning Commission Review**

On September 21, 2021 the Planning Commission held an onsite field trip meeting to view the proposed project. The applicants flagged and staked the proposed retaining walls and grading.

### **Neighbor Concerns**

On September 16, 2021, the resident of 5 Quail Ridge Road South came into the City to review the proposed project and plans. The resident expressed his concerns regarding the proposed wall heights.

Staff discussed the proposed wall height and location and explained that it's not visible from the street. The wall height will also vary with the highest point of the wall proposed to be located behind an existing garage. The neighbor left City Hall satisfied with the proposed project.

### **Disturbance**

The existing lot disturbance 30.74%. There proposed increase as a result of the proposed project is 1,667 square feet or 6.72%. The total proposed disturbed area will be 37.46% (maximum permitted 40%).

### **Environmental Review**

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

### **Drainage**

The drainage will follow the existing course, there will be not change to the drainage flow.

### **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.

1. 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.
10. 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:**

**Recommendation**

It is recommended that the Planning Commission consider Resolution 2021-14 approving: 1) Variance for the proposed new retaining walls to encroach into the required setbacks; 2) Variance to exceed the maximum 35% lot coverage; 3) Site Plan Review for grading; and 4) Site Plan Review for the retaining walls to exceed the maximum 3 ft. height.

**ATTACHMENTS:**

[Development\\_Proposal\\_Table.1 Quail Ridge Road South\\_09.21.21.docx](#)

[2021-14.PC RESOLUTION\\_1 Quail Ridge Road S.\\_Abracosa\\_2.pdf](#)

[1 Qual Road Ret Wall Planning 1aR7\\_revised plans\\_final set.pdf](#)

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[IMG-3409.jpg](#)

[2021-14.PC RESOLUTION\\_1 Quail Ridge Road S.\\_Abracosa\\_Supplemental\\_1.docx](#)

## **RESOLUTION NO. 2021-14**

**A RESOLUTION APPROVING 1) VARIANCES FOR THE PROPOSED NEW RETAINING WALLS TO ENCROACH INTO THE REQUIRED SETBACKS; 2) VARIANCE TO EXCEED THE MAXIMUM 35% LOT COVERAGE; 3) SITE PLAN REVIEW FOR GRADING; AND 4) SITE PLAN REVIEW FOR THE RETAINING WALLS TO EXCEED MAXIMUM 3 FT. HEIGHT LOCATED AT 1 QUAIL RIDGE ROAD SOUTH, ROLLING HILLS, CA 90274 (LOT 1-B-CH), (ABRACOSA).**

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. Abracosa requesting Variances for a proposed retaining wall to encroach into the required setbacks, Variances for lot coverage exceedance; Site Plan Review for grading, and Site Plan Review for walls to exceed the maximum 3 feet height for the property located at 1 Quail Ridge Road South.

Section 2. The Planning Commission conducted duly noticed public hearings to consider the application on September 21, 2021 including a morning field trip and an evening meeting. 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 Planning Commission having reviewed, analyzed and studied said proposal.

Section 3. The lot is zoned RAS-1 and the gross lot area is 54,200 square feet (1.2 acres) and the net lot area is 24,803 square feet (.57 acres). The lot is currently developed with an existing 2,015 square foot single family residence. The lot is also developed with a detached 1,616 square foot structure that contains a 484 square foot detached garage, 831 square recreation room, and 301 square loggia. The lot is smaller in size than the neighboring lots. The lot contains only one main building pad, therefore the buildable area for development is limited.

Section 4. This project is also categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities) because it involves minor alteration of or addition to an existing developed residential lot. The proposed 180 foot long retaining wall will be located on building pad as well as the set aside area for future stable and corral. The proposed project also include a 700 square foot parking addition and a 767 square foot concrete patio addition. The project also proposes 300 cubic yards of grading to be balanced onsite. Only 130 linear feet of the retaining wall exceeds the 3 feet maximum height and requires a discretionary review.

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. In proposing to exceed the 35% maximum lot coverage and for proposed retaining walls to encroach into

the required setbacks. Variances are required to grant relief from the Zoning Ordinance.

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 in that the property has a gross lot area of 1.2 acres (54,200 square feet) and net lot area of 24,803 square feet (.57 acres). The lot is relatively small with a steep slope in the rear, which limits the buildable area on site. Therefore a request for Variances are necessary to exceed the maximum 35% maximum lot coverage and for the retaining walls to encroach into the required setbacks. The proposed wall encroaches 20.12 feet into the rear 50 foot setback and 3 feet into the side interior setback.

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 due to the limited size and existing topography that make it difficult to comply with the City of Rolling Hills Municipal Code's development standards;

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 character and scale of the community;

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 retaining wall encroaching into the required setbacks are 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;

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; and

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 improvements are in character and scale as the existing neighborhood, and it preserves the rural character of the City.

Section 6. Sections 17.46.010 through 17.46.050 of the Rolling Hills Municipal Code permit approval of a Site Plan Review 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. In proposing to grade the site and exceed maximum 3 feet wall heights, a Site Plan Review approval is required to grant relief from Section 17.43.010 and 17.16.190 of the Zoning Ordinance.

With respect to the aforementioned request for Site Plan Review from Zoning Ordinance Section 17.46.050, the Planning Commission finds as follows:

A. The project complies with and is consistent with the goals and policies of the general plan and all requirements of the zoning ordinance in that the proposed grading and maximum wall height exceedance are consistent with the general plan and will not cause adverse impact on views or harm to surrounding residences;

B. The project substantially preserves the natural and undeveloped state of the lot by minimizing building coverage on the existing pads. The size and existing topography constraints make it difficult to comply with lot coverage requirement. The proposed retaining wall will have no view impact because it not be visible from the street and will be screened by landscaping. The 5 feet maximum high walls are located behind the existing garage and recreation room screened from street. Of the total 180 foot long wall, only 130 linear feet exceeds the 3 feet maximum height and requires a Site Plan Approval. The proposed grading has been designed to integrate with the natural contours of the existing lot;

C. The project is harmonious in scale and mass with the site, the natural terrain and surrounding residences. Although grading of the existing slope is necessary to prevent erosion and the wall is necessary to maintain the slope, the over the net parcel area will be affected by the grading or walls;

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). The proposed hillside fill area will be enhanced with landscape. The natural drainage course will remain, and the graded slope and walls shall be enhanced with landscaping;

