City of Rolling Hills INCORPORATED JANUARY 24, 1957

2 PORTUGUESE BEND ROAD, ROLLING HILLS, CA 90274 | (310) 377-1521

City Council

Tuesday, December 9, 2025, 7:00 PM

Regular Meeting
City of Rolling Hills

The meeting agenda is available on the City's website. The City Council meeting will be live-streamed on the City's website. View both the agenda and the live-streamed video.

Members of the public may submit written comments by emailing the City Clerk's office at CityClerk@cityofrh.net. Your comments will become part of the official meeting record if received before 3pm on the meeting day. You must provide your full name, but please do not provide any other personal information that you do not want to be published.

View recordings to City Council meetings online.

AGENDA

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. City Council Reorganization / Presentations / Proclamations / Announcements

4.A. City Council Reorganization

RECOMMENDATION:

A. Presentation of New Mayor and Mayor Pro Tem
B. Presentation to outgoing Mayor Pieper in recognition of his service during the 2024-2025 term
C. Comments from outgoing Mayor

5. Approve Order of the Agenda

This is the appropriate time for the Mayor or Councilmembers to approve the agenda as is or reorder.

6. Blue Folder Items (Supplemental)

Blue folder (supplemental) items are additional back up materials to administrative reports, changes to the posted agenda packet, and/or public comments received after the printing and distribution of the agenda packet for receive and file.

7. Public Comment on Non-Agenda Items

This is the appropriate time for members of the public to make comments regarding items not listed on this agenda. Pursuant to the Brown Act, no action will take place on any items not on the agenda.

8. Consent Calendar

Business items, except those formally noticed for public hearing, or those pulled for discussion are assigned to the Consent Calendar. The Mayor or any Councilmember may request that any Consent Calendar item(s) be removed, discussed, and acted upon separately. Items removed from the Consent Calendar will be taken up under the "Excluded Consent Calendar" section below. Those items remaining on the Consent Calendar will be approved in one motion. The Mayor will call on anyone wishing to address the City Council on any Consent Calendar item on the agenda, which has not been pulled by Councilmembers for discussion.

8.A. Approve Affidavit of Posting for the City Council Regular Meeting of December 9, 2025

RECOMMENDATION: Approve.

8.B. Approve Motion to Read by Title Only and Waive Further Reading of All Ordinances and Resolutions Listed on the Agenda

RECOMMENDATION: Approve.

8.C. Approve the following Minutes of November 24, 2025 City Council Regular Meeting

RECOMMENDATION: Approve as presented.

8.D. Payment of Bills

RECOMMENDATION: Approve as presented.

8.E. Republic Services Recycling Tonnage and Complaint Reports for October 2025

RECOMMENDATION: Receive and file.

8.F. For Second Reading and Adoption: Adopt by Title only Ordinance No. 388 amending Chapter 17.28 of the Rolling Hills Municipal Code relating to Accessory Dwelling Units and Junior Accessory Dwelling Units and finding the action to be statutorily exempt from CEQA under Public Resources Code § 21080.17

RECOMMENDATION: Approve as presented.

9. Excluded Consent Calendar Items

10. Commission Items

10.A. Receive and file Zoning Case No. 25-081: Variance requests to construct an attached accessory structure (pergola) in the front yard setback and waive the

requirements for a stable and corral set aside area for a property located at 5 Ringbit Road West (Sleep & Collida) (Lot 7-SF)

RECOMMENDATION: Receive and file.

10.B. Receive and file Zoning Case No. 24-162: Site Plan Review for the construction of a new single-family residence with attached garage, non-exempt grading and related improvements; Conditional Use Permit to construct a detached cabana, recreation court, stable, corral and detached trellis and finding the project categorically exempt from the California Environmental Quality Act for location at 80 Saddleback Road (Turpanjian) (LOT 67-RH)

RECOMMENDATION: Receive and file.

11. Public Hearings

11.A. A Hearing regarding a Nuisance Abatement at 2 Crest Road East (Lot 125-RH), 6 Running Brand Road (Lot 024A-RH), and 77 Portuguese Bend Road (Lot 089-RH), and consideration of a Resolution of the City Council of the City of Rolling Hills Declaring the condition of the property to be a Public Nuisance and Ordering the Abatement thereof

RECOMMENDATION: Open the public hearing, consider all testimony and, upon consideration of the evidence, adopt Resolution No. 1399, Resolution No. 1400, and Resolution No. 1401 declaring the condition to constitute a public nuisance and ordering the abatement thereof.

12. Discussion Items

12.A. Introduction and First Reading of Ordinance No. 389 and Adoption of Urgency Ordinance No. 389-U amending Title 15 (Buildings and Construction) of the Rolling Hills Municipal Code and determining the ordinance exempt from CEQA

RECOMMENDATION:
Take the following actions:

- Find that the adoption of the ordinances is not a project subject to CEQA review because it has no potential for resulting in physical change to the environment;
- Introduce for first reading by title only Ordinance No. 389 regarding building and construction; and
- Adopt Ordinance No. 389-U regarding building and construction.

13. Matters From the City Council

14. Matters From Staff

15. Recess to Closed Session

16. Reconvene to Open Session

17. Adjournment

Next regular meeting: Monday, January 12, 2026 at 7:00 p.m. in the City Council Chamber, Rolling Hills City Hall, 2 Portuguese Bend Road, Rolling Hills, California, 90274.

Notice:

Public Comment is welcome on any item prior to City Council action on the item.

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.

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.

City of Rolling Hills INCORPORATED JANUARY 24, 1957

2 PORTUGUESE BEND ROAD, ROLLING HILLS, CA 90274 | (310) 377-1521

Item: 4.A.
Meeting Date: 12/9/2025

To: City Council

From: Christian Horvath, Assistant to the City Manager / City Clerk

Thru: Karina Bañales, City Manager

Subject: City Council Reorganization

Background:
None.

Discussion:
None.

Fiscal Impact:
None.

Recommendation:

A. Presentation of New Mayor and Mayor Pro Tem
B. Presentation to outgoing Mayor Pieper in recognition of his service during the 2024-2025 term
C. Comments from outgoing Mayor

Attachments:
None

City of Rolling Hills INCORPORATED JANUARY 24, 1957

2 PORTUGUESE BEND ROAD, ROLLING HILLS, CA 90274 | (310) 377-1521

Item: 8.A.
Meeting Date: 12/9/2025

To:	City Council
From:	Christian Horvath, Assistant to the City Manager / City Clerk
Thru:	Karina Bañales, City Manager
Subject:	Approve Affidavit of Posting for the City Council Regular Meeting of December 9, 2025

Background:
None.

Discussion:
None.

Fiscal Impact:
None.

Recommendation:
Approve.

Attachments:
1. CL_AGN_251209_CC_AffidavitofPosting

Administrative Report

8.A., **File #** 2025-213 **Meeting Date**: 12/09/2025

To: MAYOR & CITY COUNCIL

From: Christian Horvath, City Clerk

TITLE

APPROVE AFFIDAVIT OF POSTING FOR THE CITY COUNCIL REGULAR MEETING OF DECEMBER 9, 2025

EXECUTIVE SUMMARY

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

AFFIDAVIT OF POSTING

In compliance with the Brown Act, the following materials have been posted at the locations below.

Legislative Body	City Council
Posting Type	Regular Meeting Agenda
Posting Location	2 Portuguese Bend Road, Rolling Hills, CA 90274 City Hall Window City Website: https://www.rolling-hills.org/government/agendas_meetings.php https://rollinghillsca.portal.civicclerk.com/
Meeting Date & Time	DECEMBER 9, 2025 7:00pm Open Session

As City Clerk of the City of Rolling Hills, I declare under penalty of perjury, the document noted above was posted at the date displayed below.

Christian Horvath, City Clerk

Date: December 5, 2025

City of Rolling Hills INCORPORATED JANUARY 24, 1957

2 PORTUGUESE BEND ROAD, ROLLING HILLS, CA 90274 | (310) 377-1521

Item: 8.C.
Meeting Date: 12/9/2025

To:	City Council
From:	Christian Horvath, Assistant to the City Manager / City Clerk
Thru:	Karina Bañales, City Manager
Subject:	Approve the following Minutes of November 24, 2025 City Council Regular Meeting

Background:
None.

Discussion:
None.

Fiscal Impact:
None.

Recommendation:
Approve as presented.

Attachments:
1. CL_MIN_251124_CC_F

Minutes
Rolling Hills City Council
Monday, November 24, 2025
Regular Meeting 7:00 p.m.

1. Call To Order

The City Council of the City of Rolling Hills met in person on the above date at 7:00 p.m. Mayor Pieper presiding.

2. Roll Call

Councilmembers Present:	Mirsch, Wilson, Dieringer, Mayor Pieper
Councilmembers Absent:	Black
Staff Present:	Karina Bañales, City Manager
	Christian Horvath, Assistant to the City Manager / City Clerk
	Samantha Crew, Management Analyst
	Nicolas Papajohn, City Attorney

3. Pledge Of Allegiance – Councilmember Wilson

4. Presentations / Proclamations / Announcements – None

5. Approve Order of the Agenda

Motion by Councilmember Mirsch, seconded by Mayor Pieper to approve the order of the agenda with Item 12A moved up after Consent Calendar. Motion carried unanimously with the following vote:

AYES:	Mirsch, Wilson, Dieringer, Mayor Pieper
NOES:	None
ABSENT:	Black

6. Blue Folder Items (Supplemental)

Motion by Mayor Pro Tem Dieringer, seconded by Councilmember Wislon to receive and file Blue Folder Item 7A. Motion carried unanimously with the following vote:

AYES:	Mirsch, Wilson, Dieringer, Mayor Pieper
NOES:	None
ABSENT:	Black

Councilmember Black arrived at 7:01 p.m.

7. Public Comment on Non-Agenda Items – None

8. Consent Calendar

8.A. Approve Affidavit of Posting for the City Council Regular Meeting of November 24, 2025

8.B. Approve Motion to Read by Title Only and Waive Further Reading of All Ordinances and Resolutions Listed on the Agenda

8.C. Approve the following Minutes of October 27, 2025 City Council Regular Meeting and October 29, 2025 City Council Special Meeting

8.D. Payment of Bills

8.E. Pulled by Mayor Pro Tem Dieringer

Motion by Councilmember Mirsch, seconded by Councilmember Wilson to approve the Consent Calendar except Item 8E. Motion carried unanimously with the following vote:

AYES: Mirsch, Wilson, Black, Dieringer, Mayor Pieper
NOES: None
ABSENT: None

9. Excluded Consent Calendar Items

8.E. Consider and approve the First Amendment to the Professional Services Agreement with NV5 for Sepulveda Canyon Continuous Flow Monitoring for Years 2026-2027, and 2027-2028

Motion by Councilmember Mirsch, seconded by Mayor Pro Tem Dieringer to approve as presented. Motion carried unanimously with the following vote:

AYES: Mirsch, Wilson, Black, Dieringer, Mayor Pieper
NOES: None
ABSENT: None

10. Commission Items – None

Mayor Pieper moved to Item 12A.

12. Discussion Items

12.A. Receive and File the Annual Municipal Stormwater Report for Fiscal Year 2024-25

Presentation by Management Analyst Crew

Motion by Councilmember Wilson, seconded by Councilmember Mirsch to receive and file. Motion carried unanimously with the following vote:

AYES: Mirsch, Wilson, Black, Dieringer, Mayor Pieper
NOES: None
ABSENT: None

Mayor Pieper moved back to Item 11A.

11. Public Hearings

11.A. Consideration of an Ordinance of the City Council of the City of Rolling Hills amending Chapter 17.28 of the Rolling Hills Municipal Code relating to Accessory Dwelling Units and Junior Accessory Dwelling Units and finding the action to be statutorily exempt from CEQA under Public Resources Code § 21080.17

Presentation by City Attorney Papajohn

Motion by Councilmember Mirsch, seconded by Councilmember Black finding that the adoption of the proposed ordinance is statutorily exempt from review under the California Environmental Quality Act (CEQA) under Public Resources Code § 21080.17; waiving full reading and introducing by title only Ordinance No. 388. Motion carried unanimously with the following vote:

AYES: Mirsch, Wilson, Black, Dieringer, Mayor Pieper
NOES: None
ABSENT: None

12. Discussion Items

12.B. Approval of the Fifth Amended and Restated Joint Powers Agreement for the South Bay Cities Council of Governments

Presentation by Assistant to the City Manager / City Clerk Horvath

Motion by Councilmember Mirsch seconded by Mayor Pro Tem Dieringer to approve as presented. Motion carried unanimously with the following vote:

AYES: Mirsch, Wilson, Black, Dieringer, Mayor Pieper
NOES: None
ABSENT: None

13. Matters From the City Council

13.A. Receive and file a verbal update from the Storm Drain Ad Hoc Committee

Mayor Pieper read a prepared statement.

Motion by Councilmember Wilson, seconded by Councilmember Mirsch to receive and file. Motion carried unanimously with the following vote:

AYES: Mirsch, Wilson, Black, Dieringer, Mayor Pieper
NOES: None
ABSENT: None

14. Matters From Staff

14.A. Receive and file a Public Safety and Emergency Preparedness Update

Presentation by Management Analyst Crew

Public Comment: Dustin McNabb, Arlene Honbo

Motion by Mayor Pro Tem Dieringer seconded by Councilmember Black to receive and file. Motion carried unanimously with the following vote:

AYES: Mirsch, Wilson, Black, Dieringer, Mayor Pieper
NOES: None
ABSENT: None

14.B. Receive and file the Property Line Survey for 1 Portuguese Bend Road, Tennis Court ADA Project Update, and, if desired provide direction to staff

Presentation by Assistant to the City Manager / City Clerk Horvath

Public Comment: Dustin McNabb, Tom Lieb

Motion by Councilmember Black seconded by Mayor Pro Tem Dieringer to receive and file. Motion carried with the following vote:

AYES: Mirsch, Black, Dieringer, Mayor Pieper
NOES: None
ABSENT: Wilson

14.C. Consideration of authorizing the City Manager to adjust the salary range for the Planning Manager position

Presentation by City Manager Bañales

Public Comment: Melissa McNabb

Motion by Mayor Pieper seconded by Councilmember Mirsch to approve as presented. Motion carried with the following vote:

AYES: Mirsch, Wilson, Dieringer, Mayor Pieper
NOES: None
ABSENT: Black

14.D. Receive and file a verbal update regarding the Los Angeles County Public Works Department of Building and Safety

Presentation by City Manager Bañales

Motion by Councilmember Mirsch seconded by Councilmember Black to receive and file. Motion carried unanimously with the following vote:

AYES: Mirsch, Wilson, Black, Dieringer, Mayor Pieper
NOES: None
ABSENT: None

15. Recess To Closed Session: 9:13 p.m.

15.A. Public Employee Performance Evaluation Pursuant to Government Code Section 54957 (B)(1) Title: City Manager

16. Reconvene To Open Session: 9:24 p.m.

City Attorney Papajohn noted that there was no reportable action from Item 15A, but reported out that in reference to the closed session held on October 29 regarding the CPUC complaints filed against Southern California Edison and SoCalGas, the City has entered into final settlement agreements with SCE and SoCalGas, and copies of those agreements are on file with the City Clerk.

17. Adjournment: 9:24 p.m.

The meeting was adjourned at 9:24 p.m. on October 24, 2025. The next regular meeting of the City Council is scheduled to be held on Monday, November 10, 2025 beginning at 7:00 p.m. in the City Council Chamber at City Hall, 2 Portuguese Bend Road, Rolling Hills, California. It will also be available via City's website link at: https://www.rolling-hills.org/government/agenda/index.php

All written comments submitted are included in the record and available for public review on the City website.

Respectfully submitted,

_____
Christian Horvath, City Clerk

Approved,

_____
Jeff Pieper, Mayor

City of Rolling Hills INCORPORATED JANUARY 24, 1957

2 PORTUGUESE BEND ROAD, ROLLING HILLS, CA 90274 | (310) 377-1521

Item: 8.D.
Meeting Date: 12/9/2025

To: City Council

From: Christian Horvath, Assistant to the City Manager / City Clerk

Thru: Karina Bañales, City Manager

Subject: Payment of Bills

Background:
None.

Discussion:
None.

Fiscal Impact:
None.

Recommendation:
Approve as presented.

Attachments:
1. CL_AGN_251209_CC_PaymentOfBills_E

CITY OF ROLLING HILLS
AP26-011, ACH26-011
Check Run 12/03/2025

Check No.	Check Date	Payee	Description	Amount
029106	12/3/2025	Alan Palermo Consulting	Nov 2025 Svcs - Emergency Gen Repl	371.25
029107	12/3/2025	Bergeman Group	Nov 2025 - TC ADA Const. Mgmt	12,600.00
029108	12/3/2025	Bolton Engineering Corporation	Nov 2025 - EDR Changes/Responses	615.00
029109	12/3/2025	Occupational Health Centers of	Medical Physical Exam - Montes	126.00
029110	12/3/2025	Cox Communications	Phone Service Nov 26 - Dec 25, 2025	94.11
029111	12/3/2025	Fidelity Builders, Inc.	Nov 2025 - TCA ADA - Pay App 003	128,636.00
029112	12/3/2025	County of Los Angeles	October 2025 Animal Care Housing Costs	405.94
029113	12/3/2025	MARK TOWLE	2025 Holiday Open House Event	200.00
029114	12/3/2025	Orkin	Oct 2025 Pest Control Inv#285825956	187.00
029115	12/3/2025	PVS, Inc.	Dec 2025 - Security Alarm	177.00
029116	12/3/2025	Race Communications	Dec 2025 Communications Fiber	1,020.00
029117	12/3/2025	SANDRA DANKO	Holiday Open House Event Desserts	1,189.80
ACH-1019	11/30/2025	Abila	November 2025 Accounting Software	377.63
ACH-1020	12/3/2025	Bennett Landscape	Landscape Maint Serv for December 2025	1,020.00
ACH-1021	11/11/2025	CalPERS	CalPERS Retirement Payroll Ending 11-11-25	1,547.81
ACH-1022	12/10/2025	Forum Info-Tech. Inc./Levelcloud	Dec 2025 Monthly Cloud Hosting	6,071.84
ACH-1023	12/1/2025	Nextiva	Dec 2025 Business Phone Service	289.76
ACH-1024	12/1/2025	Standard Insurance Company	December 2025 Life Insurance Policy #161783 Div	178.34
ACH-1025	11/11/2025	Vantagepoint Transfer Agents -	Deferred Comp Cotributions PR Ending 11-11-25	1,141.41
ACH-1026	12/1/2025	Vision Service Plan - (CA)	December 2025 Vision Coverage	169.57

PR LINK	11/14/2025	PR LINK - Payroll & PR Taxes PR23	Payroll Processing Fee PR#23_10/29/25 - 11/11/25	74.13
PR LINK	11/14/2025	PR LINK - Payroll & PR Taxes PR23	Pay Period PR#22_10/29/25 - 11/11/25	16,543.91
REPORT TOTAL				**173,036.50**

I, Karina Banales, City Manager of Rolling Hills, California certify that the above demands are accurate and there is available in the General Fund a balance of
$ 173,036.50 for the payment of above items.

Karina Banales, City Manager

City of Rolling Hills INCORPORATED JANUARY 24, 1957

2 PORTUGUESE BEND ROAD, ROLLING HILLS, CA 90274 | (310) 377-1521

Item: 8.E.
Meeting Date: 12/9/2025

To: City Council

From: Christian Horvath, Assistant to the City Manager / City Clerk

Thru: Karina Bañales, City Manager

Subject: Republic Services Recycling Tonnage and Complaint Reports for October 2025

Background:
On July 1, 2020, the City entered into an Amended and Restated Agreement with Republic Services for the collection, transportation, recycling, composting, and disposal of solid waste, including recyclables, green waste, bulky items, and brush. The Agreement is scheduled to expire on June 30, 2029.

As part of this partnership, the city regularly receives and reviews Recycling Tonnage and Complaint Reports from Republic Services. These reports serve several important municipal, regulatory, and community functions.

Discussion:
The primary purpose of the Republic Services Recycling Tonnage and Complaint Reports is to provide the City with oversight and transparency regarding its waste management and recycling services. These reports enable the City to monitor the volume of waste and recyclable materials collected and processed, as well as identify any recurring service issues or resident complaints. By regularly reviewing these reports, the City can ensure that Republic Services is fulfilling its contractual obligations, promptly addressing service deficiencies, and making informed decisions related to public education and operational improvements. Additionally, the reports support compliance with recycling and waste diversion, while supplying essential data for planning and reporting to regulatory agencies.

Below are highlights of the types of reports and notes included:

Recycling Tonnage Report: Documents the total weight of recyclable materials collected, helping the City measure progress toward recycling and waste diversion goals and comply with mandated requirements.

Complaint Report: Logs resident complaints related to waste and recycling services—such as missed pickups or other service issues, to enable tracking of service quality and resolution of recurring concerns.

Red Tags Report: Records instances where a "red tag" is issued at an address, indicating a violation or another issue with waste practices.
Missed Pick-Up Report: Details incidents where scheduled waste pickups were missed, including the address, date, and resolution status.

Commercial Recycling: Commercial recycling materials are hauled to various transfer facilities, with a portion separated and recovered. Recovery rates from these facilities are reported monthly and applied to servicing areas.

Greenwaste Reporting: Greenwaste data in the Non-Franchise report may fluctuate monthly due to factors like changes in customer service types, load contamination, or data entry errors.

Resident Services: Residents may request one free roll-off container for green waste disposal once a year. Monthly Residential Franchise Reports highlight usage of these bins.

Diversion Requirements: Under the current Agreement between the City and Republic Services, Republic Services is required to achieve a minimum annual Diversion Rate of 30% for Residential Solid Waste Collection Services, or such amount as may be set in accordance with other changes in law which mandate certain actions of programs for municipalities. The City currently achieves compliance with California's recycling and waste diversion requirements rate of at least 50% by diverting green waste (such as yard trimmings and plant matter) from landfills and incorporating it into its overall waste management program.

As of November 26, 2025, the City of Rolling Hills diversion rate is at 26.98% towards a contract goal of 30%. To date, the city has surpassed the state's per capita requirement by nearly 19%, currently at 69%. The Republic Services team continues to search for mixed waste options, and while they have a prospect that looks promising, they are trying to work through some issues before settling their decision.

ADDITIONAL INFORMATION

Free Residential Roll-Off Bin
As mentioned, the City offers residents the opportunity to request one free roll-off container annually for green waste disposal. According to the current Residential Franchise Reports, entries labeled "Greenwaste – Free Residential Roll-Off Bin" and "Trash-Free Residential Roll-Off Bin." Although the City does not provide free roll-off bins for regular trash collection, the presence of "Trash-Free Residential Roll-Off Bin" in the report may indicate one of two possibilities:

- When Republic Services retrieves the bin and returns it to their facility, they may have identified contamination in the green waste bin, such as non-green waste disposed of improperly.
- Alternatively, this may be due to data entry or keying errors that require correction.

Republic Services continues to work on the reporting of this item. It is important to note that the City is not covering the cost associated with "trash-free" roll-off bins.

Red Tag Report Abbreviations
COMM: This column refers to Commercial service status. While Republic Services uses a standard red-tag reporting template across all its service jurisdictions, the City of Rolling Hills does not have

commercial waste service. Therefore, entries under “COMM” are marked as “NO” for applicable red tags within the City.

Fiscal Impact:
None.

Recommendation:
Receive and file.

Attachments:
1. VC_REP_251120_Oct_TonnageReport
2. VC_REP_251120_Oct_C&D_Report
3. VC_REP_251120_Oct_CallLog_Redacted
4. VC_REP_251119_OctoberComplaintList

CITY OF ROLLING HILLS RESIDENTIAL FRANCHISE
2025

Year 2025
Diversion Requi Y

Month	Commodity	Tons Collected	Tons Recovered	Tons Disposed	Diversion %
1	Greenwaste	128.08	128.08	-	100.00%
	Greenwaste - Free Residential Roll Off Bin	1.63	1.63	-	100.00%
	Trash	189.31	-	189.31	0.00%
	Trash - Free Residential Roll Off Bin	10.51	-	10.51	0.00%
1 Total		329.53	129.71	199.82	39.36%
2	Greenwaste	102.30	102.30	-	100.00%
	Greenwaste - Free Residential Roll Off Bin	8.54	8.54	-	100.00%
	Recycle	4.35	2.02	2.33	46.46%
	Trash	181.14	-	181.14	0.00%
	Trash - Free Residential Roll Off Bin	16.57	-	16.57	0.00%
2 Total		312.90	112.86	200.04	36.07%
3	Greenwaste	110.94	110.94	-	100.00%
	Recycle	14.41	7.66	6.75	53.17%
	Trash	199.27	-	199.27	0.00%
3 Total		324.62	118.60	206.02	36.54%
4	Greenwaste	81.53	81.53	-	100.00%
	Recycle	0.28	0.13	0.15	48.11%
	Trash	201.63	-	201.63	0.00%
	Trash - Free Residential Roll Off Bin	19.37	-	19.37	0.00%
4 Total		302.81	81.66	221.15	26.97%
5	Greenwaste	85.39	85.39	-	100.00%
	Recycle	11.61	5.69	5.92	49.00%
	Trash	214.00	-	214.00	0.00%
5 Total		311.00	91.08	219.92	29.29%
6	Greenwaste	76.33	76.33	-	100.00%
	Recycle	0.83	0.43	0.40	51.54%
	Trash	236.54	-	236.54	0.00%
	Trash - Free Residential Roll Off Bin	10.97	-	10.97	0.00%
6 Total		324.67	76.76	247.91	23.64%
7	Greenwaste	49.50	49.50	-	100.00%
	Recycle	9.34	4.63	4.71	49.61%
	Trash	279.22	-	279.22	0.00%
	Trash - Free Residential Roll Off Bin	2.29	-	2.29	0.00%
7 Total		340.35	54.13	286.22	15.91%
8	Greenwaste	63.74	63.74	-	100.00%
	Greenwaste - Free Residential Roll Off Bin	2.85	2.85	-	100.00%
	Recycle	2.41	1.29	1.12	53.73%
	Trash	217.84	-	217.84	0.00%
	Trash - Free Residential Roll Off Bin	17.86	-	17.86	0.00%
8 Total		304.70	67.88	236.82	22.28%
9	Greenwaste	63.05	63.05	-	100.00%
	Trash	203.25	-	203.25	0.00%
	Trash - Free Residential Roll Off Bin	13.83	-	13.83	0.00%
9 Total		280.13	63.05	217.08	22.51%
10	Greenwaste	94.71	94.71	-	100.00%
	Greenwaste - Free Residential Roll Off Bin	6.51	6.51	-	100.00%
	Trash	240.27	-	240.27	0.00%
	Trash - Free Residential Roll Off Bin	5.05	-	5.05	0.00%
10 Total		346.54	101.22	245.32	29.21%
Grand Total		3,177.25	896.96	2,280.29	28.23%

CITY OF ROLLING HILLS NON-FRANCHISE
2025

Year 2025
Diversion Requi N

Month	Commodity	Tons Collected	Tons Recovered	Tons Disposed	Diversion %
1	C&D	10.85	8.71	2.14	80.24%
	Greenwaste	14.33	14.33	-	100.00%
	Recycle	0.20	0.08	0.12	41.79%
	Trash	56.68	-	56.68	0.00%
1 Total		82.06	23.12	58.94	28.17%
2	C&D	5.26	4.22	1.04	80.24%
	Recycle	0.19	0.09	0.10	46.46%
	Trash	21.78	-	21.78	0.00%
2 Total		27.23	4.31	22.92	15.82%
3	C&D	3.67	2.94	0.73	80.24%
	Greenwaste	9.52	9.52	-	100.00%
	Recycle	0.33	0.17	0.16	52.66%
	Trash	58.05	-	58.05	0.00%
3 Total		71.57	12.64	58.93	17.66%
4	C&D	26.23	23.13	3.10	88.20%
	Recycle	0.21	0.10	0.11	48.11%
	Trash	18.30	-	18.30	0.00%
4 Total		44.74	23.23	21.51	51.93%
5	Recycle	0.22	0.10	0.12	46.21%
	Trash	31.39	-	31.39	0.00%
	Organics	0.04	0.03	0.01	69.07%
5 Total		31.65	0.13	31.52	0.40%
6	C&D	11.76	11.76	-	100.00%
	Recycle	0.16	0.08	0.08	51.54%
	Trash	30.42	-	30.42	0.00%
6 Total		42.34	11.84	30.50	27.97%
7	Recycle	0.25	0.12	0.13	48.54%
	Trash	65.70	-	65.70	0.00%
	Organics	0.01	0.01	0.00	70.96%
7 Total		65.95	0.13	65.82	0.19%
8	Recycle	0.18	0.10	0.09	53.73%
	Trash	35.07	-	35.07	0.00%
8 Total		35.26	0.10	35.16	0.28%
9	Greenwaste	6.48	6.48	-	100.00%
	Recycle	0.17	0.09	0.08	51.51%
	Trash	24.41	-	24.41	0.00%
9 Total		31.06	6.57	24.50	21.14%
10	Recycle	0.19	0.09	0.10	48.38%
	Trash	19.55	-	19.55	0.00%
	Organics	0.06	0.04	0.02	67.16%
10 Total		19.80	0.13	19.67	0.66%
Grand Total		451.66	82.19	369.46	18.20%

Republic Services
C&D Report

City of Rolling Hills
Reporting Period October-25

Disposal Site	Material	Loads Taken	Tons Collected
*No C&D to report this month			

Summary	
Row Labels	**Sum of Tons Collected**
(blank)	
Grand Total	

Republic Services Call Log Report

City: Rolling Hills

Year 2025

Month/Quarter 10

Summary of Calls by Type

Final Call Final Call Type	Sub-Type	Total
3.Missed Pick Up	Missed Yard Waste - Residential	4
3.Missed Pick Up Total		**4**
Grand Total		**4**

Republic Services Call Log Report

Final Call Type	Sub-Type	Case Number	Date/Time Opened	Date/Time Closed	Created By	Request Description	Resolution Comments	Customer Category	Account Number	Site	Account Name	Site Address	Phone
3.Missed Pick Up	Missed Yard Waste - Residential	20251004-224085073	10/4/2025 9:13 AM	10/8/2025 10:34 PM	Greg Lokken	(blank)	(blank)	RESI	9020003356	1	RESIDENT	2 ROUNDUP RD ROLLING HILLS CA	(000) 000-0000
3.Missed Pick Up	Missed Yard Waste - Residential	20251009-224368025	10/9/2025 7:51 AM	10/11/2025 10:26 PM	Rechelle Bradford	(blank)	(blank)	RESI	9020003356	1	RESIDENT	2 ROUNDUP RD ROLLING HILLS CA	(000) 000-0000
3.Missed Pick Up	Missed Yard Waste - Residential	20251021-225056261	10/21/2025 1:20 PM	10/23/2025 10:27 PM	Fernando J Alonso	(blank)	(blank)	RESI	9020003667	1	CURRENT RESIDENT	24 GEORGEFF RD ROLLING HILLS CA	(000) 000-0000
3.Missed Pick Up	Missed Yard Waste - Residential	20251029-225521091	10/29/2025 11:25 AM	10/31/2025 10:46 PM	Christopher Myers	(blank)	(blank)	RESI	9020003147	1	NINA & GARY TURPANJIAN	25 BUGGY WHIP DR ROLLING HILLS CA	[redacted]

City of Rolling Hills - October 2025 Republic Services Complaint Log

Date of Issue	Time	Issue/Complaint	Resident Name	Resident Address	Republic contacted	Republic Reponse
10/9/2025		Missed Bulk Green Waste		1 Crest Rd. W	Lori Reyna	Lori Reyna
10/9/2025		Missed Bulk Green Waste	[redacted]	17 Southfield	Lori Reyna	Lori Reyna
10/9/2025		Missed Bulk Green Waste		4 Maverick Lane	Lori Reyna	Lori Reyna
10/9/2025		Missed Bulk Green Waste		6 Meadowlark Lane	Lori Reyna	Lori Reyna
10/10/2025		Missed Bulk Green Waste		3 Wrangler Rd	Lori Reyna	Lori Reyna
10/10/2025		Missed Bulk Green Waste		7 Southfield Dr.	Lori Reyna	Lori Reyna
10/10/2025		Missed Bulk Green Waste		7 Open Brand	Lori Reyna	Lori Reyna
10/10/2025		Missed trash pickup		51 Crest Road East	Lori Reyna	Lori Reyna
10/10/2025		Missed Bulk Green Waste		55 Crest Road East	Lori Reyna	Lori Reyna
10/10/2025		Missed Bulk Green Waste		1 Crest Rd. W	Lori Reyna	Lori Reyna
10/10/2025		Missed Bulk Green Waste		32 Portuguese Bend Rd	Lori Reyna	Lori Reyna
10/13/2025		Missed Bulk Green Waste		2 Quail Ridge North	Lori Reyna	Lori Reyna
10/13/2025		Missed Bulk Green Waste		2 Wrangler Rd	Lori Reyna	Lori Reyna
10/14/2025		Missed Bulk Green Waste		73 Portuguese Bend Rd	Lori Reyna	Lori Reyna

City of Rolling Hills INCORPORATED JANUARY 24, 1957

2 PORTUGUESE BEND ROAD, ROLLING HILLS, CA 90274 | (310) 377-1521

Item: 8.F.
Meeting Date: 12/9/2025

To: City Council

From: Nicolas Papajohn, City Attorney

Thru: Karina Bañales, City Manager

Subject: For Second Reading and Adoption: Adopt by Title only Ordinance No. 388 amending Chapter 17.28 of the Rolling Hills Municipal Code relating to Accessory Dwelling Units and Junior Accessory Dwelling Units and finding the action to be statutorily exempt from CEQA under Public Resources Code § 21080.17

Background:
The proposed ordinance will amend Chapter 17.28 of the Rolling Hills Municipal Code to comply with recent changes to state law that impose new limits on local authority to regulate Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs). Except as otherwise noted, these new laws take effect on January 1, 2026.

BACKGROUND AND ANALYSIS:

In recent years, the California Legislature has approved, and the Governor has signed into law, a number of bills that impose new limits on local authority to regulate ADUs and JADUs. In late 2025, four new bills were enacted that further amend state ADU law as summarized below.

AB 462 – Coastal Development Permits; Disaster-Affected Areas

AB 462 modifies several permitting requirements associated with processing Coastal Development Permits for ADUs located in the Coastal Zone.

Beyond changes to CDP processing, AB 462 modifies the rules governing the issuance of a certificate of occupancy (CofO) for an ADU. Historically, state law has prohibited a local agency from issuing a CofO for an ADU before one is issued for the primary dwelling (i.e., the primary dwelling must have a CofO before the ADU can receive one).

AB 462 creates a narrow exception to this prohibition for detached ADUs when all of the following conditions are satisfied: (1) the Governor has declared a state of emergency for the county on or after February 1, 2025; (2) the primary dwelling was substantially damaged or destroyed by an event referenced in the state of emergency proclamation; and (3) the ADU has been issued construction permits and passed all required inspections. (Gov. Code, § 66328(b).) If these conditions are

satisfied, the detached ADU can receive a CofO before the primary dwelling. In all other scenarios, the primary dwelling still needs a CofO before one can be issued for an ADU.

AB 462 was enacted as an urgency measure that took effect immediately when signed by the Governor (on October 10, 2025).

The following three bills were enacted as non-urgency measures and take effect on January 1, 2026.

AB 1154 – JADU Owner-Occupancy; Short-Term Rental

When a JADU is developed, existing state law requires a property owner to reside in the JADU or remaining portion of the single-family dwelling. AB 1154 narrows this requirement to now only apply when a JADU shares sanitation facilities (bathroom) with the single-family dwelling. If the JADU has its own bathroom, then the property owner does not have to reside on the property at all. (See amended Gov. Code, § 66333(b).)

AB 1154 also expressly prohibits JADUs from being used as short-term rentals (i.e., rented for a term shorter than 30 days). (See amended Gov. Code, § 66333(g).) The City's ADU ordinance already included this prohibition (as well as prohibiting ADUs from being used as short-term rentals). But now it's required by state law.

SB 9; SB 543 – Ordinance Submittal to HCD; Approval

Under existing law, local agencies are required to submit a copy of their ADU ordinance to the California Department of Housing and Community Development (HCD) within 60 days of adoption.

This year's SB 9 and SB 543 create a penalty for failing to do so by rendering null and void any local ordinance that is not submitted to HCD within 60 days of adoption. (See amended Gov. Code, § 66326(d); new Gov. Code, § 66333.5(d).) The bills further specify that a local ADU ordinance is null and void if HCD issues findings that the ordinance does not comply with state law and the local agency fails to respond to HCD within 30 days. (Id.)

SB 543 – ADU Size; Number of ADUs; Impact Fees; Application Timeline

SB 543 makes numerous changes and clarifications to state ADU law, the most notable of which are summarized below.

ADU & JADU Size
Existing law limits the maximum size of a JADU to 500 square feet and prohibits local ADU ordinances from imposing certain development standards that would prevent an ADU created under Government Code section 66314 through 66322 from being at least 800 square feet.

SB 543 amends state ADU law to specify that allowable square footage of an ADU or JADU refers to square footage of "interior livable space." (See amended Gov. Code, § 66313(d), 66321(b)(2).)

Impact Fees
Existing law exempts ADUS that are 750 square feet or smaller from development impacts fees (DIFs).

SB 543 clarifies that DIFs may not be imposed on an ADU that has 750 or fewer square feet of interior livable space or on a JADU with 500 or fewer square feet of interior livable space.

The bill also exempts an ADU or JADU with less than 500 square feet of interior livable space from school impact fees. (See amended Gov. Code, § 66311.5.)

Quantity of ADUs Created Under Government Code Section 66323
Existing state law creates four categories of ADUs that must be approved if they comply with the limited standards provided in Government Code section 66323(a)(1)–(4). These are:

1. A converted ADU and JADU created on a lot with a proposed or existing single-family dwelling (Gov. Code, § 66323(a)(1));
2. A detached ADU created on a lot with a proposed or existing single-family dwelling (Gov. Code, § 66323(a)(2));
3. Converted ADUs created in an existing multifamily dwelling (Gov. Code, § 66323(a)(3)); and
4. Detached ADUs created on a lot with a proposed or existing multifamily dwelling.

For some time, there has been uncertainty as to whether ADUs created under Government Code section 66323 could be combined. Some practitioners interpreted the statute to not require local agencies to allow combinations. Initially, HCD took the same position, in its 2020 ADU Handbook. But for the last few years, HCD has taken the opposite position: that yes, combinations are permitted. (See HCD January 2025 ADU Handbook, at p. 19 ["[P]ursuant to Government Code section 66323, subdivision (a), local governments must allow units created pursuant to subparagraphs (1) and (2) together or (3) and (4) together"].)

SB 543 codifies HCD's most recent interpretation by amending Government Code section 66323 to specifically allow combinations. Thus, a lot with a multifamily dwelling can now have a converted ADU or ADUs created under section 66323(a)(3) and detached ADUs created under section 66323(a)(4). And a lot with a single family dwelling can now have a converted ADU and a JADU created under section 66323(a)(1) and a detached ADU created under section 66323(a)(2).

ADU Permitting Process
Existing law has long required local agencies to approve or deny an ADU application within 60 days of receiving a complete application. However, state law was silent with respect to incompleteness determinations, subsequent resubmittals, and appealing local decisions on ADU applications.

SB 543 requires local agencies to now:

1. Determine whether an ADU application is complete within 15 business days of submittal;
2. If the application is if incomplete, within the same 15 days provide the applicant with a list of incomplete items and how to address them;
3. Review a resubmitted application for completeness within 15 business days;
4. Provide the applicant with a written appeal process for any incompleteness determination or denial (to the Planning Commission or City Council, or both); and
5. Provide a final written determination on the appeal within 60 business days of receiving the appeal). (See amended Gov. Code, §§ 66317 [ADUs], 66335 [JADUs].)

Discussion:
AB 462 took effect immediately when signed, but technically it doesn't require any change to a local ADU ordinance; the City just needs to follow the new rules for CDP processing and issuance of a CofO, if applicable. But the remaining bills take effect January 1, 2026, and for the City's ADU ordinance to remain valid and enforceable, it must comply with the new changes in state law. Adopting the proposed ordinance ensures that the City's ADU ordinance will remain in compliance with state law.

On November 18, 2025, the Planning Commission held a public hearing to consider the proposed ordinance, and thereafter voted to forward the ordinance to the City Council with a recommendation in favor of its adoption. Staff recommends that the City Council proceed in accordance with the recommended actions set forth above.

On November 24, 2025, the City Council held a public hearing to consider the proposed ordinance, and thereafter voted to introduce for first reading Ordinance No. 388.

ENVIRONMENTAL REVIEW

Under California Public Resources Code section 21080.17, CEQA does not apply to the adoption of an ordinance by a city or county implementing the provisions of Chapter 13 of Division 1 of Title 7 of the California Government Code, which is California's ADU law. Therefore, the proposed ordinance is statutorily exempt from CEQA in that the proposed ordinance implements state ADU law.

Fiscal Impact:

None.

Recommendation:

Approve as presented.

Attachments:

1. 388_ADU_2025_Ordinance_F
2. 388_ADU_2025_Ordinance_ExhibitB_Redline

ORDINANCE NO. 388

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS AMENDING CHAPTER 17.28 OF THE ROLLING HILLS MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS AND FINDING THE ACTION TO BE STATUTORILY EXEMPT FROM CEQA UNDER PUBLIC RESOURCES CODE § 21080.17

WHEREAS, the City of Rolling Hills, California ("City") is a municipal corporation, duly organized under the constitution and laws of the State of California; and

WHEREAS, state law authorizes cities to act by ordinance to provide for the creation and regulation of accessory dwelling units ("ADUs") and junior accessory dwelling units ("JADUs"); and

WHEREAS, in recent years, the California Legislature has approved, and the Governor has signed into law, numerous bills that, among other things, amend various sections of the Government Code to impose new limits on local authority to regulate ADUs and JADUs; and

WHEREAS, in 2025, the California Legislature approved, and the Governor signed into law, further amendments to state ADU law; and

WHEREAS, new updates to state ADU law take effect on January 1, 2026, and for the City's ADU ordinance to remain valid, it must be amended to reflect the most recent changes to state law; and

WHEREAS, the City desires to amend its local regulatory scheme for the construction of ADUs and JADUs to reflect the most recent changes to state law; and

WHEREAS, on November 18, 2025, the Planning Commission held a duly-noticed public hearing and considered the staff report, recommendations by staff, and public testimony concerning this proposed Ordinance. Following the public hearing, the Planning Commission voted to forward the Ordinance to the City Council with a recommendation in favor of its adoption; and

WHEREAS, on November 24, 2025, the City Council held a duly-noticed public hearing to consider the Ordinance, including: (1) the public testimony and agenda reports prepared in connection with the Ordinance, (2) the policy considerations discussed therein, and (3) the consideration and recommendation by the City's Planning Commission; and

WHEREAS, all legal prerequisites to the adoption of the Ordinance have occurred.

NOW, THEREFORE, the City Council of the City of Rolling Hills does ordain as follows:

SECTION 1. Incorporation. The recitals above are each incorporated by reference and adopted as findings by the City Council.

SECTION 2. CEQA. Under California Public Resources Code section 21080.17, the California Environmental Quality Act ("CEQA") does not apply to the adoption of an ordinance by a city or county implementing the provisions of Chapter 13 of Division 1 of Title 7 of the California Government Code, which is California's ADU law. Therefore, adoption of the Ordinance is statutorily exempt from CEQA in that it implements state ADU law.

SECTION 3. General Plan. The City Council hereby finds that the adoption of the Ordinance is consistent with the General Plan as a matter of law under Government Code section 66314(c).

SECTION 4. Code Amendment. Chapter 17.28 of the Rolling Hills Municipal Code is hereby amended and restated to read in its entirety as provided in Exhibit "A," attached hereto and incorporated herein by reference.

SECTION 5. Effective Date. This Ordinance takes effect 30 days after its adoption.

SECTION 6. HCD Submittal. In accordance with Government Code sections 66326 and 66333.5, the City Clerk is directed to submit a copy of this Ordinance to the California Department of Housing and Community Development within 60 days after adoption.

SECTION 7. Publication. The City Clerk is directed to certify to the adoption of this Ordinance and post or publish this Ordinance as required by law.