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 removal of the slope will prevent water from damaging the existing garage and recreation area;

F. Grading will not modify existing drainage channels nor redirect drainage flow, unless such flow is redirected into an existing drainage course. The proposed development will not have any impacts on drainage and there will be no change to the 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. The proposed improvements will be constructed on previously disturbed lot;

H. The project is sensitive and not detrimental to the convenient and safe movement of

pedestrians and vehicles. The project proposes a new parking space that is adjacent to the garage. The location of the new parking space is ideal for access and site circulation; and

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

Section 8. Based upon the foregoing findings, the Planning Commission hereby approves Variance and Site Plan Review for Zoning Case No. 21-07 for 1) Variances for new retaining walls to encroach into the required setbacks; 2) Variance to exceed the 35% maximum lot coverage; 3) Site Plan Review for grading, and 4) Site Plan Review for the retaining walls to exceed the 3 feet maximum height, 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 September 21, 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. The main pad area coverage will be maximum 37.17%. The building pad coverage for the main building pad area 28.8%. The maximum disturbance is 37.46%. The retaining wall shall not exceed maximum 5 feet height.

J. 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.

K. *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.

L. *During and after construction*, all parking shall take place on the project site. During construction, to maximum extent feasible, employees of the contractor shall car- pool into the City.

M. *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.

N. 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.

O. During construction, all parking shall take place on the project site and, If necessary, any overflow parking shall take place within nearby unimproved roadway easement adjacent to subject site. There shall be no blocking of adjacent driveways or of the roadway easement for passage of pedestrians and equestrians. During construction a flagmen shall be present to direct traffic when it is anticipated that a lane may be impeded.

P. A minimum of 65% of the construction material spoils shall be recycled and diverted. The hauler shall secure a “Construction and Demolition Permit” from the City of Rolling Hills, and provide the required documentation. The permit shall be pulled prior to issuance of the final Planning Approval.

Q. 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.

R. Prior to finaling of the project, ”as constructed” plans, electronic copy and certifications shall be provided to the Planning Department and the Building Department to ascertain that the completed project is in compliance with the approved plans. In addition, any modifications made to the project during construction, shall be depicted “as built/as graded”.

S. Prior to Final Planning Approval, the applicant shall obtain approval for the proposed landscaping from the Planning and Fire Departments.

T. Applicants shall landscape around the proposed retaining wall to minimize visibility from adjacent neighbors.

U. 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.

V. 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. The

W. 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.

X. 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.

Y. 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.

Z. 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.

AA. 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.

BB. 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.

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

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

EE. 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 21<sup>st</sup> DAY OF SEPTEMBER, 2021.

---

BRAD CHELF, CHAIRMAN

ATTEST:

---

ELAINE JENG, P.E., ACTING 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. 2021-14 entitled:

**A RESOLUTION APPROVING 1) VARIANCES FOR THE PROPOSED NEW RETAINING WALLS TO ENCROACH INTO THE REQUIRED SETBACKS; 2) VARIANCE TO EXCEED THE MAXIMUM 35% LOT COVERAGE; 3) SITE PLAN REVIEW FOR GRADING; AND 4) SITE PLAN REVIEW FOR THE RETAINING WALLS TO EXCEED MAXIMUM 3 FT. HEIGHT LOCATED AT 1 QUAIL RIDGE ROAD SOUTH, ROLLING HILLS, CA 90274 (LOT 1-B-CH), (ABRACOSA).**

was approved and adopted at a regular meeting of the Planning Commission on September 21, 2021 by the following roll call vote:

AYES: COMMISSIONERS:

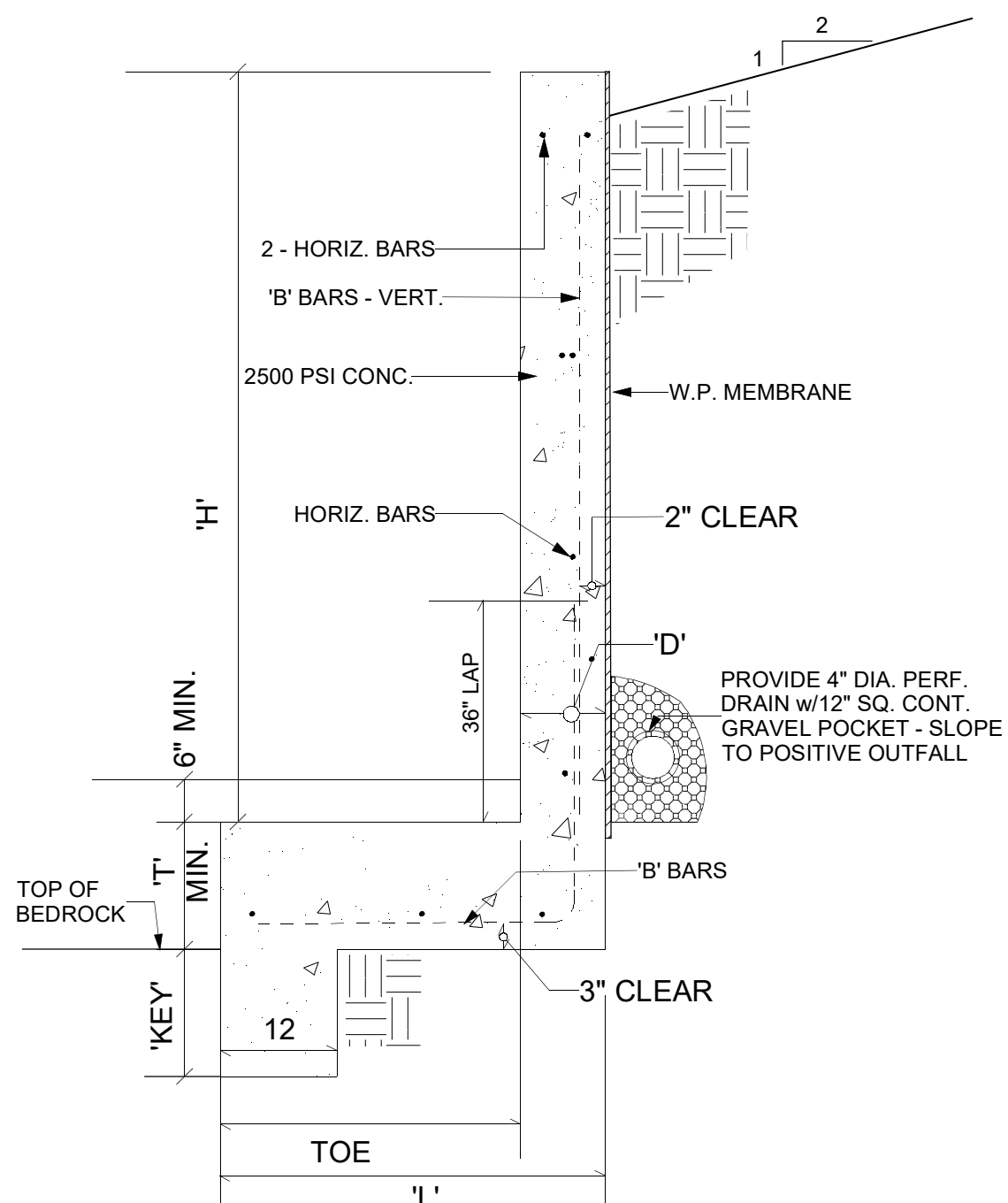
NOES: NONE.