SECTION 8. Custodian of Records. The custodian of records for this Ordinance is the City Clerk and the records comprising the administrative record are located at Rolling Hills City Hall, 2 Portuguese Bend Road, Rolling Hills, California 90274.

SECTION 9. Severability. If any provision of this Ordinance or its application to any person or circumstance is held to be invalid by a court of competent jurisdiction, such invalidity has no effect on the other provisions or applications of the Ordinance that can be given effect without the invalid provision or application, and to this extent, the provisions of this Ordinance are severable. The City Council declares that it would have adopted this Ordinance irrespective of the invalidity of any portion thereof.

(Continues on next page)

PASSED, APPROVED and **ADOPTED** this 9th day of December, 2025.

_____
Jeff Pieper, Mayor

ATTEST:

_____
Christian Horvath, City Clerk

APPROVED AS TO FORM:

BEST BEST & KRIEGER LLP

_____
Nicolas Papajohn, City Attorney

EXHIBIT A-1

Amended ADU Regulations

(follows this page)

EXHIBIT "A"

Chapter 17.28

ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS

Sections:

17.28.010 Purpose.

The purpose of this Chapter is to allow and regulate accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) in compliance with Chapter 13 of Division 1 of Title 7 of the California Government Code.

17.28.020 Effect of conforming.

An ADU or JADU that conforms to the standards in this Chapter will not be:

A. Deemed to be inconsistent with the City's general plan and zoning designation for the lot on which the ADU or JADU is located.

B. Deemed to exceed the allowable density for the lot on which the ADU or JADU is located.

C. Considered in the application of any local ordinance, policy, or program to limit residential growth.

D. Required to correct a nonconforming zoning condition, as defined in subsection 17.28.030(H) below. This does not prevent the City from enforcing compliance with applicable building standards in accordance with Health and Safety Code Section 17980.12.

17.28.030 Definitions.

As used in this Chapter, terms are defined as follows:

A. "Accessory dwelling unit" or "ADU" means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. An accessory dwelling unit also includes the following:

1. An efficiency unit, as defined by Section 17958.1 of the California Health and Safety Code; and

2. A manufactured home, as defined by Section 18007 of the California Health and Safety Code.

B. "Accessory structure" means a structure that is accessory and incidental to a dwelling located on the same lot.

C. "Complete independent living facilities" means permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated.

D. "Efficiency kitchen" means a kitchen that includes all of the following:

1. A cooking facility with appliances.

2. A food preparation counter and storage cabinets that are of a reasonable size in relation to the size of the JADU.

E. "Junior accessory dwelling unit" or "JADU" means a residential unit that satisfies all of the following:

1. It is no more than 500 square feet of interior livable space in size.

2. It is contained entirely within an existing or proposed single-family structure. An enclosed use within the residence, such as an attached garage, is considered to be a part of and contained within the single-family structure.

3. It includes its own separate sanitation facilities or shares sanitation facilities with the existing or proposed single-family structure.

4. If the unit does not include its own separate bathroom, then it contains an interior entrance to the main living area of the existing or proposed single-family structure in addition to an exterior entrance that is separate from the main entrance to the primary dwelling.

5. It includes an efficiency kitchen, as defined in subsection (D) above.

F. "Livable space" means a space in a dwelling intended for human habitation, including living, sleeping, eating, cooking, or sanitation.

G. "Living area" means the interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure.

H. "Nonconforming zoning condition" means a physical improvement on a property that does not conform with current zoning standards.

I. "Passageway" means a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the ADU or JADU.

J. "Proposed dwelling" means a dwelling that is the subject of a permit application and that meets the requirements for permitting.

K. "Public transit" means a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.

L. "Tandem parking" means that two or more automobiles are parked on a driveway or in any other location on a lot, lined up behind one another.

17.28.040 Approvals.

A. The following approvals apply to ADUs and JADUs created under this Chapter:

1. Ministerial ADU and Building Permits Required. Every ADU and JADU requires an ADU permit and a building permit. The City will review and approve permit applications in accordance with subsection (A)(3) below.

2. Processing Fee. The City may charge a fee to reimburse it for costs incurred in processing ADU permits, including the costs of adopting or amending the City's ADU ordinance. The ADU-permit processing fee is determined by the Director of Community Development or other City employee as determined or designated by the City Manager and approved by the City Council by resolution.

3. Process and Timing.

(a) Completeness.

(i) Determination in 15 days. The City will determine whether an application to create or serve an ADU or JADU is complete and will provide written notice of the determination to the applicant within 15 business days after the City receives the application submittal.

(ii) Incomplete items. If the City's determination under subsection (A)(3)(a)(i) above is that the application is incomplete, the City's notice must list the incomplete items and describe how the application can be made complete.

(iii) Cure. After receiving a notice that the application is incomplete, the applicant may cure and address the items that were deemed by the City to be incomplete.

(iv) Subsequent submittals. If the applicant submits additional information to address incomplete items, within 15 business days of the subsequent submittal the City will determine in writing whether the additional information remedies all the incomplete items that the City identified in its original notice. The City may not require the application to include an item that was not included in the original notice.

(v) Deemed complete. If the City does not make a timely determination as required by this subsection (a), the application or resubmitted application is deemed complete for the purposes of subsection (A)(3)(c) below.

(vi) Appeal of incompleteness. An applicant may appeal the City's determination that the application is incomplete by submitting a written appeal to the City Clerk. The Planning Commission will review the written appeal and affirm or reverse the completeness determination and provide a final written determination to the applicant within 60 business days after receipt of the appeal.

(b) No discretion or hearing. Ministerial permits for an ADU or JADU are considered and approved without discretionary review or a hearing.

(c) Deadline to approval or deny ministerial approvals. The City must approve or deny an application to create an ADU or JADU within 60 days from the date that the City receives a complete application. If the City has not approved or denied the complete application within 60 days, the application is deemed approved unless either:

(i) The applicant requests a delay, in which case the 60-day time period is tolled for the period of the requested delay, or

(ii) When an application to create an ADU or JADU is submitted with a permit application to create a new single-family or multifamily dwelling on the lot, the City may delay acting on the permit application for the ADU or JADU until the City acts on the permit application to create the new single-family or multifamily dwelling, but the application to create the ADU or JADU will still be considered ministerially without discretionary review or a hearing.

(d) Denial. If the City denies an application to create an ADU or JADU, the City must provide the applicant with comments that include, among other things, a list of all the defective or deficient items and a description of how the application may be remedied by the applicant. Notice of the denial and corresponding comments must be provided to the applicant within the 60-day time period established by subsection (A)(3)(c) above.

(e) Appeal of denial. An applicant may appeal the City's denial of the application by submitting a written appeal to the City Clerk. The Planning Commission will review the written appeal and affirm or reverse the denial and provide a final written determination to the applicant within 60 business days after receipt of the appeal.

(f) Concurrent review of demolition. A demolition permit for a detached garage that is to be replaced with an ADU is reviewed with the application for the ADU and issued at the same time.

B. Classes.

1. Class 1: Statutorily Regulated. Class 1 ADUs and JADUs are approved under Government Code Section 66323. If an ADU or JADU complies with each of the general requirements in Section 17.28.050, it is allowed in each of the scenarios provided in this subsection (B)(1). An ADU and JADU approved under subsection (B)(1)(a) may be combined with an ADU approved under subsection (B)(1)(b), and ADUs approved under subsection (B)(1)(c) may be combined with ADUs approved under subsection (B)(1)(d).

(a) Converted on Lot with Single-Family: One ADU as described in this subsection (B)(1)(a) and one JADU on a lot with a proposed or existing single-family dwelling on it, where the ADU or JADU:

(i) Is either: within the space of a proposed single-family dwelling; within the existing space of an existing single-family dwelling; or (in the case of an ADU only) within the existing space of an accessory structure, plus up to 150 additional square feet if the expansion is limited to accommodating ingress and egress; and

(ii) Has exterior access that is independent of that for the single-family dwelling; and

(iii) Has side and rear setbacks sufficient for fire and safety, as dictated by applicable building and fire codes.

(iv) The JADU complies with the requirements of Government Code Sections 66333 through 66339.

(b) Limited Detached Lot with Single-Family: One detached, new-construction ADU on a lot with a proposed or existing single-family dwelling, if the detached ADU satisfies each of the following limitations:

(i) The side- and rear-yard setbacks are at least four feet.

(ii) The total floor area is 800 square feet of livable space or smaller.

(iii) The peak height above grade does not exceed the applicable height limit in subsection 17.28.050(B) below.

(c) Converted on Lot with Multifamily: One or more ADUs within portions of existing multifamily dwelling structures that are not used as livable space, including but not limited to storage rooms, boiler rooms, passageways, attics, basements, or garages, if each converted ADU complies with state building standards for dwellings. Under this subsection (B)(1)(c), at least one converted ADU is allowed within an existing multifamily dwelling, up to a quantity equal to twenty-five percent of the existing multifamily dwelling units.

(d) Limited Detached on Lot with Multifamily: No more than two detached ADUs on a lot with a proposed multifamily dwelling, or up to eight detached ADUs on a lot with an existing multifamily dwelling, if each detached ADU satisfies all of the following:

(i) The side- and rear-yard setbacks are at least four feet. If the existing multifamily dwelling has a rear or side yard setback of less than four feet, the City will not require any modification to the multifamily dwelling as a condition of approving the ADU.

(ii) The peak height above grade does not exceed the applicable height limit provided in Section 17.28.050(B) below.

(iii) If the lot has an existing multifamily dwelling, the quantity of detached ADUs does not exceed the number of primary dwelling units on the lot.

2. Class 2: Locally Regulated. Class 2 ADUs are approved under Government Code Sections 66314–66322. Except for Class 1 ADUs approved under subsection (B)(1) above, all ADUs are subject to the standards set forth in Sections 17.28.050 and 17.28.060 below.

17.28.050 General ADU and JADU requirements.

The following requirements apply to all Class 1 and Class 2 ADUs and:

A. Zoning.

1. A Class 1 ADU approved under subsection 17.28.040(B)(1) may be created on a lot in a residential or mixed-use zone.

2. A Class 2 ADU approved under subsection 17.28.040(B)(2) may be created on a lot that is zoned to allow single-family dwelling residential use or multifamily dwelling residential use.

3. In accordance with Government Code Section 66333(a), a JADU may only be created on a lot zoned for single-family residences.

B. Height.

1. Except as otherwise provided by subsections (B)(2) and (B)(3) below, a detached ADU created on a lot with an existing or proposed single family or multifamily dwelling unit may not exceed sixteen feet in height.

2. A detached ADU may be up to eighteen feet in height if it is created on a lot with an existing or proposed single family or multifamily dwelling unit that is located within one-half mile walking distance of a major transit stop or high quality transit corridor, as those terms are defined in Section 21155 of the Public Resources Code, and the ADU may be up to two additional feet in height (for a maximum of twenty feet) if necessary to accommodate a roof pitch on the ADU that is aligned with the roof pitch of the primary dwelling unit.

3. A detached ADU created on a lot with an existing or proposed multifamily dwelling that has more than one story above grade may not exceed eighteen feet in height.

4. An ADU that is attached to the primary dwelling may not exceed twenty-five feet in height or the height limitation imposed by the underlying zone that applies to the primary dwelling, whichever is lower. Notwithstanding the foregoing, ADUs subject to this subsection (B)(4) may not exceed two stories.

5. For purposes of this subsection (B), height is measured from existing legal grade or the level of the lowest floor, whichever is lower, to the peak of the structure.

C. Fire Sprinklers.

1. Fire sprinklers are required in an ADU or JADU if sprinklers are required in the primary residence.

2. The construction of an ADU or JADU does not trigger a requirement for fire sprinklers to be installed in the existing primary dwelling.

D. Rental Term. No ADU or JADU may be rented for a term that is shorter than 30 days. This prohibition applies regardless of when the ADU or JADU was created.

E. No Separate Conveyance. An ADU or JADU may be rented, but, except as otherwise provided in Government Code Section 66341, no ADU or JADU may be sold or otherwise conveyed separately from the lot and the primary dwelling (in the case of a single-family lot) or from the lot and all of the dwellings (in the case of a multifamily lot).

F. Septic System. If the ADU or JADU will connect to an onsite wastewater-treatment system, the owner must include with the application a percolation test completed within the last five years or, if the percolation test has been recertified, within the last ten years.

G. Owner Occupancy.

1. ADUs are not subject to an owner-occupancy requirement.

2. JADUs.

(a) Generally. As required by state law, ~~all~~ JADUs are generally subject to an owner-occupancy requirement. A natural person with legal or equitable title to the property must reside on the property, in either the primary dwelling or JADU, as the person's legal domicile and permanent residence.

(b) Exceptions. The owner-occupancy requirement in this subsection (G)(2) does not apply in either of the following situations:

(i) The JADU has separate sanitation facilities (i.e., does not share sanitation facilities with the existing primary dwelling unit structure).

(ii) The property is entirely owned by another governmental agency, land trust, or housing organization.

H. Deed Restriction. Prior to issuance of a certificate of occupancy for a JADU, a deed restriction must be recorded against the title of the property in the County Recorder's office and a copy filed with the Director or other City employee as determined or designated by the City Manager. The deed restriction must run with the land and bind all future owners. The form of the deed restriction will be provided by the City and must provide that:

1. The JADU may not be sold separately from the primary dwelling.

2. The JADU is restricted to the approved size and to other attributes allowed by this Chapter.

3. The deed restriction runs with the land and may be enforced against future property owners.

4. The deed restriction may be removed if the owner eliminates the JADU, as evidenced by, for example, removal of the kitchen facilities. To remove the deed restriction, an owner may make a written request of the Director or other City employee as determined or designated by the City Manager, providing evidence that the JADU has in fact been eliminated. The Director or other City employee as determined or designated by the City Manager may then determine whether the evidence supports the claim that the JADU has been eliminated. Appeal may be taken from the Director's or other City employee as determined or designated by the City Manager determination consistent with other provisions of this code. If the JADU is not entirely physically removed, but is only eliminated by virtue of having a necessary component of an JADU removed, the remaining structure and improvements must otherwise comply with applicable provisions of this code.

5. The deed restriction is enforceable by the director or other City employee as determined or designated by the City Manager for the benefit of the City. Failure of the property owner to comply with the deed restriction may result in legal action against the property owner, and the City is authorized to obtain any remedy available to it at law or equity, including, but not limited to, obtaining an injunction enjoining the use of the JADU in violation of the recorded restrictions or abatement of the illegal unit.

I. Building & Safety.

1. Must Comply with Building Code. Subject to subsection (I)(2) below, all ADUs and JADUs must comply with all local building code requirements.

2. No Change of Occupancy. Construction of an ADU does not constitute a Group R occupancy change under the local building code, as described in Section 310 of the California Building Code, unless the Building Official or Code Enforcement Officer makes a written finding based on substantial evidence in the record that the construction of the ADU could have a specific, adverse impact on public health and safety. Nothing in this subsection (I)(2) prevents the City from changing the occupancy code of a space that was uninhabitable space or that was only permitted for nonresidential use and was subsequently converted for residential use in accordance with this Chapter.

J. Certificate of Occupancy Timing.

1. Generally. No certificate of occupancy for an ADU or JADU may be issued before the certificate of occupancy is issued for the primary dwelling unit.

2. Limited Exception for State-declared Emergencies. Notwithstanding subsection (J)(1) above, a certificate of occupancy for an ADU may be issued before a certificate of occupancy for the primary dwelling if each of the following requirements are met:

(a) The county is subject to a proclamation of a state of emergency made by the California Governor on or after February 1, 2025.

(b) The primary dwelling was substantially damaged or destroyed by an event referenced in the Governor's state of emergency proclamation.

(c) The ADU has been issued construction permits and has passed all required inspections.

(d) The ADU is not attached to the primary dwelling.

17.28.060 Specific ADU requirements.

The following requirements apply only to Class 2 ADUs approved under subsection 17.28.040(B)(2) above:

A. Maximum Size.

1. The maximum size of a detached or attached ADU subject to this Section 17.28.060 is 850 square feet of interior livable space for a studio or one-bedroom unit and 1,000 square feet for a unit of interior livable space with two or more bedrooms.

2. An attached ADU that is created on a lot with an existing primary dwelling is further limited to 50 percent of the floor area of the existing primary dwelling.

3. Application of other development standards in this Section 17.28.060, such as FAR or lot coverage, might further limit the size of the ADU, but no application of the percent-based size limit in subsection (A)(2) above or of an FAR, front setback, lot coverage limit, or open-space requirement may require the ADU to be less than 800 square feet.

B. Floor Area Ratio (FAR). No ADU subject to this Section 17.28.060 may cause the total FAR of the lot to exceed 45 percent, subject to subsection (A)(3) above.

C. Setbacks.

1. ADUs that are subject to this Section 17.28.060 must conform to four-foot side and rear setbacks.

2. ADUs that are subject to this Section 17.28.060 must conform to 30-foot front setbacks, subject to subsection (A)(3) above.

3. No setback is required for an ADU that is subject to this Section 17.28.060 if the ADU is constructed in the same location and to the same dimensions as an existing structure.

D. Lot Coverage. No ADU subject to this Section 17.28.060 may cause the total lot coverage of the lot to exceed 50 percent, subject to subsection (A)(3) above.

E. Minimum Open Space. No ADU subject to this Section 17.28.060 may cause the total percentage of open space of the lot to fall below 50 percent, subject to subsection (A)(3) above.

F. Passageway. No passageway, as defined by Section 17.28.030(I) above, is required for an ADU.

G. Parking.

1. Generally. One off-street parking space is required for each ADU or bedroom, whichever is less. The parking space may be provided in setback areas or as tandem parking, as defined by subsection 17.28.030(L).

2. Exceptions. No parking under subsection (G)(1) is required in the following situations:

(a) The ADU is located within one-half mile walking distance of public transit, as defined in Section 17.28.030(K).

(b) The ADU is located within an architecturally and historically significant historic district.

(c) The ADU is part of the proposed or existing primary residence or an accessory structure.

(d) When on-street parking permits are required but not offered to the occupant of the ADU.

(e) When there is an established car share vehicle stop located within one block of the ADU.

(f) When the permit application to create an ADU is submitted with an application to create a new single-family or new multifamily dwelling on the same lot, provided that the ADU or the lot satisfies any other criteria listed in subsections (G)(2)(a) through (e) above.

3. No Replacement. When a garage, carport, covered parking structure, or uncovered parking space is demolished in conjunction with the construction of an ADU or converted to an ADU, those off-street parking spaces are not required to be replaced.

H. Architectural Requirements.

1. The materials and colors of the exterior walls, roof, and windows and doors must be the same as those of the primary dwelling.

2. The roof slope must match that of the dominant roof slope of the primary dwelling. The dominant roof slope is the slope shared by the largest portion of the roof.

3. The exterior lighting must be limited to down-lights or as otherwise required by the building or fire code.

4. The ADU must have an independent exterior entrance, apart from that of the primary dwelling.

5. The interior horizontal dimensions of an ADU must be at least ten feet wide in every direction, with a minimum interior wall height of seven feet.

6. No window or door of the ADU may have a direct line of sight to an adjoining residential property. Each window and door must either be located where there is no direct line of sight or screened using fencing, landscaping, or privacy glass to prevent a direct line of sight.

7. All windows and doors in an ADU less than thirty feet from a property line that is not a public right-of-way line must either be (for windows) clerestory with the bottom of the glass at least six feet above the finished floor, or (for windows and for doors) utilize frosted or obscure glass.

I. Historical Protections. An ADU that is on or within six hundred feet of real property that is listed in the California Register of Historic Resources must be located so as to not be visible from any public right-of-way.

J. Allowed Stories. No ADU subject to this Section 17.28.060 may have more than one story, except that an ADU that is attached to the primary dwelling may have the stories allowed under subsection 17.28.050(B)(4).

17.28.070 Fees.

The following requirements apply to all Class 1 ADUs and JADUs and Class 2 ADUs that are approved under subsections 17.28.040(B)(1) or 17.28.040(B)(2) above.

A. Impact Fees.

1. No impact fee is required for a JADU or for an ADU that is less than 750 square feet of interior livable space in size. For purposes of this subsection (A), "impact fee" means a "fee" under the Mitigation Fee Act (Gov. Code § 66000(b)) and a fee under the Quimby Act (Gov. Code § 66477). "Impact fee" here does not include any connection fee or capacity charge for water or sewer service.

2. A JADU or ADU with less than 500 square feet of interior livable space does not increase assessable space by 500 square feet for purposes of Education Code Section 17620(a)(1)(C), and is therefore not subject to school fees under Education Code section 17620.

3. Any impact fee that is required for an ADU that has 750 square feet or more of interior livable space must be charged proportionately in relation to the square footage of the primary dwelling unit. (E.g., the floor area of the ADU, divided by the floor area of the primary dwelling, times the typical fee amount charged for a new dwelling.)

B. Utility Fees.

1. If an ADU or JADU is constructed with a new single-family home, a separate utility connection directly between the ADU or JADU and the utility and payment of the normal connection fee and capacity charge for a new dwelling are required.

2. Except as described in subsection (B)(1), JADUs and converted ADUs on a single-family lot that are created under subsection (B)(1)(a) are not required to have a new or separate utility connection directly between the JADU or ADU and the utility. Nor is a connection fee or capacity charge required. Notwithstanding the rest of this paragraph, a direct utility connection is required for separate conveyance of an ADU when separate conveyance is allowed under this code.

3. Except as described in subsection (B)(1), all ADUs that are not covered by subsection (B)(2), require a new, separate utility connection directly between the ADU and the utility for any utility that is provided by the City. All utilities that are not provided by the City are subject to the connection and fee requirements of the utility provider.

   (a) The connection is subject to a connection fee or capacity charge that is proportionate to the burden created by the ADU based on either the floor area or the number of drainage-fixture units (DFU) values, as defined by the Uniform Plumbing Code, upon the water or sewer system.

   (b) The portion of the fee or charge that is charged by the City may not exceed the reasonable cost of providing this service.

17.28.080 Nonconforming zoning code conditions, building code violations, and unpermitted structures.

A. Generally. The City will not deny an ADU or JADU application due to a nonconforming zoning condition, building code violation, or unpermitted structure on the lot that does not present a threat to the public health and safety and that is not affected by the construction of the ADU or JADU.

B. Unpermitted ADUs and JADUs constructed before 2020.

1. Permit to Legalize. As required by state law, the City may not deny a permit to legalize an existing but unpermitted ADU or JADU that was constructed before January 1, 2020, if denial is based on either of the following grounds:

   (a) The ADU or JADU violates applicable building standards, or

   (b) The ADU or JADU does not comply with state ADU or JADU law or this ADU ordinance (Chapter 17.28).

2. Exceptions:

   (a) Notwithstanding subsection (B)(1), the City may deny a permit to legalize an existing but unpermitted ADU or JADU that was constructed before January 1, 2020, if the City makes a finding that correcting a violation is necessary to comply with the standards specified in California Health and Safety Code Section 17920.3.

   (b) Subsection (B)(1) does not apply to a building that is deemed to be substandard in accordance with California Health and Safety Code Section 17920.3.

17.28.090 Nonconforming ADUs and discretionary approval.

Any proposed ADU or JADU that would otherwise be allowed under this Chapter but that does not conform to the objective design or development standards set forth in Section 17.28.010 through 17.28.080 of this Chapter may be allowed by the City with a conditional use permit, in accordance with the other provisions of this title.

17.28.100 Parcels Created Under Government Code Section 66499.41.

Notwithstanding anything to the contrary set forth in this Chapter, no ADU or JADU may be created on a parcel resulting from a subdivision under Government Code section 66499.41. (Gov. Code, § 66499.41(g).)

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

I, Christian Horvath, City Clerk of the City of Rolling Hills, California, do hereby certify that the foregoing Ordinance No. 388 was adopted at a regular meeting of the City Council of the City of Rolling Hills held on the 9th day of December, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Christian Horvath
City Clerk

Chapter 17.28
ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS

(Note: additions are noted in underline, and deletions in ~~strikethrough~~)

Sections:

17.28.010 Purpose.

The purpose of this Chapter ~~section~~ is to allow and regulate accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) in compliance with Chapter 13 of Division 1 of Title 7 of the California Government Code.

17.28.020 Effect of conforming.

An ADU or JADU that conforms to the standards in this Chapter ~~section~~ will not be:

A. Deemed to be inconsistent with the City's general plan and zoning designation for the lot on which the ADU or JADU is located.

B. Deemed to exceed the allowable density for the lot on which the ADU or JADU is located.

C. Considered in the application of any local ordinance, policy, or program to limit residential growth.

D. Required to correct a nonconforming zoning condition, as defined in subsection 17.28.030(H) below. This does not prevent the City from enforcing compliance with applicable building standards in accordance with Health and Safety Code ~~section~~Section 17980.12.

17.28.030 Definitions.

As used in this Chapter ~~section~~, terms are defined as follows:

A. "Accessory dwelling unit" or "ADU" means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. An accessory dwelling unit also includes the following:

   1. An efficiency unit, as defined by Section 17958.1 of the California Health and Safety Code; and

   2. A manufactured home, as defined by Section 18007 of the California Health and Safety Code.

B. "Accessory structure" means a structure that is accessory and incidental to a dwelling located on the same lot.

C. "Complete independent living facilities" means permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated.

D. "Efficiency kitchen" means a kitchen that includes all of the following:

   1. A cooking facility with appliances.

   2. A food preparation counter and storage cabinets that are of a reasonable size in relation to the size of the JADU.

E. "Junior accessory dwelling unit" or "JADU" means a residential unit that satisfies all of the following:

   1. It is no more than ~~five hundred~~ 500 square feet of interior livable space in size.

2. It is contained entirely within an existing or proposed single-family structure. An enclosed use within the residence, such as an attached garage, is considered to be a part of and contained within the single-family structure.

3. It includes its own separate sanitation facilities or shares sanitation facilities with the existing or proposed single-family structure.

4. If the unit does not include its own separate bathroom, then it contains an interior entrance to the main living area of the existing or proposed single-family structure in addition to an exterior entrance that is separate from the main entrance to the primary dwelling.

5. It includes an efficiency kitchen, as defined in subsection ~~17.28.030~~ (D) above.

F. "Livable space" means a space in a dwelling intended for human habitation, including living, sleeping, eating, cooking, or sanitation.

G. "Living area" means the interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure.

H. "Nonconforming zoning condition" means a physical improvement on a property that does not conform with current zoning standards.

I. "Passageway" means a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the ADU or JADU.

J. "Proposed dwelling" means a dwelling that is the subject of a permit application and that meets the requirements for permitting.

K. "Public transit" means a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.

L. "Tandem parking" means that two or more automobiles are parked on a driveway or in any other location on a lot, lined up behind one another.

17.28.040 Approvals.

A. The following approvals apply to ADUs and JADUs created under this Chapter~~section~~:

1. Ministerial ADU and Building Permits Required. Every ADU and JADU requires an ADU permit and a building permit. The City will review and approve permit applications in accordance with subsection (A)(3) below.

2. Processing Fee. The City may charge a fee to reimburse it for costs incurred in processing ADU permits, including the costs of adopting or amending the City's ADU ordinance. The ADU-permit processing fee is determined by the Director of Community Development or other City employee as determined or designated by the City Manager and approved by the City Council by resolution.

3. Process and Timing.

(a) Completeness.

(i) Determination in 15 days. The City will determine whether an application to create or serve an ADU or JADU is complete and will provide written notice of the determination to the applicant within 15 business days after the City receives the application submittal.

(ii) Incomplete items. If the City's determination under subsection (A)(3)(a)(i) above is that the application is incomplete, the City's notice must list the incomplete items and describe how the application can be made complete.

(iii) Cure. After receiving a notice that the application is incomplete, the applicant may cure and address the items that were deemed by the City to be incomplete.

(iv) Subsequent submittals. If the applicant submits additional information to address incomplete items, within 15 business days of the subsequent submittal the City will determine in writing whether the additional information remedies all the incomplete items that the City identified in its original notice. The City may not require the application to include an item that was not included in the original notice.

(v) Deemed complete. If the City does not make a timely determination as required by this subsection (a), the application or resubmitted application is deemed complete for the purposes of subsection (A)(3)(c) below.

(vi) Appeal of incompleteness. An applicant may appeal the City's determination that the application is incomplete by submitting a written appeal to the City Clerk. The Planning Commission will review the written appeal and affirm or reverse the completeness determination and provide a final written determination to the applicant within 60 business days after receipt of the appeal.

(b) No discretion or hearing. Ministerial permits for an ADU or JADU are considered and approved without discretionary review or a hearing.

(c) Deadline to approval or deny ministerial approvals. The City must approve or deny an application to create an ADU or JADU within 60 days from the date that the City receives a complete application. If the City has not approved or denied the complete application within 60 days, the application is deemed approved unless either:

(i) The applicant requests a delay, in which case the 60-day time period is tolled for the period of the requested delay, or

(ii) When an application to create an ADU or JADU is submitted with a permit application to create a new single-family or multifamily dwelling on the lot, the City may delay acting on the permit application for the ADU or JADU until the City acts on the permit application to create the new single-family or multifamily dwelling, but the application to create the ADU or JADU will still be considered ministerially without discretionary review or a hearing.

(d) Denial. If the City denies an application to create an ADU or JADU, the City must provide the applicant with comments that include, among other things, a list of all the defective or deficient items and a description of how the application may be remedied by the applicant. Notice of the denial and corresponding comments must be provided to the applicant within the 60-day time period established by subsection (A)(3)(c) above.

(e) Appeal of denial. An applicant may appeal the City's denial of the application by submitting a written appeal to the City Clerk. The Planning Commission will review the written appeal and affirm or reverse the denial and provide a final written determination to the applicant within 60 business days after receipt of the appeal.

(f) Concurrent review of demolition. A demolition permit for a detached garage that is to be replaced with an ADU is reviewed with the application for the ADU and issued at the same time.

B. Classes.

1. Class 1: Statutorily Regulated. Class 1 ADUs and JADUs are approved under Government Code Section 66323. If an ADU or JADU complies with each of the general requirements in Section 17.28.050, it is allowed in each of the scenarios provided in this subsection (B)(1). An ADU and JADU approved under subsection (B)(1)(a) may be combined with an ADU approved under subsection (B)(1)(b), and ADUs approved under subsection (B)(1)(c) may be combined with ADUs approved under subsection (B)(1)(d).

~~A. Building Permit Only. If an ADU or JADU complies with each of the general requirements in Section 17.28.050 below, it is allowed with only a building permit in the following scenarios:~~

~~1.~~(a) Converted on ~~Single-family~~ Lot with Single-Family: One ADU as described in this subsection ~~(A)(1)~~(B)(1)(a) and one JADU on a lot with a proposed or existing single-family dwelling on it, where the ADU or JADU:

~~(a)~~(i) Is either: within the space of a proposed single-family dwelling; within the existing space of an existing single-family dwelling; or (in the case of an ADU only) within the existing space of an accessory structure, plus up to ~~one hundred fifty~~150 additional square feet if the expansion is limited to accommodating ingress and egress; and

~~(b)~~(ii) Has exterior access that is independent of that for the single-family dwelling; and

~~(c)~~(iii) Has side and rear setbacks sufficient for fire and safety, as dictated by applicable building and fire codes.

~~(d)~~(iv) The JADU complies with the requirements of Government Code ~~sections~~ Sections 66333 through 66339.

~~2.~~(b) Limited Detached ~~on Single-family~~ Lot with Single-Family: One detached, new-construction ADU on a lot with a proposed or existing single-family dwelling ~~(in addition to any JADU that might otherwise be established on the lot under subsection (A)(1) above)~~, if the detached ADU satisfies each of the following limitations:

~~(a)~~(i) The side- and rear-yard setbacks are at least four feet.

~~(b)~~(ii) The total floor area is ~~eight hundred~~ 800 square feet of livable space or smaller.

~~(c)~~(iii) The peak height above grade does not exceed the applicable height limit in subsection 17.28.050(B) below.

~~3.~~(c) Converted on ~~Multifamily~~ Lot with Multifamily: One or more ADUs within portions of existing multifamily dwelling structures that are not used as livable space, including but not limited to storage rooms, boiler rooms, passageways, attics, basements, or garages, if each converted ADU complies with state building standards for dwellings. Under this subsection ~~(A)(3)~~(B)(1)(c), at least one converted ADU is allowed within an existing multifamily dwelling, up to a quantity equal to twenty-five percent of the existing multifamily dwelling units.

~~4.~~(d) Limited Detached on ~~Multifamily~~ Lot with Multifamily: No more than two detached ADUs on a lot with a proposed multifamily dwelling, or up to eight detached ADUs on a lot with an existing multifamily dwelling, if each detached ADU satisfies all of the following:

~~(a)~~(i) The side- and rear-yard setbacks are at least four feet. If the existing multifamily dwelling has a rear or side yard setback of less than four feet, the City will not require any modification to the multifamily dwelling as a condition of approving the ADU.

~~(b)~~(ii) The peak height above grade does not exceed the applicable height limit provided in ~~subsection~~ Section 17.28.050(B) below.

~~(c)~~(iii) If the lot has an existing multifamily dwelling, the quantity of detached ADUs does not exceed the number of primary dwelling units on the lot.

2. Class 2: Locally Regulated. Class 2 ADUs are approved under Government Code Sections 66314–66322. Except for Class 1 ADUs approved under subsection (B)(1) above, all ADUs are subject to the standards set forth in Sections 17.28.050 and 17.28.060 below.

~~B. ADU Permit.~~

~~1. Except as allowed under subsection 17.28.040(A) above, no ADU may be created without a building permit and an ADU permit in compliance with the standards set forth in Sections 17.28.050 and 17.28.060 below.~~

~~2. The City may charge a fee to reimburse it for costs incurred in processing ADU permits, including the costs of adopting or amending the City's ADU ordinance. The ADU permit processing fee is determined by the Director of Community Development or other City employee as determined or designated by the City Manager and approved by the City Council by resolution.~~

~~C. Process and Timing.~~

~~1. An ADU permit is considered and approved ministerially, without discretionary review or a hearing.~~

~~2. The City must approve or deny an application to create an ADU or JADU within sixty days from the date that the City receives a completed application. If the City has not approved or denied the completed application within sixty days, the application is deemed approved unless either:~~

~~(a) The applicant requests a delay, in which case the sixty-day time period is tolled for the period of the requested delay, or~~

~~(b) When an application to create an ADU or JADU is submitted with a permit application to create a new single-family or multifamily dwelling on the lot, the City may delay acting on the permit application for the ADU or JADU until the City acts on the permit application to create the new single-family or multifamily dwelling, but the application to create the ADU or JADU will still be considered ministerially without discretionary review or a hearing.~~

~~3. If the City denies an application to create an ADU or JADU, the City must provide the applicant with comments that include, among other things, a list of all the defective or deficient items and a description of how the application may be remedied by the applicant. Notice of the denial and corresponding comments must be provided to the applicant within the sixty-day time period established by subsection 17.28.040(C)(2) above.~~

~~4. A demolition permit for a detached garage that is to be replaced with an ADU is reviewed with the application for the ADU and issued at the same time.~~

17.28.050 General ADU and JADU requirements.

The following requirements apply to all Class 1 and Class 2 ADUs and JADUs ~~that are approved under subsections 17.28.040 (A) or (B) above~~:

A. Zoning.

1. ~~An~~A Class 1 ADU ~~subject only to a building permit~~ approved under subsection 17.28.040~~(A)~~(B)(1) ~~above~~ may be created on a lot in a residential or mixed-use zone.

2. ~~An~~A Class 2 ADU ~~subject to an ADU permit~~ approved under subsection 17.28.040(B)(2) ~~above~~ may be created on a lot that is zoned to allow single-family dwelling residential use or multifamily dwelling residential use.

3. In accordance with Government Code Section 66333(a), a JADU may only be created on a lot zoned for single-family residences.

B. Height.

1. Except as otherwise provided by subsections (B)(2) and (B)(3) below, a detached ADU created on a lot with an existing or proposed single family or multifamily dwelling unit may not exceed sixteen feet in height.

2. A detached ADU may be up to eighteen feet in height if it is created on a lot with an existing or proposed single family or multifamily dwelling unit that is located within one-half mile walking distance of a major transit stop or high quality transit corridor, as those terms are defined in Section 21155 of the Public Resources Code, and the ADU may be up to two additional feet in height (for a maximum of twenty feet) if necessary to accommodate a roof pitch on the ADU that is aligned with the roof pitch of the primary dwelling unit.

3. A detached ADU created on a lot with an existing or proposed multifamily dwelling that has more than one story above grade may not exceed eighteen feet in height.

4. An ADU that is attached to the primary dwelling may not exceed twenty-five feet in height or the height limitation imposed by the underlying zone that applies to the primary dwelling, whichever is lower. Notwithstanding the foregoing, ADUs subject to this subsection (B)(4) may not exceed two stories.

5. For purposes of this subsection (B), height is measured from existing legal grade or the level of the lowest floor, whichever is lower, to the peak of the structure.

C. Fire Sprinklers.

1. Fire sprinklers are required in an ADU or JADU if sprinklers are required in the primary residence.

2. The construction of an ADU or JADU does not trigger a requirement for fire sprinklers to be installed in the existing primary dwelling.

D. Rental Term. No ADU or JADU may be rented for a term that is shorter than 30 ~~thirty~~ days. This prohibition applies regardless of when the ADU or JADU was created.

E. No Separate Conveyance. An ADU or JADU may be rented, but, except as otherwise provided in Government Code Section 66341, no ADU or JADU may be sold or otherwise conveyed separately from the lot and the primary dwelling (in the case of a single-family lot) or from the lot and all of the dwellings (in the case of a multifamily lot).

F. Septic System. If the ADU or JADU will connect to an onsite wastewater-treatment system, the owner must include with the application a percolation test completed within the last five years or, if the percolation test has been recertified, within the last ten years.

G. Owner Occupancy.

1. ADUs ~~created under this section on or after January 1, 2020~~ are not subject to an owner-occupancy requirement.

2. JADUs.

(a) Generally. As required by state law, ~~all~~ JADUs are generally subject to an owner-occupancy requirement. A natural person with legal or equitable title to the property must reside on the property, in either the primary dwelling or JADU, as the person's legal domicile and permanent residence. ~~However, the owner-occupancy requirement in this subsection (G)(2) does not apply if the property is entirely owned by another governmental agency, land trust, or housing organization.~~

(b) Exceptions. The owner-occupancy requirement in this subsection (G)(2) does not apply in either of the following situations:

(i) The JADU has separate sanitation facilities (i.e., does not share sanitation facilities with the existing primary dwelling unit structure).

(ii) The property is entirely owned by another governmental agency, land trust, or housing organization.

H. Deed Restriction. Prior to issuance of a certificate of occupancy for ~~an ADU or~~ a JADU, a deed restriction must be recorded against the title of the property in the County Recorder's office and a copy filed with the Director or other City employee as determined or designated by the City Manager. The deed restriction must run with the land and bind all future owners. The form of the deed restriction will be provided by the City and must provide that:

1. ~~Except as otherwise provided in Government Code Section 66341, the ADU or~~ The JADU may not be sold separately from the primary dwelling.

2. The ~~ADU or~~ JADU is restricted to the approved size and to other attributes allowed by this ~~section~~ Chapter.

3. The deed restriction runs with the land and may be enforced against future property owners.

4. The deed restriction may be removed if the owner eliminates the ~~ADU or~~ JADU, as evidenced by, for example, removal of the kitchen facilities. To remove the deed restriction, an owner may make a written request of the Director or other City employee as determined or designated by the City Manager, providing evidence that the ~~ADU or~~ JADU has in fact been eliminated. The Director or other City employee as determined or designated by the City Manager may then determine whether the evidence supports the claim that the ~~ADU or~~ JADU has been eliminated. Appeal may be taken from the Director's or other City employee as determined or designated by the City Manager determination consistent with other provisions of this code. If the ~~ADU or~~ JADU is not entirely physically removed, but is only eliminated by virtue of having a necessary component of an ~~ADU or~~ JADU removed, the remaining structure and improvements must otherwise comply with applicable provisions of this code.

5. The deed restriction is enforceable by the director or other City employee as determined or designated by the City Manager for the benefit of the City. Failure of the property owner to comply with the deed restriction may result in legal action against the property owner, and the City is authorized to obtain any remedy available to it at law or equity, including, but not limited to, obtaining an injunction enjoining the use of the ~~ADU or~~ JADU in violation of the recorded restrictions or abatement of the illegal unit.

~~I. Occupancy Reporting. With a building permit application, the applicant must provide the City the applicant's intention regarding the occupancy plans for the ADU or JADU. Within ninety days after each January 1 following issuance of the building permit, the owner must report whether or not the ADU or JADU was occupied by a tenant during the prior year.~~

I~~J~~. Building & Safety.

1. Must Comply with Building Code. Subject to subsection ~~(J)(2)~~(I)(2) below, all ADUs and JADUs must comply with all local building code requirements.

2. No Change of Occupancy. Construction of an ADU does not constitute a Group R occupancy change under the local building code, as described in Section 310 of the California Building Code, unless the Building Official or Code Enforcement Officer makes a written finding based on substantial evidence in the record that the construction of the ADU could have a specific, adverse impact on public health and safety. Nothing in this subsection ~~(J)(2)~~(I)(2) prevents the City from changing the occupancy code of a space that was uninhabitable space or that was only permitted for nonresidential use and was subsequently converted for residential use in accordance with this ~~section~~ Chapter.

J. Certificate of Occupancy Timing.

1. Generally. No certificate of occupancy for an ADU or JADU may be issued before the certificate of occupancy is issued for the primary dwelling unit.

2. Limited Exception for State-declared Emergencies. Notwithstanding subsection (J)(1) above, a certificate of occupancy for an ADU may be issued before a certificate of occupancy for the primary dwelling if each of the following requirements are met:

(a) The county is subject to a proclamation of a state of emergency made by the California Governor on or after February 1, 2025.

(b) The primary dwelling was substantially damaged or destroyed by an event referenced in the Governor's state of emergency proclamation.

(c) The ADU has been issued construction permits and has passed all required inspections.

(d) The ADU is not attached to the primary dwelling.

17.28.060 Specific ADU requirements.

The following requirements apply only to Class 2 ADUs ~~that require an ADU permit~~ approved under subsection 17.28.040(B)(2) above:

A. Maximum Size.

1. The maximum size of a detached or attached ADU subject to this Section 17.28.060 is ~~eight hundred fifty~~ 850 square feet of interior livable space for a studio or one-bedroom unit and 1,000~~one thousand~~ square feet for a unit of interior livable space with two or more bedrooms.

2. An attached ADU that is created on a lot with an existing primary dwelling is further limited to 50 ~~fifty~~ percent of the floor area of the existing primary dwelling.

3. Application of other development standards in this Section 17.28.060, such as FAR or lot coverage, might further limit the size of the ADU, but no application of the percent-based size limit in subsection (A)(2) above or of an FAR, front setback, lot coverage limit, or open-space requirement may require the ADU to be less than ~~eight hundred~~800 square feet.

B. Floor Area Ratio (FAR). No ADU subject to this Section 17.28.060 may cause the total FAR of the lot to exceed ~~forty-five~~ 45 percent, subject to subsection (A)(3) above.

C. Setbacks.

1. ADUs that are subject to this Section 17.28.060 must conform to four-foot side and rear setbacks.

2. ADUs that are subject to this Section 17.28.060 must conform to 30~~thirty~~ foot front setbacks, subject to subsection (A)(3) above.

3. No setback is required for an ADU that is subject to this Section 17.28.060 if the ADU is constructed in the same location and to the same dimensions as an existing structure.

D. Lot Coverage. No ADU subject to this Section 17.28.060 may cause the total lot coverage of the lot to exceed ~~fifty~~ 50 percent, subject to subsection (A)(3) above.

E. Minimum Open Space. No ADU subject to this Section 17.28.060 may cause the total percentage of open space of the lot to fall below ~~fifty~~ 50 percent, subject to subsection (A)(3) above.

F. Passageway. No passageway, as defined by Section 17.28.030(I) above, is required for an ADU.

G. Parking.

1. Generally. One off-street parking space is required for each ADU or bedroom, whichever is less. The parking space may be provided in setback areas or as tandem parking, as defined by subsection ~~Section~~ 17.28.030(L) ~~above~~.

2. Exceptions. No parking under subsection ~~17.28.060~~(G)(1) is required in the following situations:

(a) The ADU is located within one-half mile walking distance of public transit, as defined in Section 17.28.030(K) ~~above~~.

(b) The ADU is located within an architecturally and historically significant historic district.

(c) The ADU is part of the proposed or existing primary residence or an accessory structure~~ under subsection 17.28.040(A)(1) above~~.

(d) When on-street parking permits are required but not offered to the occupant of the ADU.

(e) When there is an established car share vehicle stop located within one block of the ADU.

(f) When the permit application to create an ADU is submitted with an application to create a new single-family or new multifamily dwelling on the same lot, provided that the ADU or the lot satisfies any other criteria listed in subsections (G)(2)(a) through (e) above.

3. No Replacement. When a garage, carport, covered parking structure, or uncovered parking space is demolished in conjunction with the construction of an ADU or converted to an ADU, those off-street parking spaces are not required to be replaced.

H. Architectural Requirements.

1. The materials and colors of the exterior walls, roof, and windows and doors must be the same as those of the primary dwelling.

2. The roof slope must match that of the dominant roof slope of the primary dwelling. The dominant roof slope is the slope shared by the largest portion of the roof.

3. The exterior lighting must be limited to down-lights or as otherwise required by the building or fire code.

4. The ADU must have an independent exterior entrance, apart from that of the primary dwelling.

5. The interior horizontal dimensions of an ADU must be at least ten feet wide in every direction, with a minimum interior wall height of seven feet.

6. No window or door of the ADU may have a direct line of sight to an adjoining residential property. Each window and door must either be located where there is no direct line of sight or screened using fencing, landscaping, or privacy glass to prevent a direct line of sight.

7. All windows and doors in an ADU less than thirty feet from a property line that is not a public right-of-way line must either be (for windows) clerestory with the bottom of the glass at least six feet above the finished floor, or (for windows and for doors) utilize frosted or obscure glass.

I. Historical Protections. An ADU that is on or within six hundred feet of real property that is listed in the California Register of Historic Resources must be located so as to not be visible from any public right-of-way.

J. Allowed Stories. No ADU subject to this Section 17.28.060 may have more than one story, except that an ADU that is attached to the primary dwelling may have the stories allowed under subsection 17.28.050(B)(4).

17.28.070 Fees.

The following requirements apply to all Class 1 ADUs and JADUs and Class 2 ADUs that are approved under subsections 17.28.040~~(A)~~(B)(1) or 17.28.040(B)(2) above.

A. Impact Fees.

1. No impact fee is required for a JADU or for an ADU that is less than ~~seven hundred fifty~~750 square feet of interior livable space in size. For purposes of this ~~Section~~subsection ~~17.28.070~~(A), "impact fee" means a "fee" under the Mitigation Fee Act (Gov. Code § 66000(b)) and a fee under the Quimby Act

(Gov. Code § 66477). "Impact fee" here does not include any connection fee or capacity charge for water or sewer service.

2. A JADU or ADU with less than 500 square feet of interior livable space does not increase assessable space by 500 square feet for purposes of Education Code Section 17620(a)(1)(C), and is therefore not subject to school fees under Education Code section 17620.

~~2~~3. Any impact fee that is required for an ADU that ~~is~~has ~~seven hundred fifty~~ 750 square feet or ~~larger in size~~more of interior livable space must be charged proportionately in relation to the square footage of the primary dwelling unit. (E.g., the floor area of the ADU, divided by the floor area of the primary dwelling, times the typical fee amount charged for a new dwelling.)

B. Utility Fees.

1. If an ADU or JADU is constructed with a new single-family home, a separate utility connection directly between the ADU or JADU and the utility and payment of the normal connection fee and capacity charge for a new dwelling are required.

2. Except as described in subsection ~~17.28.070~~(B)(1), JADUs and converted ADUs on a single-family lot that are created under subsection (B)(1)(a) are not required to have a new or separate utility connection directly between the JADU or ADU and the utility. Nor is a connection fee or capacity charge required. Notwithstanding the rest of this paragraph, a direct utility connection is required for separate conveyance of an ADU when separate conveyance is allowed under this code.

3. Except as described in subsection ~~17.28.070~~(B)(1), all ADUs that are not covered by subsection ~~17.28.070~~(B)(2), require a new, separate utility connection directly between the ADU and the utility for any utility that is provided by the City. All utilities that are not provided by the City are subject to the connection and fee requirements of the utility provider.

(a) The connection is subject to a connection fee or capacity charge that is proportionate to the burden created by the ADU based on either the floor area or the number of drainage-fixture units (DFU) values, as defined by the Uniform Plumbing Code, upon the water or sewer system.

(b) The portion of the fee or charge that is charged by the City may not exceed the reasonable cost of providing this service.

17.28.080 Nonconforming zoning code conditions, building code violations, and unpermitted structures.

A. Generally. The City will not deny an ADU or JADU application due to a nonconforming zoning condition, building code violation, or unpermitted structure on the lot that does not present a threat to the public health and safety and that is not affected by the construction of the ADU or JADU.

B. Unpermitted ADUs and JADUs constructed before 2020.

1. Permit to Legalize. As required by state law, the City may not deny a permit to legalize an existing but unpermitted ADU or JADU that was constructed before January 1, 2020, if denial is based on either of the following grounds:

(a) The ADU or JADU violates applicable building standards, or

(b) The ADU or JADU does not comply with state ADU or JADU law or this ADU ordinance (Chapter 17.28).

2. Exceptions:

(a) Notwithstanding subsection ~~17.28.080~~(B)(1), the City may deny a permit to legalize an existing but unpermitted ADU or JADU that was constructed before January 1, 2020, if the City makes a

finding that correcting a violation is necessary to comply with the standards specified in California Health and Safety Code Section 17920.3.

(b) Subsection ~~17.28.080~~(B)(1) does not apply to a building that is deemed to be substandard in accordance with California Health and Safety Code Section 17920.3.

17.28.090 Nonconforming ADUs and discretionary approval.

Any proposed ADU or JADU that would otherwise be allowed under this ~~section~~ Chapter but that does not conform to the objective design or development standards set forth in Section 17.28.010 through 17.28.080 of this ~~chapter~~Chapter may be allowed by the City with a conditional use permit, in accordance with the other provisions of this title.

17.28.100 Parcels Created Under Government Code Section 66499.41.

Notwithstanding anything to the contrary set forth in this Chapter, no ADU or JADU may be created on a parcel resulting from a subdivision under Government Code section 66499.41. (Gov. Code, § 66499.41(g).)

City of Rolling Hills INCORPORATED JANUARY 24, 1957

2 PORTUGUESE BEND ROAD, ROLLING HILLS, CA 90274 | (310) 377-1521

Item: 10.A.
Meeting Date: 12/9/2025

To: City Council

From: Reina Schaetzl, Wildan Principal Planner

Thru: Karina Bañales, City Manager

Subject: Receive and file Zoning Case No. 25-081: Variance requests to construct an attached accessory structure (pergola) in the front yard setback and waive the requirements for a stable and corral set aside area for a property located at 5 Ringbit Road West (Sleep & Collida) (Lot 7-SF)

Background:

Zoning, Location, and Lot Description

The property located at 5 Ringbit Road West is zoned RAS-1 and has a net lot area of 48,100 square feet (1.10 acres). The lot is an irregular-shaped lot developed with a 3,662 square-foot single-family residence and a 764 square-foot attached garage built in 1961. The existing residence was granted a variance to encroach 5 feet into a lesser setback of 30 feet. A reduced front yard setback of 30 feet is allowed for dwelling units on smaller lots under Rolling Hills Municipal Code (RHMC) Section 17.24.045.A. However, accessory structures must comply with the required 50-foot front yard setback per RHMC Section 17.24.045.B.

There is only one building pad, which includes the existing residence and garage. The front portion of the property is lessened due to its location at the end of a cul-de-sac. The rear portion of the lot is unbuildable due to its steep slope into Klondike Canyon behind the home.

Due to design constraints of the lot as mentioned above, the applicant requested a variance for the proposed pergola to encroach 25 feet into the 50-foot front setback.

Planning Commission Discretionary Review

This item was continued from the September 16, 2025, Planning Commission Meeting. During the morning field trip, staff presented a brief overview of the project, including the staked and silhouetted pergola. The Commissioners and attendees walked the site. The main discussion involved the massing or size of the pergola as it appeared in the side yard of the house at the end of the cul-de-sac. Three (3) Commissioners were present; Commissioner Douglas was absent, and Commissioner Kirkpatrick attended as a resident. There were three (3) members of the public in attendance, as well as the property owners of the proposed project, as follows:

- Carol Marrone (17 Southfield) Property Owner

- Joe Hummel (3 Ringbit West) Property Owner
- Clarisse Shumaker (1 Ringbit West) Property Owner
- Susan Sleep (5 Ringbit Road West) Property Owner
- Susan Collida (5 Ringbit Road West) Property Owner

At the September 16, 2025, evening public hearing, staff presented the project. All Commissioners were present. However, Vice Chair Kirkpatrick was absent, and Commissioner Douglas recused herself due to her proximity to the project. After discussion, the Planning Commission voted 3-0 to continue the item to the October 28, 2025, meeting to provide the applicant time to redesign the project, including alternative shading options and/or reducing the size of the pergola.

Planning Commission Approval October 28, 2025
The applicant submitted revised plans which included removal of one of the 6 panels on the pergola and removing the cantilevered projections to reduce the massing. At the October 28, 2025 field trip meeting, staff provided an overview of the revised project, the commissioners walked the site to review the revised silhouette, and discussed the revised project. There was one resident present. The applicant discussed the revisions and the field trip was continued to the evening public hearing at City Hall. All the commissioners were present, and there were no members of the public in attendance. During the evening public hearing, staff presented the project. Vice Chair Kirkpatrick and Commissioner Douglas recused themselves due to proximity to the project. After review and discussion, the Commission voted unanimously (3-0) to approve the revised project and adopted Resolution number 2025-09.

Discussion:
Applicant Request
The applicant is requesting to construct a 1,000 square-foot accessory structure (pergola) attached to the residence located within the 50-foot required front setback and to waive the requirement for a stable and corral set-aside area. See Attachment 4 the Development Plans for more details.

Variances

Variance request for encroachment into the front yard setback
The existing residence was built in 1961 and granted a variance to encroach 5 feet into a lesser setback of 30 feet. However, as stated above, accessory structures must comply with the required 50-foot front yard setback. Due to design constraints of the house, which is considered legal nonconforming; the proposed pergola would not be functional for shade purposes if required to be outside the 50-foot front setback. It would end near the middle of the west side of the house, where the sun is strongest in the afternoon. Therefore, a variance is requested to encroach 25 feet within the 50-foot front yard setback per RHMC Section 17.24.045.B.

The improvements will not further encroach onto the existing front setback line, which is 25 feet from the roadway easement. Additionally, the pergola will be built atop an existing concrete patio slab. As such, no new grading is proposed.

Variance request to waive the stable and corral area
Due to the steep terrain at the rear of the property near Klondike Canyon, the required set-aside area for a future 450-square-foot stable and 550-square-foot corral cannot be safely located on the property. Further, there is only one building pad where the existing house and garage are located. Therefore, the applicant is asking for relief to allocate 1,000 SF of space for future equestrian use per RHMC Section 17.16.170.

MUNICIPAL CODE COMPLIANCE

Lot Coverage
The proposed structural coverage on the lot will be 5,426 square feet, or 11.28% of the lot, which is less than the lot coverage limitation of 20% maximum. The total coverage, including structures and flatwork, will be 11,861 square feet or 20.2% of the lot area, which is less than the lot coverage limitation of 35% maximum. See Attachment 2 the Development Table for more details.

Area of Disturbance
The project site has been previously disturbed due to the development of the existing residence. Implementation of the proposed project will not affect the total disturbance, which remains at 13,131 square feet, or 23.88% of the net lot area.

Environmental Review
The proposed project has been determined not to have a significant effect on the environment and is categorically exempt from the provisions of CEQA pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, which exempts additions, accessory dwelling units, and accessory structures.

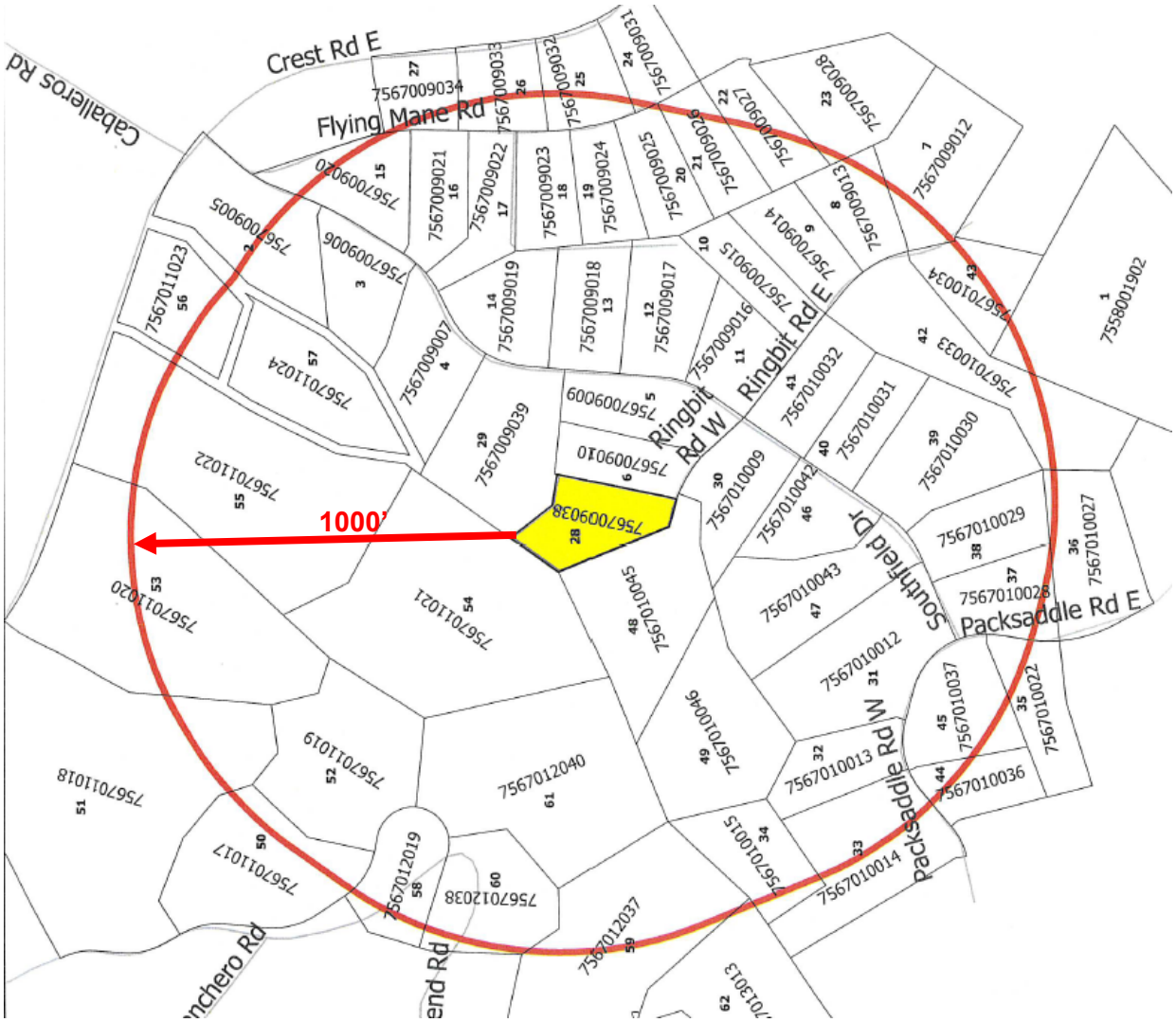
Public Participation
No comments were received at the time of publication of the Agenda.

Public Notices
The project was first noticed in the Daily Breeze on September 6, 2025 and public notices were mailed to residents within a 1,000 ft radius from the development on September 3, 2025 (Attachment 1).

Fiscal Impact:
None

Recommendation:
Receive and file.

Attachments:
1. Attachment 1 - PL_ADR_250828_5RingbitRoadW_RadiusMap
2. Attachment 2 - PL_ADR_251028_5RingbitW_DevelopmentTable_ZC25-081_F
3. Attachment 3 -PL_ADR_251028_5RingbitRdW_ZC25-081_VarianceDrawings_2nd Submittal
4. Attachment 4 - 2025-09_PC_Resolution_5RingbitRdW_ZC25-081_F_E



City of Rolling Hills

ROLLING HILLS, CA 90274

TITLE VICINITY MAP

CASE NO. Zoning Case No. 25-081
Variance

OWNER Sleep & Collida

ADDRESS 5 Ringbit Road, Rolling Hills 90274

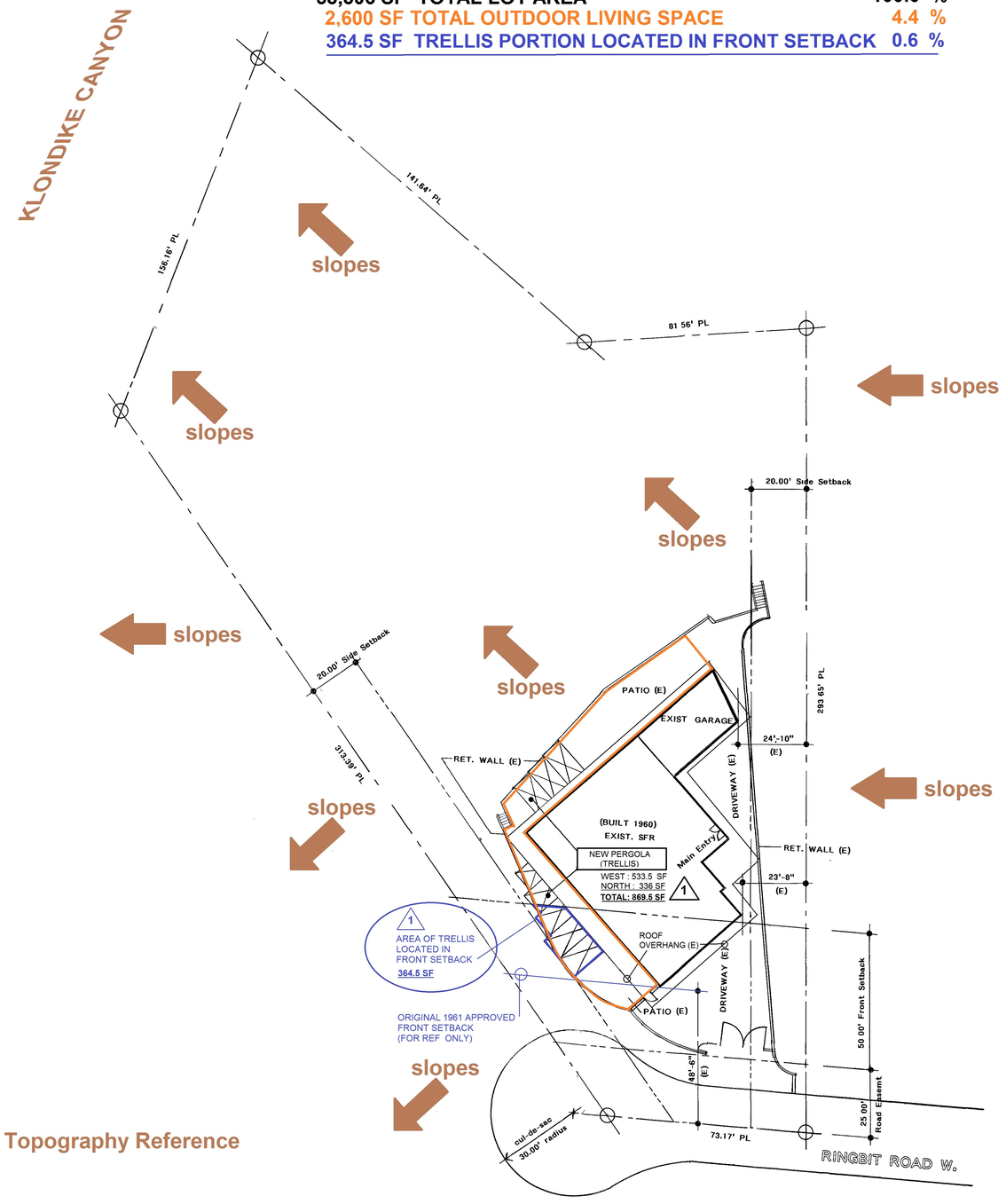
SITE

Development Table Zoning Case No. 25-081 5 Ringbit Road West			
VARIANCE	**EXISTING**	**PROPOSED**	**TOTAL**
RA-S-1 Zone	SINGLE FAMILY RESIDENCE AND ATTACHED GARAGE	ADDITION OF TWO SEPARATE PERGOLAS IN SIDE YARD AND BACK YARD	
Net Lot Area	48,100 SF	0 SF	48,100 SF
Residence	3,662 SF	0 SF	3,662 SF
Attached Garage	764 SF	0 SF	764 SF
Swimming Pools/Spa	0 SF	0 SF	0 SF
Pool Equipment	0 SF	0 SF	0 SF
ADU	0 SF	0 SF	0 SF
Stable minimum: 450 SF Corral minimum: 550 SF	0 SF 0 SF	0 SF 0 SF	**Variance Requested**
New Planter Box	0 SF	0 SF	0 SF
Recreation Court	0 SF	0 SF	0 SF
Attached Covered Porches	0 SF	0 SF	0 SF
Detached Sheds	0 SF	0 SF	0 SF
Attached Trellis	0 SF	(1000 SF)	(1000 SF)
Service Yard	0 SF	0 SF	0 SF
Primary Driveway	3,800 SF	0 SF	3,800 SF
Paved Walks, Patio Areas, Courtyards	3,635.2 SF	0 SF	3,635.2 SF
Outdoor BBQ	0 SF	0 SF	0 SF
Pool Deck	0 SF	0 SF	0 SF
Other Paved Driveways, Parking Pads,	0 SF	0 SF	0 SF
Grading (balanced onsite)			
Structural Lot Coverage (20% maximum with deductions)	4,426 SF (9.20%)	(869.5 SF)	5296 SF (11.00%)
Flatwork Lot Coverage (15% maximum)	7,435.2 SF (12.6%)	0 SF (0.00%)	7,435 SF (12.6%)
Total Lot Coverage (Structures and Flatwork) (35% maximum with deductions)	10,861 SF (20.2%)	1,000 SF(1.7%)	11,861 SF (21.9%)
Total Disturbed Area (40% maximum)	13,131 SF (23.88%)	0 SF (0%)	13,131 SF (23.88%)
Residential Building Pad 1 (30% Maximum Guideline)	13,131 SF PAD AREA 2,332 SF (17.76%)	0 SF PAD AREA 1,250 SF (9.52%)	13,131 SF PAD AREA 3,582 SF (27.28%)
Stable Building Pad 2 (30% Maximum Guideline)	0 SF (0%)	0SF PAD AREA 0 SF (0%)	0 SF PAD AREA 0 SF (0%)

175759

LOT AREA - USAGE (% OF LOT AREA)

58,806 SF TOTAL LOT AREA	100.0 %
2,600 SF TOTAL OUTDOOR LIVING SPACE	4.4 %
364.5 SF TRELLIS PORTION LOCATED IN FRONT SETBACK	0.6 %



Topography Reference

EXHIBIT-1

SITE PLAN 1"=20ft

5 Ringbit Rd W

VICINITY MAP

Index To The Drawings

Sheet No	Description
	PLANNING + DESIGN
CS	COVER SHEET - Site Plan & Project Notes
AD-1	NEW PERGOLAS - Plan
AD-2	NEW PERGOLAS - Elevations / Sections / Details
	STRUCTURAL

PROJECT DESIGNERS - Information

PLANNING + DESIGN
HOSA DESIGN ASSOCIATES
330 Tejon Place
Palos Verdes Estates, CA 90274
Steve Hosa - Principal
(310) 373-5588
email HosaDesign@earthlink net

STRUCTURAL ENGINEERING
PALOS VERDES ENGINEERING
550 Deep Valley Drive, Suite 273
Rolling Hills Estates, CA 90274
Bill Bell, Principal Engineer
Ruben Hakobyan, Project Engineer
(310) 541-5055
email www pvecom

PROPERTY OWNER - Information

OWNERS
SUSAN SLEEP & SUSAN COLLIDA
5 RINGBIT ROAD WEST, ROLLING HILLS, CA 90274
(562) 209-4442
email smsleep07@gmail com

Building + Site Data

LOT SIZE	58,600 SQ FT - Including Easements
	48,100 SQ FT - Without Easements (Approx 1 1 Acres)
LOT	LOT 7 RS 59-8-10
APN	7567-009-038
ZONE	RA-S-1

EXIST SFR w/ ATTACHED 3-CAR GARAGE (NO CHANGES)

TYPE OF CONST	V-B / Non-Sprnklered
OCCUPANCY GROUP	R3 + U
NUMBER OF STORIES	1 Story / 15'-0" Max Height

PROJECT NEW WORK (2) NEW PERGOLAS (TRELLIS) **869.5 SQ FT TOTAL**
1 **NORTH TRELLIS : 336 SQ FT**
WEST TRELLIS : 533.5 SQ FT

OVER EXIST CONC PATIO
(NO ADDITIONAL LOT COVERAGE)

Lot Calculations

LOT SIZE
58,806 sq ft (Gross)
48,100 sq ft (Net - Excluding Easements)

EXISTING LOT COVERAGE

4,426 sq ft.	7.5 %	BUILDING (HOUSE + GARAGE)
7,435.2 sq ft.	12.6 %	HARDSCAPE (pool, patio, deck, driveway, etc)
11,861 sq ft.	20.2 %	TOTAL

PROPOSED LOT COVERAGE **(Include only added lot coverage)**

0 sq ft	0 %	BUILDING (HOUSE + GARAGE)
0 sq ft	0 %	HARDSCAPE (pool, patio, deck, driveway, etc)
0 sq ft.	0 %	TOTAL

TOTAL LOT COVERAGE: (Sum of existng and proposed)

4,426 sq ft.	7.5 %	BUILDING (HOUSE + GARAGE)
7,435.2 sq ft.	12.6 %	HARDSCAPE (pool, patio, deck, driveway, etc)
11,861 sq ft.	20.2 %	TOTAL

COVER SHEET	
Site Plan & Project Notes	

Hosa Design Associates
330 Tejon Place, Malaga Cove
Palos Verdes Estates, CA 90274
310/373-5588 fax 373-9978
HosaDesign@earthlink.net

REVISIONS

1	PLANNING REV 9/26/25
2	
3	
4	
5	
6	

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STAMP

CONSULTANTS

PALOS VERDES ENGINEERING
Civil and Structural Consulting
550 Deep Valley Drive Suite 273 Rolling Hills Estates California 90274
310.541.5055
www.pvec.com

❖ (TRELLIS)
NEW PERGOLA
planning + design

Sleep + Collida

residence

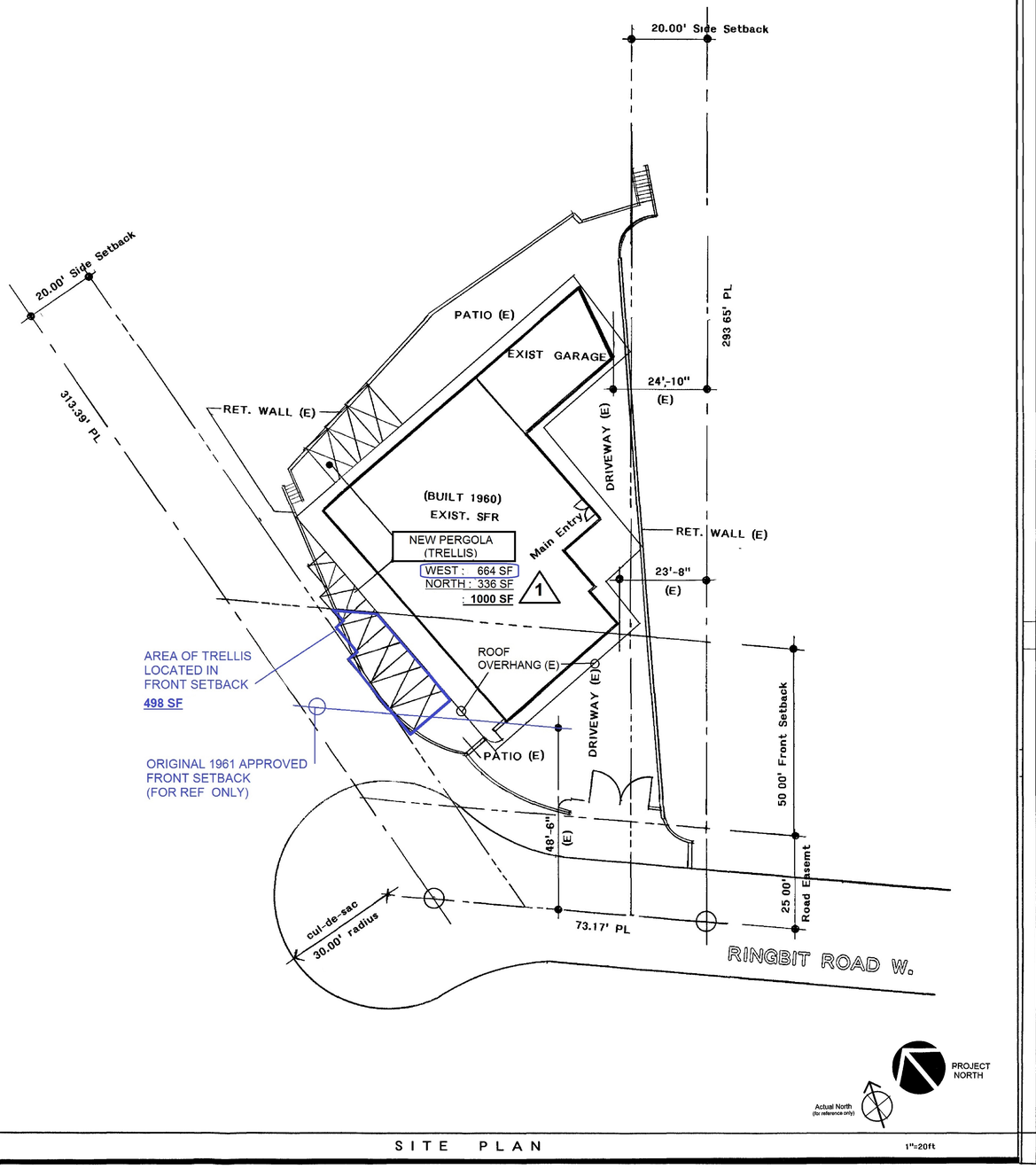
5 Ringbit Road West
Rolling Hills, CA

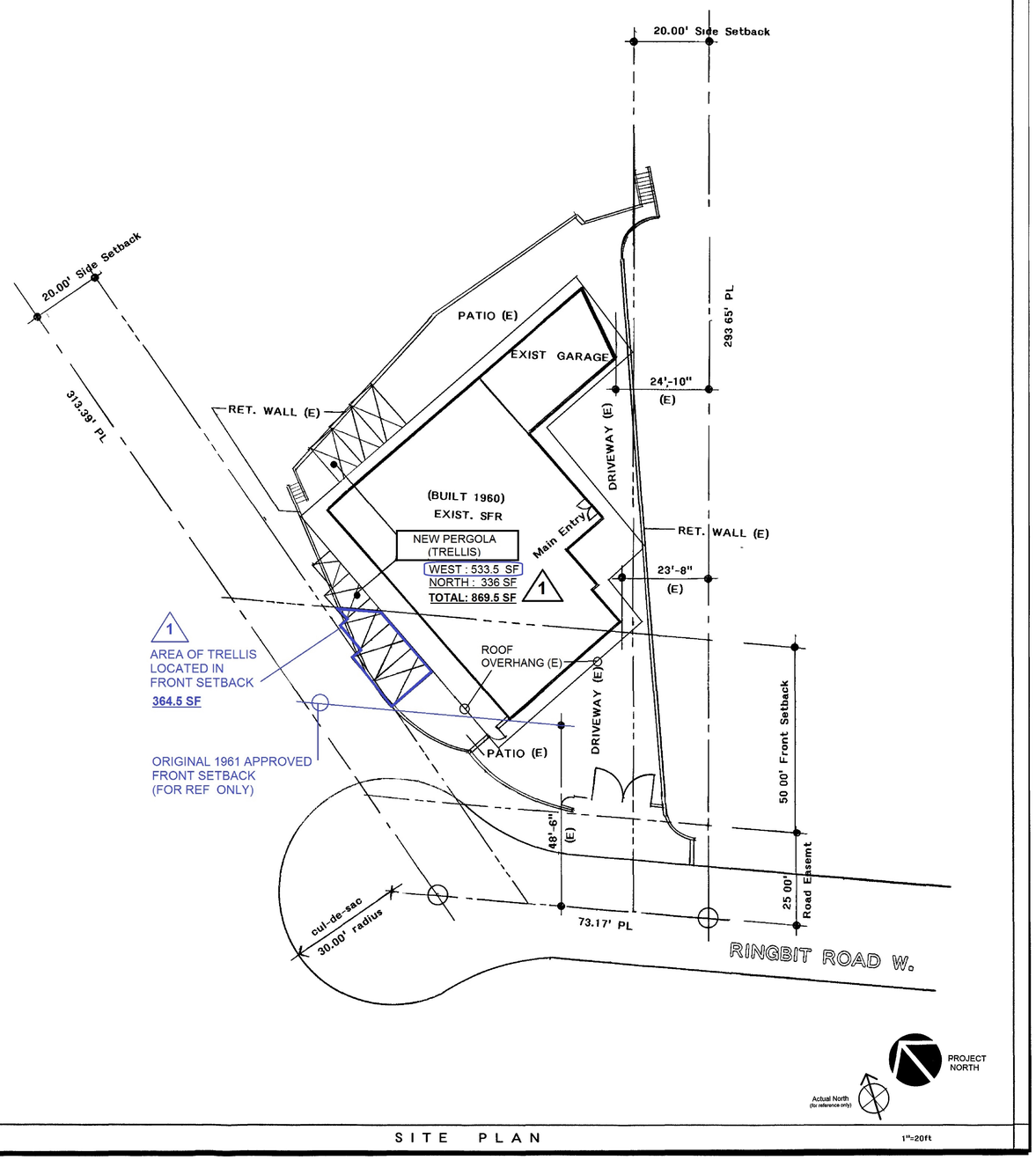
PROJECT HD1557	DRAWN
DESIGN S.HOSA	CHECKED

ISSUED

CS-1

PLANNING SUBMITTAL 8/7/25





Planning Hearing - 1st SUBMITTAL (Sept 16, 2025)

WEST facing TRELLIS : **664 SF TOTAL**
498 SF In Setback

EXHIBIT-2

REVISED - 2nd SUBMITTAL (Oct 28, 2025)

WEST facing TRELLIS : **533.5 SF TOTAL (20% Reduction)**
364.5 SF In Setback (27% Reduction)

* AND WITHIN ORIGINAL 1961 APPROVED SETBACK

REMOVE EXIST. LOW PLANTER AS SHOWN DOTTED.

EXIST. DIRT AREA

3 CAR GARAGE

MAIN ENTRY

DN.

DN.

EXIST. CONC. SLAB PATIO TO REMAIN (SEE FINISH SCH. FOR NEW TILE)

± 15'-0"

2 AD-2 3 AD-2 NORTH TRELLIS 336 SQ FT (No Change)

SIM. C AD-2

1 AD-2

8'-0"

EQ.

EQ.

8'-0"

24'-0"

KITCHEN DR. ⊄

A AD-2

8'-0"

KITCHEN

DI NING RM

LIVING RM

MASTER BEDRM

DRIVEWAY (E)

Existing Single Story Residence

3,662 Sq Ft Habitable Area + 764 Sq Ft Garage

± 42'-6"

± 8'-6" ± 8'-6" ± 8'-6" ± 8'-6" ± 8'-6"

EA. ± 1'-0"

± 12'-0"

2'-6"

EXIST. CONC. WALKWAY & RAILING TO REMAIN - AS IS.

DN.

DN.

DN.

EXIST. ROOF OVERHANG

6'-0"

1 REVISED WEST TRELLIS 535.5 SQ FT

C AD-2

REMOVE EXIST STEPS & LOW WALL @ THIS AREA ONLY SEE DETAIL 5 AD-2

1 AD-2

SPACE FOR FIRE-RAS ALUM LOUVER SYSTEM - INSERTS. (E) BAY TOTAL * FURN & INST. BY OTHERS.

4 AD-2 SEE DET.

± 15'-3"

± 7'-0"

± 2'-10"

± 2'-10"

± 2'-1"

± 6" TYP.

EXIST. CONC. RETAINING WALL W/ PILASTERS & METAL RAILINGS

EXIST. LANDSCAPING

ENTRY GATE (E)

NEW 6X6 POSTS CENTER @ EXIST CONC. PILASTERS

2 AD-2

3 AD-2 NEW CONC PILASTER TO MATCH EXIST.

B AD-2

RINGBIT ROAD WEST
Cul-Du-Sac

PROJECT NORTH

Actual North (for reference only)

NEW PERGOLA (TRELLIS)	1/4"=1ft
Partial Site Plan	

EXHIBIT- 3

PLANNING REV-1 (Sept 26, 2025)

Hosa Design Associates

330 Tejon Place, Malaga Cove
Palos Verdes Estates, CA 90274
310/373-5588 fax 373-9978
HosaDesign@earthlink.net

REVISIONS

1	PLANNING REV 9/26/25
2	
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(TRELLIS) **NEW PERGOLA** planning + design

Sleep + Collida residence

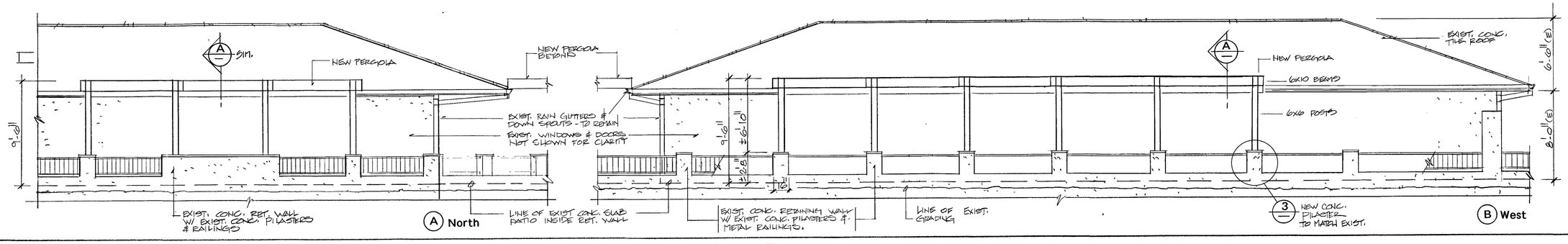
5 Ringbit Road West Rolling Hills, CA

PROJECT	HD1557	DRAWN	
DESIGN	S.HOSA	CHECKED	

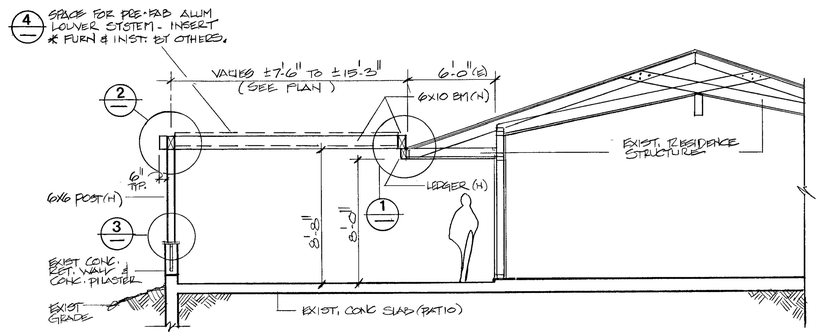
ISSUED

AD-1

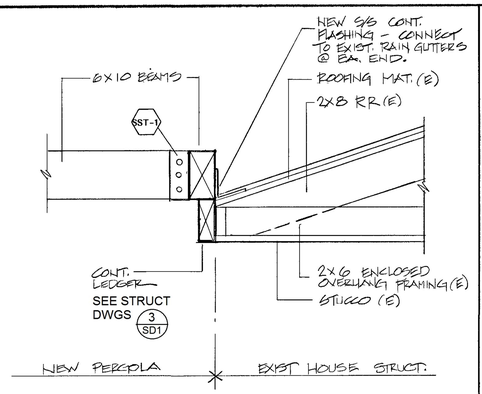
PLANNING SUBMITTAL 8/7/25



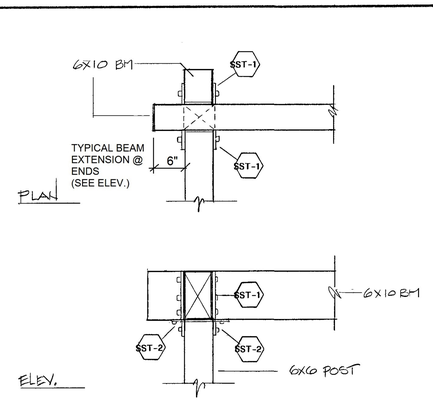
Exterior Elevations 1/4=1ft



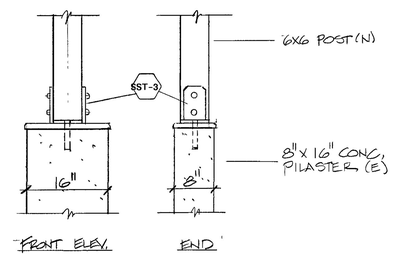
Section 1/4"=1ft



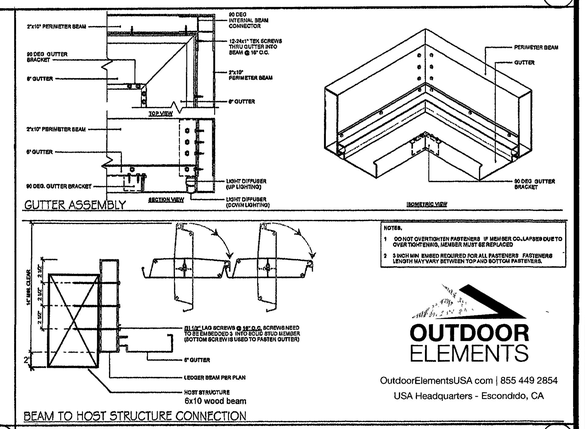
Pergola to Roof Attachment 1"=1ft (1)



Post & Beam Attachment 1"=1ft (2)



Post Base Attachment 1"=1ft (3)



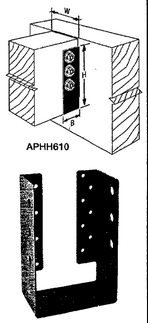
OUTDOOR ELEMENTS
OutdoorElementsUSA.com | 855 449 2854
USA Headquarters - Escondido, CA

Pre-Fab Alum Louver System - by others 4

Heavy Joist Hanger

Joist Size	Model No	Ga	Dimensions (in) W	H	B	Fasteners Qty Header	Joist	DF/SP Allowable Loads Uplift (160)	Floor (100)	Snow (115)	Roof (125)	Code Ref
4x6 or 4x8	APIH146	12	3⅜	5⅛	3	6	2	1,165	2 280	2 280	2,280	IBC, FL, LA
	APIH146R		4⅛	4⅞								
6x10 or 6x12	APIH610		5½	8½	3	14	6	4 140	5,880	6,760	7,350	
	APIH610R		6	8¼								

1 Uplift loads have been increased for earthquake or wind loading with no further increase allowed. Reduce where other loads govern.
2 All fasteners are Simpson Strong-Tie® SDS25300 to the header and SDWS22312DBB with STN22 hex-head washer to the joist
3 Fasteners sold separately



SST-1

Simpson Strong-Tie® Wood Construction Connectors

SIMPSON

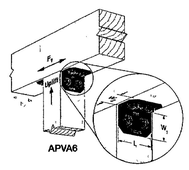
Outdoor Accents® — Avant Collection™

Decorative Hardware

Heavy Angles

Model No	Ga	Dimensions (in) L	W_1	W_2	Fastener Quantity Column	Beam	DF/SP Allowable Loads Uplift (160)	F_1 (160)	F_2 (160)	Code Ref
APVA4	12	3	3½	3	2	2	710	1,220	1,220	IBC®, FL, LA
APVA6	12	5	3½	3	4	4	1,350	1,985	1,985	

1 Allowable loads have been increased for wind or earthquake loading with no further increase allowed. Reduce where other loads govern.
2 Connector table loads and fastener quantities are listed for two parts. For angle part installations use half the listed values.
3 All fasteners are Outdoor Accents SDWS22312DBB structural wood screws inserted through an STN22 hex-head washer
4 Fasteners sold separately



SST-2

Simpson Strong-Tie® Wood Construction Connectors

SIMPSON

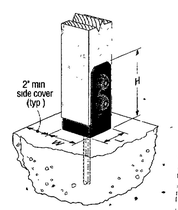
Outdoor Accents® — Avant Collection™

Decorative Hardware

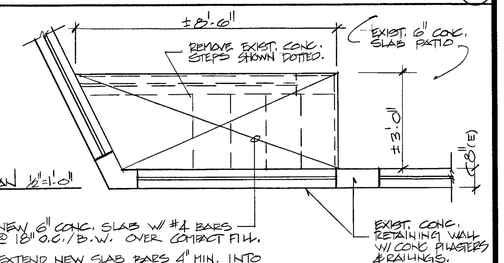
Post Base

Model No	Ga Base	Strap	Dimensions (in) L	W	H	Fastener Qty. Column	Anchor Dia. (in.)	DF/SP Allowable Loads Uplift (160)	Down (100)	Code Ref
APVB44	16	12	3	3⅝	6⅜	4	(1) ⅝	1 035	6,725	IBC®, FL, LA
APVB44R	16	12	3	4⅛	6⅜	4	(1) ⅝	1 035	6,725	
APVB66	12	12	5	5⅛	6⅝	4	(1) ⅝	1,260	11,450	
APVB66R	12	12	5	6	6⅝	4	(1) ⅝	1,260	11,450	
APVB88	14	12	7	7⅛	9⅛	8	(2) ⅝	2 670	22 255	
APVB88R	14	12	7	8	9⅛	8	(2) ⅝	2 670	22,255	
APVB1010	14	12	9	9⅛	9⅛	8	(2) ⅝	2,365	23 725	
APVB1010R	14	12	9	10	9⅛	8	(2) ⅝	2,365	23 725	

1 Uplift loads have been increased for wind or earthquake loading with no further increase allowed. Reduce where other loads govern.
2 Downloads may not be increased for short-term loading
3 Specifier is to design concrete and anchorage for uplift loads. Visit **strongtie.com** for more information about anchoring with Titen HD® or SET-3G™ applications
4 Downloads shall be reduced where limited by capacity of the post
5 All column fasteners are Outdoor Accents SDWS22312DBB structural wood screws inserted through an STN22 hex-head washer
6 Column bases do not provide adequate resistance to prevent members from rotating about the base and therefore are not recommended for installations that lack top support (such as fences or unbraced carports)
7 Fasteners sold separately



SST-3



New Conc Fill 5

EXHIBIT- 4

PLANNING REV-1 (Sept 26, 2025)

(TRELLIS)
Elevations / Sections / Details

Hosa Design Associates
330 Tejon Place, Malaga Cove
Palos Verdes Estates, CA 90274
310/373-5588 fax 373-9978
HosaDesign@earthlink.net

REVISIONS

1	PLANNING REV 9/26/25
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(TRELLIS)
NEW PERGOLA
planning + design

Sleep + Collida
residence

5 Ringbit Road West Rolling Hills, CA

PROJECT	DRAWN
HD1557	
DESIGN	CHECKED
S HOSA	

ISSUED

AD-2

PLANNING SUBMITTAL 8/7/25

RESOLUTION NO. 2025-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF A VARIANCE TO CONSTRUCT AN ATTACHED ACCESSORY STRUCTURE (PERGOLA) IN THE FRONT YARD SETBACK AND WAIVE THE REQUIREMENT FOR A STABLE AND CORRAL SET ASIDE AREA FOR A PROPERTY LOCATED AT 5 RINGBIT ROAD WEST (LOT 7-SF), ROLLING HILLS, CA (SLEEP & COLLIDA) AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

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 Steven Hosa on behalf of Hosa Design Associates with respect to real property located at 5 Ringbit Road West, Rolling Hills (Lot 7-SF) requesting a Variance to construct a 869.5-square-foot pergola to be attached to the residence and to encroach into the front yard setback, and requesting a Variance to waive the requirement for a stable and corral set aside area.