ABSENT: NONE.

ABSTAIN: NONE.

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

ELAINE JENG, P.E., ACTING CITY CLERK



RETAINING WALL SCHEDULE									
EFP = 61 pcf		Soil Bearing = 2500 psf		Passive Pressure = 650 pcf		Friction Coef. = N/A			
H	T	A	B	HORIZ	TOE	D	HL	B	KEY INSP
2	12"	1'-6"	#5 @ 12" o.c.	#4 @ 12" o.c.	10"	8"		0	
3	12"	2'-0"	#5 @ 12" o.c.	#4 @ 12" o.c.	1'-4"	8"		6"	
4	12"	2'-9"	#5 @ 12" o.c.	#4 @ 12" o.c.	2'-1"	8"		6"	
5	12"	3'-6"	#5 @ 12" o.c.	#4 @ 12" o.c.	2'-10"	8"		12"	
6	12"	4'-6"	#5 @ 12" o.c.	#4 @ 12" o.c.	3'-10"	8"		15"	

1 RETAINING WALL

INDEX

A1 SITE PLAN / PROJECT DATA

SCOPE OF WORK

CONSTRUCT 180 L.F. OF VARIABLE HEIGHT RETAINING WALL (MAXIMUM 5') AT THE REAR (EAST) AND SIDE (SOUTH) YARDS.

SITE INFORMATION

PARCEL NO.: 7567-017-020

LEGAL: RECORD FO SURVEY AS PER BK 57 PG 35-36 OF R S LOT COM AT MOST E COR OF LOT 1 TH S 29°01'50" W 210 FT TH N 59°23'10" W 238.39 FT TO NW LINE OF SD LOT TH NE AND FOLLOWING BDY LINE OF SD LOT TO BEG PART OF LOT 1

ZONE: RAS-1

USE: R3/U

TYPE OF CONST: VB

CONSULTANTS

DESIGNER: CURT DITTMAN 310-387-0010  
CDITTMAN DESIGN  
5117 MACAFEE ROAD  
TORRANCE CA 90505

ENGINEER: AART ASSINK 310-618-0782  
1611 EL PRADO AVE  
TORRANCE CA 90501

GENERAL CONSTRUCTION NOTES

1. ALL WORK SHALL CONFORM TO THE 2019 CBC, CPC, CMC, CEC, Ca Green Building Standards Code, City Ordinances and the 2019 Ca Energy Standards.

PROPERTY CALCULATIONS

LOT AREA	56628	sf
NET LOT AREA	24803	sf

STRUCTURES (EXT'G)		
RESIDENCE (E)	2015	sf
COVERED ENTRY (E)	72	sf
GARAGE (E)	454	sf
REC. ROOM (E)	831	sf
LOGGIA (E)	301	sf
TOTAL	3703	sf

HARDSCAPE (EXT'G)		
DRIVEWAY (E)	2757	sf
DRIVEWAY (N)	400	sf
FRONT WALK (E)	366	sf
REAR HARDSCAPE (E)	799	sf
REAR HARDSCAPE (N)	767	sf
TOTAL	5589	sf

STR'S + HARDSCAPE	3631 + 5589	= 9220	sf
-------------------	-------------	--------	----

TOTAL BUILDING COVERAGE	3631 / 24803	= 14.64%
TOTAL HARDSCAPE COVERAGE	5589 / 24803	= 22.53%
TOTAL COVERAGE	9220 / 24803	= 37.17%

TOTAL DISTURBED AREA	14424	24803	= 58.15%
TOTAL CUT	150		cu
TOTAL FILL	150		cu



VICINITY MAP  
N.T.S.



5117 Macafee Road; Torrance CA 90505  
310-387-0010  
cdittmandesign@gmail.com

SITE PLAN  
PROJECT DATA

PAGE CONTENTS

PROJECT

ABRACOSA RETAINING WALL  
1 QUAIL RIDGE ROAD SOUTH  
ROLLING HILLS, CA 90274

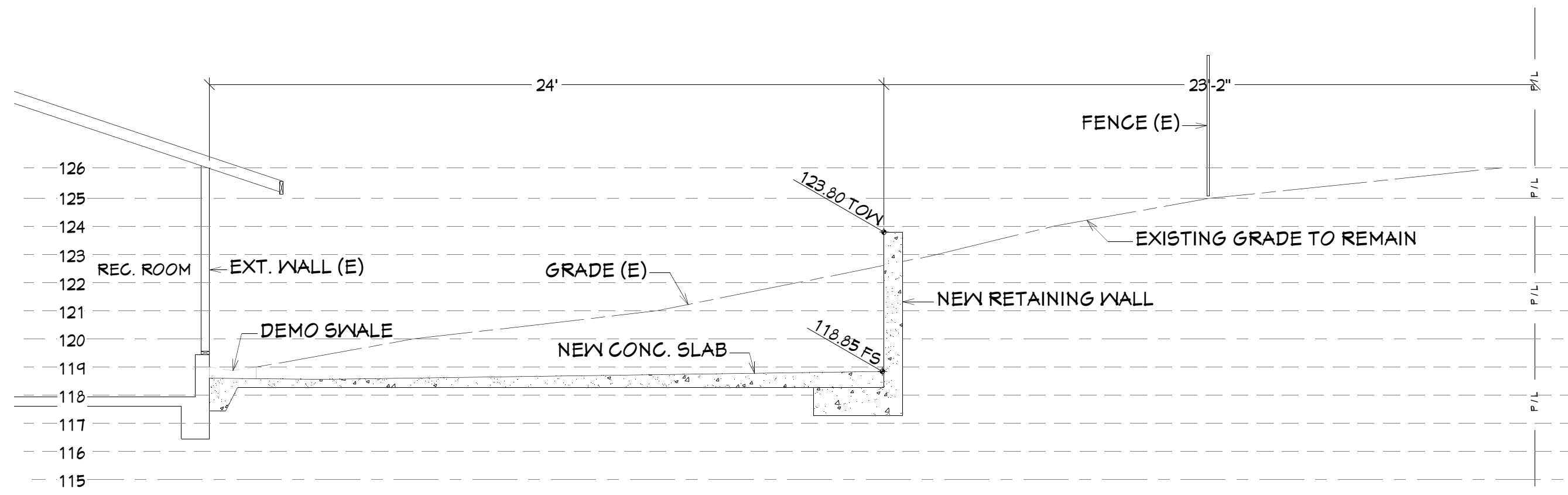
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9/17/2021