Section 2. The subject property is zoned RAS-1 and the net lot area is 48,100 square feet (1.10 acres). The property is an irregular shaped lot developed with only one building pad containing a 3,662-square-foot single-family residence, 764-square-foot attached garage, and 11,861 square feet of hardscape including the concrete patio area surrounding the residence. The property includes a 25-foot-wide roadway easement along Ringbit Road West.

Section 3. The Planning Commission conducted duly noticed public hearings to consider the application at a field trip meeting and regular meeting on September 16, 2025. Neighbors within a 1,000-foot radius were notified of the public hearings and a notice was published in the Daily Breeze on September 6, 2025. The Applicants were notified of the public hearings in writing by first class mail and were in attendance at the hearings. At the evening public hearing meeting, on September 6, 2025, the Planning Commission continued the public hearing to October 28, 2025, to give the applicant time to redesign the pergola due to issues with its massing compared to the size of the house.

The project was re-designed, re-staked and the new silhouette was re-certified on October 1, 2025. A courtesy notice was published in the Daily Breeze on October 17, 2025. At the October 28, 2025, 2025 morning field trip meeting, staff provided a brief overview of the re-designed project and the Planning Commissioners walked the project site. The meeting was continued to the evening public hearing.

Section 4. The Project is exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures), which exempts the construction and location of a limited number of new, small facilities or structures, including single family residence and accessory structures, including but not limited to garages, carports, patios, swimming pools and fences. Here, the

Project includes the construction of a new single-family residence and related improvements. Accordingly, the Project qualifies for the exemption pursuant to Section 15303. Further, no exceptions to the exemption apply; there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The site has already been graded and existing structures are on site.

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. A variance from the requirements of Section 17.24.045.B. of the Zoning Code is requested for an accessory structure to encroach into the front setback. A variance from the requirements of Section 17.16.170 (stable and corral site required) of the Zoning Ordinance is requested to waive the requirements of a stable and corral set aside. With respect to the aforementioned request, the Planning Commission finds as follows:

A. There are exceptional or extraordinary circumstances and conditions applicable to the property that do not apply generally to other properties in the same vicinity and zone.

The area for the proposed accessory structure (an 869.5 square foot attached pergola) is partially located in the required 50-foot front setback. The irregular shape of the lot, the steep slope of the lot towards Klondike Canyon in the rear, its location at the end of a cul-de-sac and its small size are all constraints on the lot that generally do not apply to other properties in the same vicinity. As such the area for construction of the accessory structure is limited without the granting of a variance to encroach in the front yard setback as also afforded the existing house.

Further, the topography of the lot does not support the construction of a stable and corral. By granting this variance, the current or future property owners are not precluded from applying for approval to construct a stable and corral at a future date if a suitable location or construction plan is later identified. The property owner is merely relieved from the obligation to identify and set aside an area for a stable and corral.

B. The variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same vicinity and zone but which is denied to the property in question.

The variance to encroach into the front yard is necessary for the preservation and enjoyment of the property. The attached pergola is located in an area of the house that is already encroaching into the front setback due to the size, location, configuration and topography of the lot.

The variance to deviate from the stable and corral set aside area is necessary for the preservation and enjoyment of the property owner since the property contains steep slopes not

suitable for a new pad. The ability to provide a stable and corral or a set aside area is an amenity enjoyed by most property owners in the City. The subject property is not capable of providing such an amenity due to constraints with size, topography, and configuration. The limited building pad on the property prevents the construction of a new stable and corral or placement of a set aside area. By granting this variance, the current or future property owners are not precluded from applying for approval to construct a stable and corral at a future date if a suitable location or construction plan is later identified. The property owner is merely relieved from the obligation to identify and set aside an area for a stable and corral.

C. The granting of the variance would not be materially detrimental to the public welfare or injurious to the properties or improvements in such vicinity.

Granting the variance to encroach into the front yard is not materially detrimental to the public welfare or injurious to properties or improvements in the vicinity. The area for the attached pergola functions as a shade structure for the residence due to the configuration and topography of the lot. It is not in close proximity to other properties or improvements in the vicinity.

The lack of a stable and corral set aside area will not be detrimental to the public welfare or injurious to the properties or improvements in the vicinity since no development would occur. Eliminating a set aside area will not negatively affect drainage or traffic circulation to and from the property. It may be beneficial to the public welfare and other properties because by not constructing a stable and corral since there will be no grading on the lot.

D. In granting the variances, the spirit and intent of the Zoning Ordinance will be observed.

The granting of the variance will allow for a development that is harmonious in scale and mass with the site as the proposed pergola is visually harmonious with the home and adjacent properties. It provides an enhanced design element to the existing house that matches in form (rounded design) and function (shade) for the property and is also on scale with surrounding residential development.

The elimination of a set aside area is consistent with other properties in the area that do not have a stable and corral nor have a set aside area. The variance will make the property more cohesive with the rural character of the neighborhood by eliminating grading needed for a building pad.

The waiver to the stable and corral set aside area meets the intent of the Zoning Ordinance as it will prevent extensive grading and disturbance on the property. It will also preserve the environmentally sensitive nature of the site by protecting the slopes from any construction. The size, topography, and configuration of the lot does not support the construction of a stable and corral. By granting this variance, the current or future property owners are not precluded from applying for approval to construct a stable and corral at a future date if a suitable location or construction plan is later identified. The property owner is merely relieved from the obligation to identify and set aside an area for a stable and corral.

E. The variances will not grant special privilege to the applicant.

The area for the attached accessory structure, a pergola is located on the same building pad as the existing residence. However, due to the size, shape, location, configuration and topography of the lot, the existing residence encroaches into the front yard setback. The variance will not grant a special privilege to the applicant. Rather, it will allow the applicant to provide an enhancement to the house otherwise not possible without a variance.

The waiver of the stable and corral set aside area in this case will not grant special privilege to the applicant. There are several properties in the City that do not lend themselves to construction of a stable and corral, and if they were forced to either set aside an area or construct such equestrian facilities it would require large grading quantities and large disturbance of the lot. This would not meet the goal of the General Plan, which is to maintain to the maximum extent feasible the natural terrain of the lots. The size, topography, and configuration of the lot does not support the construction of a stable and corral. By granting this variance, the current or future property owners are not precluded from applying for approval to construct a stable and corral at a future date if a suitable location or construction plan is later identified. The property owner is merely relieved from the obligation to identify and set aside an area for a stable and corral.

F. The variances are 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 project site is not listed on the current State of California Hazardous Waste and Substances Sites List. It will not affect any existing hazardous waste management facilities.

G. The variances are consistent with the General Plan of the City of Rolling Hills.

Approvals granting the variance to allow the accessory structure to encroach into the required setback will be consistent with the General Plan of the City of Rolling Hills, which encourages residential uses and supporting structures. The size, shape, location, topography, and configuration of the lot do not support the construction of accessory structures in the front yard nor do these constraints support the construction of a stable and corral. By granting these variances, the current or future property owners are not precluded from applying for approval to construct a stable and corral at a future date if a suitable location or construction plan is later identified. The property owner is merely relieved from the obligation to identify and set aside an area for a stable and corral.

Section 6. Approval Conditions. Based upon the foregoing findings, and the evidence in the record, the Planning Commission hereby approves Zoning Case No. 25-081 subject to the following conditions:

A. The Variance approvals shall expire within two years from the effective date of approval as defined in RHMC Section 17.38.070 unless otherwise extended pursuant to the requirements of these sections.

B. If any condition of this resolution is violated, the entitlements 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 RHMC Chapter 17.58.

C. All requirements of the Building and Construction Ordinance, the Zoning ordinance, and of the zone in which the subject property is located must be complied with unless otherwise a variance to such requirement has been approved.

D. The lot shall be developed and maintained in substantial conformance with the site plan on file at City Hall and approved by the Planning Commission on October 28, 2025, except as otherwise provided in these conditions. The working drawings submitted to the Department of Building and Safety for plan check review shall conform to the approved development plan. All conditions of the Variance approvals shall be incorporated into the building permit working drawings, and where applicable complied with prior to issuance of a grading or building permit from the building department.

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

Any proposed modifications and/or changes to the approved project, including resulting from field conditions, shall be discussed with staff so that staff can determine whether the modification is minor or major in mature. Minor modifications are subject to approval by the City Manager or his or her designee. Major modifications are subject to approval by the

Planning Commission after a public hearing. The applicant shall not implement modifications or changes to the approved project without the appropriate approval from the City Manager or designee or the Planning Commission, as required.

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

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

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

G. Structural lot coverage of the lot shall not exceed 5,296 square feet or 11.00% of the net lot area, in conformance with structural lot coverage limitations (20% maximum). The flatwork coverage shall not exceed 7,435.2 square feet or 12.6%.

The total lot coverage proposed, including structures and flatwork, shall not exceed 11,861.2 square feet or 21.9% of the net lot area, in conformance with lot coverage limitations (35% maximum).

H. The disturbed area of the lot shall not exceed 13,131 square feet or 23.88%, and the Project does not propose any additional disturbance.

I. The existing Building Pad 1 coverage is 2,232 square feet or 17.76%, and the Project proposes an additional 869.5 square feet or 0.06%, and shall not exceed coverage of 3,582 square feet or 27.28% with allowed deductions. This is below the 30% maximum guideline.

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

K. A drainage plan, as required by the Building Department shall be prepared and approved by City Staff prior to issuance of a construction permit. Such plan shall be subject to LA County Code requirements.

L. The applicant shall comply with all requirements of the Lighting Ordinance of the City of Rolling Hills (RHMC 17.16.190.E), pertaining to lighting on said property,

M. The applicant shall comply with all requirements for roofing and material requirements of properties in the Very High Fire Hazard Severity Zone.

N. The applicant shall comply with all Low Impact Development requirements for storm water management on site (RHMC Chapter 8.32).

O. All utility lines shall be undergrounded pursuant to Section 17.27.030.

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

Q. Prior to issuance of building permit, the landscaping plan, if required, shall meet the requirements of the City, shall be submitted to the City in conformance with Fire Department Fuel Modification requirements, and shall be approved by the City's landscape consultant.

R. A construction fence may be required. If needed, it shall be reviewed and approved by the Planning Department for location, height, and screening material prior to installation.

S. Perimeter easements, including roadway easements and trails, if any, shall remain free and clear of any of improvements to advance equestrian use and emergency preparedness for evacuation within the City. Where Rolling Hills Community Association ("RHCA") has demonstrated authority over the easement, the City's Planning Director may grant relief from this condition upon satisfactory proof of permission from RHCA and a legitimate showing that there is no need for the condition to advance equestrian uses and emergency preparedness.

T. Minimum of 65% of any construction materials must be recycled or diverted from landfills. The hauler of the materials shall obtain City's Construction and Demolition permits for waste hauling prior to start of work and provide proper documentation to the City.

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

V. *Prior to construction*, an on-site inspection and site walk-through, including through all existing structures as needed, shall be scheduled with City Staff and the applicant.

W. *During construction*, the site shall be maintained in a safe manner so as not to threaten the health, safety, or general welfare of the public.

X. *During construction*, conformance with the air quality management district requirements, storm water pollution prevention practices, county and local ordinances and

engineering practices so that people or property are not exposed to undue vehicle trips, noise, dust, objectionable odors, landslides, mudflows, erosion, or land subsidence shall be required.

Y. *During construction*, to the extent feasible, all parking shall take place on the project site, on the new driveway and, if necessary, any overflow parking may take place within the unimproved roadway easements along adjacent streets, and shall not obstruct neighboring driveways, visibility at intersections or pedestrian and equestrian passage. During construction, to the maximum extent feasible, employees of the contractor shall car-pool into the City. To the extent feasible, a minimum of 4' wide path, from the edge of the roadway pavement, for pedestrian and equestrian passage shall be available and be clear of vehicles, construction materials and equipment at all times.

Z. *During construction*, the property owners shall be required to schedule and regulate construction and relate 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.

AA. The property owner and/or his/her contractor/applicant shall be responsible for compliance with the no-smoking provisions in the Municipal Code. 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.** It is the sole responsibility of the property owner and/or his/her contractor to monitor the red flag warning conditions.

BB. Storm water shall drain in accordance with the approved grading and drainage plan at the discretion of the Building Official. Drainage dissipaters shall be constructed outside of any easements. The drainage system shall be approved by the Department of Building and Safety if applicable. If an above ground swale and/or dissipater is required, it shall be designed in such a manner as not to cross over any equestrian trails or discharge water onto a trail, shall be stained in an earth tone color, and shall be screened from any trail, road and neighbors' view to the maximum extent practicable, without impairing the function of the drainage system.

CC. *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.

DD. *During construction*, an Erosion Control Plan containing the elements set forth in the 2022 County of Los Angeles Building Code shall be followed to minimize erosion and to protect slopes and channels to control storm water pollution.

EE. The property owner shall be required to conform to the Regional Water Quality Control Board and County Health Department requirements for the installation and maintenance of storm water drainage facilities and septic tank.

FF. The applicant shall pay all of the applicable Building and Safety and Public Works Department fees and Palos Verdes Peninsula Unified School District fees, if any.

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

HH. This Resolution's approvals shall not be effective until the applicants execute an Affidavit of Acceptance of all conditions set forth herein.

II. All conditions of this Resolution, when applicable, must be complied with prior to the issuance of a grading or building permit from the Building and Safety Department.

JJ. 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.

KK. To the extent permitted by law, Permittee shall defend, indemnify and hold harmless the City of Rolling Hills, its City Council, its officers, employees and agents (the "indemnified parties") from and against any claim, action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside, or void any permit or approval for this project authorized by the City, including (without limitation) reimbursing the City its actual attorney's fees and costs in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice. The permittee shall reimburse the City for any court and attorney's fees which the City may be required to pay as a result of any claim or action brought against the City because of this permit. Although the permittee is the real party in interest in an action, the City may, at its sole discretion, participate at its own expense in the defense of the action, but such participation shall not relieve the permittee of any obligation under this condition.

PASSED, APPROVED AND ADOPTED THIS 28th DAY OF OCTOBER, 2025.

BRAD CHELF, CHAIRMAN

ATTEST:

CHRISTIAN HORVATH, 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 Civil Procedure Section 1094.6.

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

I certify that the foregoing Resolution No. 2025-09 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF A VARIANCE TO CONSTRUCT AN ATTACHED ACCESSORY STRUCTURE (PERGOLA) IN THE FRONT YARD SETBACK AND WAIVE THE REQUIREMENT FOR A STABLE AND CORRAL SET ASIDE AREA FOR A PROPERTY LOCATED AT 5 RINGBIT ROAD WEST (LOT 7-SF), ROLLING HILLS, CA (SLEEP & COLLIDA) AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

was approved and adopted at a regular meeting of the Planning Commission on October 28, 2025, by the following roll call vote:

AYES: Cardenas, Soo, Chair Chelf

NOES:

ABSENT: Douglass, Kirkpatrick

ABSTAIN:

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

Administrative Offices.

CHRISTIAN HORVATH, CITY CLERK

City of Rolling Hills INCORPORATED JANUARY 24, 1957

2 PORTUGUESE BEND ROAD, ROLLING HILLS, CA 90274 | (310) 377-1521

Item: 10.B.
Meeting Date: 12/9/2025

To: City Council

From: Reina Schaetzl, Wildan Principal Planner

Thru: Karina Bañales, City Manager

Subject: Receive and file Zoning Case No. 24-162: Site Plan Review for the construction of a new single-family residence with attached garage, non-exempt grading and related improvements; Conditional Use Permit to construct a detached cabana, recreation court, stable, corral and detached trellis and finding the project categorically exempt from the California Environmental Quality Act for location at 80 Saddleback Road (Turpanjian) (LOT 67-RH)

Background:

Planning Commission Approval October 21, 2025

On October 21, 2025, the Planning Commission held a morning field trip at the subject property, with all five commissioners present. Vice-Chair Kirkpatrick recused himself due to a conflict of interest. The remaining four commissioners reviewed the project during the field trip. The applicant's team was present and four neighbors were in attendance to view the plans. No major concerns were reported and the field trip proceeded to the public hearing meeting later that evening at City Hall. All Commissioners were present. During the evening public hearing, staff presented the project. The applicants' architect attended the evening meeting, and no members from the public were present. After review and discussion, Vice-Chair Kirkpatrick recused himself from voting due to a conflict of interest and the Commission voted unanimously (4-0) to approve the project and adopted Resolution number 2025-10.

Zoning, Location and Lot Description

The subject property is located at 80 Saddleback Road within the RAS-1 zoning district. The parcel is irregularly shaped and has a net lot area of approximately 253,700 square feet, or 5.82 acres. The site is currently vacant with the exception of an existing 4,165 square foot driveway. No structures currently exist on the lot.

Previous Approvals

A single-family residence with an attached garage and a 300-square-foot barn was originally constructed on the property in 1953. On June 19, 2001, the Planning Commission adopted Resolution No. 2001-13 approving the construction of a new barn requiring grading. This approval was later modified by Resolution No. 2002-12, adopted on June 18, 2002, to extend the site plan review period due to construction delays. As of this date, all structures on the property have been

demolished.

Discussion:

Applicant Requests

On December 23, 2024, an application was duly filed by the applicant, Shilpa Mehta of Joseph Spierer Architects, Inc., on behalf of the property owner, Paul Turpanjian, requesting approval for the following proposed improvements (collectively referred to as the "Project"):

- 12,036 SF single-story single-family residence;
- 888 SF attached four (4) car garage;
- 2,080 SF swimming pool and spa;
- 5,760 SF recreation court;
- 791 SF detached cabana;
- 440 SF detached trellis;
- 730 SF stable; and
- 1,350 SF corral

In addition to the above structures, the Project also includes a new driveway with two fire truck turnarounds, walkways, landscaping, and other related site work improvements. Additional features included in the Project, such as outdoor kitchens, service yard, and other hardscape elements, are not subject to discretionary review.

The grading involves a total of 23,998 cubic yards ("CY") of grading, which will be balanced on-site. This includes 11,999 CY of cut and 11,999 CY of fill.

Site Plan Review

The Rolling Hills Municipal Code ("RHMC") requires a Site Plan Review for construction of any new building or structure pursuant to RHMC Section 17.46.020(A)(2) and Site Plan Review for grading pursuant to RHMC Section 17.46.020(A)(3)(a). Lastly, any pool/spa eight hundred square feet or greater requires Site Plan Review approval pursuant to RHMC 17.16.200 (G)(3).

The applicant is requesting approval of a Site Plan Review for the construction of the residence, two pools, appurtenant structures, and associated grading. The Project proposes a one-story, new single-family residence, a new attached four (4) car garage, and a new pool/spa greater than eight hundred square feet.

Total landscaping will cover 171,147 square feet, consisting of 162,866 square feet of rehabilitated landscape, 4,721 square feet of new landscaping, and 3,560 square feet of new water features, including the pool and spa area.

A preliminary landscape plan has been prepared and will be reviewed by the City's landscape consultant for compliance with the Model Water Efficient Landscape Ordinance (MWELO). (RHMC Ch. 13.18.) The review shall include a planting plan that will consider the appropriateness and adaptability of selected plant materials, water-efficient irrigation design, and the integration of design elements that complement the character of the community.

Conditional Use Permit

The Applicant seeks approval for several accessory structures, which are permitted through the approval of a Conditional Use Permit ("CUP") as per Section 17.16.040 of the RHMC. The Project requires a Conditional Use Permit for several accessory structures over 200 square feet, as

described below:

- **791 SF detached cabana:** Located on the northeast portion of the site, this fully enclosed structure exceeds 200 SF per RHMC § 17.16.030(Q), and thus requires a CUP., but is under the 800 SF limit per § 17.16.210(A)(2)(a). It will include a gym, wet and dry saunas, a restroom, and a sink. No sleeping quarters are proposed. The structure complies with RHMC § 17.16.210(A)(2)(a–d) regarding placement and setback requirements.
- **801 SF for two detached trellises:** The first detached trellis is 360 SF and is located on the northeast portion of the site, just outside the pub area of the house and will include outdoor kitchen facilities. The second detached trellis is 441 SF and is located on the southwest rear corner of the property. The second detached trellis does include utilities, and is intended as a shade structure for the tennis court. Pursuant to RHMC § 17.16.210(H), CUP approval is required when the combined square footage of detached trellises exceed 800 SF.
- **5,760 SF recreation game court:** Located at the southwest rear corner of the property, this court is also subject to CUP approval per RHMC § 17.16.210(A)(7). The proposed game court is not located in the front yard, not within fifty feet of any paved road or street easement, and does not propose any court lighting. The game court complies with the minimum conditions per RHMC §17.16.210(A)(7)(a–p)
- **730 SF stable and 1,350 SF corral:** The proposed 730 SF stable and 1,350 SF corral are located in the southwest corner of the property. The stable exceeds the 200 SF threshold, and the corral exceeds the 550 SF threshold for equestrian-related improvements, thereby requiring a Conditional Use Permit pursuant to RHMC Section 17.18.050(A).

MUNICIPAL CODE COMPLIANCE

Setbacks, Lot Coverage, and Building Pad Coverage

The Project complies with all required setbacks in the RAS-1 Zone and meets the Zoning Code's lot coverage standards. The property has a net lot area of 253,700 square feet (5.82 acres). The proposed structural lot coverage is 27,190 square feet, or 10.72% of the net lot area (maximum permitted: 20%), excluding exempt structures. Including flatwork, the total lot coverage is proposed at 51,235 square feet, or 20.20% (maximum permitted by RHMC § 17.16.070(A): 35%).

Environmental Review

Staff recommends that the Planning Commission find the Project exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures), which exempts the construction and location of a limited number of new, small facilities or structures, including single family residence and accessory structures, including but not limited to garages, carports, patios, swimming pools and fences, as further detailed in the attached Resolution.

Public Comments

In response to viewing the silhouettes being constructed, Mr. and Mrs. Stetson, owners of 71 Saddleback Road, requested to view the plans. On October 20, 2025, staff reviewed the plans with them at City Hall. Mr. and Mrs. Stetson expressed concerns regarding stormwater run-off and construction vehicle parking, which have been added as conditions in the draft Resolution. Staff requested that any other concerns be formally expressed in writing or at public meetings. No other comments have been submitted as of the writing of this report.

Conclusion

Based on the analysis of the proposed project, staff finds that the application is consistent with the

applicable provisions of the Rolling Hills Municipal Code and the policies of the General Plan. The proposed single-family residence and associated improvements are in conformance with the requirements of the RAS-1 zoning district, including setbacks, lot coverage, and building pad coverage. The project design respects the rural and equestrian character of the community and includes landscape elements that meet the City's water efficiency standards.

The requested Site Plan Review and Conditional Use Permits, as conditioned in the draft resolution, comply with the development standards outlined in the Zoning Code and will not result in adverse impacts to surrounding properties. All proposed grading will be balanced on-site, minimizing potential off-site impacts.

Fiscal Impact:
None.

Recommendation:
Receive and file.

Attachments:
1. Attachment 1 - PL_ADR_251028_80Saddleback _ZC24-162_VicinityMap
2. Attachment 2 - PL_ADR_251028_80Saddleback_ZC24-162 (SPR & CUP)_DevelopmentTable_D
3. Attachment 3 - PL_ADR_251028_80Saddleback_ZC24-162_Plans
4. Attachment 4 - 2025-10_PC_Resolution_80 Saddleback_ZC24-162_F_E

Vicinity Map: 80 Saddleback Road

Development Table Zoning Case No. 24-162 80 Saddleback Rd.			
Site Plan Review & Conditional Use Permit & Variance	**EXISTING**	**PROPOSED**	**TOTAL**
RAS-1 Zone	VACANT	SINGLE FAMILY RESIDENCE, MAIN HOUSE POOL, RECREATION COURT, STABLE AND CABANA	
Net Lot Area	253,700 SF	253,700 SF	253,700 SF
Residence	0 SF	12,036 SF	12,036 SF
Garage	0 SF	888 SF	888 SF
Swimming Pools/Spa	0 SF	2,080 SF	2,080 SF
Pool Equipment	0 SF	65 SF	65 SF
Accessory Dwelling Unit	0 SF	790 SF	790 SF
Cabana	0 SF	791 SF	791 SF
Stable minimum: 450 SF	0 SF	730 SF	730 SF
Corral minimum: 550 SF	0 SF	1,350 SF	1,350 SF
Recreation Court	0 SF	5,760 SF	5,760 SF
Attached Covered Porches	0 SF	1,734 SF	1,734 SF
Entryway/Porte Cochere, Breezeways	0 SF	0 SF	0 SF
Attached Trellises	0 SF	360 SF	360 SF
ADU Pool	0 SF	423 SF	423 SF
Detached Trellis (By Recreation Court)	0 SF	440 SF	440 SF
Outdoor Kitchen (By Main House)	0 SF	46 SF	46 SF
Outdoor Kitchen (By ADU)	0 SF	27 SF	27 SF
Service Yard	0 SF	90 SF	90 SF
Water Features	0 SF	930 SF	930 SF
Primary Driveway	4,165 SF	12,035 SF	16,200 SF
Paved walkways/Patio Areas/Courtyards	0 SF	3,250 SF	3,250 SF
Pool Decking	0 SF	5,525 SF	5,525 SF
Other Paved Driveways, Road Easements, Parking Pads	0 SF	0 SF	0 SF
Grading (balanced onsite)	0 CY	11,999 CY CUT 11,999 CY FILL	23,998 CY TOTAL
Structural Lot Coverage 20% Maximum		27,190 (10.72%)	27,190 SF (10.72%)
Flatwork Lot Coverage 15% Maximum	4,165 SF (1.64%)	20,810 SF (8.202%)	24,975 SF (9.84%)
Total Lot Coverage (Structures and Flatwork) 35% Maximum	4,165 SF (1.64%)	48,000 SF (18.92%)	52,165 SF (20.56%)
Building Pad 1 Coverage 42,330 SF Pad Area	0 SF (0.00%)	18,450 SF (5.67%)	18,450 (23.48%) 18,450 SF Total Pad Area Coverage
Building Pad 2Coverage 25,780 SF Pad Area	0 SF (0.00%)	8,740 SF (33.90%)	8,740 SF (33.90%) 8,740 SF Total Pad Area Coverage
Total Disturbed Area (40% maximum)	72,900 SF (28.73%)	26,450 SF (10.43%)	99,350 SF (39.16%)

Building Heights Maximum Building Heights: 21 FT Maximum		VARY	NO PROPOSED STRUCTURE EXCEEDS 21 FT

Turpanjian Residence

80 Saddleback Rd, Rolling Hills, CA 90274

PROJECT INFORMATION

Project Info - Topic	INFORMATION
STREET ADDRESS:	80 SADDLEBACK RD. ROLLING HILLS, CA 90274
NUMBER OF STORIES:	1
APN:	7569-005-008
LEGAL DESCRIPTION:	ROLLING HILLS LOT 67
OCCUPANCY:	R3/4
CONSTRUCTION TYPE:	TYPE V
ZONING:	RAS-1
MAX. ALLOWABLE HEIGHT:	
LOT AREA:	269,278 SF - 284,011 per assessor
FIRE ZONE:	VHFHSZ
PROJECT DESCRIPTION:	NEW 12,036 SF HOME, 986 SF GUEST HOUSE, 1945 SF MAIN HOUSE POOL , AN ADU POOL OF 423 SF, SPORT COURT OF 6300 SF, 791 SF CABANA, 726 SF STABLE,
	1350 SF CORRAL, AND 888 SF 4 CAR GARAGE
APPLICABLE CODES & STANDARDS:	2022 CALIFORNIA BUILDING CODE, 2022 CALIFORNIA CODE, 2022 CALIFORNIA MECHANICAL CODE, 2019 CALIFORNIA FIRE CODE, 2022 CALIFORNIA RESIDENTIAL CODE, 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

LOT AREA CALCULATIONS

	EXISTING	PROPOSED	TOTAL
NET LOT AREA	253,700 sq.ft	0 sq.ft	253,700
RESIDENCE	0 sq.ft	12,036 sq.ft	12,036 sq.ft
GARAGE	0 sq.ft	888 sq.ft	888 sq.ft
SWIMMING POOL/SPA	0 sq.ft	2,080 sq.ft	2,080 sq.ft
POOL EQUIPMENT	0 sq.ft	65 sq.ft	65 sq.ft
GUEST HOUSE	0 sq.ft	790 sq.ft	790 sq.ft
CABANA	0 sq.ft	791 sq.ft	791 sq.ft
STABLE (dirt volume to be included in grading quantities	0 sq.ft	730 sq.ft	730 sq.ft
RECREATION COURT	0 sq.ft	5,760 sq.ft	5,760 sq.ft
ATTACHED COVERED PORCHES	0 sq.ft	1,734 sq.ft	1,734 sq.ft
ENTRYWAY/PORTE COCHERE, BREEZEWAYS	0 sq.ft	0 sq.ft	0 sq.ft
ATTACHED TRELLISES	0 sq.ft	360 sq.ft	360 sq.ft
*DETACHED STRUCTURES: (circle all that applies)			
ADU POOL	0 sq.ft	423 sq.ft	423 sq.ft
DETACHED TRELLIS AT TENNIS	0 sq.ft	440 sq.ft	440 sq.ft
OUTDOOR KITCHEN	0 sq.ft	46 sq.ft	46 sq.ft
OUTDOOR KITCHEN-ADU	0 sq.ft	27 sq.ft	27 sq.ft
	0 sq.ft	0 sq.ft	0 sq.ft
SERVICE YARD	0 sq.ft	90 sq.ft	90 sq.ft
OTHER: WATER FEATURES	0 sq.ft	930 sq.ft	930 sq.ft
BASEMENT AREA: (Volume to be included in grading quantities)	0 sq.ft	0 sq.ft	0 sq.ft
DEPTH OF BASEMENT	0 sq.ft	0 ft	0 ft
TOTAL STRUCTURE	0 sq.ft	27,190 sq.ft	27,190 sq.ft
%STRUCTURAL COVERAGE	0.00% sq.ft	10.72% sq.ft	10.72% sq.ft
TOTAL STRUCTURES			
EXCLUDING UP TO 5 AND UP TO 800 sq.ft. detached structures that are not higher than 12 ft.	0 sq.ft	26,260 sq.ft	26,260 sq.ft
% STRUCTURAL COVERAGE	0.00% sq.ft	10.35% sq.ft	10.35% sq.ft

FLATWORK CALCULATIONS

	EXISTING	PROPOSED	TOTAL
PRIMARY DRIVEWAY	4,165 sq.ft	12,035 sq.ft	16,200 sq.ft
PAVED WALKS, PATIO AREAS, COURTYARDS	0 sq.ft	3,250 sq.ft	3,250 sq.ft
POOL DECKING	0 sq.ft	5,525 sq.ft	5,525 sq.ft
OTHER PAVED DRIVEWAYS, ROAD EASEMENTS, PARKING PADS	0 sq.ft	0 sq.ft	0 sq.ft
TOTAL FLATWORK	4,165 sq.ft	20,810 sq.ft	24,975 sq.ft
%TOTAL FLATWORK COVERAGE	1.64%	8.20%	9.84%
TOTAL STRUCTURAL & FLATWORK COVERAGE	4,165 sq.ft	48,000 sq.ft	52,165 sq.ft
%TOTAL COVERAGE	1.64%	18.92%	20.56%
TOTAL STRUCTURAL & FLATWORK COVERAGE Excl. the allowance of up to 5- 800 sq.ft. structures from previous page.	4,165 sq.ft	47,070 sq.ft	51,235 sq.ft
% TOTAL COVERAGE	1.64%	18.55%	20.20%
TOTAL DISTURBED AREA	72,900 sq.ft	26,450 sq.ft	99,350 sq.ft
% DISTURBED AREA	28.73%	10.43%	39.16%
GRADING QUANTITY			23,998 C.Y.

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A0.11	GENERAL NOTES
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ARCHITECTURAL	
A1.00	SITE PLAN
A1.04	PROXIMITY MAP
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A2.07	CABANA & ADU FLOOR PLAN
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A2.10	ROOF PLAN
A2.11	ADU & CABANA ROOF PLAN
A2.13	STABLE ROOF PLAN
A3.00	OVERALL MAIN HOUSE EXTERIOR ELEVATIONS
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A3.03	STABLE & ADU EXTERIOR ELEVATION
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3	SECTIONS
4	COLOR MAP
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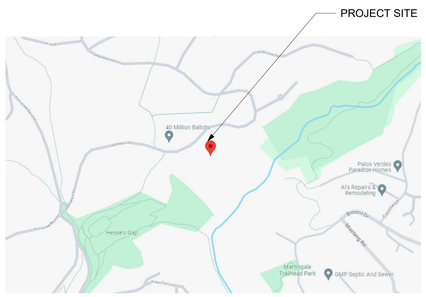
L2	CONCEPTUAL LANDSCAPE PLAN
L3	PLANTING PALETTE

VICINITY MAP



PROJECT DIRECTORY

CLIENT

NAME: PAUL TURPANJIAN
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SURVEYOR

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DEFERRED SUBMITTALS BY OTHERS

1. SPRINKLERS

The above drawings, specifications, ideas, designs and arrangements represented thereby are and shall remain property of the Architect (Joseph Spierer Architects, Inc.). and no part thereof shall be copied, disclosed to others or used in connection with any project other than the specific project for which they have been prepared and developed without the written consent of the Architect (Joseph Spierer Architects, Inc.). Permits must be obtained prior to construction. No construction shall take place without applicable permits.

PLANNING SUBMITTAL

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PROJECT
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REVISIONS

	TYPE	DATE
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LICENSED ARCHITECT JOSEPH R. SPIERER No. C-23307 REN. 08-31-27 STATE OF CALIFORNIA

DATE: 9/2/2025 3:15:47 PM

PROJECT #: 22-060

DWG. TITLE: COVER SHEET

SHEET NO.: A0.00

GENERAL CONSTRUCTION NOTES

INSURANCE
THE GENERAL CONTRACTOR AND SUBCONTRACTOR(S) SHALL PURCHASE AND MAINTAIN CERTIFICATE OF INSURANCE WITH RESPECT TO WORKMAN'S COMPENSATION, PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE LIMITS AS REQUIRED BY LAW. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY AND SECURITY PRECAUTIONS IN CONNECTION WITH THE WORK.

The Owner shall provide and pay for builder's risk insurance. Coverage shall include, but not be limited to perils of fire, lightning, flood, windstorm, hurricane, hail, explosion, riot, civil commotion, smoke, aircraft, land vehicles, vandalism, and malicious mischief, etc., in the amount equal to 100% of the contract sum (but not including excavation, filling, grading, demolition, foundations, and other non-insurable items). Such coverage to be issued in name of the contractor and owner, as their interest may appear.

The Contractor shall procure, pay for, and maintain at all times during the prosecution of the work under the contract, various forms of insurance with carriers acceptable to the owner. All insurance policies shall have the architect, design consultants, the owner, and their employees as additional insureds. Contractor shall furnish insurance policies to owner prior to commencement of work. The following forms of insurance shall be provided:

A. Statutory compensation and employer's liability insurance.
B. Liability coverage .
C. Contractor's bodily liability insurance and contractor property damage liability insurance.
D. Contractor's protective bodily injury insurance and protective property damage liability insurance.
E. Automobile bodily injury liability and automobile property damage liability insurance.

CONTRACT & SCHEDULE NOTES / ADMINISTRATIVE NOTES
1. Contractor shall coordinate with owner and other contractors performing work under separate contracts to ensure project progress according to schedule.
2. The drawings and specifications constitute only a part of the contract documents as identified in the owner / contractor agreement. The contractor is also responsible for requirements set forth in the other instruments of the owner / contractor agreement. Discrepancies in the documents shall be reported to the architect at once for resolution.
3. In agreeing to terms and conditions of contract, contractor has accepted responsibility to verify that specified products will be available and to place orders for all required materials
4. Upon award of the contract, the general contractor shall prepare and submit to the architect a construction progress schedule. the construction schedule shall be continuously updated and posted at the job site at all times.
5. Contractor shall provide to the owner one set of reproducible as-builts for architectural, mechanical and electrical work. Additional site work, security systems, control systems and communications systems work performed by the contractor(s) shall also be documented in as-built drawings to be submitted to the owner. As-built drawings to be computer-based documents provided on compact disk.
6. Contractor shall provide warranties and manuals for all equipment and products installed on the project where supplied by the manufacturer.
7. The contractor will secure the necessary permits and will erect the necessary barriers, protection fences and/or canopies along public ways prior to starting construction
8. Contractor to obtain curb cut permits as required.
9. The contractor shall apply for and obtain, at the contractor's sole expense, all necessary construction permits required by applicable building codes and City agencies and State agencies.
10. Contractor to recycle, strategize waste reduction, & divert demolished materials where possible.
11. The contractor is responsible for any and all overtime costs unless otherwise agreed upon in writing.
12. Subject to inspectors' approval, the owner reserves the right to occupy the premises at any time before completion. Such occupancy shall not constitute the final acceptance of all or any part of the Work per the contract.
13. Owner shall pay monthly service bill for water, gas & electricity required for duration of construction. Contractor shall pay for the telephone service for job trailer(s), any temp. power or water lines, and for removal of construction debris and trash.

SAFETY
14. The contractor and all sub-contractors and suppliers, are to fully comply with all local, state and federal safety requirements, (including but not limited to) California Occupational Safety and Health and the California Labor Commission.
15. A first aid kit shall be on the site at all times.

PRODUCT OPTIONS & SUBSTITUTIONS
Contract is based on the high standards of quality established in contract documents.
1. Substitution, revisions and / or changes must have prior approval by the architect.
2. Contractor shall provide specified products.
3. Contractor shall inform Architect in writing, at the time of submission, of any proposed deviations from the contract documents.
4. Neither the Owner nor Architect has agreed to substitution of materials specifiied in the contract documents, except as maybe specifically otherwise stated in writing.
5. Contractor is required to provided specified material where materials are specified by naming one single manufacturer and / or model number. Materials proposed by the Contractor to be used, in lieu of materials specified with "or equal," shall in all ways be equal or exceed the qualities of the named materials and shall be approved by the architect.
6. Should Contractor demonstrate (to approval of Architect) that a specified material was ordered in a timely manner and will not be available in time for incorporation into this work, then Contractor shall submit to Architect such data on proposed substitute materials and/or methods as are needed to assist Architect in determining suitability of proposed substitution.
7. Substitutions will be considered if:
   A. Contractor has submitted substitution to architect in writing.
   B. Contractor has indicated (in writing) cost, time or other benefits for substitution.
   C. Architect shall be the judge of acceptability and reserves the right to reject proposed substitution.
8. The following products do not require further approval except for interface within work:
   A. Products specified by reference to standard specifications, such as national testing agencies and similar standards.
   B. Products specified by manufacturer's name and catalog number.
   C. Where phrase “or equal” or “or equal as approved by Architect” occurs in contract, do not assume that materials, equipment will be approved as equal unless item has been specifically approved by Architect.
   D. Decision of Owner and / or Architect shall be final.
9. The general contractor shall make shop drawings and sample submittals in accordance with AIA general conditions A201 and the requirements of the construction drawing and specifications.

MARKED-UP DRAWINGS / RECORD DRAWINGS
1. During the execution of the work, contractor shall maintain a complete set of contract drawings in the job office, upon which set he is required to note in red, or other clear manner, all deviations from the contract documents (both authorized and unauthorized). Marked-up drawings prepared from this job set are a part of the project close-out documents.
2. Submittal by contractor represents that field measurements, field construction criteria, materials, catalog numbers and similar data have been reviewed and verified by Contractor, and that each has been checked and coordinated with requirements of Contract Documents.
3. Architects review of submittals shall be for design concept only and shall not be construed as approving departures from Contract documents.
4. Architect shall respond promply to RFI's and Submittals.

SITE ACCESS & PROTECTION
1. The property gates are to be closed and locked at the end of each workday.
2. The contractor shall maintain the premises clean and free of all trash and debris and shall protect all work from damage, soiling, paint overspray, etc. All fixtures, equipment, glazing, floor, etc. shall be left clean and ready for occupancy (including existing storefront glazing and mullions, both interior and exterior space frame.)
3. Contractor shall be responsible to final clean the space
4. Contractor shall make arrangements with the owner/property manager for parking access, security access, material storage and waste dumpster location on the construction site
5. The Contractor shall keep the premises free from accumulation of waste materials or rubbish caused by his employees and subcontractors. At the completion of the work, the subcontractors shall remove from building and site all rubbish, tools, and surplus materials and leave the work swept broom clean.