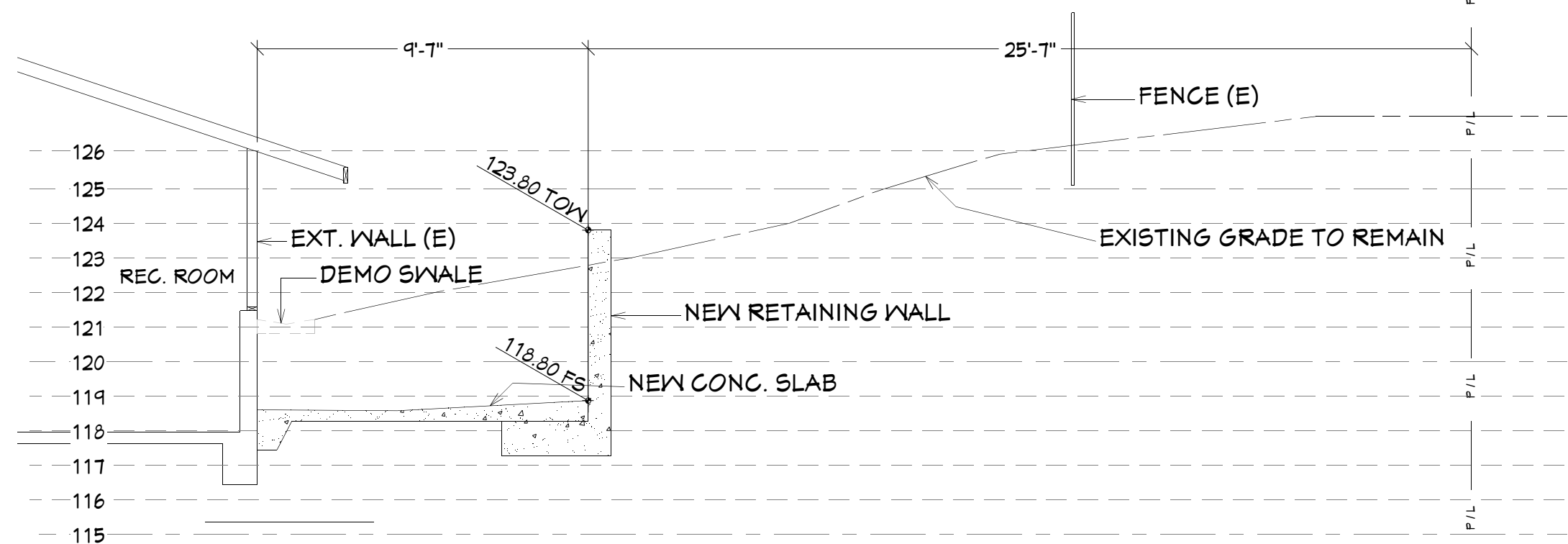
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SHEET:

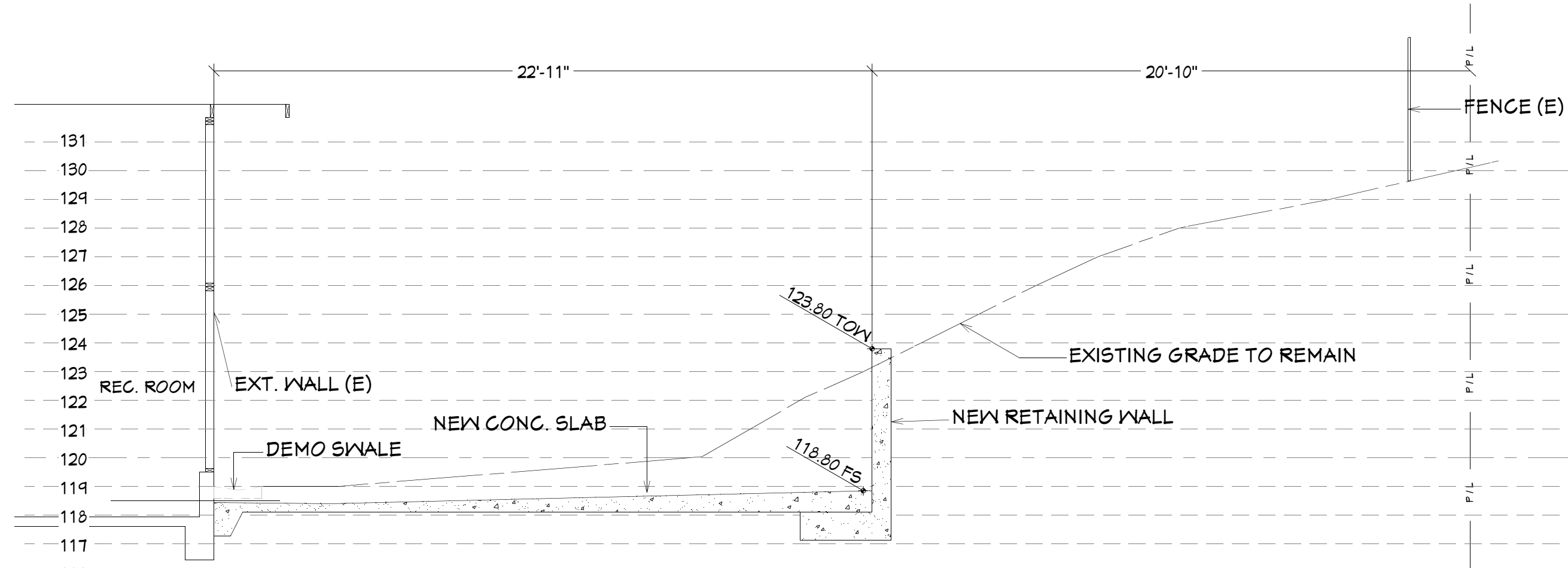
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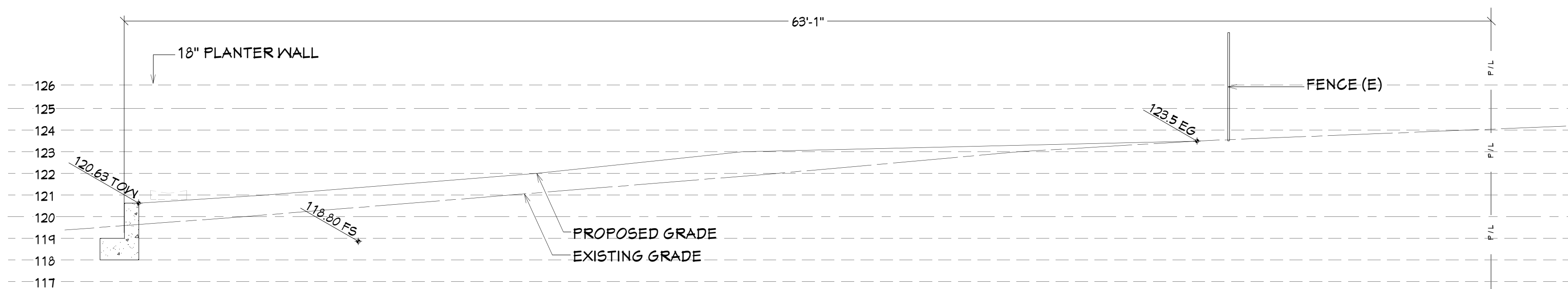
SECTION AA  
1/4"=1'