MANUALS
Where manuals (such as HVAC equipment) are required to be submitted covering items including work, recommended maintenance, etc., provide manuals in durable binders, approximately 8-1/2" by 11" in size, and provide the following information:

1. Identification on, or readable through, front cover, stating general nature of manual.
2. Neatly typewritten index at front of manual, furnishing immediate information as to location in manual of data or equipment involved, name, address and phone number of subcontractor.
3. Complete instructions regarding operation and maintenance of equipment involved.
4. Complete nomenclature or replaceable parts, their part numbers, current cost, and name, address and phone number of nearest vendor of parts.
5. Copy of all guarantees and warranties issued.
6. Copy of approved shop drawings with data concerning changes made during construction.

Extraneous Data: Where contents of manual include manufacturers catalog pages, clearly indicate precise items included in this installation and delete, or otherwise clearly indicate, manufacturer's data with which this installation is not concerned. Architect will retain one copy and return one (1) copy to the Contractor and one to the Owner.

CONTRACT CLOSE OUT
1. Contractor shall provide documentation (notice of substantial completion) stating the work has been substantially completed.
2. Contractor shall provide list of items to be completed to Architect.
3. Architect will review list of items to be completed and will supplement the list of items considered to be incomplete or unacceptable.
4. At completion of work, and prior to owner move-in, Contractor shall employ skilled workmen for final cleaning; including glass, glossy surfaces, floors and finishes, including paint touch-up as required.
5. Contractor shall provide project record documents, material and finish data, operation and instruction manuals, maintenance of equipement and systems, warranties (including coverage dates), and bonds at project completion. Submit records to owner bound in 8-1/2" x 11" three-ring binders with durable plastic covers.
6. Contractor shall submit (marked-up) record drawings to Owner.
7. Contractor shall provide evidence of payments and release of liens to Owner.
8. Contractor shall obtain certificate of occupancy and provide to Owner.
9. Contractor shall provide final certificate for payment to Owner.

ABBREVIATIONS

A.B.	ANCHOR BOLT	M.H.	MAN HOLE
A.C.	AIR CONDITIONING	MAX.	MAXIMUM
A.C.T.	ACOUSTIC TILE CEILING	MBR.	MEMBER
A.D.	AREA DRAIN	MECH.	MECHANICAL
ADJ.	ADJACENT OR ADJUSTABLE	MEMB.	MEMBRANE
A.F.C.I.	ARC FAULT CIRCUIT INTERRUPTER	MTL.	METAL
AFF.	ABOVE FINISH FLOOR	MFR.	MANUFACTURER
ALT.	ALTERNATE	MIR.	MIRROR
AL., ALUM	ALUMINUM	MIN.	MINIMUM
APPROX.	APPROXIMATE	MISC.	MISCELLANEOUS
ARCH.	ARCHITECT(URAL)	M.O.	MASONRY OPENING
AR.	AS REQUIRED	MTD.	MOUNTED
BD.	BOARD	N.	NORTH
BLDG.	BUILDING	NAT.	NATURAL
B/	BOTTOM OF	N.I.C.	NOT IN CONTRACT
BLKG.	BLOCKING	NO.	NUMBER
BM.	BEAM	NOM.	NOMINAL
B.MK.	BENCH MARK	N.T.S.	NOT TO SCALE
B.O.W., B.W.	BOTTOM OF WALL		
B.P.	BID PACKAGE	O.A.D.	OVERFLOW AREA DRAIN
CAB.	CABINET	O.C.	ON CENTER
CB.	CATCH BASIN	O.D.	OUTSIDE DIAMETER
CEM.	CEMENT	OFCI.	OWNER FURNISHED/CONTRACTOR INSTALLED
CER.	CERAMIC	OFOI.	OWNER FURNISHED/OWNER INSTALLED
C.I.	CAST IRON	OHD.	OVERHEAD
C.J.	CONTROL JOINT	OPG.	OPENING
CL.	CENTERLINE	OPP.	OPPOSITE
CLG.	CEILING	O.S.	OVERFLOW SCUPPER
CLR.	CLEAR	PAR.	PARALLEL
C.M.U.	CONCRETE MASONRY UNIT	P.L.	PROPERTY LINE
C.O.	CLEAN OUT	P.LAM.	PLASTIC LAMINATE
CONC.	CONCRETE	PLAS.	PLASTER
CONT.	CONTINUOUS	PLBG.	PLUMGING
CPT.	CARPET	PT.	POINT
C.T.	CERAMIC TILE	PTD.	PAINTED
CTR.	CENTER	PERF.	PERFORATED
C.W.	COLD WATER	PVMT.	PAVEMENT
		PLYWD.	PLYWOOD
DIA.	DIAMETER		
DBL.	DOUBLE	QTY.	QUANTITY
DET.	DETAIL		
DIAG.	DIAGONAL	R.	RISER
DIM	DIMENSION	RAD.	RADIUS
DISP.	DISPOSAL	R.D.	ROOF DRAIN
DIV.	DIVISION	REF.	REFERENCE
DN.	DOWN	REFR.	REFRIGERATOR
DR.	DOOR	REINF.	REINFORCED
D.S.	DOWNSPOUT	REQD.	REQUIRED
DTL.	DETAIL	RES.	RESILIENT
DWG.	DRAWING	REV.	REVISION OR REVISED
DWR.	DRAWER	RFG.	ROOF OR ROOFING
		R.H.	RIGHT HAND
E.	EAST	RM.	ROOM
EA.	EACH	R.O.	ROUGH OPENING
E.G.	FOR EXAMPLE		
E.J.	EXPANSION JOINT	S.	SINK OR SOUTH
EL.	ELEVATION	S.A.W.M.	SELF-ADHESIVE WATERPROOF MEMBRANE
ELEV.	ELEVATOR	S.A.D.	SEE ARCHITECTURAL DRAWINGS
ELEC.	ELECTRICAL	S.C.	SOLID CORE
ENCL.	ENCLOSURE	S.C.D.	SEE CIVIL DRAWINGS
EQ.	EQUAL	S.D.	STORM DRAIN
E.T.R.	EXISTING TO REMAIN	SECT.	SECTION
EXH.	EXHAUST	S.E.D.	SEE ELECTRICAL DRAWINGS
EXIST.	EXISTING	S.F.	SQUARE FOOT
EXP.	EXPANSION OR EXPOSED	SHT.	SHEET
EXT.	EXTERIOR	SHTG.	SHEATHING
		SHWR.	SHOWER
F.A.	FIRE ALARM	SIM.	SIMILAR
F.B.O.	FURNISHED BY OWNER	S.J.	SAW-CUT JOINT
F.C.	FACTORY COATED	S.L.D.	SEE LANDSCAPE DRAWINGS
F.D.	FLOOR DRAIN	S.M.D.	SEE MECHANICAL DRAWINGS
F.E.	FIRE EXTINGUISHER	SPEC.	SPECIFICATION
F.E.C.	FIRE EXTINGUISHER CABINET	SQ.	SQUARE
F.F.	FINISH FACE OR FLOOR	S.S.	STAINLESS STEEL
FG.	FINISH GRADE	S.S.D.	SEE STRUCTURAL DRAWINGS
F.H.C.	FIRE HOSE CABINET	STD.	STANDARD
FIN.	FINISH	STL.	STEEL
FIXT.	FIXTURE	STRUC.	STRUCTURAL
F.L.	FLOW LINE	SUSP.	SUSPENDED
FLR.	FLOOR	SYM.	SIMILAR
FLG.	FLASHING		
FLUOR.	FLUORESCENT	T.	TREAD
FND	FOUNDATION	T.C.	TOP OF CURB
F.O.	FACE OF	TEL.	TELEPHONE
F.O.C.	FACE OF CONCRETE	T.G., T&G	TONGUE AND GROOVE
F.O.M.	FACE OF MASONRY	THK.	THICK
F.O.S.	FACE OF STUD	T.I.	TENANT IMPROVEMENT
FP.	FLUOROPOLYMER	T.	TREAD
FPL	FIRE PLACE	T/	TOP OF
FS.	FINISH SURFACE	T.O.C.	TOP OF CONCRETE
FT.	FOOT OR FEET	T.O.W.	TOP OF WALL
FTG.	FOOTING	T.O.P.	TOP OF PAVING
FUR.	FURRED (RING)	T.O.PAR.	TOP OF PARAPET
		TYP.	TYPICAL
GA.	GAUGE	TV.	TELEVISION
GALV.	GALVANIZED		
G.B.	GRAB BAR	UNF.	UNFINISHED
GC.	GENERAL CONTRACTOR	U.N.O. / U.O.N.	UNLESS OTHERWISE NOTED
GEN.	GENERAL		
G.F.I.	GROUND FAULT INTERRUPTER	VAR.	VARIES
GH.	GUEST HOUSE	V.C.T.	VINYL COMPOSITION TILE
G.I.	GALVANIZED IRON	VENT.	VENTILATION
GL.	GLASS OR GLAZED	VERT.	VERTICAL
GR.	GRADE OR GRADING	V.I.F.	VERIFY IN FIELD
GYP./GWB	GYPSUM WALL BOARD	VIN.B.	VINYL BASE
HB.	HOSE BIB	W.	WEST OR WIDTH
H.C.	HOLLOW CORE	W/	WITH
HDCP.	HANDICAPPED	W.C.	WATER CLOSET
HDR.	HEADER	WD.	WOOD
H.M.	HOLLOW METAL	W.H.V.E.F.	WHOLE HOUSE VENTILATION EXHAUST FAN
HOR.	HORIZONTAL	W/O	WITHOUT
HT.	HEIGHT	W.I.	WROUGHT IRON
H.W.	HOT WATER	W.I.C.	WALK IN CLOSET
HWD.	HARD WOOD	WM	WALL MOUNT
		WNDW	WINDOW
I.D.	INSIDE DIAMETER	W.P. / WP	WATERPROOF(ING)
INCL.	INCLUDE	WSCT	WAINSCOT
INSUL.	INSULATION		
INT.	INTERIOR	&	AND
		<	ANGLE
JT.	JOINT	@	AT
JST.	JOIST	CL	CENTERLINE
		[	CHANNEL
KIT.	KITCHEN	O	DIAMETER OR ROUND
		P	PROPERTY LINE
LAM.	LAMINATED	#	NUMBER OR POUND
LAV.	LAVATORY	(E)	EXISTING
L.H.	LEFT HANDED	(T)	TEMPORARY
LT.	LIGHT	(N)	NEW

SYMBOLS

- STRUCTURAL GRID
- TYPICAL DWG REFERENCE
- BUILDING / WALL SECTION
- INTERIOR ELEVATION NUMBER
- DETAIL KEY NUMBER
- KEYNOTES
- ROOM FINISH TAG (F FLOOR FINISH; B BASE TYPE; W WALL FINISH, UNO)
- ROOM MATERIAL TAG (WD.1)
- REFERENCE POINT
- ENLARGED DWG REFERENCE
- DIMENSION POINT: FACE OF CONCRETE OR FACE OF STUD U.N.O.
- CEILING HEIGHT
- WINDOW TYPE
- INTERIOR PARTITION TYPE (A = WALL TYPE, VARIES (LETTER WILL VARY); 2 = NOMINAL STUD SIZE (NUMBER WILL VARY); X = 5/8" TYPE 'X' GYP, WHERE OCCURS)
- DOOR NUMBER
- ROOM TAG (KITCHEN / 101)
- CEILING FAN
- EXISTING TO REMAIN
- EXISTING TO REMOVE
- NEW
- 1HR
- 2HR
- MATCH LINE - REFER TO INDICATED DWG (SEE A2.01)
- REVISION NUMBER
- CLOUD - AREA OF REVISION
- HEIGHT / ELEVATION SYMBOL (9'-0" AFF)
- CRITICAL POINTS (C.P. #1 PRO: 243.51' MAX: 241.53')
- NEW FINISH GRADE (75)
- EXITING FINISH GRADE ((75))
- TOP OF WALL ELEVATION (TW 15.0')
- TOP OF CURB ELEVATION (TC 15.0')
- LEVEL CHANGE
- GLAZING MARK
- OCCUPANCY LOAD TYPE (PATH TYPE; # OF OCCUPANTS; REQUIRED WIDTH; PROVIDED WIDTH)
- OCCUPANCY LOAD & EXIT PATH OF TRAVEL
- TOTAL OCCUPANCY LOAD CALCULATED BY ADDING OCCUPANCY LOADS ALONG EXIT PATHWAY

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PLANNING SUBMITTAL

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PROJECT
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80 Saddleback Rd, Rolling Hills, CA 90274

REVISIONS

#	TYPE	DATE

STAMP
LICENSED ARCHITECT — JOSEPH R. SPIERER — No. C 52307 — REN. 03-31-27 — STATE OF CALIFORNIA

DATE: 8/28/2025 3:45:25 PM

PROJECT #: 22-060

DWG. TITLE: ABBREV., SYMBOLS, LEGENDS

SHEET NO.: A0.10

GENERAL ARCHITECTURAL NOTES

APPLICABLE CODES
Work that is not in compliance with the applicable codes and inspections shall be corrected at general contractor's own expense and at no expense to the owner. Contract work shall compy with the following codes:
- 2022 California Building Code
- 2022 California Residential Code (where applicable)
- 2022 California Electrcial Code
- 2022 California Mechanical Code
- 2022 California Plumbing Code
- 2022 California Energy Code
- 2022 California Fire Code
- 2022 California Green Building Standards Code

GENERAL REQUIREMENTS
The general contractor shall provide and install all material required to complete the construction of the project in accordance with the terms and conditions of the owner / contractor agreements and in conformance with the governing codes and ordinances having jurisdiction over the project. The Contractor shall coordinate the work of the various trades as required.

GENERAL NOTES
1. Report discrepancies in drawings or specifications to the architect for clarifications and adjustments before commencing work. Any deviations or changes in these drawings without written acceptance shall absolve the owner and architect of all responsibility of said deviation and change.
2. Consultant work that is not a part of these contract documents has not been coordinated by the architect. Contractor shall notify the architect of any discrepancies that prevent execution of the work covered by these documents.
3. For work installed in conflict with the construction documents, the contractor shall be responsible for corrections of work at his own expense.
4. All construction shown as 'existing' has been redrawn from documents prepared by others. For additional information regarding the base building construction refer to the appropriate plans and specifications. Any discrepancies between these documents and those for the base building must be brought to the attention of the architect for resolution.
5. All interior wall and ceiling finishes shall comply with chapter 8 of the 2016 California building code.
6. Electrical, telephone and communications outlets and/or furniture partition connections shall be provided as indicated on the plans
7. The proposed sewer lateral line location to be field verified. If survey video footage documentation is required at the connection of the proposed sewer lateral line is required per public works and shall be coordinated as req'd.
8. Where contractor furnished, contractor installed (C.F.C.I.), the contractor shall supply and install, including provide & install rough plumbing and the final hook-up, all new fixtures and appliances. Architect to approve aesthetic effect where minimum additional partition thickness for furring and plumbing walls is required to support fixture.
9. The contractor shall check and verify size and location of duct openings and plumbing runs with mechanical contractor before framing wall and ceiling. Duct openings in fire rated walls shall have approved fire dampers. Seal between duct and wall / ceiling penetrations.
10. The contractor shall coordinate with the architect, the location of access panels for mechanical duct work, plumbing, and electrical work as required by code. The contractor shall provide and install access panels according to plans, or shall be required to obtain architect's approval prior to installation. Access panels shall be finished to match adjacent surfaces (U.O.N.) and shall meet all security, sound, and fire rating requirements per the adjacent wall / ceiling construction.
11. The contractor shall provide and install all necessary blocking, stiffeners, bracing, framing, hangers, or other support for all fixtures, equipment, cabinetry, furnishing and other items requiring the same.
12. Building shall not be occupied during work where:
    A. The building strength is substantially weakened during any work;
    B. Required exits are not available or are obstructed;
    C. Required fire safety devices such as standpipes and alarm systems are not operational.
13. Contractor to provide temporary site toilets in sufficient numbers to service all workers and staff onsite.
14. Conduit from roof to electric service panel will be installed to accommodate future solar installation.
15. The general contractor shall provide mechanical and electrical layouts and cut sheets for materials that impact finish design appearance, for architect's review.
16. Contractor shall inspect subfloor to ensure it is level and free of dips, dimples and joints that would show through on finish installation. The general contractor shall notify owner if there are problems prior to commencement of new construction.
17. All grades and drainage to be field verified.
18. Coordinate partition framing with required structural, mechanical, plumbing, and electrical equipement or work.

EXISTING WORK
19. The contractor shall verify existing conditions and dimensions at the project site prior to bid submittal and start of construction. Contractor shall notify the architect of any discrepancies that prevent execution of the work covered by these documents.
20. The contractor shall protect existing to remain, new work, and all adjacent property and landscape from loss or damage resulting from operations for the duration of the project. In the event of such loss or damage by the contractor or his subcontractors, the contractor shall make such replacements or repairs as required without additional cost to the owner.
21. Protect existing plants to remain. Avoid unnecessary root disturbance, compaction of soils within drip line, or limb breakage. Do not store material or dispose of any material other than clean water within drip line. Provide adequate irrigation during construction. Replace any tree or shrub damaged during construction with plants of equal size and value at no additional cost to the client.
22. Refer to civil drawings for all notes and information related to existing and proposed utilities including location of existing utilities prior to any site demolition or clearing or associated with any site grading or trenching operations.
23. All existing and proposed utility structures including but not limited to valve boxes, sewer and storm structures, electrical, water, gas and telephone boxes and vaults occurring in the location of proposed improvements shall be reset to the proper grade based on proposed grades.
24. Existing underground utilities and improvements are shown in their approximate locations based upon record information available at the time of preparation of these plans. Locations may not have been verified in the field and no guarantee is made as to the accuracy and completeness of the information shown. The exact location and elevation of utilities shall be determined by the contractor.

LANDSCAPE
25. Existing walls and surfaces to remain, if damaged, shall be repaired and refinished to match adjacent quality level and type.
26. Finished grade (fg) is defined as soil level prior to mulch application. finish grade at planting areas shall be set so that top of mulch is flush with adjacent paving unless otherwise noted.
27. Landscape grading shall not exceed a 2:1 slope, see civil
28. In all areas where asphalt or concrete paving is to be removed and replaced with new planting, remove all existing aggregate base, gravel, etc. Leave only native soil or existing clean fill.
29. Any irrigation system installed shall utilize low water-use fixtures such as drip and microspray.

SOUND
30. Sound rated walls shall acoustically seal walls top and bottom and at any other wall penetrations for pipes, ducts, etc.
31. Sound rated ceilings shall cover back concealed or recessed fixtures with a sound attenuation blanket.

FIRE
32. All insulation shall be noncombustible.
33. Fire resistant construction requirements for occupancy separation and openings in fire separation partitions shall conform with the applicable codes.
34. Fire-resistance rated Class A roof covering assemblies. All roof covering systems shall be a fire-resistance rated Class A roof assembly as defined in [BC 1505]. Roof covering systems for this project shall be tested and listed assemblies in compliance with ASTM E 108 or UL 790.
35. Provide 5/8" type 'X' gypsum board at all fire-rated partitions.
36. Contractor will provide certification that roofing materials meet Class A fire retardant requirements.

CONSTRUCTION DOCUMENT NOTES
1. Dimensions indicated on plans for horizontal control are accurate if measured on a level line not parallel with ground slope.
2. 5/8" type 'X' gypsum board partitions denoted by 'X' on wall type tags.
3. "Typical" or "typ" means identical for all similar conditions, unless otherwise noted. "Similar" or "sim" means comparable characteristics to the elevation or detail noted. Verify dimensions and orientation of the plan.
4. Plan dimensions on drawings are shown to the center lines of columns and to the center of studs in partition walls U.N.O.
5. Height dimensions are measured from the top of the slab, unless noted "A.F.F." (above finish floor) to the top plate heights. Dimensions are not adjustable without review of the architect.
6. All grades refer to finish paving grades unless otherwise noted.
7. If, in the contractor's opinion, any work shown on drawings or called for in specifications represents conditions preventing execution of a high caliber of workmanship, then such conditions shall be referred to architect for clarification. Failure to notify Architect of such conditions and proceeding with work shall be cause for rejection of work and must be reworked or reinstalled in an acceptable manner at no extra cost to Owner. Should conflict occur between drawings and specifications, it shall be assumed that the Contractor estimated the more expensive way, unless contractor, shall be paid for by the contractor responsible for the work in progress or the negligence.

MATERIALS AND FINISHES
On continuous wall surfaces, where construction involves more than one material, finish, or material thickness, align face of finish U.N.O. Installation shall be completed by an installer licensed and skilled in their trade.
1. The general contractor shall provide and install materials as required for 'fire protection' compliance.
2. Material and equipment shall be new and of a type intended for usage indicated. Like components shall be by one manufacturer and component parts shall be interchangeable.
3. Contractor shall comply with industry standards for workmanship except when more stringent tolerances are required.
4. Contractor shall assure that all work is performed by persons qualified to produce workmanship of the specified materials and scope of work.
5. Contractor shall secure all products in place with positive anchorage devices designed and sized to withstand stress, vibration, and racking.
6. Contractor shall transport, handle, store, protect and install manufactured items in strict accordance with manufacturers' recommendations. Should conflict exist between construction documents and manufacturers' instructions, contractor shall consult with Architect.
7. Contractor shall protect products and finishes from damage during construction operations.

STORAGE AND PROTECTION
8. The general contractor shall provide protection during construction in accordance with the applicable Code by means including, but not limited too, those described in this section.
9. Determine and comply with manufacturer's recommendation on product handling storage and protection, except as otherwise approved by architect

1. Deliver products to job site in their manufacturer's original container, with labels intact and legible.
2. Identification of the material / equipement shall be legible on or readable through the front cover.
3. Promptly remove damaged material and unsuitable items from job site and replace material to meet specified requirements at no additional cost to Owner.
4. Architect may reject all materials and products that do not bear identification satisfactory to architect for manufacturer, grade, quality, and other pertinent information.
5. Material and products damaged or stolen while in the possession of Contractor or Sub-Contractors shall be promptly replaced or repaired to the satisfaction of the Architect at no additional cost to the Owner.
6. When material is stored at the job site, position allowing easy access for proper inspection and identification of each shipment.
7. Storage location shall not interfere with ongoing deliveries and construction progress.
8. Contractor to reposition stored materials / equipement at no additional expense to Owner.
9. Take measures to prevent theft of materials.

WOOD & PLASTICS
10. **All work shall be manufactured and installed in accordance with the standard established in the latest edition of the Manual for Millwork (including any amendments) as adopted by the Woodwork Institute of California in the WIC grades hereinafter specified or shown on the drawings.All work shall be manufactured and installed in accordance with the standard established in the latest edition of the Manual for Millwork (including any amendments) as adopted by the Woodwork Institute of California in the WIC grades hereinafter specified or shown on the drawings.**
11. All cabinetry to be constructed, finished and installed in accordance with the standards of the woodworking institute of California. **The general contractor shall submit shop drawings and samples for review, and shall be approved in writing before commencement of related work.**

THERMAL & MOISTURE PROTECTION
12. All waterproofing membranes shall be applied in accordance with manufacturer's written instructions.
13. All fixed windows shall be sealed to limit air infiltration.
14. All exterior joints around window and door frames,between walls and foundations, between walls and roof, between wall panels, at penetration of utilities through the envelope, shall be sealed caulked, or weatherstripped to limit air leakage.
15. Substrates must be smooth, clean, dry and free of voids, spalled areas, loose substrate, loose nails or any sharp protrusions that may compromise the application of the membrane.
16. Remove dirt, debris, oil, grease, cement laitance, or other foreign matter which will impair or negatively affect the performance of the waterproofing system.
17. Mechanically fasten the waterproofing membrane at all vertical terminations. Use only smooth shank fasteners, or terminate as indicated by manufacturer.
18. Protect adjoining surfaces, which are not to be waterproofed, from damage while performing work.
17. All areas to receive waterproofing membrane shall be protected from damage during application until finished work is approved or accepted.
18. Flashing, where req'd, shall be of high quality and low corrosive metal material.
19. All roof felt shall be 30# minimum. Flat roofs shall have (2) layers of felt underlayment.
20. Specified roof covering assemblies shall comply with all requirements of [BC 704A]; weather protection requirements of [BC 1503]; performance requirements of [BC 1504]; fire classification requirements of [BC 1505]; material requirements of [BC 1506]; and construction requirements of [BC 1507]; and storm water drainage requirements of [PC Ch. 11].
21. All exterior walls shall be wrapped with (2) layers of Dupont TYVEK HOMEWRAP (or approved equal) over plywood sheathing.

BATT INSULATION
22. All batt insulation shall be sound attenuation batt insulation as noted on the drawings and as manufactured by Owens-Corning, John Mansville, or equal.
23. Install insulation in conformance with manufacturers instructions for acoustical application: fit tightly around junction boxes, pipes, irregularities, etc…
24. See Title 24 for additional project specific requirements.

SEALANTS
25. Apply sealant compound to a clean, dry surface free from grease, oil dirt and other matter tending to impair adhesion.
26. Clean and prime in accordance with manufacturers instructions.
27. Protect adjacent surfaces from staining.
28. General building application: DAP "230" sealant, latex sealing compound conforming to federal specification TT-S-00230C.
29. Provide acoustical sealant to the top and bottom plate of all new partitions.

METALS
30. Furnish materials and perform labor required to execute the work as indicated on the structural drawings.
31. Welding to be done by welders certified by the building department conforming to the methods described in the latest edition of the AWS standards.
32. **If structural steel is utilized, the fabricator shall provide shop drawings for the Structural Engineer and Architect's review before fabrication.**
33. Installation shall be completed by an installer licensed and skilled in their trade.
34. Except as otherwise shown on drawings or approved shop drawings, use materials of size, thickness, and type required to produce reasonable strength and durability of work in this section.
35. Fabricate with accurate angles and surfaces true to required lines and level grinding exposed connections with hairline joints, and using concealed fasteners wherever possible.
36. Form metal accurately to dimensions and shapes required, finishing molded and broken surfaces with true, sharp, straight lines and angles and, where intercepting other members, coping to an accurate fit. All exposed joints to be heliarc welded and ground smooth to final finish of metal.
37. Form, fabricate and install metal so as to accurately provide for expansion and contraction in the finished work.
38. Set work accurately into position; plumb, level, and true.
39. Metal specifications shall be coordinated with adjacent materials to limit galvanic action and corrosion.

GLASS
40. Hazardous safety glazing areas requiring tempered glass for impact are:
    A. Glass in any door
    B. Glass in any kind of shower, bathtub area, hot tub, steam room, sauna or whirlpool area where the bottom edge of the glass is less than 60 inches above a standing surface and drain outlet
    C. Glass in fixed or operable panels adjacent to a door where the nearest exposed edge of the glazing is within a 24" arc of either vertical edge of the door in a closed position and where the bottom edge of the glazing is less than 60" above a walking surface
    D. Glass in fixed or operable panels that meets all of the following conditions:
        a. Bottom edge is less than 18" above floor
        b. Top edge is greater than 36" above floor
        c. Total area of glass is greater than 9 sq. ft. (1296 sq.in.)
        d. One or more walking surfaces within 36" horizontally of the glazing
    E. Glass in walls used as a barrier for indoor or outdoor swimming pools or spas when both of the following exist:
        a. The bottom edge of the glazing is less than 60" above a pool side of the glazing
        b. The glazing is within 5 feet of a swimming pool or spa deck area

Glass in walls enclosing stairway landings or within 5 feet of the bottom and top of stairways where the bottom edge of the glass is less than 60" above a walking surface

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PLANNING SUBMITTAL

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PROJECT
Turpanjian Residence
80 Saddleback Rd, Rolling Hills, CA 90274

REVISIONS

	TYPE	DATE
1		

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JOSEPH R. SPIERER
No. C 32307
REN. 03-31-27
STATE OF CALIFORNIA

DATE: 8/28/2025 3:45:26 PM
PROJECT #: 22-060
DWG. TITLE: GENERAL NOTES
SHEET NO.: A0.11

NOTE

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LEGEND

CBW	CONCRETE BLOCK WALL
CHIM	CHIMNEY
CONC	CONCRETE
CS	CRAWLSPACE
EG	EDGE OF GUTTER
EM	ELECTRIC METER
FL	FLOWLINE
FS	FINISHED SURFACE
GV	GAS VALVE
LTT	LEAD, TACK, & TAG
NG	NATURAL GROUND
PA	PLANTER AREA
TOS	TOP OF STEP
BOS	BOTTOM OF STEP
TW	TOP OF WALL
TC	TOP OF CURB
TX	TOP OF "X"
BX	BOTTOM OF "X"
WSF	WOOD STOCKADE FENCE
WM	WATER METER

LINETYPE/OBJECT LEGEND

- FREE STANDING WALL
- RETAINING WALL
- WOOD FENCE
- CHAINLINK FENCE
- PILLAR
- PROPERTY LINE
- CENTERLINE
- +0.00' SPOT ELEVATION
- [E] ELECTRIC METER
- [G] GAS METER
- (S) SEWER MANHOLE
- POWER POLE

BASIS OF BEARINGS

N 49°10'10" E BEING THE S'LY PROPERTY LINE OF LOT 67 AS SHOWN ON ROLLING HILLS TRACT M.B. 201 PAGE'S 29–35

BENCHMARK

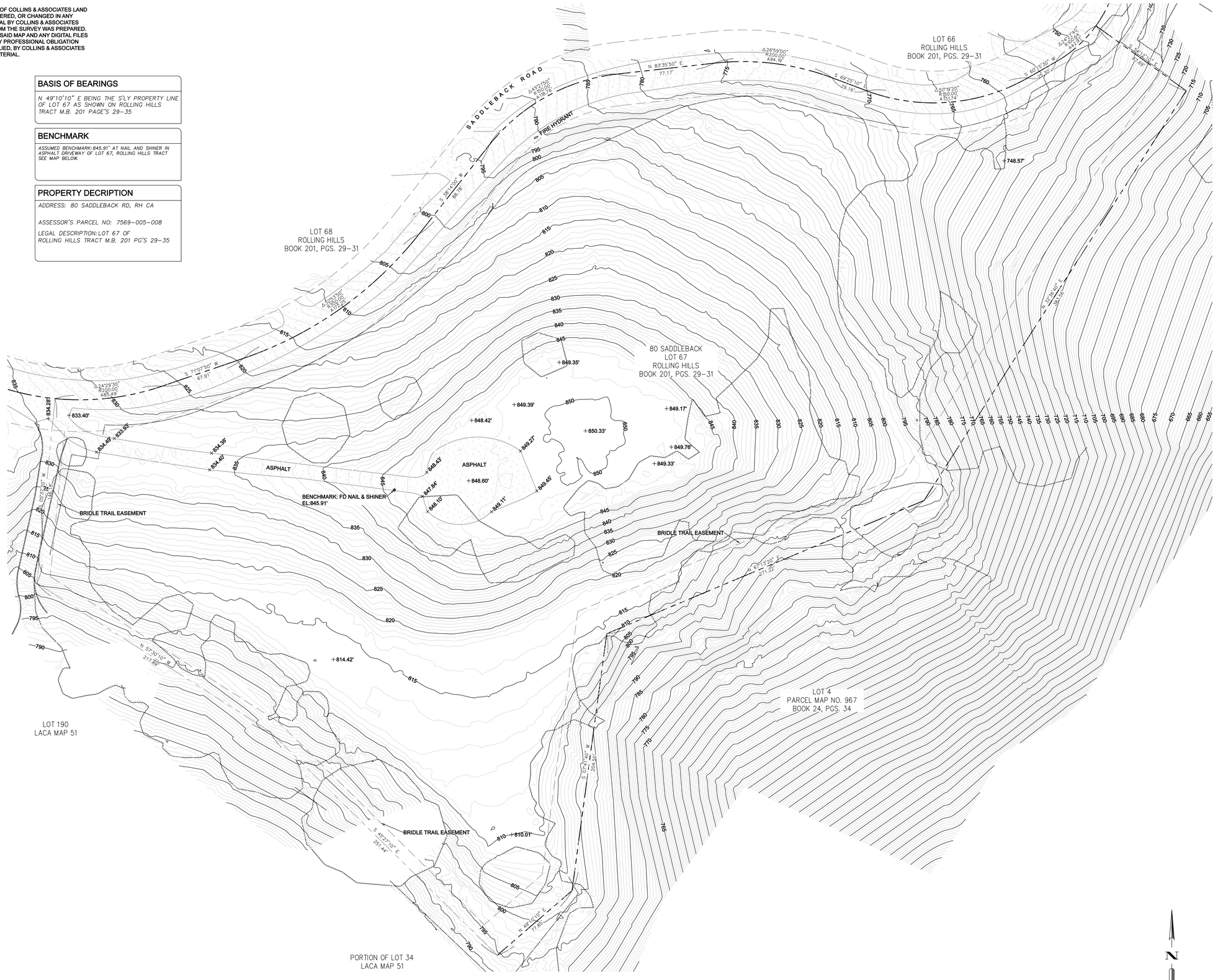
ASSUMED BENCHMARK:845.91' AT NAIL AND SHINER IN ASPHALT DRIVEWAY OF LOT 67, ROLLING HILLS TRACT SEE MAP BELOW.

PROPERTY DECRIPTION

ADDRESS: 80 SADDLEBACK RD, RH CA

ASSESSOR'S PARCEL NO: 7569–005–008

LEGAL DESCRIPTION: LOT 67 OF ROLLING HILLS TRACT M.B. 201 PG'S 29–35



C&A
LAND SURVEYING

REVISIONS

BY	DATE OF REV	DESCRIPTION

CLIENT: PAUL TURPANJIAN

DRAWN: DPC | PROJECT No. 24158

DATE OF SURVEY: 9/26/24 | SCALE: 1" = 30'

TOPOGRAPHIC SURVEY

SITE ADDRESS: 80 SADDLEBACK RD, ROLLING HILLS CA

PROFESSIONAL LAND SURVEYOR:

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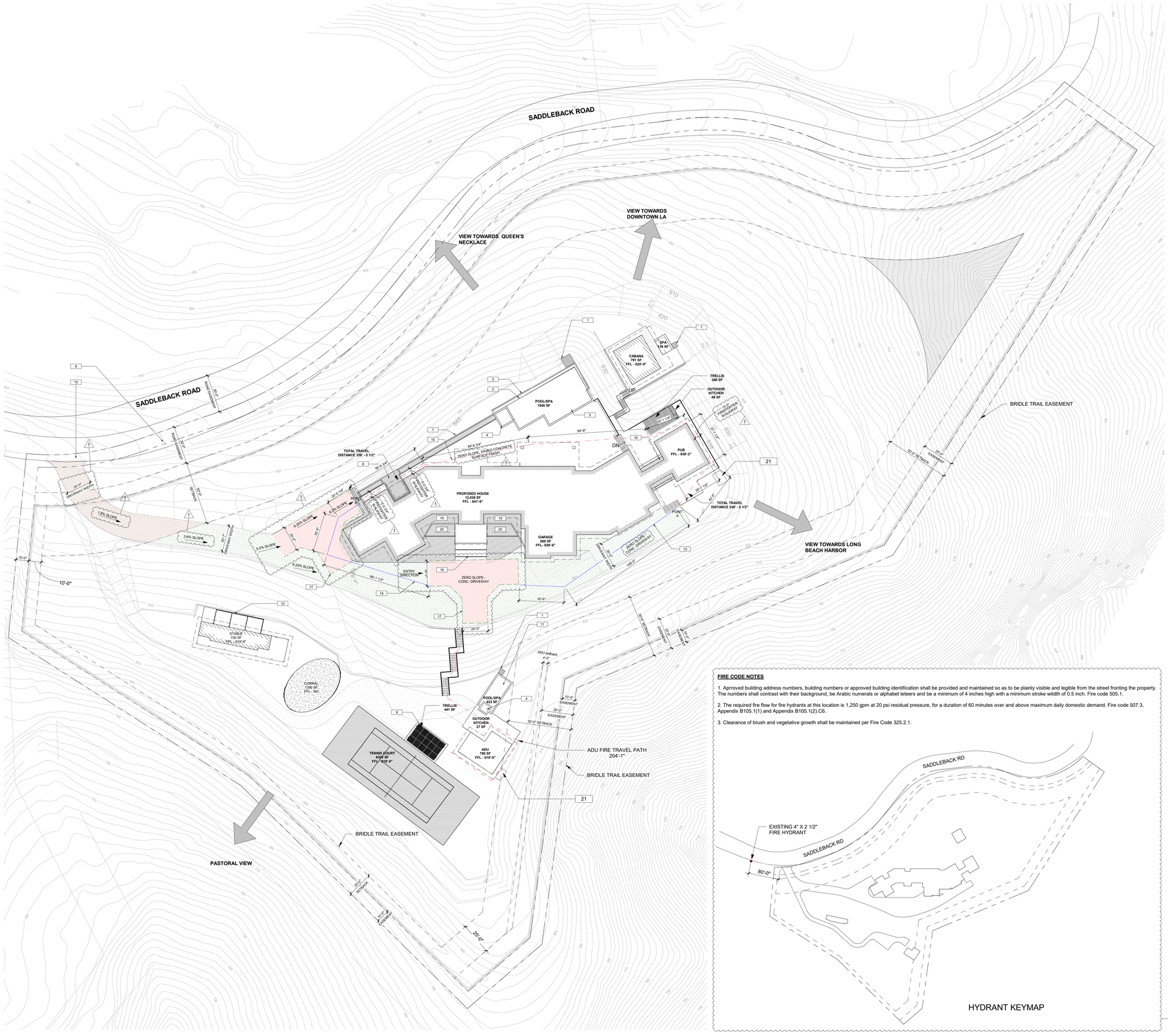
PROFESSIONAL LAND SURVEYOR DANIEL P. COLLINS 9758 STATE OF CALIFORNIA

DATE: 10/4/24

PREPARED BY:
COLLINS & ASSOCIATES
LAND SURVEYING
27 CERRITOS AVE
LONG BEACH, CA 90802
PHONE: 424-537-7755

N

0' 30' 60'



SITE PLAN NOTES

1. DIMENSIONS INDICATED ON PLANS FOR HORIZONTAL CONTROL ARE ACCURATE IF MEASURED ON A LEVEL LINE NOT PARALLEL WITH GROUND SLOPE.
2. COORDINATE PARTITION FRAMING WITH REQUIRED STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL EQUIPEMENT OR WORK.
3. "TYPICAL" OR "TYP" MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS, UNLESS OTHERWISE NOTED. "SIMILAR" OR "SIM" MEANS COMPARABLE CHARACTERISTICS TO THE ELEVATION OR DETAIL NOTED. VERIFY DIMENSIONS AND ORIENTATION OF THE PLAN.
4. PLAN DIMENSIONS ON DRAWINGS ARE SHOWN TO THE CENTER LINES OF COLUMNS AND STUDS IN PARTITION WALLS U.N.O.
5. HEIGHT DIMENSIONS ARE MEASURED FROM THE TOP OF THE SLAB OR SHEATHING, (UNLESS NOTED "A.F.F." (ABOVE FINISH FLOOR)) TO THE TOP PLATE ELEVATION. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT REVIEW OF THE ARCHITECT.
6. CONTRACTOR TO FIELD VERIFY DIMENSIONS FOR ANY EXISTING CONDITIONS.

LEGEND

- PROPERTY LINES
- BUILDING SETBACK
- FIRE TRAVEL PATH
- FIRE TRUCK ACCESS PATH
- (N) FIRE TURNAROUND
- (N) FIRE APPARATUS ACCESS ROAD
- (E) DRIVEWAY

KEYNOTES

1	(P) POOL EQUIPMENT
2	(P) INFINITY POOL
3	(P) CATCH BASIN
4	(P) SPA
5	(P) BAJA SHELF
6	(P) ZEN GARDEN
7	(P) LILY PAD
8	(P) TRELLIS
9	(P) SITE FENCE
10	(P) GATE
11	(P) POOL
12	(P) TURNOUTS
13	FIRE TRUCK ACCESS PATH - 147' - 1 1/2"
14	FIRE TRUCK ACCESS PATH - 137' - 3 3/4"
15	FIRE TRAVEL PATH - 336' - 5 1/2"
16	WATER FEATURE UNDER BRIDGE
17	TURNING RADIUS
18	PAVERS
19	(P) PLANTER AREA
20	WATER FEATURE
21	SEPTIC TANK

LOT AREA CALCULATIONS

	EXISTING	PROPOSED	TOTAL
NET LOT AREA	253,700 sq.ft	0 sq.ft	253,700
RESIDENCE	0 sq.ft	12,036 sq.ft	12,036 sq.ft
GARAGE	0 sq.ft	888 sq.ft	888 sq.ft
SWIMMING POOL/SPA	0 sq.ft	2,080 sq.ft	2,080 sq.ft
POOL EQUIPMENT	0 sq.ft	65 sq.ft	65 sq.ft
GUEST HOUSE	0 sq.ft	790 sq.ft	790 sq.ft
CABANA	0 sq.ft	791 sq.ft	791 sq.ft
STABLE (dirt volume to be included in grading quantities	0 sq.ft	730 sq.ft	730 sq.ft
RECREATION COURT	0 sq.ft	5,760 sq.ft	5,760 sq.ft
ATTACHED COVERED PORCHES	0 sq.ft	1,734 sq.ft	1,734 sq.ft
ENTRYWAY/PORTE COCHERE, BREEZEWAYS	0 sq.ft	0 sq.ft	0 sq.ft
ATTACHED TRELLISES	0 sq.ft	360 sq.ft	360 sq.ft
*DETACHED STRUCTURES: (circle all that applies)			
ADU POOL	0 sq.ft	423 sq.ft	423 sq.ft
DETACHED TRELLIS AT TENNIS	0 sq.ft	440 sq.ft	440 sq.ft
OUTDOOR KITCHEN	0 sq.ft	46 sq.ft	46 sq.ft
OUTDOOR KITCHEN-ADU	0 sq.ft	27 sq.ft	27 sq.ft
	0 sq.ft	0 sq.ft	0 sq.ft
SERVICE YARD	0 sq.ft	90 sq.ft	90 sq.ft
OTHER: WATER FEATURES	0 sq.ft	930 sq.ft	930 sq.ft
BASEMENT AREA: (Volume to be included in grading quantities)	0 sq.ft	0 sq.ft	0 sq.ft
DEPTH OF BASEMENT	0 sq.ft	0 ft	0 ft
TOTAL STRUCTURE	0 sq.ft	27,190 sq.ft	27,190 sq.ft
%STRUCTURAL COVERAGE	0.00% sq.ft	10.72% sq.ft	10.725% sq.ft
TOTAL STRUCTURES			
EXCLUDING UP TO 5 AND UP TO 800 sq.ft. detached structures that are not higher than 12 ft.	0 sq.ft	26,260 sq.ft	26,260 sq.ft
% STRUCTURAL COVERAGE	0.00% sq.ft	10.35% sq.ft	10.35% sq.ft

FLATWORK CALCULATIONS

	EXISTING	PROPOSED	TOTAL
PRIMARY DRIVEWAY	4,165 sq.ft	12,035 sq.ft	16,200 sq.ft
PAVED WALKS, PATIO AREAS, COURTYARDS	0 sq.ft	3,250 sq.ft	3,250 sq.ft
POOL DECKING	0 sq.ft	5,525 sq.ft	5,525 sq.ft
OTHER PAVED DRIVEWAYS, ROAD EASEMENTS, PARKING PADS	0 sq.ft	0 sq.ft	0 sq.ft
TOTAL FLATWORK	4,165 sq.ft	20,810 sq.ft	24,975 sq.ft
%TOTAL FLATWORK COVERAGE	1.64%	8.20%	9.84%
TOTAL STRUCTURAL & FLATWORK COVERAGE	4,165 sq.ft	48,000 sq.ft	52,165 sq.ft
%TOTAL COVERAGE	1.64%	18.92%	20.56%
TOTAL STRUCTURAL & FLATWORK COVERAGE Excl. the allowance of up to 5- 800 sq.ft. structures from previous page.	4,165 sq.ft	47,070 sq.ft	51,235 sq.ft
% TOTAL COVERAGE	1.64%	18.55%	20.20%
TOTAL DISTURBED AREA	72,900 sq.ft	26,450 sq.ft	99,350 sq.ft
% DISTURBED AREA	28.73%	10.43%	39.16%
GRADING QUANTITY			23,998 C.Y.

PROPOSED SITE PLAN 1 — 1" = 30'-0"

PLAN NORTH

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T. (310) 876-8761 . www.calarchitect.com . joe@calarchitect.com

PROJECT
Turpanjian Residence
80 Saddleback Rd, Rolling Hills, CA 90274

REVISIONS

	TYPE	DATE
1	Fire corrections	12/12/2019

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PROJECT #
22-060

DWG. TITLE
SITE PLAN

SHEET NO.
A1.00

PROXIMITY MAP 1
1/64" = 1'-0"

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STATE OF CALIFORNIA

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PROJECT #
22-060

DWG. TITLE
PROXIMITY MAP

SHEET NO.
A1.04

LEGEND

- W24 — WINDOW TYPE
- A2X — INTERIOR PARTITION TYPE
  A = WALL TYPE, VARIES (LETTER WILL VARY)
  2 = NOMINAL STUD SIZE (NUMBER WILL VARY)
  X = 5/8" TYPE 'X' GYP, WHERE OCCURS
- 101 — DOOR NUMBER
- KITCHEN 101 — ROOM TAG
- EXISTING TO REMAIN
- EXISTING TO REMOVE
- NEW
- 1HR
- 2HR
- PROPERTY LINES
- BUILDING SETBACK

FLOOR PLAN NOTES

1. Dimensions indicated on plans for horizontal control are accurate if measured on a level line not parallel with ground slope.
2. Coordinate partition framing with required structural, mechanical, plumbing, and electrical work.
3. "Typical" or "TYP" means identical for all similar conditions, unless otherwise noted. "Similar" or "SIM" means comparable characteristics to the elevation or detail noted. Verify dimensions and orientation of the plan.
4. Plan dimensions on drawings are shown to the centerline of studs in all interior walls and exterior of stud at all exterior walls U.N.O.
5. Height dimensions are measured from the top of the slab or sheathing, (unless noted "A.F.F." (above finish floor)) to the top plate elevation. Dimensions are not adjustable without review of the architect.
6. Ceiling height deimensions labeled with "MIN." should be constructed tight to the structure or ducting above.
7. Contractor to field verify dimensions for any existing conditions.
8. Wrap all drainage pipes located inside of walls to minimize sound transmission.

KEYNOTES

1 BAJA SHELF
2 INFINITY POOL
3 LOWER CATCH BASIN
4 WATER FEATURE
5 (P) ZEN GARDEN
6 (P) PLANTER AREA
7 CONCRETE DRIVEWAY
8 WATER FEATURE UNDER BRIDGE

MAIN HOUSE PROPOSED OVERALL FLOOR | 1
1/8" = 1'-0"

PLAN NORTH

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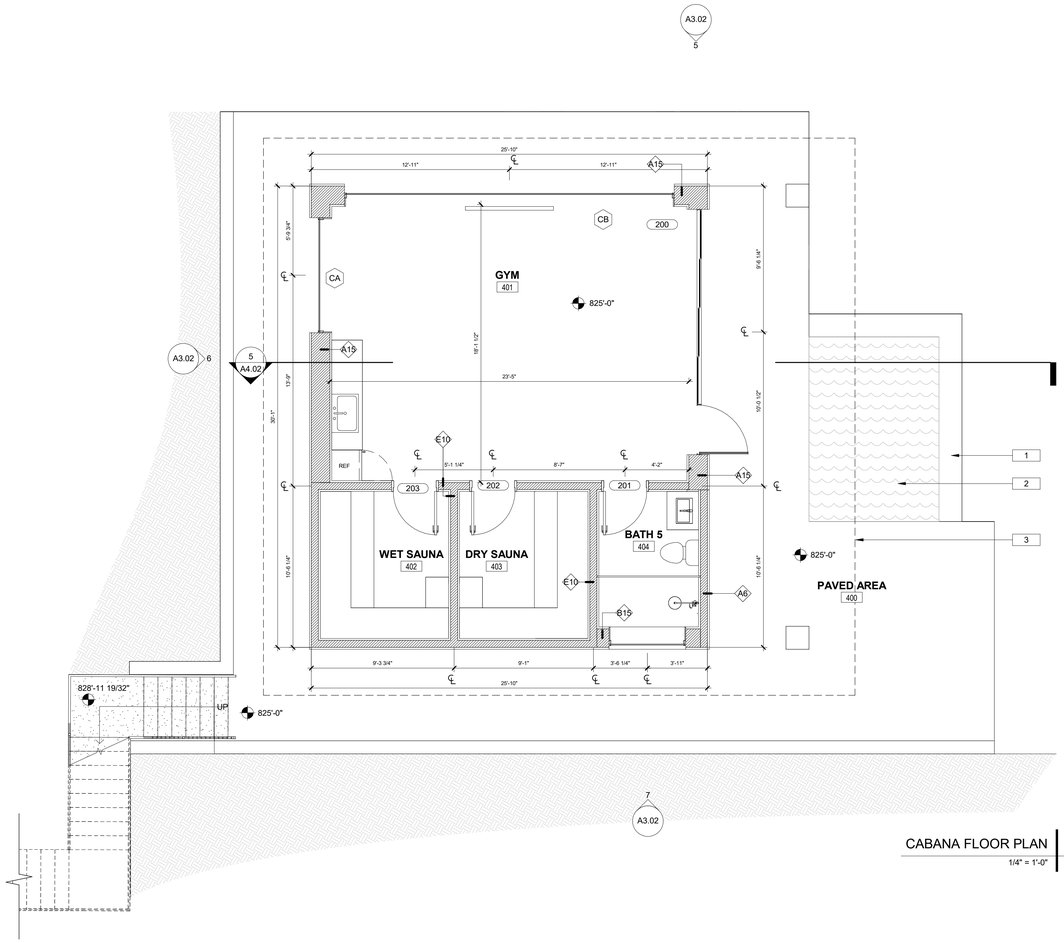
PROJECT #
22-060

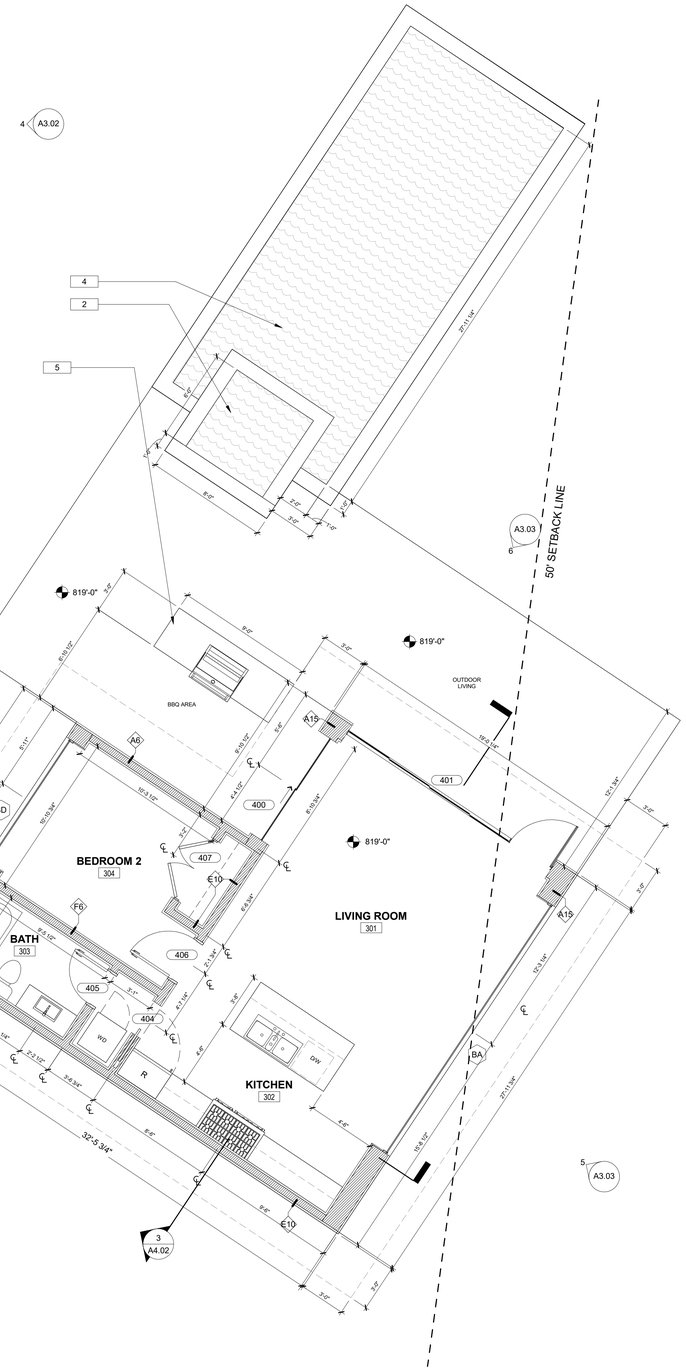
DWG. TITLE
MAIN HOUSE FLOOR PLAN - OVERALL

SHEET NO.
A2.00



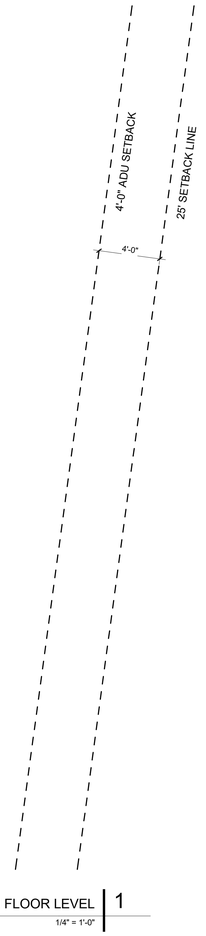
CABANA FLOOR PLAN | 2

1/4" = 1'-0"



ADU FLOOR LEVEL | 1

1/4" = 1'-0"



N

PLAN NORTH

FLOOR PLAN NOTES

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- A2X — INTERIOR PARTITION TYPE
  - A = WALL TYPE, VARIES (LETTER WILL VARY)
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- EXISTING TO REMOVE
- NEW
- 1HR
- 2HR
- PROPERTY LINES
- BUILDING SETBACK

KEYNOTES

1 LOWER CATCH BASIN
2 (P) SPA
3 ROOF EAVES
4 (P) POOL
5 BBQ

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LICENSED ARCHITECT — JOSEPH R. SPIERER — No. C 52307 — REN. 03-31-27 — STATE OF CALIFORNIA

DATE
8/28/2025
3:45:41 PM

PROJECT #
22-060

DWG. TITLE
CABANA & ADU FLOOR PLAN

SHEET NO.
A2.07

FLOOR PLAN NOTES

1. Dimensions indicated on plans for horizontal control are accurate if measured on a level line not parallel with ground slope.
2. Coordinate partition framing with required structural, mechanical, plumbing, and electrical work.
3. "Typical" or "TYP" means identical for all similar conditions, unless otherwise noted. "Similar" or "SIM" means comparable characteristics to the elevation or detail noted. Verify dimensions and orientation of the plan.
4. Plan dimensions on drawings are shown to the centerline of studs in all interior walls and exterior of stud at all exterior walls U.N.O.
5. Height dimensions are measured from the top of the slab or sheathing, (unless noted "A.F.F." (above finish floor)) to the top plate elevation. Dimensions are not adjustable without review of the architect.
6. Ceiling height deimensions labeled with "MIN." should be constructed tight to the structure or ducting above.
7. Contractor to field verify dimensions for any existing conditions.
8. Wrap all drainage pipes located inside of walls to minimize sound transmission.

LEGEND

- W24 — WINDOW TYPE
- A2X — INTERIOR PARTITION TYPE
  A = WALL TYPE, VARIES (LETTER WILL VARY)
  2 = NOMINAL STUD SIZE (NUMBER WILL VARY)
  X = 5/8" TYPE 'X' GYP, WHERE OCCURS
- 101 — DOOR NUMBER
- KITCHEN 101 — ROOM TAG
- EXISTING TO REMAIN
- EXISTING TO REMOVE
- NEW
- 1HR
- 2HR
- PROPERTY LINES
- BUILDING SETBACK

STABLE FLOOR LEVEL 1
1/4" = 1'-0"

N
PLAN NORTH

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PLANNING SUBMITTAL

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T. (310) 876-8761 . www.calarchitect.com . joe@calarchitect.com

PROJECT
Turpanjian Residence
80 Saddleback Rd, Rolling Hills, CA 90274

REVISIONS

#	TYPE	DATE

STAMP
LICENSED ARCHITECT
JOSEPH R. SPIERER
No. 52307
REN. 03-31-27
STATE OF CALIFORNIA

DATE
8/28/2025
3:45:43 PM

PROJECT #
22-060

DWG. TITLE
STATBLE FLOOR PLAN

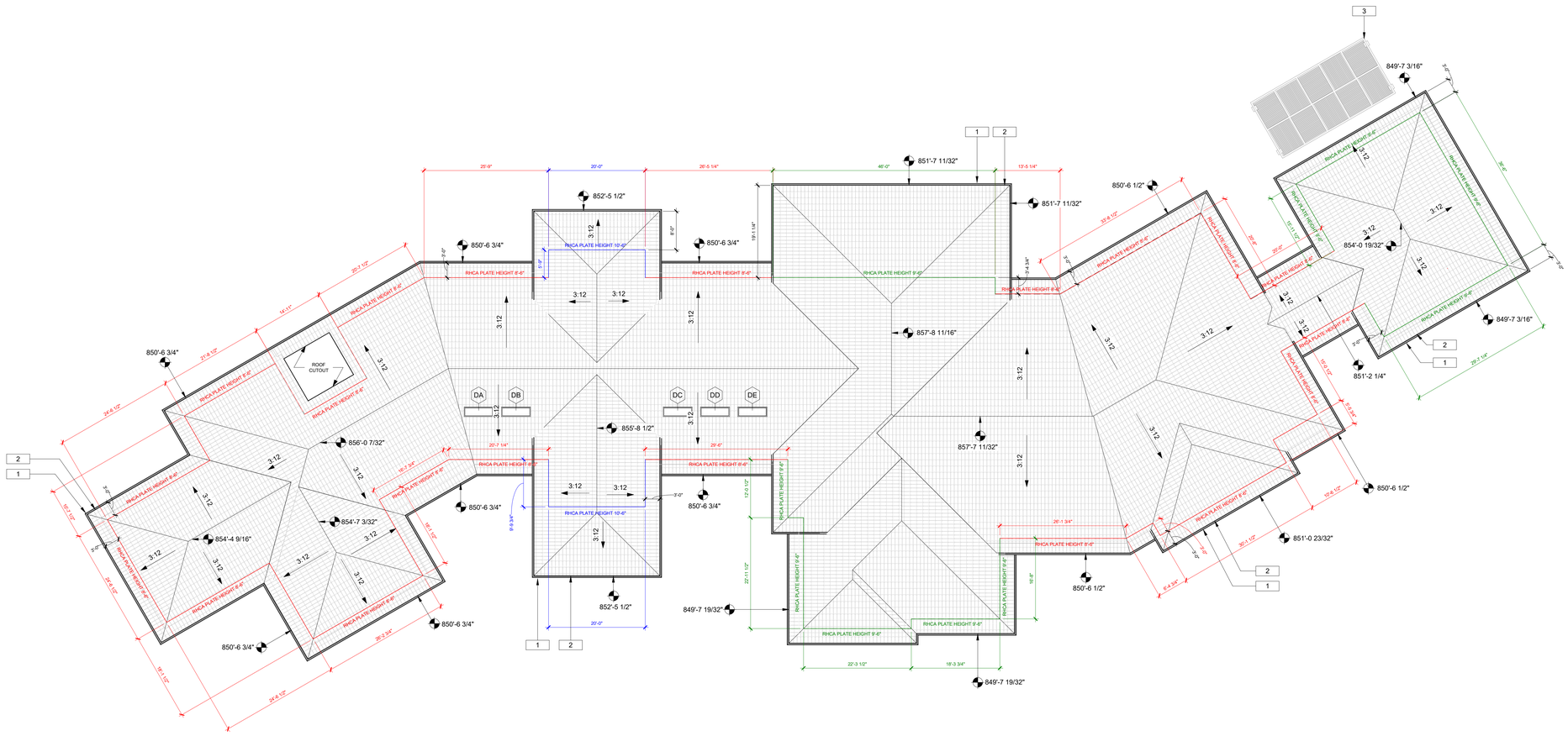
SHEET NO.
A2.09

ROOF PLAN NOTES

1. See RCP for ceiling condition and to verify roof venting needs.

KEYNOTES

1 GUTTER
2 FASCIA PANEL
3 (P) TRELLIS



PROPOSED ROOF PLAN | 1
3/32" = 1'-0"

PLAN NORTH

PLANNING SUBMITTAL

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Turpanjian Residence
80 Saddleback Rd, Rolling Hills, CA 90274

REVISIONS

#	TYPE	DATE

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LICENSED ARCHITECT
JOSEPH R. SPIERER
No. C 32307
REN. 03-31-25
STATE OF CALIFORNIA

DATE
8/28/2025
3:45:46 PM

PROJECT #
22-060

DWG. TITLE
ROOF PLAN

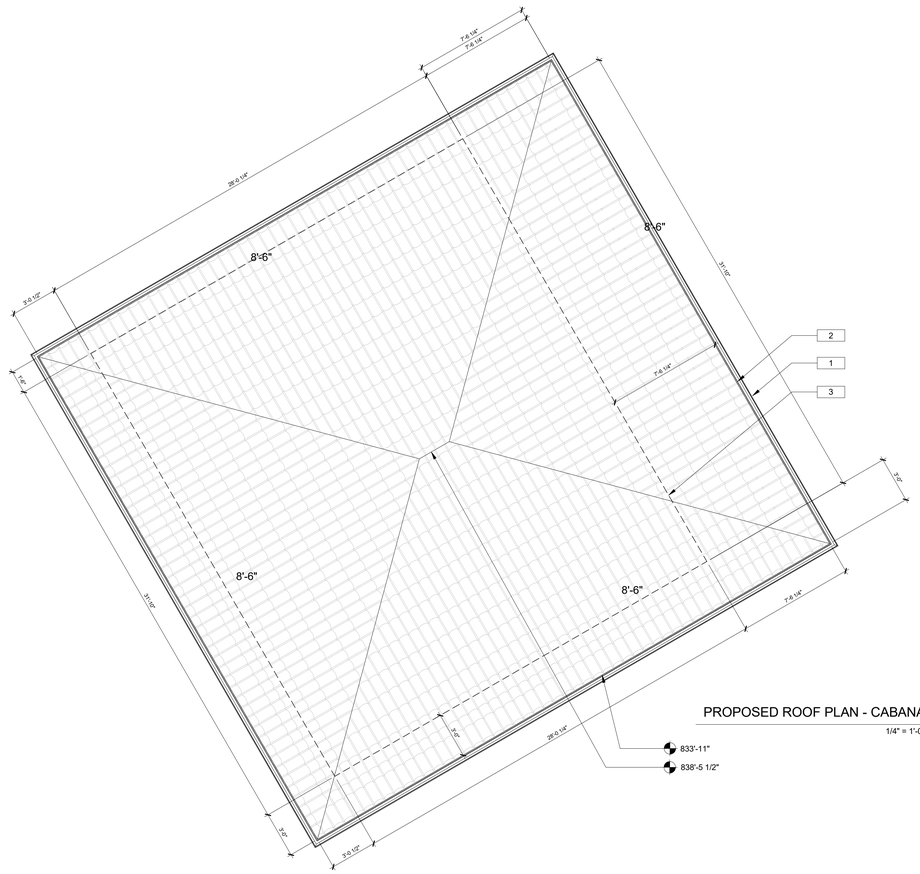
SHEET NO.
A2.10

ROOF PLAN NOTES

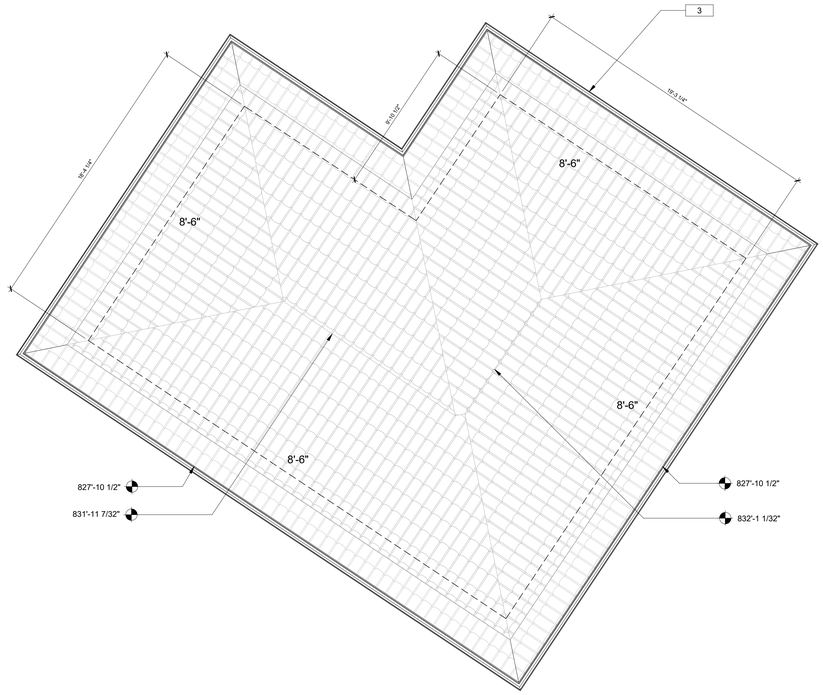
1. See RCP for ceiling condition and to verify roof venting needs.

KEYNOTES

1 GUTTER
2 FASCIA PANEL
3 WALL OUTLINE BELOW



PROPOSED ROOF PLAN - CABANA | 2
1/4" = 1'-0"



PROPOSED ROOF PLAN - ADU/GUEST HOUSE | 1
1/4" = 1'-0"

N
PLAN NORTH

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LICENSED ARCHITECT
JOSEPH R. SPIERER
No. C 52307
REN. 03-31-27
STATE OF CALIFORNIA

DATE
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PROJECT #
22-060

DWG. TITLE
ADU &
CABANA
ROOF PLAN

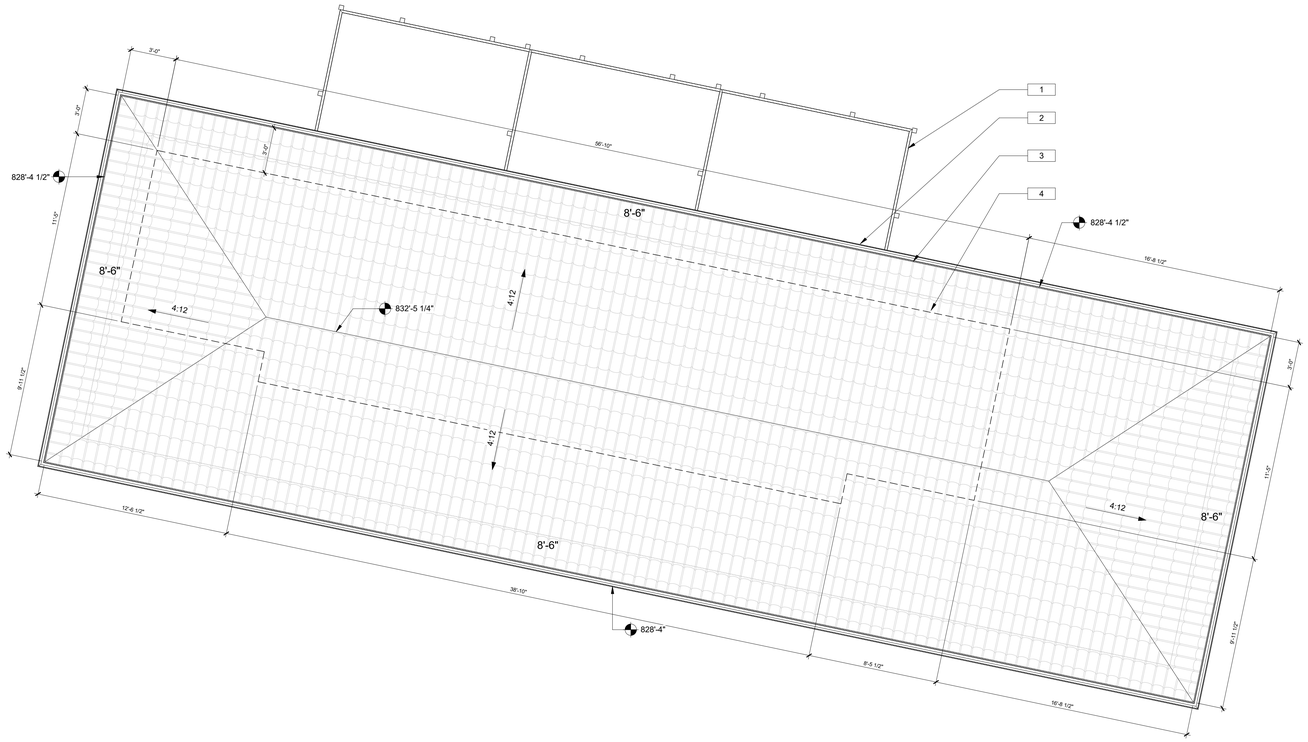
SHEET NO.
A2.11

ROOF PLAN NOTES

1. See RCP for ceiling condition and to verify roof venting needs.

KEYNOTES

1 (P) TURNOUTS
2 GUTTER
3 FASCIA PANEL
4 WALL OUTLINE BELOW



PROPOSED ROOF PLAN - STABLE | 1
1/4" = 1'-0"

PLAN NORTH

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PROJECT
Turpanjian Residence
80 Saddleback Rd, Rolling Hills, CA 90274

REVISIONS

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1		

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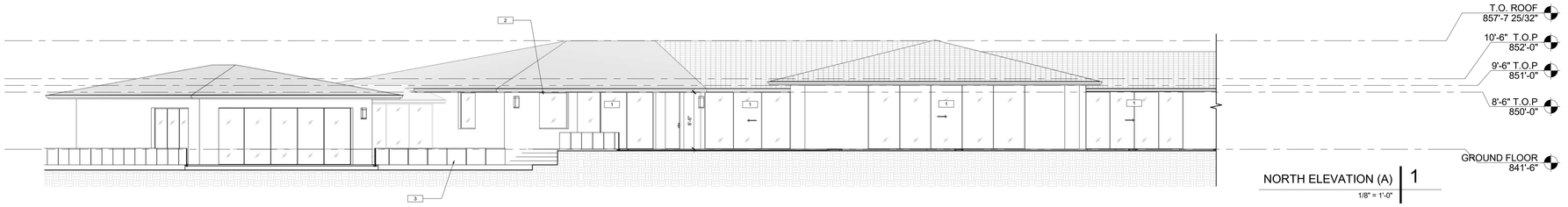
LICENSED ARCHITECT
JOSEPH R. SPIERER
No. C 12307
REN. 03-31-27
STATE OF CALIFORNIA

DATE
8/28/2025
3:45:54 PM

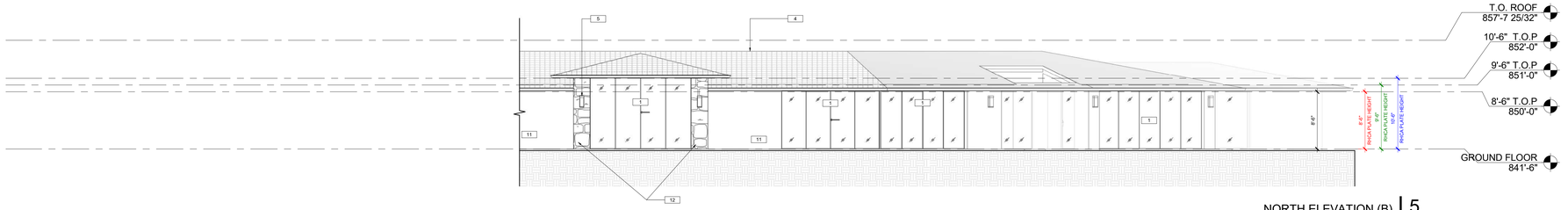
PROJECT #
22-060

DWG. TITLE
STABLE
ROOF PLAN

SHEET NO.
A2.13

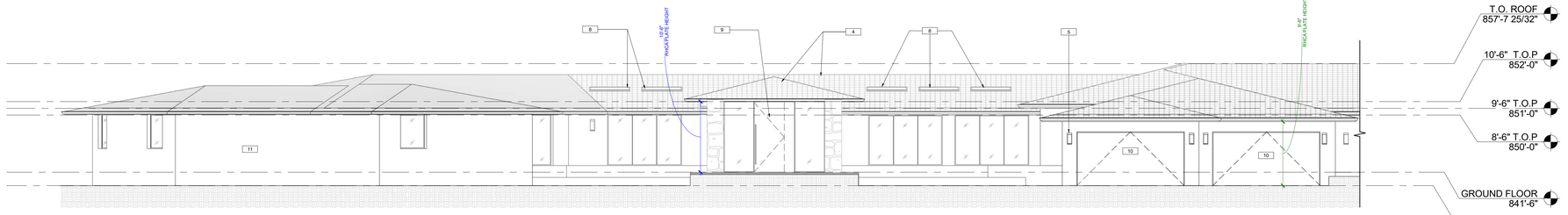


NORTH ELEVATION (A) 1
1/8" = 1'-0"

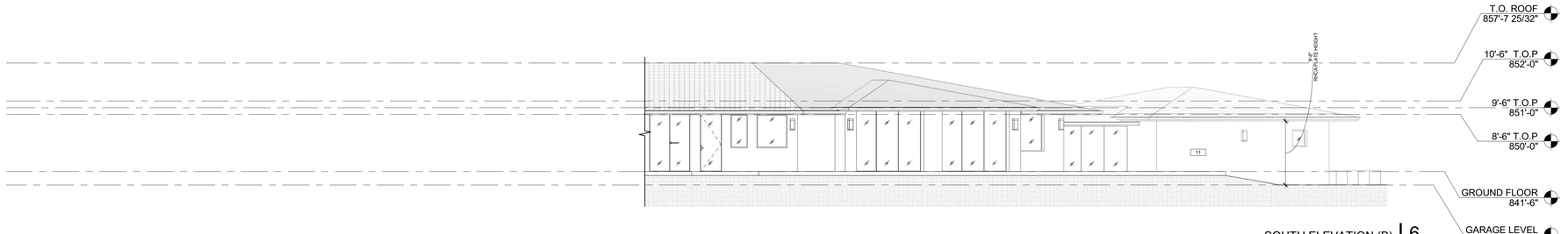


NORTH ELEVATION (B) 5
1/8" = 1'-0"

NORTH-EAST ELEVATION - OVERALL 2
1/8" = 1'-0"



SOUTH ELEVATION (A) 3
1/8" = 1'-0"



SOUTH ELEVATION (B) 6
1/8" = 1'-0"

SOUTH-WEST ELEVATION - OVERALL 4
1/8" = 1'-0"

KEYNOTES

1	EXTERIOR SLIDING DOOR
2	WINDOW
3	GLASS RAILING
4	ROOF - SLATE TILE
5	LIGHT FIXTURE - WALL SCONCE
6	(P) TRELLIS
7	STONE CLADDING
8	SKYLIGHT
9	EXTERIOR PIVOT DOOR
10	GARAGE DOOR
11	EXTERIOR STUCCO FINISH
12	COLUMN CLAD IN STONE

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PROJECT
Turpanjian Residence
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REVISIONS

#	TYPE	DATE

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LICENSED ARCHITECT JOSEPH R. SPIERER No. C 52307 REN. 03-31-27 STATE OF CALIFORNIA

DATE
9/2/2025
12:42:45 PM

PROJECT #
22-060

DWG. TITLE
OVERALL
MAIN HOUSE
EXTERIOR
ELEVATIONS

SHEET NO.
A3.00

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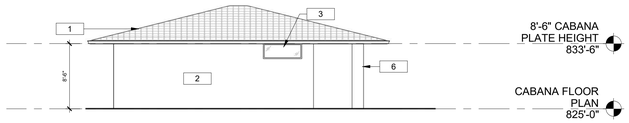
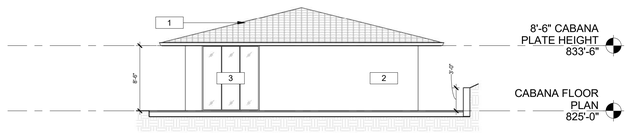
PLANNING SUBMITTAL

KEYNOTES

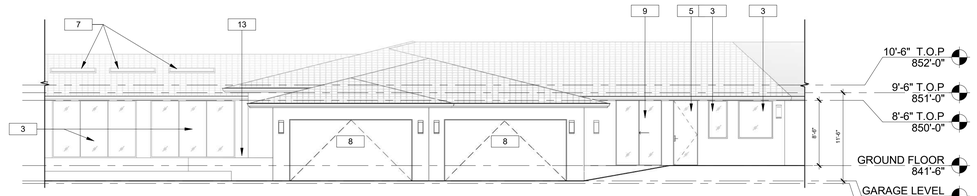
1 ROOF - SLATE TILE
2 EXTERIOR STUCCO FINISH
3 WINDOW
4 LIGHT FIXTURE - WALL SCONCE
5 EXTERIOR DOOR
6 COLUMN
7 SKYLIGHT
8 GARAGE DOOR
9 EXTERIOR SLIDING DOOR
10 STONE CLADDING
11 (P) TRELLIS
12 CABANA SPA
13 (P) PLANTER AREA



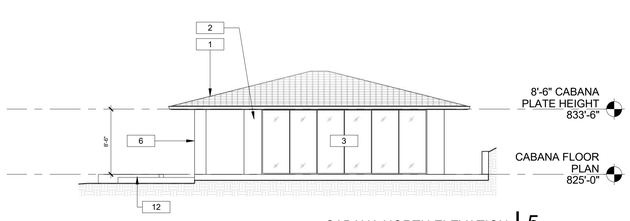
CABANA SOUTH ELEVATION | 7
1/8" = 1'-0"



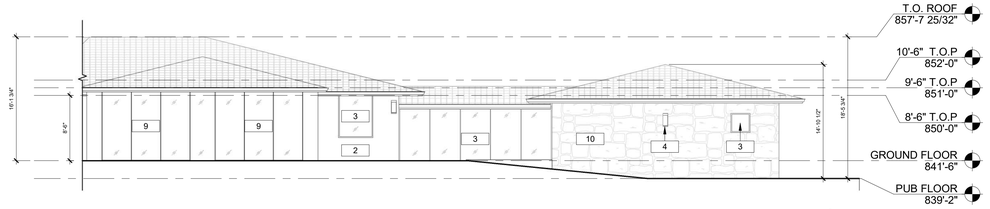
CABANA WEST ELEVATION | 6
1/8" = 1'-0"



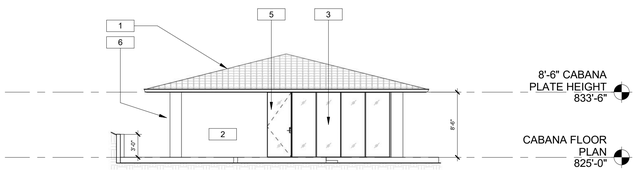
SOUTH-EAST - BEDROOMS | 3
1/8" = 1'-0"



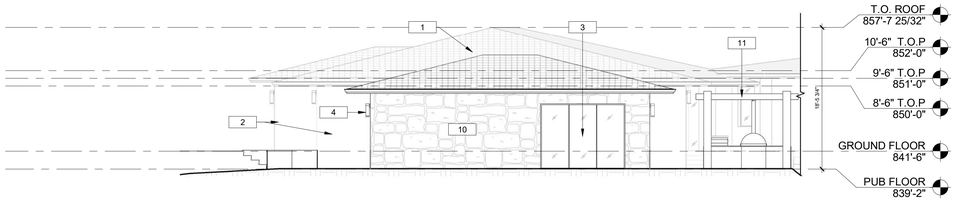
CABANA NORTH ELEVATION | 5
1/8" = 1'-0"



SOUTH-EAST ELEVATION - PUB | 2
1/8" = 1'-0"



CABANA EAST ELEVATION | 4
1/8" = 1'-0"



NORTH-EAST ELEVATION - PUB | 1
1/8" = 1'-0"

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PROJECT
Turpanjian Residence
80 Saddleback Rd, Rolling Hills, CA 90274

REVISIONS

#	TYPE	DATE

STAMP
LICENSED ARCHITECT JOSEPH R. SPIERER NO. C 23307 REN. 08-31-27 STATE OF CALIFORNIA

DATE
8/28/2025 3:46:08 PM

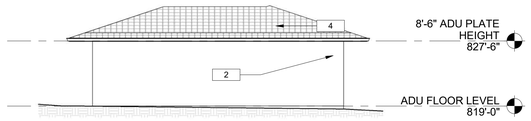
PROJECT #
22-060

DWG. TITLE
MAIN HOUSE & CABANA EXTERIOR ELEVATIONS

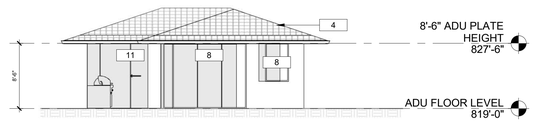
SHEET NO.
A3.02

KEYNOTES

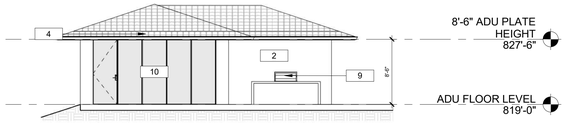
1	STABLE DOOR
2	EXTERIOR STUCCO FINISH
3	EXTERIOR DOOR
4	ROOF - SLATE TILE
5	8" x 8" POST
6	SINK
7	STABLE FENCE
8	WINDOW
9	BBQ
10	EXTERIOR SWING AND SLIDING DOOR
11	EXTERIOR SLIDING DOOR



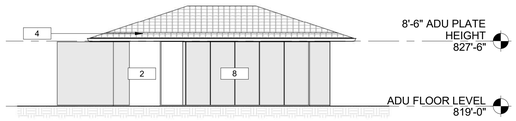
ADU SOUTH ELEVATION | 8
1/8" = 1'-0"



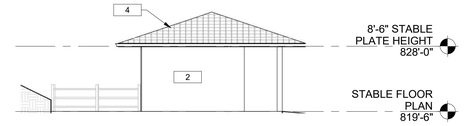
ADU WEST ELEVATION | 7
1/8" = 1'-0"



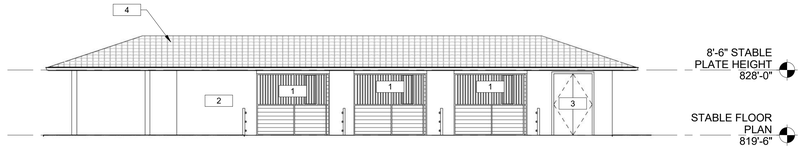
ADU NORTH ELEVATION | 6
1/8" = 1'-0"



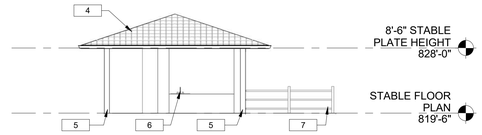
ADU EAST ELEVATION | 5
1/8" = 1'-0"



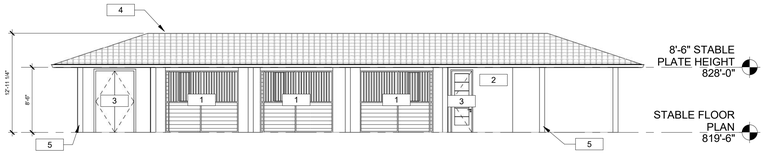
STABLE - WEST ELEVATION | 4
1/8" = 1'-0"



STABLE - NORTH ELEVATION | 3
1/8" = 1'-0"



STABLE - EAST ELEVATION | 2
1/8" = 1'-0"



STABLE - SOUTH ELEVATION | 1
1/8" = 1'-0"

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PROJECT
Turpanjian Residence
80 Saddleback Rd, Rolling Hills, CA 90274

REVISIONS

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LICENSED ARCHITECT JOSEPH R. SPIERER NO. C 23307 REN. 08-31-27 STATE OF CALIFORNIA

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8/28/2025 3:46:13 PM

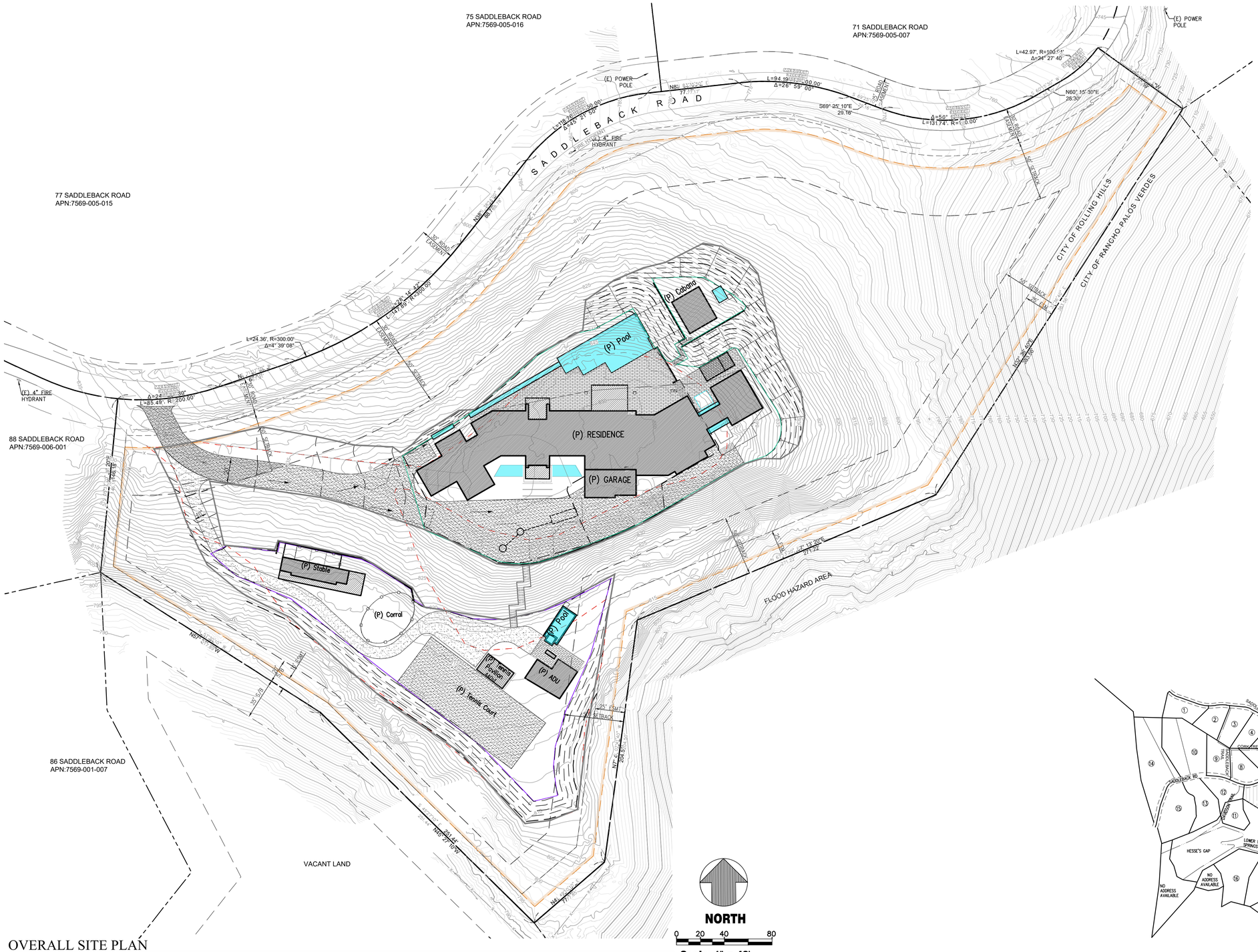
PROJECT #
22-060

DWG. TITLE
STABLE & ADU EXTERIOR ELEVATION

SHEET NO.
A3.03

TURPANJIAN RESIDENCE

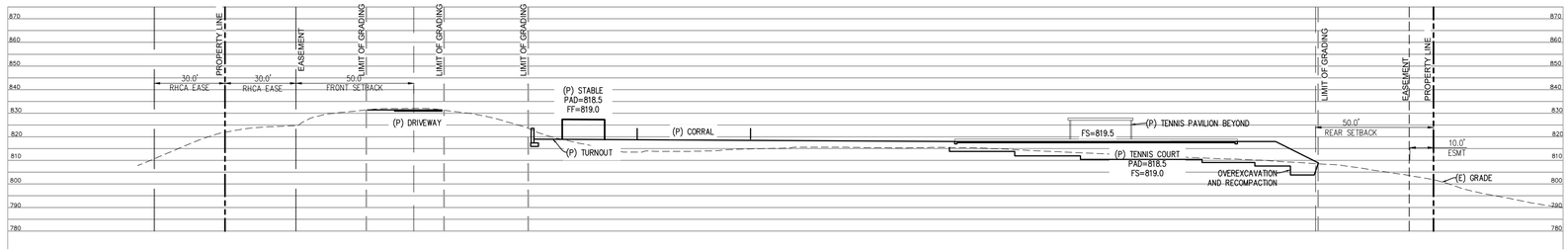
80 SADDLEBACK ROAD
ROLLING HILLS, CA 90274