SECTION BB  
1/4"=1'



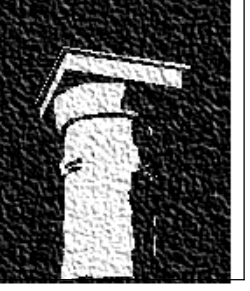
SECTION CC  
1/4"=1'



SECTION DD  
1/4"=1'



GRADING PLAN  
1/16"=1'



NUMBER	DATE	REVISED BY	DESCRIPTION

**CDesign**  
5117 Macatee Road; Torrance CA 90505  
310-337-0010  
cdltmndesign@gmail.com

PAGE CONTENTS  
**GRADING PLAN**

PROJECT  
ABRACOSA RETAINING WALL  
1 QUAIL RIDGE ROAD SOUTH  
ROLLING HILLS, CA 90214

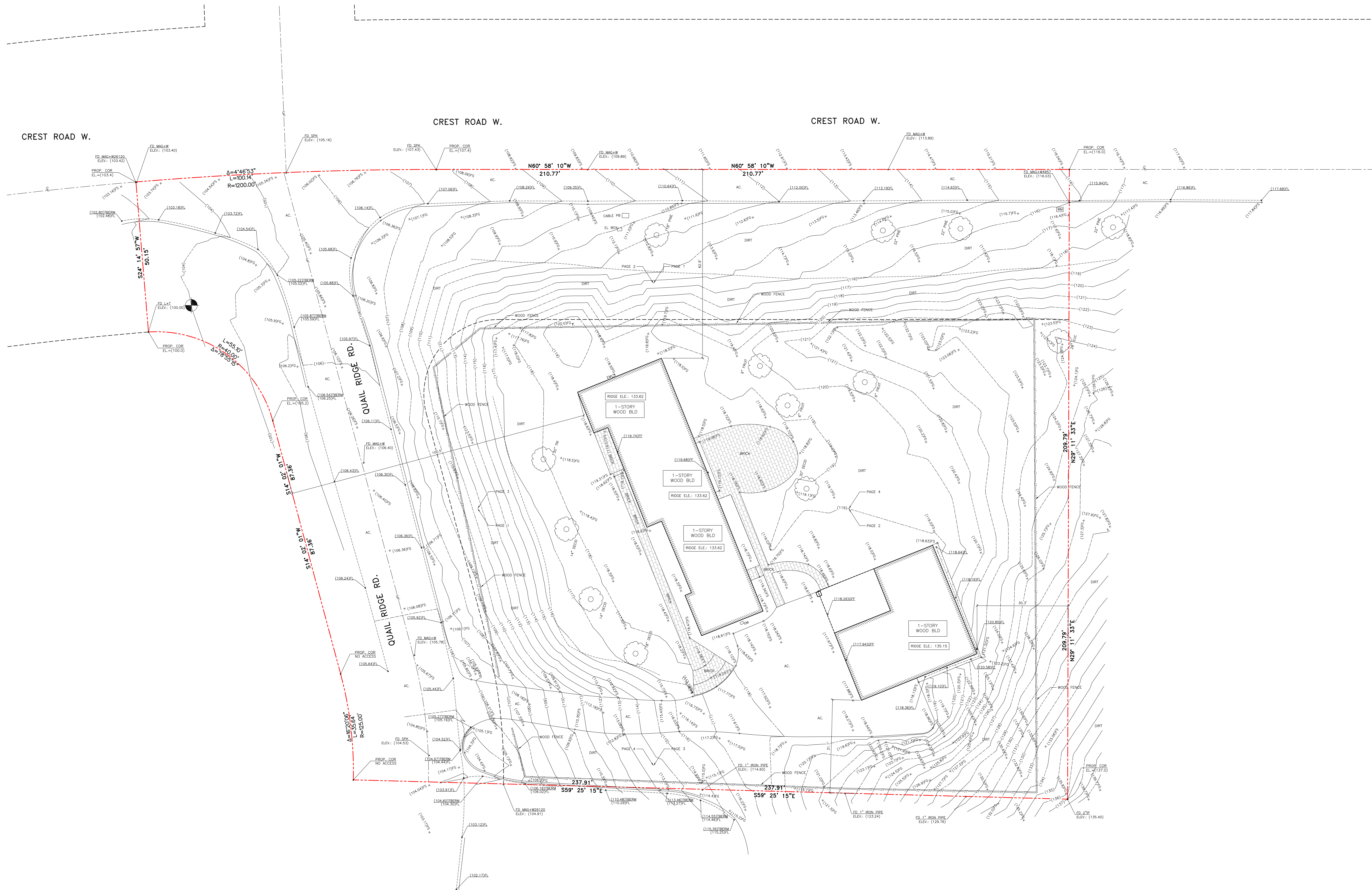
DATE:

9/17/2021

SCALE:

SHEET:

A-2



## LEGEND

A.C.	ASPHALT CONCRETE PAVEMENT
B.M.	BENCH MARK
C.B.W.	CONCRETE BLOCK WALL
C.B.R.W.	CONCRETE BLOCK RETAINING WALL
CONC.	CONCRETE
D.W.Y.	CONC. DRIVEWAY APRON
E.P.	EDGE OF PAVEMENT
F.F.	FINISHED FLOOR
F.G.	FINISHED GRADE
F.H.	FIRE HYDRANT
F.S.	FINISHED SURFACE
F.L.	FLOW LINE
INV.	DRAIN INVERT
I.C.V.	IRRIGATION CONTROL VALVE
L.P.	LIGHT POLE
E.G.	EDGE OF GUTTER
E.M.	ELECTRIC METER
E.V.	ELECTRIC VALVE
G.M.	GAS METER
P.B.	PULL BOX
P.C.R.W.	POURED CONC. RETAINING WALL
P.P.	POWER POLE
R.R.W.	ROCK RETAINING WALL
S.S.M.H.	SEWER MANHOLE
S.D.M.H.	STORM DRAIN MANHOLE
T.C.	TOP OF CURB
T.G.	TOP OF DRAIN GRATE
T.W.	TOP OF WALL
W.M.H.	WATER MANHOLE
W.V.	WATER VALVE

OVERHANG

EASEMENT LIMIT

CONCRETE SURFACE

8" TREE AND TRUNK DIAMETER

WOOD FENCE

## TOPOGRAPHIC NOTES

1. CONTOUR LINES SHOWN ON THIS TOPOGRAPHIC SURVEY WERE GENERATED FROM RANDOM SPOT ELEVATIONS. THE EXPECTED LEVEL OF ACCURACY IS  $\pm 1/2$  OF THE CONTOUR INTERVAL. ISOLATED ELEVATIONS, AS PLACED ON THE PLAT WERE PHYSICALLY MEASURED AT APPROXIMATELY THE LOCATIONS SHOWN. THEIR EXPECTED LEVEL OF ACCURACY IS  $\pm 0.10$  FOOT.
2. IF SPECIFIC ELEVATIONS ARE REQUIRED, THE USER SHOULD CONTACT PACIFIC LAND CONSULTANTS, INC., TEL: (310)544-8689 FOR SAME. INTERPOLATIONS MADE FROM THIS TOPOGRAPHIC SURVEY SHOULD BE DONE IN ACCORDANCE WITH STANDARD SURVEYING PRACTICES, AND LIABILITY FOR INTERPOLATIONS IS NOT ASSUMED BY PACIFIC LAND CONSULTANTS, INC.

## SURVEY CERTIFICATION

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR OF THE STATE OF CALIFORNIA, THAT THIS PLAT CONSISTING OF ONE SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN JULY, 2020; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN. THIS SURVEY DOES NOT INCLUDE EASEMENTS EXCEPT THOSE SPECIFICALLY DELINEATED HEREON.

*Christopher W. Vassallo*

CHRISTOPHER W. VASSALLO P.L.S. 8418  
REGISTRATION EXPIRES 12-31-2022

7/25/21

DATE



## PLEASE NOTE

IF THIS DRAWING IS PROVIDED IN AN ELECTRONIC FORMAT (VIA EMAIL OR ON COMPUTER DISC) AS A COURTESY TO OUR CLIENT, THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. IN THE EVENT THE ELECTRONIC FILE IS ALTERED, THE PRINT MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. PACIFIC LAND CONSULTANTS, INC. SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE ELECTRONIC FILE OR FOR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY PACIFIC LAND CONSULTANTS, INC.

## UNDERGROUND UTILITIES

ALL INFORMATION SHOWN HEREON REGARDING UNDERGROUND UTILITIES WAS TAKEN FROM VISIBLE SURFACE EVIDENCE OR SOURCES NOT CONNECTED WITH THIS COMPANY AND WHILE SAID INFORMATION IS BELIEVED CORRECT, NO LIABILITY IS ASSUMED FOR THE ACCURACY OR COMPLETENESS OF SAID DATA.

## BENCHMARK

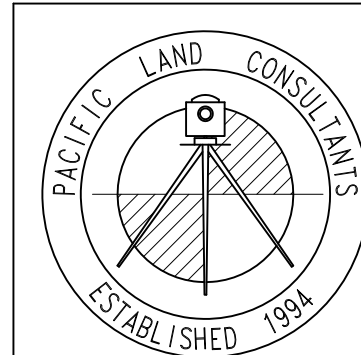
FD L+T  
ASSUMED EL: 100.00'

## LEGAL DESCRIPTION

R S LOT COM AT MOST E COR OF LOT 1TH S 29°01'50" W 210 FT TH N 59°23'10" W 238.39 FT TO NW LINE OF SD LOT TH NE AND FOLLOWING BDY LINE OF SD LOT TO BEG PART OF LOT 1, IN THE CITY OF ROLLING HILLS ESTATES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORD OF SURVEY IN BOOK 57, PAGES 35 THRU 36 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

AREA = 55,308.61 SQ.FT.