75 SADDLEBACK ROAD
APN:7569-005-016
71 SADDLEBACK ROAD
APN:7569-005-007
77 SADDLEBACK ROAD
APN:7569-005-015
88 SADDLEBACK ROAD
APN:7569-006-001
86 SADDLEBACK ROAD
APN:7569-001-007
SADDLEBACK ROAD
(E) POWER POLE
(E) 4" FIRE HYDRANT
L=119.76', R=150.00'
Δ=45° 44' 50"
L=94.19', R=200.00'
Δ=26° 59' 00"
L=42.97', R=100.00'
Δ=24° 37' 40"
Δ=50° 20' 00"
L=131.74', R=150.00'
S69° 25' 10"E
29.16'
N60° 15' 30"E
26.30'
N68° 45' 10"E
88.71'
N68° 45' 10"E
N=24.36', R=300.00'
Δ=4° 39' 08"
L=24.36', R=300.00'
Δ=4° 39' 08"
Δ=24° 39' 00"
L=85.49', R=200.00'
N=24.36', R=300.00'
Δ=4° 39' 08"
L=24.36', R=300.00'
Δ=4° 39' 08"
N=24.36', R=300.00'
Δ=4° 39' 08"
L=24.36', R=300.00'
Δ=4° 39' 08"
30' ROAD EASEMENT
25' ROAD EASEMENT
50' SETBACK
(P) Cabana
(P) Pool
(P) RESIDENCE
(P) GARAGE
(P) Stable
(P) Corral
(P) Tennis Court
(P) Tennis Pavilion
(P) ADU
(P) Pool
FLOOD HAZARD AREA
CITY OF ROLLING HILLS
CITY OF RANCHO PALOS VERDES
VACANT LAND
N67° 45' 10"W
N68° 45' 10"W
N67° 45' 10"W
N68° 45' 10"W
208.45'
208.44'
N67° 45' 10"W
N68° 45' 10"W
N67° 45' 10"W
N68° 45' 10"W
N67° 45' 10"W
N68° 45' 10"W

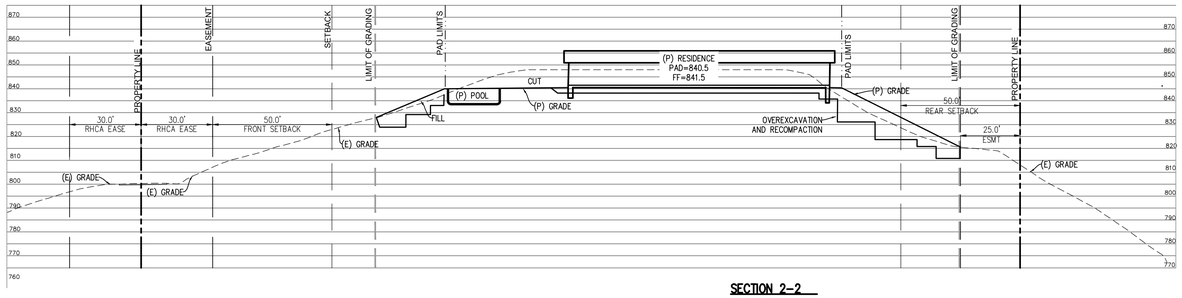
TURPANJIAN RESIDENCE

80 SADDLEBACK ROAD
ROLLING HILLS, CA 90274

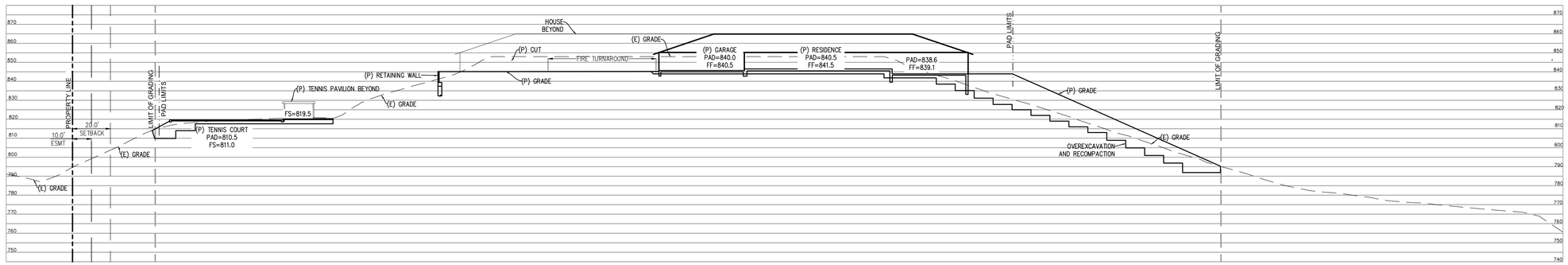
SECTIONS



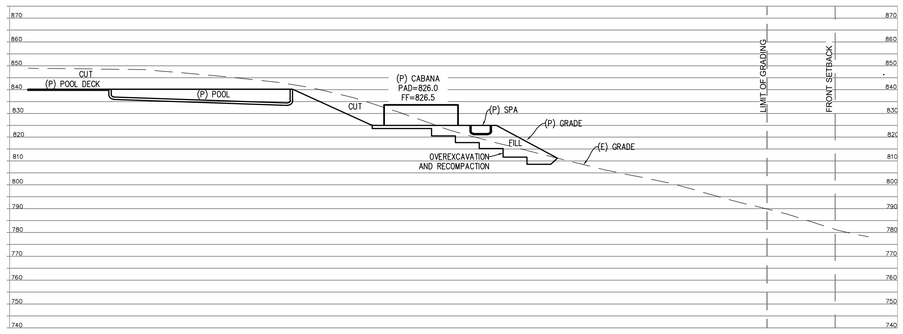
SECTION 1-1
SCALE: 1"=30'



SECTION 2-2
SCALE: 1"=30'



SECTION 3-3
SCALE: 1"=30'



SECTION 4-4
SCALE: 1"=30'

SECTIONS

August 28, 2025

Bolton Engineering Corp.
Civil Engineering & Surveying
25834 Narbonne Avenue Ste. 210
Lomita, CA 90274
Phone(310)325-5580 Fax(310)325-5581

SHEET 3 of 5

TURPANJIAN RESIDENCE

80 SADDLEBACK ROAD
ROLLING HILLS, CA 90274
COLOR MAP

75 SADDLEBACK ROAD
APN:7569-005-016
71 SADDLEBACK ROAD
APN:7569-005-007
77 SADDLEBACK ROAD
APN:7569-005-015
88 SADDLEBACK ROAD
APN:7569-006-001
86 SADDLEBACK ROAD
APN:7569-001-007
SADDLEBACK ROAD
(E) POWER POLE
(E) 4" FIRE HYDRANT
VIEW TOWARDS DOWNTOWN LA
VIEW TOWARDS QUEEN'S NECKLACE
VIEW TOWARDS LONG BEACH HARBOR
PASTORAL VIEW
CITY OF ROLLING HILLS
CITY OF RANCHO PALOS VERDES
BRIDLE TRAIL EASEMENT
FLOOD HAZARD AREA
VACANT LAND
PROPOSED MAIN RESIDENCE 17,279 SF FFL=461'-6"
PROPOSED GUEST HOUSE 1,500 SF FFL=454'-0"
PROPOSED POOL/SPA 1,945 SF
PROPOSED CORRAL 750 SF FFL=452'-0"
PROPOSED SHADE STRUCTURE 1,000 SF FFL=452'-0"
PROPOSED TRAILER 441 SF
PROPOSED HORSE WALK-IN SHELTER 240 SF FFL=452'-0"
PROPOSED HORSE LOAFING SHED 2,100 SF FFL=452'-0"
PROPOSED HORSE SHELTER 1,200

TURPANJIAN RESIDENCE

CONCEPTUAL LANDSCAPE PLANS

80 SADDLEBACK ROAD
ROLLING HILLS, CALIFORNIA 90274

GENERAL NOTES

PROJECT:
TURPANJIAN RESIDENCE
80 SADDLEBACK ROAD
ROLLING HILLS, CALIFORNIA

PROJECT OWNER:
PAUL TURPANJIAN
580 SILVER SPUR ROAD
RANCHO PALOS VERDES, CALIFORNIA 90275

PROJECT APPLICANT:
JOSEPH SPIERER ARCHITECTS
707 TORRANCE BOULEVARD, SUITE 100
REDONDO BEACH, CALIFORNIA 90277
310.876.8761

PROJECT EXHIBIT PREPARER / LANDSCAPE ARCHITECT:
CRAIG WEBER & ASSOCIATES
950 SANTIAGO AVENUE
LONG BEACH, CALIFORNIA 90804
562.494.0411

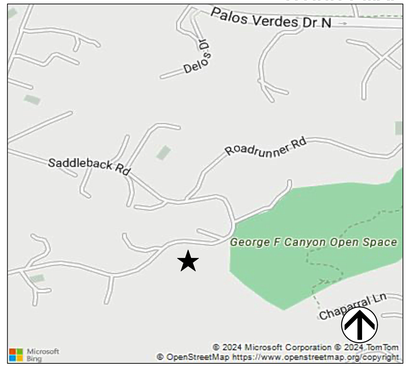
LANDSCAPE SITE AREA:
EXISTING LANDSCAPE AREA TO BE REHABILITATED = 162,866 SQ. FT.
NEW LANDSCAPE AREA = 4,721 SQ. FT.
NEW WATER FEATURE, POOL & SPA AREA = 3,560 SQ. FT.
TOTAL PROJECT LANDSCAPE AREA = 171,147 SQ. FT.

SHEET INDEX

SHEET NO.	TITLE
L1	TITLE SHEET
L2	CONCEPTUAL LANDSCAPE PLAN
L3	PLANTING PALETTE

811 DIGALERT®

VICINITY MAP



TITLE SHEET
NOT TO SCALE

REVISIONS	BY
⚠ AUG 2025	

CRAIG WEBER & ASSOCIATES

PLANS PREPARED FOR:
PAUL TURPANJIAN
580 SILVER SPUR ROAD
RANCHO PALOS VERDES, CA. 90275

PREPARED BY:
CRAIG WEBER & ASSOCIATES
950 SANTIAGO WAY, LONG BEACH, CA. 90804
PH/FAX 562.494.0411

REGISTERED LANDSCAPE ARCHITECT — CRAIG WEBER — No. 5555 — Signature — Exp. Date — STATE OF CALIFORNIA

PROJECT:
TURPANJIAN RESIDENCE
80 SADDLEBACK ROAD
ROLLING HILLS, CA

Date:	DEC 2024
Scale:	NOT TO SCALE
Drawn:	KGW
Job:	1676
Sheet:	**L1**

WATER EFFICIENT LANDSCAPE CALCULATIONS

REFEERENCE EVAPOTRANSPIRATION (ETo) 39.7

PLANT DESCRIP.	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIG. EFF. (IE)	ETAF (PF / IE)	LAND. AREA	ETAF X AREA	ETWU
LOW WATER	0.2	SPRAY	0.75	0.27	100,000	27,000	664,578 GAL. / YR.
MODERATE WATER	0.5	SPRAY	0.75	0.67	60,000	40,200	989,483 GAL. / YR.
MODERATE WATER	0.5	DRIP	0.81	0.62	7,587	4,704	115,784 GAL. / YR.
HIGH WATER	1				3,560	3,560	87,626 GAL. / YR.
				TOTAL	**171,147 S.F.**	**75,464**	
						ETWU TOTAL	**1,857,471 GAL. / YR.**
						MAWA TOTAL	**2,316,937 GAL. / YR.**

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

MAWA = (ETo) (0.62) [(ETAF X LA) + ((1-ETAF) X SLA)]
MAWA = (39.7) (0.62) [(0.55 X 171,147) + (0.45 X 0)]

MAWA = 2,316,937 GAL. / YR.

ETAF CALCULATIONS

(AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE .55 OR BELOW FOR RESIDENTIAL AREAS)
TOTAL ETAF X AREA = 75,464
TOTAL AREA = 171,147 S. F.
AVERAGE ETAF = 0.44

GENERAL NOTES

PROJECT:
TURPANJIAN RESIDENCE
80 SADDLEBACK ROAD
ROLLING HILLS, CALIFORNIA

PROJECT OWNER:
PAUL TURPANJIAN
580 SILVER SPUR ROAD
RANCHO PALOS VERDES, CALIFORNIA 90275

PROJECT APPLICANT:
JOSEPH SPIERER ARCHITECTS
707 TORRANCE BOULEVARD, SUITE 100
REDONDO BEACH, CALIFORNIA 90277
310.876.8761

PROJECT EXHIBIT PREPARER / LANDSCAPE ARCHITECT:
CRAIG WEBER & ASSOCIATES
950 SANTIAGO AVENUE
LONG BEACH, CALIFORNIA 90804
562.494.0411

LANDSCAPE SITE AREA:
EXISTING LANDSCAPE AREA TO BE REHABILITATED = 162,866 SQ. FT.
NEW LANDSCAPE AREA = 4,721 SQ. FT.
NEW WATER FEATURE, POOL & SPA AREA = 3,560 SQ. FT.
TOTAL PROJECT LANDSCAPE AREA = 171,147 SQ. FT.

PROPOSED PLANT LIST

see sheet L3 for plant palette photos

NO.	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WUCOLS RATING	HEIGHT X WIDTH	REMARKS
TREES:							
not all trees listed below are graphically indicated on plan, see future detailed Landscape CD's for specific locations							
T1	ACER PALMATUM	JAPANESE MAPLE	24" BOX	4	MODERATE	10-15' X 10-15'	MULTI TRUNK
T2	ARBUTUS 'MARINA'	HYBRID STRAWBERRY TREE	24" BOX	61	LOW	30-40' X 15-20'	MULTI TRUNK
T3	CITRUS SINENSIS	ORANGE TREE	24" BOX	TBD	MODERATE	15-20' X 15-20'	STD. TRUNK
T4	LAGERSTROEMIA 'NATCHEZ'	CRAPE MYRTLE	24" BOX	11	MODERATE	20-25' X 225'	MULTI TRUNK
T5	OLEA EUROPAEA 'FRUITLESS'	FRUITLESS OLIVE	24" BOX	44	LOW	20-30' X 20-30'	MULTI TRUNK
T6	PLATANUS X HYBRIDA	LONDON PLANE TREE	24" BOX	17	MODERATE	40-60' X 20-40	STD. TRUNK
T7	SCHEFFLERA ACTINOPHYLLA	SCHEFFLERA	24" BOX	1	MODERATE	10-15' X 10-15'	STD. TRUNK
SHRUBS:							
not all shrubs listed below are graphically indicated on plan, see future detailed Landscape CD's for specific locations							
S1	ACCA SELLOWIANA	PINEAPPLE GUAVA	15 GAL.	TBD	LOW	5-10' X 5-10'	
S2	ACHILLEA 'MOONSHINE'	COMMON YARROW	1 GAL.	TBD	LOW	1-2' X 1-2'	
S3	AGAVE AMERICANA	CENTURY PLANT	15 GAL.	TBD	VERY LOW	3-4' X 4-5'	
S4	AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL.	TBD	LOW	2-3' X 2-3'	
S5	ALYOGYNE HUEGELII	BLUE HIBISCUS	15 GAL.	TBD	LOW	6-8' X 6-8'	
S6	ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY SHRUB	15 GAL.	TBD	LOW	6-8' X 6-8'	
S7	CARISSA MACROCARPA	NATAL PLUM	5 GAL.	TBD	LOW	2-3' X 2-3'	
S8	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL.	TBD	LOW	3-4' X 3-4'	
S9	DIETES GRANDIFLORA	FORTNIGHT LILY	5 GAL.	TBD	LOW	3-4' X 3-4'	
S10	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	TBD	LOW	2-3' X 2-3'	
S11	LIGUSTRUM 'TEXANUM'	TEXAS PRIVET	5 GAL.	TBD	MODERATE	5-10' X 2-4'	
S12	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL.	TBD	LOW	3-4' X 3-4'	
S13	MYRTUS COMMUNIS 'COMPACTA'	COMPACT MYRTLE	5 GAL.	TBD	LOW	3-5' X 2-4'	
S14	OLEA 'LITTLE OLLIE'	DWARF OLIVE SHRUB	15 GAL.	TBD	LOW	4-8' X 4-8'	
S15	PHORMIUM HYBRID	NEW ZEALAND FLAX	15 GAL.	TBD	MODERATE	3-6' X 3-6'	
S16	RHAPHIOLEPIS INDICA 'CLARA'	INDIA HAWTHORN	5 GAL.	TBD	LOW	3-4' X 3-4'	
S17	ROSMARINUS 'TUSCAN BLUE'	UPRIGHT ROSEMARY	5 GAL.	TBD	LOW	3-5' X 2-4'	
S18	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL.	TBD	LOW	2-3' X 2-3'	
S19	WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL.	TBD	LOW	4-5' X 4-6'	
GROUNDCOVERS:							
not graphically indicated on plan by species, see future detailed Landscape CD's for specific locations							
G1	ACACIA REDOLENS	NCN	1 GAL.	3' o.c.	LOW	2-3' X 4-6'	
G2	AEONIUM 'SUBURST'	VARIEGATED AEONIUM	1 GAL.	18" o.c.	LOW	1-2' x 1-2'	
G3	BACCHARIS PILULARIS 'PIGEON POINT'	PROSTRATE COYOTE BRUSH	1 GAL.	3' o.c.	LOW	2-3' X 4-6'	
G4	DYMONDIA MARGARETAE	SILVER CARPET	FLATS	12" o.c.	LOW	4-6" X 12"	
G5	HEUCHERA MICRANTHA	CORAL BELLS	1 GAL.	18" o.c.	LOW	12-18" X 1-2'	
G6	JUNIPERS CONFERTA	SHORE JUNIPER	1 GAL.	24" o.c.	LOW	12" X 1-2'	
G7	MYOPORUM PARVIFOLIUM	PROSTRATE MYOPORUM	1 GAL.	48" o.c.	LOW	12-18" X 4-6'	
G8	SENECIO SERPENS	BLUE CHALKSTICKS	4" POT	12" o.c.	LOW	12" X 1-2'	
G9	TEUCRIUM X LUCIDRYS	WALL GERMANDER	1 GAL.	24" o.c.	LOW	1-2' X 1-2'	

EXISTING PLANT LIST

NO.	BOTANICAL NAME	COMMON NAME	QTY	WUCOLS RATING	REMARKS
TREES:					
E1	EUCALYPTUS SP.	EUCALYPTUS	2	LOW	TO REMAIN
E2	HETEROMELES ARBUTIFOLIA	TOYON	2	LOW	TO REMAIN
E3	OLEA EUROPAEA	OLIVE TREE	1	LOW	TO REMAIN
E4	PINUS SP.	PINE TREE	1	LOW	TO REMAIN
E5	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	LOW	TO REMAIN
E6	QUERCUS SUBER	CORK OAK	3	LOW	TO REMAIN
ZONE A:					
plants listed below are located within zone A, but not graphically indicated on plan by species					
	AGAVE ATTENUATA	FOXTAIL AGAVE		LOW	TO REMAIN
	EUCALYPTUS SP.	EUCALYPTUS		LOW	TO REMAIN
	HETEROMELES ARBUTIFOLIA	TOYON		LOW	TO REMAIN
	OPUNTIA SP.	PRICKLY PEAR		VERY LOW	TO REMAIN
	RHUS INTEGRIFOLIA	LEMONADE BERRY		LOW	TO REMAIN
	SCHINUS TEREBINTHIFOLIUS	BRAZILIAN PEPPER TREE		LOW	TO REMAIN
ZONE B:					
plant listed below is located within zone B, but not graphically indicated on plan by species					
	RHUS INTEGRIFOLIA	LEMONADE BERRY		LOW	TO REMAIN
ZONE C:					
plants listed below are located within zone C, but not graphically indicated on plan by species					
	HETEROMELES ARBUTIFOLIA	TOYON		LOW	TO REMAIN
	RHUS INTEGRIFOLIA	LEMONADE BERRY		LOW	TO REMAIN
ZONE D:					
plants listed below are located within zone D, but not graphically indicated on plan by species					
	EUCALYPTUS SP.	EUCALYPTUS		LOW	TO REMAIN
	HETEROMELES ARBUTIFOLIA	TOYON		LOW	TO REMAIN
	PRUNUS ILICIFOLIA	HOLLYLEAF CHERRY		LOW	TO REMAIN
	RHUS INTEGRIFOLIA	LEMONADE BERRY		LOW	TO REMAIN
	SCHINUS MOLLE	CALIFORNIA PEPPER TREE		LOW	TO REMAIN

CONCEPTUAL LANDSCAPE PLAN

SCALE: 1" = 30'

REVISIONS	BY
1 AUG 2025	

CRAIG WEBER & ASSOCIATES

PLANS PREPARED FOR:
PAUL TURPANJIAN
580 SILVER SPUR ROAD
RANCHO PALOS VERDES, CA 90275

PREPARED BY:
CRAIG WEBER & ASSOCIATES
950 SANTIAGO WAY, LONG BEACH, CA 90804
PH/FAX 562.494.0411

REGISTERED LANDSCAPE ARCHITECT — CRAIG WEBER 3585 — Signature — Exp. Date — STATE OF CALIFORNIA

PROJECT:
TURPANJIAN RESIDENCE
80 SADDLEBACK ROAD
ROLLING HILLS, CA

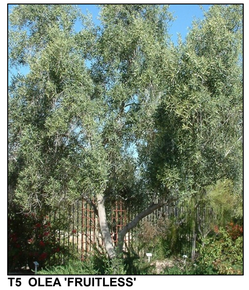
Date:	DEC 2024
Scale:	1" = 30'
Drawn:	KGW
Job:	1676
Sheet:	**L2**

T1 ACER PALMATUM

T2 ARBUTUS 'MARINA'

T3 CITRUS SINENSIS

T4 LAGERSTROEMIA 'NATCHEZ'



T5 OLEA 'FRUITLESS'

T6 PLATANUS X HYBRIDA

T7 SCHEFFLERA ACTINOPHYLLA

S1 ACCA SELLOWIANA

S2 ACHILLEA 'MOONSHINE'

S3 AGAVE AMERICANA

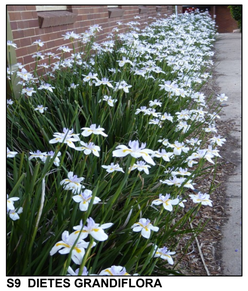
S4 AGAVE ATTENUATA

S5 ALYOGYNE HUEGELII

S6 ARBUTUS 'COMPACTA'

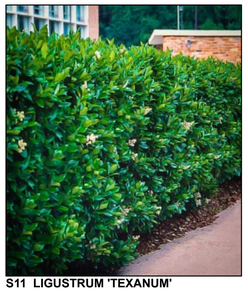
S7 CARISSA MARCROCARPA

S8 CHONDROPETALUM TECTORUM



S9 DIETES GRANDIFLORA

S10 HESPERALOE PARVIFLORA



S11 LIGUSTRUM 'TEXANUM'

S12 MUHLENBERGIA RIGENS

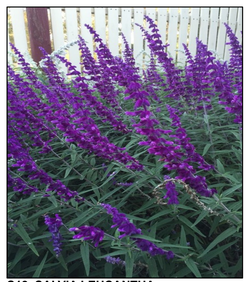
S13 MYRTUS 'COMPACTA'

S14 OLEA 'LITTLE OLLIE'

S15 PHORMIUM HYBRID

S16 RAPHIOLEPIS 'CLARA'

S17 ROSMARINUS 'TUSCAN BLUE'



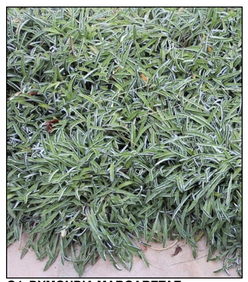
S18 SALVIA LEUCANTHA

S19 WESTRINGIA FRUTICOSA

G1 ACACIA REDOLENS

G2 AEONIUM 'SUNBURST'

G3 BACCHARIS 'PIGEON POINT'



G4 DYMONDIA MARGARETAE

G5 HEUCHERA MAXIMA

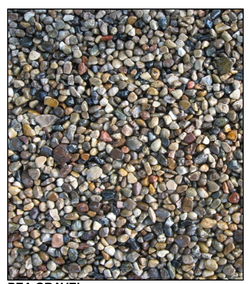
G6 JUNIPERUS CONFERTA

G7 MYOPORUM PARVIFOLIUM

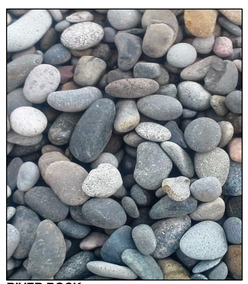
G8 SENECIO SERPENS

G9 TEUCRIUM X LUCIDRYS

DECOMPOSED GRANITE



PEA GRAVEL



RIVER ROCK

PLANTING PALETTE

NOT TO SCALE

REVISIONS	BY
⚠ AUG 2025	

CRAIG WEBER & ASSOCIATES

PLANS PREPARED FOR:
PAUL TURPANJIAN
580 SILVER SPUR ROAD
RANCHO PALOS VERDES, CA 90275

PREPARED BY:
CRAIG WEBER, & ASSOCIATES
890 SANTIAGO WAY, LONG BEACH, CA 90804
PH/FAX 562-494-0411

REGISTERED LANDSCAPE ARCHITECT
CRAIG WEBER 555
Signature
Exp. 8-31-26
STATE OF CALIFORNIA

PROJECT:
TURPANJIAN RESIDENCE
80 SADDLEBACK ROAD
ROLLING HILLS, CA

Date:	DEC 2024
Scale:	N.T.S.
Drawn:	KGW
Job:	1676
Sheet:	L3

RESOLUTION NO. 2025-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF ZONING CASE NO. 24-162: SITE PLAN REVIEW FOR CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE WITH, ATTACHED GARAGE, NON-EXEMPT GRADING, AND RELATED IMPROVEMENTS; CONDITIONAL USE PERMIT TO CONSTRUCT A DETACHED CABANA, RECREATION COURT, STABLE, CORRAL, AND DETACHED TRELLIS AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR LOCATION AT 80 SADDLEBACK RD (LOT 67-RH) (TURPANJIAN)

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

Section 1. On December 23, 2024, an application was duly filed by Shilpa Mehta of Joseph Spierer Architects, Inc. ("Applicant"), on behalf of the property owner, Paul Turpanijan, with respect to real property located at 80 Saddleback Road, Rolling Hills (LOT 67-RH) requesting: Site Plan Review for construction, non-exempt grading, and a conditional us permit to construct a detached cabana greater than 200 square feet, recreation court, stable, corral, and detached trellis.

Section 2. The lot is irregularly shaped and only has street frontage via the driveway entrance on Saddleback Road. The net lot area is 5.82 acres (253,700 square feet), which excludes roadway easements and ten feet along property lines. Saddleback Road has a 30-foot-wide roadway easement. The property is currently vacant with an exception of an existing 4,165 square foot driveway.

Section 3. The Planning Commission conducted duly noticed public hearings to consider the application at a field trip meeting and regular meeting on October 28, 2025. Neighbors within a 1,000-foot radius were mailed the public hearings notice on October 17, 2025 and a notice was published in the Daily Breeze on October 15, 2025. The applicants were notified of the public hearings in writing by first class mail and the applicant was in attendance at the morning filed trip and the evening hearing.

Section 4. The Project is exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures), which exempts the construction and location of a limited number of new, small facilities or structures, including accessory structures, including but not limited to garages, carports, patios, swimming pools and fences. The proposed Project includes the construction of a new single-family residence with attached garage, detached cabana, recreation court, stable, corral, detached trellis and related improvements. Accordingly, the Project qualifies for the exemption pursuant to Section 15303. Further, no exceptions to the exemption apply; there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

Section 5. Site Plan Review. The Rolling Hills Municipal Code requires a Site Plan Review

for construction of any new building or structure pursuant to RHMC Section 17.46.020(A)(2), grading pursuant to RHMC Section 17.46.020(A)(3)(a), and any pool or spa eight hundred square feet or greater pursuant to RHMC Section 17.16.200(G)(3).

The Project proposes a one-story, new single-family residence, new attached four (4) car garage, a new pool andspa greater than eight hundred square feet.

With respect to the Site Plan Review for the development, the Planning Commission hereby makes the following findings required by RHMC § 17.46.050:

A. The Project complies with and is consistent with the goals and policies of the General Plan and all requirements of the zoning ordinance.

The proposed development is compatible with the General Plan and Zoning ordinance. The proposed structures comply with the General Plan requirement of low profile, low-density residential development with sufficient open space between surrounding structures.

The Project conforms to Zoning Code lot coverage requirements. The property has a net lot area of 253,700 square feet (5.82 acres). The proposed structural lot coverage is 27,190 square feet, or 10.72% of the net lot area (maximum permitted: 20%), excluding exempt structures. Including flatwork, the total lot coverage is proposed at 51,235 square feet, or 20.20% (maximum permitted: 35%).

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 the project will not adversely affect or be materially detrimental to adjacent uses, buildings, or structures. The site design clusters improvements to retain large portions of the property in a natural or landscaped state, and the project avoids excessive grading or sprawl across the lot.

By staying well under the allowable lot coverage thresholds, the project demonstrates a deliberate effort to minimize development impact, preserve open space, and retain the rural character and natural appearance of the site, consistent with the community's planning principles and zoning objectives.

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, and is consistent with the scale of the neighborhood when compared to new residences in the vicinity of said lot. The development plan takes into consideration the visibility of the project primarily from Saddleback Road. Significant portions of the lot will be left undeveloped or landscaped.

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 project is sited to minimize disturbance to natural landforms and existing vegetation. Development is clustered on flatter portions of the 5.82-acre lot, avoiding hillsides and major slopes. No significant trees or drainage courses are proposed to be removed or altered, and the landscape plan incorporates native and drought-tolerant planting that complements the site's natural features. The property will also be landscaped in accordance with the approved landscape plan.

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 proposed 23,998 cubic yards of grading is balanced on-site, minimizing off-site impacts. The design follows the site's natural contours, with structures sited on flatter areas to reduce the need for extensive earthwork. No major landforms are altered, and the grading supports a low-profile development that blends with the existing terrain.

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

The proposed grading plan maintains existing drainage patterns and does not alter natural drainage channels. Any redirected flow will be managed on-site and directed into existing drainage courses, consistent with City requirements.

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.

Surrounding native vegetation and mature trees will not be affected or will be replaced. New vegetation will be installed in accordance with the approved landscape plan. The development will be considerate of the environment and will enhance the rural character of the community. As such, the rural character of the community is maintained and privacy is maintained with neighbors.

H. The project is sensitive and not detrimental to the convenience and safety of circulation for pedestrians and vehicles.

There are no changes to the existing circulation patterns for pedestrians or vehicles. The driveway and motor court will be redesigned to allow emergency vehicle access and better vehicular circulation and more off-street parking.

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

The Project is exempt from the CEQA Guidelines pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures), which exempts the construction and location of a limited number of new, small facilities or structures, including single family residences and accessory structures, including but not limited to garages, carports, patios, swimming pools and fences. Here, the Project includes a new cabana and additional floor area to an existing house. Accordingly, the Project qualifies for the exemption pursuant to Section 15303. Further, no exceptions to the exemption apply; there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

Section 6. Conditional Use Permit Findings. Pursuant to RHMC Section 17.16.040(A), a Conditional Use Permit is required for specified accessory structures greater than 200 square feet, recreational game courts, stables exceeding 200 square feet, and corrals exceeding 550 square feet. A Conditional Use Permit is also required for detached trellises with a total square footage exceeding 800 square feet, per RHMC § 17.16.210(H). The Applicant is proposing the construction of a new 791-square-foot detached cabana, a 5,760-square-foot recreational court, two detached trellises with a combined 801 square feet, a 730-square-foot stable, and a 1,350-square-foot corral. Given the foregoing, in accordance with RHMC Section 17.42.050, the Planning Commission makes the following findings:

A. That the proposed conditional use is consistent with the General Plan.

The granting of a Conditional Use Permit for the proposed uses 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 such use. The Project is compatible with existing land uses as other properties in the same zone have such accessory uses. The Project is consistent with Open Space and Conservation Element Goal 2, which aims for expanded opportunities for outdoor recreation.

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 proposed accessory structures are appropriately scaled for a 5.82-acre parcel and are sited to reduce visibility and potential impacts on neighboring properties. No lighting is proposed for the recreation court, and no sleeping quarters are proposed in the cabana. The stable and corral are located at the rear of the lot, consistent with other equestrian properties in the area. The project preserves privacy and maintains the character of surrounding development, with no anticipated adverse effects on adjacent uses.

C. That the site for the proposed conditional use is of adequate size and shape to accommodate the uses and buildings proposed.

The subject property has a net lot area of 253,700 square feet (5.82 acres), which is more than adequate to support the proposed accessory uses, including a tennis court, cabana, and other related structures. The site is of sufficient size and shape to accommodate all proposed improvements while maintaining compliance with required setbacks, lot coverage, and other

applicable development standards of the RAS-1 zoning district.

D. The proposed conditional uses comply with all applicable development standards of the RAS-1 Zone, with exception to the variances requested herein.

The proposed conditional uses comply with all applicable development standards in the RAS-1 Zone.

E. That the proposed use is consistent with the portions of the Los Angeles County Hazardous Waste Management Plan relating to siting and siting criteria for hazardous waste facilities.

Granting the proposed conditional use for the project will be consistent with the applicable portions of the Los Angeles County Hazardous Waste Management Plan related to siting criteria for hazardous waste facilities. The project site is not listed on the current State of California Hazardous Waste and Substances Sites List. The proposed project would not constitute a hazardous waste facility.

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

The proposed project allows the Applicant the ability to enjoy rights enjoyed by other residents in the City. The proposed uses are consistent with the residential character and spirit of the City.

Section 7. Based upon the foregoing findings, and the evidence in the record, the Planning Commission hereby approves Zoning Case No. 24-162 subject to the following conditions:

A. Approval for the Site Plan Review and Conditional Use Permit shall expire within two years from the effective date of approval as defined in RHMC § 17.46.080(A)(1) and RHMC § 17.42.070(A)(2), respectively, unless otherwise extended pursuant to the requirements of those sections.

B. If any condition of this resolution is violated, the entitlement granted by this resolution shall be suspended and the privileges granted hereunder shall lapse and upon receipt of written notice from the City, all construction work being performed on the subject property shall immediately cease, other than work determined by the City Manager or his/her designee required to cure the violation. The suspension and stop work order will be lifted once the Applicant cures the violation to the satisfaction of the City Manager or his/her designee. In the event that the Applicant disputes the City Manager or his/her designee's determination that a violation exists or disputes how the violation must be cured, the Applicant may request a hearing before the City Council. The hearing shall be scheduled at the next regular meeting of the City Council for which the agenda has not yet been posted; the Applicant shall be provided written notice of the hearing. The stop work order shall remain in effect during the pendency of the hearing. The City Council shall make a determination as to whether a violation of this Resolution has occurred. If the Council determines that a violation has not occurred or has been cured by the time of the hearing, the Council will lift the suspension and the stop work order. If the Council

determines that a violation has occurred and has not yet been cured, the Council shall provide the Applicant with a deadline to cure the violation; no construction work shall be performed on the property until and unless the violation is cured by the deadline, other than work designated by the Council to accomplish the cure. If the violation is not cured by the deadline, the Council may either extend the deadline at the Applicant's request or schedule a hearing for the revocation of the entitlements granted by this Resolution pursuant to Chapter 17.58 of the Rolling Hills Municipal Code (RHMC).

C. All requirements of the Building and Construction Ordinance, the Zoning ordinance, and of the zone in which the subject property is located must be complied with unless otherwise a variance to such requirement has been approved.

D. The lot shall be developed and maintained in substantial conformance with the site plan on file at City Hall and approved by the Planning Commission on October 28, 2025 except as, otherwise provided in these conditions. The working drawings submitted to the Department of Building and Safety for plan check review shall conform to the approved development plan. All conditions of the Site Plan Review, Conditional Use Permit, and Variance approvals shall be incorporated into the building permit working drawings, and where applicable complied with prior to issuance of a grading or building permit from the building department.

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

Any proposed modifications and/or changes to the approved project, including resulting from field conditions, shall be discussed with staff so that staff can determine whether the modification is minor or major in nature. Minor modifications are subject to approval by the City Manager or his or her designee. Major modifications are subject to approval by the Planning Commission after a public hearing. Applicant shall not implement modifications or changes to the approved project without the appropriate approval from the City Manager or designee or the Planning Commission, as required.

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

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

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

G. Structural lot coverage of the lot shall not exceed 27,190 square feet or 10.72% of

the net lot area (20% maximum). The flatwork coverage is 24,975 square feet or 9.84%. The total lot coverage proposed, including structures and flatwork, shall not exceed 51,235 square feet or 20.20% (35% maximum).

H. The lot is currently not developed and the total disturbed area will be 99,350 square feet or 39.16% (maximum 40% permitted provided that no more than fifty percent of the slopes resulting from the grading are greater [steeper] than 3:1, or three units horizontal [run] to one unit vertical [rise]). Grading for this project shall not exceed 11,999 cubic yards of cut and 11,999 cubic yards of fill for a total of 23,998 cubic yards.

I. Driveway access shall be provided per the Fire Department requirements and the driveway shall be roughened and the first 20 feet of the driveway shall not exceed 7% in slope.

J. Access to the stable and to the corral shall be decomposed granite or 100% pervious roughened material; it shall not be wider than 12 feet.

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

L. The applicant shall comply with all requirements of the Lighting Ordinance of the City of Rolling Hills (RHMC 17.16.190.E), pertaining to lighting on said property.

M. The applicant shall comply with all requirements for roofing and material requirements of properties in the Very High Fire Hazard Severity Zone.

N. The applicant shall comply with all requirements of the Low Impact Development requirements for storm water management on site (RHMC Chapter 8.32).

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

P. A construction fence may be required. If needed, it shall be reviewed and approved by the Planning Department for location, height, and screening material prior to installation.

Q. Prior to issuance of a final construction approval of the project, all graded slopes shall be landscaped. Prior to issuance of building permit, the landscape plan shall meet the requirements of the City, shall be submitted to the City in conformance with Fire Department Fuel Modification requirements, and shall be approved by the City's landscape consultant.

R. The project shall be landscaped, and continually maintained in substantial conformance with the landscaping plan on file approved by the City's landscape consultant. A detailed landscaping plan shall provide that any trees and shrubs used in the landscaping scheme for this project shall be planted in a way that screens the project development from adjacent streets and neighbors, such that shrubs and trees as they mature do not grow into a hedge or impede any neighbors' views and the plan shall provide that all landscaping be maintained at a height no higher than the roof line of the nearest project structure. In addition,

the landscaping plan shall provide for screening of development with vegetation not to exceed 10 feet in height, and that the vegetation used for screening shall be planted in an off-set manner, so as to prevent it, as it grows from forming a solid hedge. The landscaping plan shall utilize to the maximum extent feasible, plants that are native to the area, are water-wise and are consistent with the rural character of the community. Plants listed as high hazardous plants under RHMC Section 8.30.015 are prohibited.

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

A Certificate of Completion shall be submitted by the project designer or contractor prior to final landscape installation inspection.

T. The landscaping shall be subject to the requirements of the City's Water Efficient Landscape Ordinance, (RHMC Chapter 13.18).

U. Pursuant to RHMC Chapter 8.30, the property shall at all times be maintained free of dead trees and vegetation.

V. The setback lines and roadway easement lines in the vicinity of the construction for this project shall remain staked throughout the construction. A construction fence may be required.

W. Perimeter easements, including roadway easements and trails, if any, shall remain free and clear of any improvements to advance equestrian use and emergency preparedness for evacuation within the City. Where Rolling Hills Community Association (RHCA) has demonstrated authority over the easement, the City's Planning Director may grant relief from this condition upon satisfactory proof of permission from RHCA and a legitimate showing that there is no need for the condition to advance equestrian uses and emergency preparedness.

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

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

Z. The property owner and/or his/her contractor/applicant shall be responsible for compliance with the no-smoking provisions in the Municipal Code. 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. It is the sole responsibility of the property owner and/or his/her contractor to monitor the red flag warning conditions.

AA. Development shall drain in accordance with the approved grading and drainage plan. Drainage dissipaters shall be constructed outside of any easements. The drainage system shall be approved by the Department of Building and Safety. If an above ground swale and/or dissipater is required, it shall be designed in such a manner as not to cross over any equestrian trails or discharge water onto a trail, shall be stained in an earth tone color, and shall be screened from any trail, road and neighbors' view to the maximum extent practicable, without impairing the function of the drainage system.

BB. *Prior to construction*, an on-site inspection and site walk-through, including through all existing structures as needed, shall be scheduled with City Staff and the applicant.

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

DD. *During construction*, to the extent feasible, all parking shall take place on the project site, on the new driveway and, if necessary, any overflow parking may take place within the unimproved roadway easements along adjacent streets, and shall not obstruct neighboring driveways, visibility at intersections or pedestrian and equestrian passage. During construction, to the maximum extent feasible, employees of the contractor shall car-pool into the City. To the extent feasible, a minimum of 4' wide path, from the edge of the roadway pavement, for pedestrian and equestrian passage shall be available and be clear of vehicles, construction materials and equipment at all times.

EE. *During construction*, the property owners shall be required to schedule and regulate construction and relate 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.

FF. *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.

GG. *During construction*, an Erosion Control Plan containing the elements set forth in Section 7010 of the 2022 County of Los Angeles Uniform Building Code shall be followed to minimize erosion and to protect slopes and channels to control storm water pollution.

HH. The property owners shall be required to conform to the Regional Water Quality

Control Board and County Health Department requirements for the installation and maintenance of storm water drainage facilities and septic tank.

II. The applicant shall pay all of the applicable Building and Safety and Public Works Department fees and Palos Verdes Peninsula Unified School District fees, if any.

JJ. Prior to final inspection of the project, “as graded” and “as constructed” plans and certifications shall be provided to the Planning Department and the Building Department to ascertain that the completed project is in compliance with the Planning Commission approved plans. In addition, any modifications made to the project during construction, shall be depicted on the “as built/as graded” plan.

KK. The applicants shall execute an Affidavit of Acceptance of all conditions of the Conditional Use Permit and Variance approvals, or the approvals shall not be effective.

LL. All conditions of this Resolution, when applicable, must be complied with prior to the issuance of a grading or building permit from the Building and Safety Department.

MM. 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.

NN. To the extent permitted by law, Permittee shall defend, indemnify and hold harmless the City of Rolling Hills, its City Council, its officers, employees and agents (the “indemnified parties”) from and against any claim, action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside, or void any permit or approval for this project authorized by the City, including (without limitation) reimbursing the City its actual attorney’s fees and costs in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice. The permittee shall reimburse the City for any court and attorney's fees which the City may be required to pay as a result of any claim or action brought against the City because of this permit. Although the permittee is the real party in interest in an action, the City may, at its sole discretion, participate at its own expense in the defense of the action, but such participation shall not relieve the permittee of any obligation under this condition.

OO. The future stable and corral shall comply with all requirements in RHMC Sections 17.18.060 and 17.18.090, unless otherwise approved herein.

PP. New landscaping in the RHCA easement is prohibited unless previously approved by RHCA. Landscaping not approved by RHCA in the easement shall be removed from the final landscape plan.

PASSED, APPROVED AND ADOPTED THIS 28th DAY OF NOVEMBER, 2025.

BRAD CHELF, CHAIRPERSON

ATTEST:

CHRISTIAN HORVATH, 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 Civil Procedure Section 1094.6.