APN= 7567-017-020



PACIFIC LAND CONSULTANTS, INC.  
28441 HIGHRISE RD. SUITE 230  
ROLLING HILLS ESTATES, CA 90274  
(310) 544-8689

DRAWN BY: A.P.  
PROJECT SITE:  
1 QUAIL RIDGE RD S  
ROLLING HILLS ESTATES, CA

FILE NAME: 20044LS.DWG  
DATE: 7-21-2021

SCALE: 1/16"=1'-0"

JOB NO. 20044

SHEET 1 OF 4











## RESOLUTION NO. 2021-14

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL FOR VARIANCES TO (1) LOCATE NEW RETAINING WALL IN REAR SETBACK AND SIDE SETBACK; (2) EXCEED THE MAXIMUM 35% LOT COVERAGE AND SITE PLAN REVIEW FOR (1) GRADING; AND (2) A NEW RETAINING WALL EXCEEDING 3 FEET IN HEIGHT LOCATED AT 1 QUAIL RIDGE ROAD SOUTH, ROLLING HILLS, CA 90274 (LOT 1-B-CH), (ABRACOSA).**

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. Abracosa requesting Variances for a proposed retaining wall to encroach into the required rear and side setbacks, Variance for lot coverage exceedance; Site Plan Review for grading, and Site Plan Review for retaining wall that exceeds 3 feet in height for the property located at 1 Quail Ridge Road South.

Section 2. The Planning Commission conducted duly noticed public hearings to consider the application on September 21, 2021 including a morning field trip and an evening meeting. 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 Planning Commission having reviewed, analyzed and studied said proposal.

Section 3. The lot is zoned RAS-1 and the gross lot area is 54,200 square feet (1.2 acres) and the net lot area is 24,803 square feet (.57 acres). The lot is currently developed with an existing 2,015 square foot single-family residence. The lot is also developed with a detached 1,616 square foot structure that contains a 484 square foot detached garage, 831 square recreation room, and 301 square loggia. The lot is smaller in size than the neighboring lots. The lot contains only one main building pad, and therefore the buildable area for development is limited.

Section 4. This project is categorically exempt from CEQA pursuant to Section 15304 (Minor Alterations to Land) He wanted to follow up to see if you needed anything else. because it involves 300 cubic yards of grading to be balanced onsite for an additional parking space and a retaining wall to support the project and does not involve removal of healthy, mature, scenic trees. Further, the project is categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities) because it involves minor alteration of or addition to an existing developed residential lot and negligible expansion of use. The proposed 180 foot long retaining wall will be located on the building pad and only 130 linear feet of the retaining wall exceeds 3 feet in height.

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. Variances are needed to locate the new retaining wall in the side and rear setback and to exceed the 35% maximum lot coverage. With respect to the aforementioned requests for Variance from the 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. The property has a gross lot area of 1.2 acres (54,200 square feet) and net lot area of 24,803 square feet (.57 acres). The lot is relatively small with a steep slope in the rear, which limits the buildable area on site. The lot contains only one main building pad, therefore the buildable area for development is limited. Therefore a variance is necessary to exceed the maximum 35% maximum lot coverage by 2.17% to improve the site with an additional parking space and to prevent water, dirt, and mildew intrusion into the existing garage by creating space between the slope and structure and for the retaining wall to encroach 50 feet and 3 feet into the required rear and side setbacks, respectively. The retaining wall is necessary to prevent erosion of the slope.

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. The exceedance of lot coverage is necessary to provide additional parking space. There are other property owners in the City that have the right to the enjoyment of additional parking spaces. The retaining wall encroaches 20.12 feet into the required 50 foot rear setback and 3 feet into the required side setback. The encroachment is necessary to prevent the erosion of the slope and to prevent water, dirt, and mildew intrusion into the existing garage/recreation room. The location of the additional parking space and the retaining wall is located in a manner that is the least visually intrusive to the property and its neighbors;

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. 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 character and scale of the community. The location of the additional parking space and the retaining wall is located in a manner that is the least visually intrusive to the property and its neighbors. The portion of the wall that is minimally visible from the street level will be screened with landscaping. The portion of the wall that encroaches into the setbacks, will not impair views of neighbors to the west or south. Furthermore, a five-foot retaining wall is necessary in order to prevent water intrusion, dirt, and mildew from entering into the existing garage and recreation room;

D. That in granting the variance, the spirit and intent of this title will be observed. The development does not prevent anyone from enjoying their property rights. The improvements are visually harmonious with adjacent properties and in scale with adjacent residential developments. The development will be orderly, attractive and will not interfere with the rural character of the community. Furthermore, the parking space and wall encroaching into the setbacks preserve the walkway around the perimeter of the garage/recreation room and ensure adequate access the Fire Department;

E. That the variance does not grant special privilege to the applicant. The other properties in the vicinity are larger in size and have the capacity for extra parking spaces. The

existing lot is smaller in size (net lot area 0.57 acres). The proposed retaining wall encroachment into the setbacks and exceedance of lot coverage will allow the applicant to have the opportunity to enjoy the same rights enjoyed by other residents in the community. The variance will not grant special privilege to the applicant because the walls will provide stability due to the natural steep terrain;

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; and

G. That the variance request is consistent with the general plan of the City of Rolling Hills. The exceedance in lot coverage for the additional parking space and retaining wall in setbacks are compatible with the General Plan and surrounding uses because they allow for orderly development and are minimally visible from the street and not seen from other residences.

Section 6. Sections 17.46.010 through 17.46.050 of the Rolling Hills Municipal Code requires Site Plan Review to grade the site and construct a wall greater than 3 feet. With respect to the aforementioned requests for Site Plan Review, the Planning Commission finds as follows:

A. The project complies with and is consistent with the goals and policies of the general plan and all requirements of the zoning ordinance. Grading is required to construct the retaining walls that will retain dirt and prevent further erosion of the hillside. It will consist of 150 cubic yards of cut and 150 cubic yards of fill and will be balanced on site. Furthermore, the southeastern corner portion of the proposed building pad will be cut down to 6 feet in depth for the retaining walls/driveway and 5 feet in depth for the rear patio. Grading will occur over a previously disturbed portion of the lot. The retaining wall ranging in height from 18 inches to a maximum 5 feet will be located at the southeast portion of the project. Only 130 linear feet of the wall exceeds 3 feet. The 5 foot high portion of the wall located mainly behind the existing garage/recreation room and screened from any public view. The portion of the wall located in the new parking space area is minimally visible from the street and as a condition of approval, landscaping will screen the wall. Although the wall encroaches into the side and rear setback, it is necessary to prevent erosion of the slope. Variances for encroachments into the rear and side setback are concurrently granted pursuant to this resolution.

B. The project substantially preserves the natural and undeveloped state of the lot by minimizing building coverage. The proposed retaining wall will have no view impact because it not be visible from the street and will be screened by landscaping. The 5 foot maximum high wall is located behind the existing garage and recreation room screened from street. Of the total 180 foot long wall, only 130 linear feet exceeds the 3 feet maximum height. The proposed grading has been designed to integrate with the natural contours of the existing lot and will only occur over previously disturbed areas;

C. The project is harmonious in scale and mass with the site, the natural terrain and surrounding residences. Grading is necessary to erect the retaining wall to prevent erosion and maintain the slope. The grading follows the natural terrain and only occurs over previously disturbed areas of the lot. The wall is screened by existing structures and landscaping;

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). Although grading will occur, the natural drainage course will remain and the hillside fill area will be enhanced with landscaping. The retaining wall is designed to follow the natural contours of the existing slope;

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 removal of the slope will prevent water from damaging the existing garage and recreation area. The retaining walls follow the natural contours of the slope to prevent erosion and provide a secure parking area.

F. Grading will not modify existing drainage channels nor redirect drainage flow, unless such flow is redirected into an existing drainage course. The development will not have any impacts on drainage and there will be no change to the 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. The grading will occur on previously disturbed areas. Neither the grading nor the retaining wall require removal of native vegetation or mature trees;

H. The project is sensitive and not detrimental to the convenient and safe movement of pedestrians and vehicles. Grading is required for the new parking space and retaining wall. The new parking space is adjacent to the garage. The location of the new parking space is ideal for access and site circulation. The new parking space will make movement by pedestrians and vehicles more convenient and safe on the property. The wall will similarly protect the property from erosion and enhance the movement and safety of pedestrians and vehicles; and

I. The project conforms to the requirements of the California Environmental Quality Act. This project is categorically exempt from CEQA pursuant to Section 15304 (Minor Alterations to Land) because it involves 300 cubic yards of grading to be balanced onsite for an additional parking space and a retaining wall to support the project and does not involve removal of healthy, mature, scenic trees. Further, the project is categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities) because it involves minor alteration of or addition to an existing developed residential lot and negligible expansion of use. The proposed 180 foot long retaining wall will be located on the building pad and only 130 linear feet of the retaining wall exceeds 3 feet in height.

Section 7. Based upon the foregoing findings, the Planning Commission hereby approves the requests for Variances and Site Plan Reviews for Zoning Case No. 21-07, 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 September 21, 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. The main pad area coverage will be maximum 37.17%. The building pad coverage for the main building pad area 28.8%. The maximum disturbance is 37.46%. The retaining wall shall not exceed maximum 5 feet height.

J. Any modification to the Project shall be processed in accordance with Rolling Hills Municipal Code Sections 17.38.065 and 17.46.070.

K. *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.

L. *During and after construction*, all parking shall take place on the project site. During construction, to maximum extent feasible, employees of the contractor shall car- pool into the City.

M. *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.

N. 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.

O. During construction, all parking shall take place on the project site and, if necessary, any overflow parking shall take place within nearby unimproved roadway easement adjacent to subject site. There shall be no blocking of adjacent driveways or of the roadway easement for passage of pedestrians and equestrians. During construction a flagmen shall be present to direct traffic when it is anticipated that a lane may be impeded.

P. A minimum of 65% of the construction material spoils shall be recycled and diverted. The hauler shall secure a "Construction and Demolition Permit" from the City of Rolling Hills, and provide the required documentation. The permit shall be pulled prior to issuance of the final Planning Approval.

Q. 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.wrhn.noaa.gov/lox/main.php?suite=safety&page=hazard\\_definitions#FIRE](http://www.wrhn.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.

R. Prior to finaling of the project, "as constructed" plans, electronic copy and certifications shall be provided to the Planning Department and the Building Department to ascertain that the completed project is in compliance with the approved plans. In addition, any modifications made to the project during construction, shall be depicted "as built/as graded".

S. Prior to Final Planning Approval, the applicant shall obtain approval for the proposed landscaping from the Planning and Fire Departments.

T. Applicants shall provide landscaping around the proposed retaining wall to minimize visibility from adjacent neighbors. The plants shall provide screening at all times to minimize view impacts. The applicant shall provide a conceptual landscape plan.

U. 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.

V. 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.

W. 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.

X. 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.

Y. 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.

Z. 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.

AA. 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.

BB. 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.

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

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

EE. 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 21<sup>st</sup> DAY OF SEPTEMBER, 2021.

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BRAD CHELF, CHAIRMAN

ATTEST:

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ELAINE JENG, P.E., ACTING 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. 2021-14 entitled:

**A RESOLUTION APPROVING 1) VARIANCES FOR THE PROPOSED NEW RETAINING WALLS TO ENCROACH INTO THE REQUIRED SETBACKS; 2) VARIANCE TO EXCEED THE MAXIMUM 35% LOT COVERAGE; 3) SITE PLAN REVIEW FOR GRADING; AND 4) SITE PLAN REVIEW FOR THE RETAINING WALLS TO EXCEED MAXIMUM 3 FT. HEIGHT LOCATED AT 1 QUAIL RIDGE ROAD SOUTH, ROLLING HILLS, CA 90274 (LOT 1-B-CH), (ABRACOSA).**

was approved and adopted at a regular meeting of the Planning Commission on September 21, 2021 by the following roll call vote:

AYES: COMMISSIONERS:

NOES: NONE.

ABSENT: NONE.

ABSTAIN: NONE.

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

ELAINE JENG, P.E., ACTING CITY CLERK



## *City of Rolling Hills*

INCORPORATED JANUARY 24, 1957

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**Agenda Item No.: 12.A**

**Mtg. Date: 09/21/2021**

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

**FROM: MEREDITH ELGUIRA, PLANNING DIRECTOR**

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

**SUBJECT: CITY COUNCIL AND PLANNING COMMISSION SCHEDULED WORKSHOP ON STORM WATER MEETING REMINDER AND DRAFTED AGENDA.**

**DATE: September 21, 2021**

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**BACKGROUND:**

On July 26, 2021, the City Council approved to hold a workshop with the Planning Commission to discuss establishing methods and policies that will help the City achieve its goal of limiting stormwater pollutants through on site retention of stormwater runoff. Staff put together a draft agenda for the City Council's consideration, the draft agenda is attached.

**DISCUSSION:**

Staff will present the proposed agenda items and will request input and directions on which mitigations to pursue to help retain 85% of stormwater runoff within the City boundaries.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

Receive and file.

**ATTACHMENTS:**

[Draft\\_City\\_Council\\_and\\_Planning\\_Commission\\_Stormwater\\_Agenda.docx](#)