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

I certify that the foregoing Resolution No. 2025-10 entitled:

ZONING CASE NO. 24-162: SITE PLAN REVIEW FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE WITH ATTACHED GARAGE, NON-EXEMPT GRADING, AND RELATED IMPROVEMENTS; CONDITIONAL USE PERMIT TO CONSTRUCT A DETACHED CABANA, RECREATION COURT, STABLE, CORRAL, AND DETACHED TRELLISES AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR LOCATION AT 80 SADDLEBACK RD (LOT 67-RH) (TURPANJIAN)

was approved and adopted at a regular meeting of the Planning Commission on October 28,2025 by the following roll call vote:

AYES: Cardenas, Soo, Douglass, Chair Chelf

NOES:

ABSENT:

ABSTAIN: Kirkpatrick

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

Administrative Offices.

CHRISTIAN HORVATH, CITY CLERK

City of Rolling Hills INCORPORATED JANUARY 24, 1957

2 PORTUGUESE BEND ROAD, ROLLING HILLS, CA 90274 | (310) 377-1521

Item: 11.A.
Meeting Date: 12/9/2025

To: City Council

From: Benjamin Johnson , Code Compliance Officer / Planning Technician

Thru: Karina Bañales, City Manager

Subject: A Hearing regarding a Nuisance Abatement at 2 Crest Road East (Lot 125-RH), 6 Running Brand Road (Lot 024A-RH), and 77 Portuguese Bend Road (Lot 089-RH), and consideration of a Resolution of the City Council of the City of Rolling Hills Declaring the condition of the property to be a Public Nuisance and Ordering the Abatement thereof

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Background:
The Municipal Code, Chapter 8.24 explains the process for abating a public nuisance. As described in the Municipal Code, once the City Manager determines that a nuisance exists, they may notify the property owner to abate the nuisance and, if not corrected, begin the hearing process for rectifying the situation.

This evening, staff is conducting a public hearing to present information regarding alleged public nuisances at 2 Crest Road East, 6 Running Brand Road, and 77 Portuguese Bend Road. Staff is seeking City Council consideration and authorization to determine whether the conditions on these properties constitute public nuisances under RHMC Chapter 8.24. The hearing also provides the affected property owners and interested members of the public an opportunity to be heard before the Council considers adopting resolutions declaring the subject properties to be public nuisances and directing abatement of the identified conditions.

2 Crest Road East
The first nuisance is a dead tree located on the property at 2 Crest Road East, Rolling Hills, California 90274, which bears Assessor's Parcel Number 7569-008-006. This property is owned by George F. Cashman Jr and Cynthia C. Makin. Even after numerous letters to the property owners and several inspections, the property owners have made no efforts to abate the nuisance. Accordingly, this matter is agendized before the City Council for a public hearing. Photographs of the dead tree are attached as Exhibit 1.

On or around April 22, 2025, the City was informed that there appeared to be a dead tree located on the property. Upon inspecting the violation from a neighboring property and documenting the case, a first Notice of Violation was mailed to the homeowners on May 1, 2025. After mailing the letter, a follow-up inspection was conducted by City Staff on May 8, 2025. During this inspection, staff

observed the violation to still be present on the property. Due to the tree presenting a safety hazard, a second notice of violation was mailed to the homeowners on May 27, 2025. After a follow-up inspection conducted by City Staff on June 17, 2025, where the violation was still present, Staff began working on a Final Notice of Violation due to the ongoing fire and safety issue the violation posed and the lack of corrective action being taken. The Final Notice of Violation was mailed to the property owners on July 3rd, 2025. City staff then conducted a follow-up inspection on July 31, and there was still no evidence of any attempt being made toward removal of the dead tree.

Rolling Hill Municipal Code section 8.24.010 (Nuisance Defined) defines a “nuisance” to include anything which is injurious to health or safety, or injurious to the stability of real property, that affects a considerable number of persons at the same time. Rolling Hills Municipal Code section 8.24.020 (Duty of Owner or Possessor of Property) requires that every person that owns or is in possession of any property, place or area within the boundaries of the City shall, at his or her own expense, maintain the property, place or area free from any nuisance.

The dead tree located on the property at 2 Crest Road East poses a safety hazard and a severe fire risk in an area prone to wildfires. For this reason, conditions on the property constitute a nuisance and must be abated.

As the owners have made no reasonable efforts to correct this violation, the City Manager has determined that a Nuisance exists on the property. Therefore, on November 21, 2025 a Legal Notice and Order to Abate the nuisance was sent to the property owners via both certified mail and email. The Notice and Order gave the property owners fifteen days, to December 6, 2025, to remove the dead tree. The Notice and Order also stated that should the work not be completed or the owners fail to make a good faith effort towards abatement, a hearing will be held before the City Council on December 9, 2025 to determine whether conditions on the property constitute a continuing public nuisance, and order that the nuisance be abated.

Upon receiving the Notice and Order, Ms. Makin called City Staff and expressed that she was unaware of the violation. City Staff explained the violation to her, and emailed both owners an overhead photograph of the property, demonstrating the location of the dead tree. Ms. Makin pledged to remedy the violation as soon as possible.

6 Running Brand Road

The second nuisance is an unstable retaining wall and debris located on the property at 6 Running Brand Road, Rolling Hills, California 90274, which bears Assessor’s Parcel Number 7567-012-032. This property is owned by Caihong He. Even after several inspections and numerous letters to the property owner, the property owner has made no efforts to abate the nuisance. Accordingly, this matter is agendized before the City Council for a public hearing. Photographs of the violation are attached as Exhibit 2.

On or around May 22, 2025 permission was granted to City Staff to access the premises of a property for the purposes of observing and documenting an active violation on the neighboring property. During that inspection, City Staff observed a deteriorated retaining wall, along with debris and construction remnants scattered on the downslope area. The case was opened, and a Notice of Violation was mailed on May 27, 2025. All of these violations were still present during the time of the follow-up inspection by City Staff on May 22, 2025. On May 29, 2025, Boris Huang, a neighbor, called on behalf of the residents and said that he was working with the homeowners to resolve the issue as soon as possible. Upon speaking with City Staff that day, Huang was informed of what work needed to be done to resolve the violation and directed to the Planning Team if he had any further questions. On June 12, 2025 City Staff reached out to the property owner’s representative seeking a status update and left a voicemail requesting a status update and making it clear that without any update,

another Notice of Violation would be sent out the following week.

On June 26, 2025 City Staff conducted a follow-up inspection and confirmed that the violation was still present. On July 3rd, 2025, as attempts to contact the property owner were unsuccessful, and the violations remained present, despite staff's best efforts to make contact with the homeowners. After attempting to contact the homeowners again on or around July 29, 2025 to no avail, a second and final Notice of Violation was drafted and sent to the homeowners via certified mail and email on August 7, 2025 as it became apparent the issue was still no closer to being resolved. The property owner did not respond.

On August 21, 2025, we received a call from the homeowner's daughter claiming that the violation had been resolved. However, later inspections of the violation by City Staff confirmed this to not be the case.

Rolling Hill Municipal Code section 8.24.010 (Nuisance Defined) defines a "nuisance" to include anything which is injurious to health or safety, or injurious to the stability of real property, that affects a considerable number of persons at the same time. Rolling Hills Municipal Code Section 8.24.020 (Duty of Owner or Possessor of Property) requires that every person that owns or is in possession of any property, place or area within the boundaries of the City shall, at his or her own expense, maintain the property, place or area free from any nuisance.

The unstable retaining wall and debris located on the property at 6 Running Brand Road pose a safety hazard and a severe fire risk in an area prone to wildfires. For this reason, conditions on the property constitute a nuisance and must be abated.

As the owners have made no reasonable efforts to correct this violation, the City Manager has determined that a Nuisance exists on the property. Therefore, on November 21, 2025 a Notice and Order to Abate the nuisance was sent to the property owner via both certified mail and email. The Notice and Order provided fifteen days, to December 6, 2025 to remedy the violation. The Notice and Order also stated that should the work not be completed or the owners fail to make a good faith effort towards abatement, a hearing will be held before the City Council on December 9, 2025 to determine whether conditions on the property constitute a continuing public nuisance, and order that the work be performed.

Upon receiving the notice, the property owner contacted an architect, who reached out to City Staff during the week of November 24 and indicated that they will work to submit plans to repair the wall and remedy the violation as soon as possible. The architect indicated that they will begin drafting plans soon, and will reach out to schedule a meeting with City Staff as soon as they are able to see the original drawings of the wall to begin the repair process.

77 Portuguese Bend Road

The final nuisance is overgrown and dead vegetation located on the property at 77 Portuguese Bend Road, Rolling Hills, California 90274, which bears Assessor's Parcel Number 7567-013-005. This property is owned by Wei-Min Shin and Ying Sai. Even after several inspections and numerous letters to the property owner, the property owner has made no efforts to abate the nuisance. Accordingly, this matter is agendized before the City Council for a public hearing. Photographs of the violation are attached as Exhibit 3.

On or around February 25, 2025 City Staff was made aware of a concern from the owner of a nearby property about overgrown and dried vegetation located at 77 Portuguese Bend Rd and the existence of a possible violation on the property. After an inspection of the subject property from a neighboring property by City Staff, the existence of the violation was confirmed. City staff then attempted to

contact the owner of the property in violation of the municipal code, and was able to successfully inform them of the violation and the specific parts of their property in violation. Staff then mailed the first Notice of Violation to the homeowners on February 27, 2025. Upon receiving the Notice of Violation, the homeowners reached out to City Staff on March 3, 2025 inquiring as to what, specifically needed to be addressed, claiming they did not understand what exactly needed to be cleared from their property. In response, Staff provided the homeowners with photographs of arial mapping, along with the specific source of the isolation and explained the exact section of the municipal code that the property was found to be in violation of. On March 20, 2025, Staff attempted to re-inspect via the neighboring property but were denied entry by a housekeeper. Later, Staff received a call from the homeowner of the neighboring property who affirmed that the violation was still present and provided Staff with images to confirm. Upon confirmation of the existing violation, a second Notice of Violation was drafted and mailed to the homeowners at two separate addresses on March 25, 2025.

On April 8, 2025 City Staff reinspected the property and confirmed the overgrown/dried vegetation was still present on the property. As the homeowner had not taken the necessary steps to resolve the violation, a Final Notice of Violation was drafted and mailed to the property owners on April 10, 2025. On May 6, 2025, City Staff conducted a final re-inspection of the subject and confirmed that the property still contained overgrown, dried, and hazardous vegetation.

Rolling Hill Municipal Code section 8.24.010 (Nuisance Defined) defines a “nuisance” to include anything which is injurious to health or safety, or injurious to the stability of real property, that affects a considerable number of persons at the same time. Rolling Hills Municipal Code Section 8.24.020 (Duty of Owner or Possessor of Property) requires that every person that owns or is in possession of any property, place or area within the boundaries of the City shall, at his or her own expense, maintain the property, place or area free from any nuisance.

The unstable retaining wall and debris located on the property at 6 Running Brand Road pose a safety hazard and a severe fire risk in an area prone to wildfires. For this reason, conditions on the property constitute a nuisance and must be abated.

As the owners have made no reasonable efforts to correct this violation, the City Manager has determined that a Nuisance exists on the property. Therefore, on November 21, 2025 a Notice and Order to Abate the nuisance was sent to the property owner via both certified mail and email. The Notice and Order provided fifteen days, to December 6, 2025 to remedy the violation. The Notice and Order also stated that should the work not be completed or the owners fail to make a good faith effort towards abatement, a hearing will be held before the City Council on December 9, 2025 to determine whether conditions on the property constitute a continuing public nuisance, and order that the work be performed.

On November 24, 2025 one of the property owners, Ying Sai, emailed City Staff asking for some clarification regarding what areas of the property specifically needed to be abated, so that proper guidance could be given to their crew and ensure that the nuisance was properly abated. In response, Staff emailed Ms. Sai photos of the violation dated November 19, 2025, an overhead view of his property highlighting the boundaries of the lot, while also including the exact section of the municipal code their property was found to be in violation of. Staff also made it apparent that if there areas of the property in violation of the municipal code that were not pictured in the photos provided, they must also be remedied. Ying Sai responded on November 25, 2025, thanking city staff for providing the information and stating that they would begin to clear the property after the Thanksgiving holiday.

Discussion:
Rolling Hills Municipal Code section 8.24.050 states that “If the nuisance is not abated or good faith efforts towards abatement have not been made within the time set forth in Section 8.24.030, the City Council shall conduct a hearing at the time and place fixed in the notice at which evidence may be submitted by interested persons. Upon consideration of the evidence, the Council may declare the condition to constitute a public nuisance and order the abatement thereof.”

The purpose of this public hearing is to determine whether the property owners of 2 Crest Rd. East, the property owners of 6 Running Brand Rd, and the property owners of 77 Portuguese Bend Rd have taken appropriate actions to abate the nuisance as described in this staff report and whether the condition constitutes a continued public nuisance. Should the City Council declare that any of the properties contain a nuisance, it is respectfully requested that the City Council order the property owner(s) to abate the nuisance, pursuant to Rolling Hills Municipal Code section 8.24.050.

At the public hearing, City Staff will describe whether the property owners have followed through with the promised actions and provide an update on the current status of the properties.

Testimony may also be provided by the property owners, their representatives, or other interested parties.

NOTIFICATION
After the public hearing, the City Clerk must notify all owners and possessors of the subject properties of the Council’s decision. The following people must be notified:

- George F. Cashman Jr. and Cynthia C. Makin (2 Crest Rd);
- Caihong He (6 Running Brand Rd); and
- Wei-Min Shin and Ying Sai (77 Portuguese Bend Rd).

CONCLUSION
As described, each of these properties has received multiple written notices and follow-up contacts from the City, including several letters to the owners and repeated site visits to observe and document the violations. Staff’s ability to respond in a timely manner was previously constrained by the use of a part-time contract code enforcement officer, who was available only two days per week for limited hours, even though effective code enforcement requires ongoing contact with property owners, follow-up, and on-site inspections. With the Council’s July 2025 authorization of a full-time in-house Code Compliance Officer/Planning Technician, who was onboarded in September 2025, staff have been able to significantly advance these long-standing cases, addressing matters that had been open for over a year within approximately three months. Staff is grateful for the Council’s support in creating this position, as having code compliance in-house has already improved consistency, follow-up, and engagement with residents, and is moving the City’s enforcement efforts in a positive direction.

That said, should the City Council find that the condition of a property continues to constitute a public nuisance within the meaning of the Municipal Code, the attached Resolutions declare the conditions to constitute a public nuisance and order the abatement thereof. The Resolutions further state that if the property owner fails to sufficiently abate the nuisance, the City Council will be authorized to cause the abatement of the nuisance.

Fiscal Impact:

To be determined.

Recommendation:
Open the public hearing, consider all testimony and, upon consideration of the evidence, adopt Resolution No. 1399, Resolution No. 1400, and Resolution No. 1401 declaring the condition to constitute a public nuisance and ordering the abatement thereof.

Attachments:
1. Attachment A - ResolutionNo1399_2CrestRoadEast_AbatementHearing_F
2. Attachment B - ResolutionNo1400_6RunningBrandRoad_AbatementHearing_F
3. Attachment C - ResolutionNo1401_77PortugueseBendRd_AbatementHearing_F
4. Attachment D - CE_ADD_251209_2CrestRdE_NOV_NOA_Photos
5. Attachment E - CE_ADD_251209_6RunningBrandRd_NOV_NOA_Photos
6. Attachment F - CE_ADD_251209_77PBRd_NOV_NOA_Photos

RESOLUTION NO. 1399

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS DECLARING A DEAD TREE ON A PROPERTY LOCATED AT 2 CREST ROAD EAST TO BE A PUBLIC NUISANCE AND ORDERING THE ABATEMENT THEREOF (LOT 125-RH) (MAKIN AND CASHMAN JR)

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

Section 1. Recitals.

A. It is the duty of every person that owns or is in possession of any property, place or area within the boundaries of the City to maintain the property, place or area free from any nuisance. (Rolling Hills Municipal Code Section 8.24.020.) Section 8.30.010 (Dead or alive tumbleweeds and dead trees, shrubs, palm fronds or other plants as public nuisance) of the Rolling Hills Municipal Code states: "Every person who owns or is in possession of any property, place or area within the boundaries of the City shall, at his or her own expense, maintain the property, place or area free from any dead or alive tumbleweed or dead tree, shrub, palm frond or other plant. Any dead or alive tumbleweed or dead tree, shrub, palm frond or other plant located on any property in the City is **hereby declared to be a public nuisance**." (Emphasis added.) Any condition in violation of Chapter 8.30 is a public nuisance. (Rolling Hills Municipal Code Section 8.30.010(A).)

B. On or around April 22, 2025, City Staff was alerted to the fact that there is a dead tree located on the property at 2 Crest Road East (Lot 125-RH) (hereinafter referred to as the "Subject Property"). The dead tree is visible from neighboring property and presents a fire hazard.

C. On May 23, 2024, City Staff notified the owners of the Subject Property, Mr. George Cashman Jr. and Mrs. Cynthia Makin ("Property Owners"), that the dead tree is in violation of Rolling Hills Municipal Code Section 8.30.010 and must be removed. Section 8.24.010 reads, "For the purposes of this chapter, a 'nuisance' shall be defined as anything which is injurious to health or safety, or is indecent or offensive to the senses, or an obstruction to the free use of property or injurious to the stability of real property so as to interfere with the comfortable enjoyment of life or property, or unlawfully obstructs the free passage or use, in the customary manner, of any street, and affects at the same time an entire community or neighborhood, or any considerable number of persons, although the extent of the annoyance or damage inflicted upon individuals may be unequal." City Staff indicated that said items must be removed no later than May 15th, 2025. This deadline passed and the Property Owners failed to make a good faith effort towards abatement of the nuisance condition on the Subject Property.

D. On May 27th, 2025, City Staff sent a second notice to the Owners and indicated that said dead tree must be removed no later than July 17th, 2025. This deadline

passed and the Property Owners failed to make a good faith effort towards abatement of the nuisance condition on the Subject Property.

E. On November 21st, 2025, City Staff sent a Notice to Abate to the Property Owners that required the Owners to abate the identified nuisance within 15 days from the date of the Notice, or December 6th, 2025. If the conditions in the Notice were not abated, or if the Property Owners failed to make a good faith effort toward abatement to the satisfaction of the City Manager by December 6th, 2025, then a hearing would be scheduled before the City Council on December 9th, 2025.

F. On November 21st, 2025 City Staff sent a Notice to the Property Owners that indicated a hearing would be scheduled before the City Council on December 9th, 2025.

Section 2. Pursuant to Sections 8.24.040 and 8.24.050 of the Rolling Hills Municipal Code, the City Council conducted a hearing on December 9th, 2025, to consider any protest of the Property Owner, possessor or other interested person regarding the condition of the Subject Property.

Section 3. Upon consideration of the staff report, related documents and the evidence presented at the time of the hearing, the City Council declares that the property at 2 Crest Road East constitutes a condition that is injurious to the public health, safety and welfare by violating Section 8.30.010 of the Rolling Hills Municipal Code such that it is a public nuisance pursuant to Chapter 8.24 of the Rolling Hills Municipal Code.

Section 4. In accordance with the foregoing, and because it is the duty of property owners to maintain their properties free of nuisances, the City Council orders that the Property Owners remove the dead tree on the Subject Property within 30 days of the date of this Resolution but no later than January 8th, 2026. In the event the property owners fail to complete the measures specified above by the specific dates the City will perform the corrective measures at the Property Owners' expense as authorized in Section 8.24.060 *et seq.* of the Rolling Hills Municipal Code.

Section 5. If the nuisance is not abated as specified herein, then the City Manager is authorized to cause the nuisance to be abated by the City by seeking an Abatement Warrant from the local Superior Court, and also is directed to notify the property owner in writing by certified mail and regular mail of the cost of removal of the nuisance and that payment in full for removal of the nuisance is due to the City within 10 days of the date of mailing of the notice. If the total cost of abating the nuisance is not paid to the City within 10 days after the date of the notice, the City Clerk shall record, in the Office of the County Recorder, a statement of the total balance due to the City, which shall constitute a lien upon the property in accordance with section 8.24.070 of the Rolling Hills Municipal Code.

Section 6. The City Clerk is hereby directed to send a copy of this resolution by certified and regular mail to the owners of the property located at 2 Crest Road East.

Section 7. This resolution shall take effect immediately on December 9th, 2025.

PASSED, APPROVED AND ADOPTED this 9th day of December, 2025.

_____
JEFF PIEPER
MAYOR

ATTEST:

_____
CHRISTIAN HORVATH
CITY CLERK

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

The foregoing Resolution No. 1399 entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS DECLARING A DEAD TREE ON A PROPERTY LOCATED AT 2 CREST ROAD EAST TO BE A PUBLIC NUISANCE AND ORDERING THE ABATEMENT THEREOF (LOT 125-RH) (MAKIN & CASHMAN JR)

was approved and adopted at a regular meeting of the City Council on the 9th day of December 2025, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
CHRISTIAN HORVATH
CITY CLERK

RESOLUTION NO. 1400

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS DECLARING A DETERIORATED RETAINING WALL AND DEBRIS ON A PROPERTY LOCATED AT 6 RUNNING BRAND ROAD TO BE A PUBLIC NUISANCE AND ORDERING THE ABATEMENT THEREOF (LOT 024-A-RH) (HE)

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

Section 1. Recitals.

A. It is the duty of every person that owns or is in possession of any property, place or area within the boundaries of the City to maintain the property, place or area free from any nuisance. (Rolling Hills Municipal Code Section 8.24.020.) Section 8.24.010 (Nuisance defined.) of the Rolling Hills Municipal Code states: "For the purposes of this chapter, a 'nuisance' shall be defined as anything which is injurious to health or safety, or is indecent or offensive to the senses, or an obstruction to the free use of property or injurious to the stability of real property so as to interfere with the comfortable enjoyment of life or property, or unlawfully obstructs the free passage or use, in the customary manner, of any street, and affects at the same time an entire community or neighborhood, or any considerable number of persons, although the extent of the annoyance or damage inflicted upon individuals may be unequal. Notwithstanding any provisions of this chapter, the City Council may define by ordinance any particular condition constituting a nuisance." Any condition in violation of Chapter 8.24.010 is a public nuisance. (Rolling Hills Municipal Code Section 8.24.010.)

B. On or around April 22, 2025, City Staff was alerted to the fact that there is a deteriorated retaining wall and debris scattered on the downslope located on the property at 6 Running Brand Road (Lot 024-A-RH) (hereinafter referred to as the "Subject Property"). The deteriorated retaining wall and debris is visible from neighboring property and presents a fire hazard and a visual blight.

C. On May 27th, 2025, City Staff notified the owner of the Subject Property, Mr. Caihong He ("Property Owners"), that the deteriorated retaining wall and debris is in violation of Rolling Hills Municipal Code Section 8.24.010 and must be removed. Section 8.24.010 reads, "For the purposes of this chapter, a "nuisance" shall be defined as anything which is injurious to health or safety, or is indecent or offensive to the senses, or an obstruction to the free use of property or injurious to the stability of real property so as to interfere with the comfortable enjoyment of life or property, or unlawfully obstructs the free passage or use, in the customary manner, of any street, and affects at the same time an entire community or neighborhood, or any considerable number of persons, although the extent of the annoyance or damage inflicted upon individuals may be unequal." City Staff indicated that said items must be removed no later than June 10th,

2025. This deadline passed and the Property Owners failed to make a good faith effort towards abatement of the nuisance condition on the Subject Property.

D. On August 7th, 2025, City Staff sent a second notice to the Owners and indicated that said deteriorated retaining wall and debris must be removed no later than August 21st, 2025. This deadline passed and the Property Owners failed to make a good faith effort towards abatement of the nuisance condition on the Subject Property.

E. On November 21st, 2025, City Staff sent a Notice to Abate to the Property Owners that required the Owners to abate the identified nuisance within 15 days from the date of the Notice, or December 6th, 2025. If the conditions in the Notice were not abated, or if the Property Owners failed to make a good faith effort toward abatement to the satisfaction of the City Manager by December 6th, 2025, then a hearing would be scheduled before the City Council on December 9th, 2025.

F. On November 21st, 2025 City Staff sent a Notice to the Property Owners that indicated a hearing would be scheduled before the City Council on December 9th, 2025.

Section 2. Pursuant to Sections 8.24.040 and 8.24.050 of the Rolling Hills Municipal Code, the City Council conducted a hearing on December 9th, 2025, to consider any protest of the Property Owner, possessor or other interested person regarding the condition of the Subject Property.

Section 3. Upon consideration of the staff report, related documents and the evidence presented at the time of the hearing, the City Council determines that the property at 6 Running Brand Road constitutes a condition that is injurious to the public health, safety and welfare by violating Section 8.24.010 of the Rolling Hills Municipal Code such that it is a public nuisance pursuant to Chapter 8.24 of the Rolling Hills Municipal Code.

Section 4. In accordance with the foregoing, and because it is the duty of property owners to maintain their properties free of nuisances, the City Council orders that the Property Owners remove the deteriorated retaining wall and debris on the Subject Property within 30 days of the date of this Resolution but no later than January 8th, 2026. In the event the property owners fail to complete the measures specified above by the specific dates the City will perform the corrective measures at the Property Owners' expense as authorized in Section 8.24.060 *et seq*. of the Rolling Hills Municipal Code.

Section 5. If the nuisance is not abated as specified herein, then the City Manager is authorized to cause the nuisance to be abated by the City by seeking an Abatement Warrant from the local Superior Court, and also is directed to notify the property owner in writing by certified mail and regular mail of the cost of removal of the nuisance and that payment in full for removal of the nuisance is due to the City within 10 days of the date of mailing of the notice. If the total cost of abating the nuisance is not paid to the City within 10 days after the date of the notice, the City Clerk shall record, in the Office of the County Recorder, a statement of the total balance due to the City, which

shall constitute a lien upon the property in accordance with section 8.24.070 of the Rolling Hills Municipal Code.

Section 6. The City Clerk is hereby directed to send a copy of this resolution by certified and regular mail to the owners of the property located at 6 Running Brand Road.

Section 7. This resolution shall take effect immediately on December 9th, 2025.

PASSED, APPROVED AND ADOPTED this 9th day of December, 2025.

_____
JEFF PIEPER
MAYOR

ATTEST:

_____
CHRISTIAN HORVATH
CITY CLERK

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

The foregoing Resolution No. 1400 entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS DECLARING A DETERIORATED RETAINING WALL AND DEBRIS ON A PROPERTY LOCATED AT 6 RUNNING BRAND ROAD TO BE A PUBLIC NUISANCE AND ORDERING THE ABATEMENT THEREOF (LOT 024-A-RH) (HE)

was approved and adopted at a regular meeting of the City Council on the 9th day of December 2025, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
CHRISTIAN HORVATH
CITY CLERK

RESOLUTION NO. 1401

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS DECLARING DEAD AND OVERGROWN BRUSH ON A PROPERTY LOCATED AT 77 PORTUGUESE BEND ROAD TO BE A PUBLIC NUISANCE AND ORDERING THE ABATEMENT THEREOF (LOT 089-RH) (SHEN AND SAI)

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

Section 1. Recitals.

A. It is the duty of every person that owns or is in possession of any property, place or area within the boundaries of the City to maintain the property, place or area free from any nuisance. (Rolling Hills Municipal Code Section 8.24.020.) Section 8.30.010 (Dead or alive tumbleweeds and dead trees, shrubs, palm fronds or other plants as public nuisance) of the Rolling Hills Municipal Code states: "Every person who owns or is in possession of any property, place or area within the boundaries of the City shall, at his or her own expense, maintain the property, place or area free from any dead or alive tumbleweed or dead tree, shrub, palm frond or other plant. Any dead or alive tumbleweed or dead tree, shrub, palm frond or other plant located on any property in the City is **hereby declared to be a public nuisance**." (Emphasis added.) Any condition in violation of Chapter 8.30 is a public nuisance. (Rolling Hills Municipal Code Section 8.30.010(A).)

B. On or around February 22nd, 2025, City Staff was alerted to the fact that there is dead and overgrown brush located on the property at 77 Portuguese Bend Road (Lot 089-RH) (hereinafter referred to as the "Subject Property"). The dead and overgrown brush is visible from neighboring property and presents a fire hazard.

C. On February 27, 2025, City Staff notified the owners of the Subject Property, Mr. Ying Sai and Ms. Wei Min-Shen ("Property Owners"), that the dead and overgrown brush is in violation of Rolling Hills Municipal Code Section 8.30.010 and must be removed. Section 8.24.010 reads, "For the purposes of this chapter, a 'nuisance' shall be defined as anything which is injurious to health or safety, or is indecent or offensive to the senses, or an obstruction to the free use of property or injurious to the stability of real property so as to interfere with the comfortable enjoyment of life or property, or unlawfully obstructs the free passage or use, in the customary manner, of any street, and affects at the same time an entire community or neighborhood, or any considerable number of persons, although the extent of the annoyance or damage inflicted upon individuals may be unequal." City Staff indicated that said items must be removed no later than March 13th, 2025. This deadline passed and the Property Owners failed to make a good faith effort towards abatement of the nuisance condition on the Subject Property.

D. On March 25th, 2025, City Staff sent a second notice to the Owners and indicated that said dead and overgrown brush must be removed no later than April 8th, 2025. This deadline passed and the Property Owners failed to make a good faith effort towards abatement of the nuisance condition on the Subject Property.

E. On November 21st, 2025, City Staff sent a Notice to Abate to the Property Owners that required the Owners to abate the identified nuisance within 15 days from the date of the Notice, or December 6th, 2025. If the conditions in the Notice were not abated, or if the Property Owners failed to make a good faith effort toward abatement to the satisfaction of the City Manager by December 6th, 2025, then a hearing would be scheduled before the City Council on December 9th, 2025.

F. On November 21st, 2025 City Staff sent a Notice to the Property Owners that indicated a hearing would be scheduled before the City Council on December 9th, 2025.

Section 2. Pursuant to Sections 8.24.040 and 8.24.050 of the Rolling Hills Municipal Code, the City Council conducted a hearing on December 9th, 2025, to consider any protest of the Property Owner, possessor or other interested person regarding the condition of the Subject Property.

Section 3. Upon consideration of the staff report, related documents and the evidence presented at the time of the hearing, the City Council declares that the property at 77 Portuguese Bend Road constitutes a condition that is injurious to the public health, safety and welfare by violating Section 8.30.010 of the Rolling Hills Municipal Code such that it is a public nuisance pursuant to Chapter 8.24 of the Rolling Hills Municipal Code.

Section 4. In accordance with the foregoing, and because it is the duty of property owners to maintain their properties free of nuisances, the City Council orders that the Property Owners remove the dead and overgrown brush on the Subject Property within 30 days of the date of this Resolution but no later than January 8th, 2026. In the event the property owners fail to complete the measures specified above by the specific dates the City will perform the corrective measures at the Property Owners' expense as authorized in Section 8.24.060 *et seq*. of the Rolling Hills Municipal Code.

Section 5. If the nuisance is not abated as specified herein, then the City Manager is authorized to cause the nuisance to be abated by the City by seeking an Abatement Warrant from the local Superior Court, and also is directed to notify the property owner in writing by certified mail and regular mail of the cost of removal of the nuisance and that payment in full for removal of the nuisance is due to the City within 10 days of the date of mailing of the notice. If the total cost of abating the nuisance is not paid to the City within 10 days after the date of the notice, the City Clerk shall record, in the Office of the County Recorder, a statement of the total balance due to the City, which shall constitute a lien upon the property in accordance with section 8.24.070 of the Rolling Hills Municipal Code.

Section 6. The City Clerk is hereby directed to send a copy of this resolution by certified and regular mail to the owners of the property located at 77 Portuguese Bend Road.

Section 7. This resolution shall take effect immediately on December 9th, 2025.

PASSED, APPROVED AND ADOPTED this 9th day of December, 2025.

JEFF PIEPER
MAYOR

ATTEST:

CHRISTIAN HORVATH
CITY CLERK

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

I certify that the foregoing Resolution No. 1401 entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS DECLARING DEAD AND OVERGROWN BRUSH ON A PROPERTY LOCATED AT 77 PORTUGUESE BEND ROAD TO BE A PUBLIC NUISANCE AND ORDERING THE ABATEMENT THEREOF (LOT 089-RH) (SHEN AND SAI)

was approved and adopted at a regular meeting of the City Council on the 9th day of December 2025, 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.

_____

CHRISTIAN HORVATH
CITY CLERK

City of Rolling Hills INCORPORATED JANUARY 24, 1957
2 PORTUGUESE BEND ROAD ROLLING HILLS, CA 90274
(310) 377-1521 WWW.ROLLING-HILLS.ORG

May 1, 2025

George Cashman & Cynthia Makin
P.O. Box 2247
Palos Verdes Pnsla, CA 90274-8247

Re: Case Number 452
Subject Property: 2 Crest Rd E, Rolling Hills, CA 90274-5225
Property ID Number: 7569-008-006

Notice of Violation

Dear George Cashman & Cynthia Makin

The City of Rolling Hills is seeking your cooperation in addressing a code violation identified on your property. During a recent inspection, it was observed that the property contained a dead, or diseased tree located within the western region of your property. These conditions are not in compliance with the following section(s) of the **Rolling Hills Municipal Code:**

Section 8.30.010 – Dead or Alive Tumbleweeds and Dead Vegetation as Public Nuisance:
"*Every person who owns or is in possession of any property, place, or area within the boundaries of the City shall, at his or her own expense, maintain the property, place, or area free from any dead or alive tumbleweed or dead tree, shrub, palm frond, or other plant. Any dead or alive tumbleweed or dead tree, shrub, palm frond, or other plant located on any property in the City is hereby declared to be a public nuisance.*"

Resolution Actions
Please remove all dead vegetation, including tumbleweeds, **dead trees**, shrubs, and palm fronds, from your property. You have until **May 15, 2025,** (three weeks from the date of this notice) to comply and complete the required corrections.

We understand that maintaining your property takes time and effort, but addressing these issues is critical to preserving the safety and well-being of our community. Especially during this time of year, removing dead vegetation helps to reduce fire risks and protect the surrounding area.

Failure to address this violation within the specified timeframe may result in your property being deemed a nuisance and could lead to abatement procedures or other enforcement actions

Contact Information
If you have any questions, need assistance, or would like to discuss this matter further, please don't hesitate to contact us:

- **Phone:** (310) 377-1521
- **Email:** codeenforcement@cityofrh.net

We are here to help and appreciate your cooperation in addressing this matter. Thank you for your prompt attention to this issue and for helping to maintain the safety and character of our community.

Sincerely,

City of Rolling Hills
Noah Roque
Code Enforcement Department

City of Rolling Hills INCORPORATED JANUARY 24, 1957
2 PORTUGUESE BEND ROAD ROLLING HILLS, CA 90274
(310) 377-1521 WWW.ROLLING-HILLS.ORG

May 27, 2025

George Cashman & Cynthia Makin
P.O. Box 2247
Palos Verdes Peninsula, CA 90274-8247

Re: Case Number 452
Subject Property: 2 Crest Rd E, Rolling Hills, CA 90274-5225
Property ID Number: 7569-008-006

Notice of Violation

Dear George Cashman & Cynthia Makin

The City of Rolling Hills is seeking your cooperation in addressing a code violation identified on your property. During a recent inspection, it was observed that the property still contains a dead, or diseased tree located within the western region of your property. These conditions are not in compliance with the following section(s) of the **Rolling Hills Municipal Code:**

Section 8.30.010 – Dead or Alive Tumbleweeds and Dead Vegetation as Public Nuisance:
"*Every person who owns or is in possession of any property, place, or area within the boundaries of the City shall, at his or her own expense, maintain the property, place, or area free from any dead or alive tumbleweed or dead tree, shrub, palm frond, or other plant. Any dead or alive tumbleweed or dead tree, shrub, palm frond, or other plant located on any property in the City is hereby declared to be a public nuisance.*"

Resolution Actions
Please remove all dead vegetation, including tumbleweeds, **dead trees**, shrubs, and palm fronds, from your property. You have until **July 17, 2025,** to comply and complete the required corrections.

We understand that maintaining your property takes time and effort, but addressing these issues is critical to preserving the safety and well-being of our community. Especially during this time of year, removing dead vegetation helps to reduce fire risks and protect the surrounding area.

Failure to address this violation within the specified timeframe may result in your property being deemed a nuisance and could lead to abatement procedures or other enforcement actions

Contact Information
If you have any questions, need assistance, or would like to discuss this matter further, please don't hesitate to contact us:

- **Phone:** (310) 377-1521
- **Email:** codeenforcement@cityofrh.net

We are here to help and appreciate your cooperation in addressing this matter. Thank you for your prompt attention to this issue and for helping to maintain the safety and character of our community.

Sincerely,

City of Rolling Hills
Noah Roque
Code Enforcement Department

City of Rolling Hills INCORPORATED JANUARY 24, 1957
2 PORTUGUESE BEND ROAD ROLLING HILLS, CA 90274
(310) 377-1521 WWW.ROLLING-HILLS.ORG

July 3, 2025

George Cashman & Cynthia Makin
P.O. Box 2247
Palos Verdes Peninsula, CA 90274-8247

Re: Case Number 452
Subject Property: 2 Crest Rd E, Rolling Hills, CA 90274-5225
Property ID Number: 7569-008-006

Final Notice of Violation

Dear George Cashman & Cynthia Makin

The City of Rolling Hills is seeking your cooperation in addressing a code violation identified on your property. During a recent inspection, it was observed that the property still contains a dead, or diseased tree located within the western region of your property. These conditions are not in compliance with the following section(s) of the **Rolling Hills Municipal Code:**

Section 8.30.010 – Dead or Alive Tumbleweeds and Dead Vegetation as Public Nuisance:
"*Every person who owns or is in possession of any property, place, or area within the boundaries of the City shall, at his or her own expense, maintain the property, place, or area free from any dead or alive tumbleweed or dead tree, shrub, palm frond, or other plant. Any dead or alive tumbleweed or dead tree, shrub, palm frond, or other plant located on any property in the City is hereby declared to be a public nuisance.*"

Resolution Actions
Please remove all dead vegetation, including tumbleweeds, **dead trees**, shrubs, and palm fronds, from your property. You have until **July 17, 2025,** to comply and complete the required corrections.

We understand that maintaining your property takes time and effort, but addressing these issues is critical to preserving the safety and well-being of our community. Especially during this time of year, removing dead vegetation helps to reduce fire risks and protect the surrounding area.

Failure to address this violation within the specified timeframe may result in your property being deemed a nuisance and could lead to abatement procedures or other enforcement actions

Contact Information
If you have any questions, need assistance, or would like to discuss this matter further, please don't hesitate to contact us:

- **Phone:** (310) 377-1521
- **Email:** codeenforcement@cityofrh.net

We are here to help and appreciate your cooperation in addressing this matter. Thank you for your prompt attention to this issue and for helping to maintain the safety and character of our community.

Sincerely,

City of Rolling Hills
Noah Roque
Code Enforcement Department

BEST BEST & KRIEGER LLP
ATTORNEYS AT LAW

Cal Armijo
Prosecution Counsel
(213) 379-9383
cal.armijo@bbklaw.com

LEGAL NOTICE AND ORDER TO ABATE

November 21, 2025

DELIVERED VIA CERTIFIED MAIL TO INTERESTED PARTIES

Subject Property:
2 Crest Road East
Rolling Hills, California 90274
APN: 7569-008-006

Compliance Deadline:
December 6, 2025

Public Hearing:
Rolling Hills City Hall
2 Portuguese Bend Road
Rolling Hills, CA 90274

December 9, 2025
7:00 p.m.

Interested Parties:
George F. Cashman Jr. & Cynthia C. Makin
120 Mossvine
Irvine, California 92618

Occupant(s)
2 Crest Road East
Rolling Hills, California 90274

To All Interested Parties:

This Legal Notice and Order to Repair or Abate ("Notice and Order") is issued pursuant to Rolling Hills Municipal Code sections 8.24.010 *et seq*. It has been determined by building and code enforcement officials for the City of Rolling Hills ("City") that your property at the address identified above ("Subject Property") contains unlawful conditions that constitute a public nuisance and which pose a substantial danger to the health, safety, and general welfare of the occupants, the surrounding community, and the public. These unlawful conditions are in violation of multiple provisions of law, including, but not limited to, the Rolling Hills Municipal Code ("RHMC").

As owner, agent, lessee, or other person occupying or having charge or control of the Subject Property, you are hereby notified that pursuant to the RHMC, it has been determined that there exists upon the Subject Property the following conditions (this may not be an exhaustive list of all violations and the City retains the right to identify further violations as they are discovered):

1. **Fire Hazard. Dead Vegetation**. The Subject Property contains a large dead tree. Dead trees are highly flammable and pose a severe fire hazard in an area prone to wildfires. The entire dead tree must be removed. (RHMC §§ 8.24.010, 8.30.010(A), 15.20.010.)

Pursuant to the RHMC, these conditions on the Subject Property constitute a dangerous hazard and a public nuisance.

Therefore, pursuant to RHMC section 8.24.030, you are hereby ordered to repair or abate all code violations on the Subject Property, including, but not limited to, all unlawful conditions identified herein. **Work to abate these unlawful conditions must begin immediately and must be completed within 15 calendar days from the date of this Notice and Order ("Compliance Deadline") or you will be subject to further legal action.**

You are hereby notified that if the nuisance is not abated or good-faith efforts toward abatement have not been made to the satisfaction of the City Manager within fifteen days from the date of this Notice, a hearing shall be held before the City Council to consider evidence and hear protest from the owner, possessor, or any other interested person. This hearing will take place at the next regular City Council meeting after the Compliance Deadline. The hearing for your property will occur at 7:00 p.m. on December 9, 2025 at Rolling Hills City Hall, 2 Portuguese Bend Road, Rolling Hills, CA 90274 ("Public Hearing").

Pursuant to RHMC section 8.24.060, if the unlawful conditions are not abated within 30 days of the date of this Notice and Order, the City may take action to abate the nuisance conditions at your cost. Failure to pay the City's costs in full can result in a lien placed on your property, charges billed to your tax bill, and court action, and unpaid amounts will accrue interest at the maximum legal rate.

The legal consequences for failure to initiate abatement and correct the unlawful conditions identified above by the Compliance Deadline may include administrative fines, criminal prosecution, and civil remedies such as injunctions, penalties, and an application for the appointment of a receiver over the Subject Property. Furthermore, you will be held liable for all costs, fees, and expenses, including all inspections costs, investigation costs, enforcement costs, abatement costs, court costs, litigation expenses, prosecution expenses, attorney's fees, and administrative expenses, incurred by the City in inspecting, identifying, investigating, enforcing, prosecuting, and abating all unlawful conditions on the Subject Property.

We understand that property maintenance can be time-consuming and challenging, but prompt corrective action is necessary to protect the safety, health, and environmental integrity of our community. If you have any questions, need assistance, or would like to discuss this matter further, please reach out to Code Compliance Officer Benjamin Johnson at (310) 377-1521, or CodeEnforcement@cityofrh.net.

Thank you for your prompt attention to this issue.

Sincerely,

Cal Armijo
for BEST BEST & KRIEGER LLP

2

City of Rolling Hills INCORPORATED JANUARY 24, 1957
2 PORTUGUESE BEND ROAD ROLLING HILLS, CA 90274
(310) 377-1521 WWW.ROLLING-HILLS.ORG

May 27, 2025

Caihong He
19458 Raptor Court
Walnut, CA 91789

Re: Case Number 453
Subject Property: 6 Running Brand Rd, Rolling Hills, CA 90274-5019
Property ID Number: 7567-012-032

Final Notice of Violation

Dear Mr. Caihong He

The City of Rolling Hills is seeking your cooperation in addressing a code violation identified on your property located at **6 Running Brand Rd, Rolling Hills, CA 90274-5019**. During a recent inspection, it was observed that the property still contains observable **debris** and **damaged structures** on the slope side of the property facing the ocean. These conditions are not in compliance with the following section(s) of the Rolling Hills Municipal Code:

Section 8.24.010 – Nuisance defined:
"For the purposes of this chapter, a 'nuisance' shall be defined as anything which is injurious to health or safety, or is indecent or offensive to the senses, or an obstruction to the free use of property or injurious to the stability of real property so as to interfere with the comfortable enjoyment of life or property, or unlawfully obstructs the free passage or use, in the customary manner, of any street, and affects at the same time an entire community or neighborhood, or any considerable number of persons, although the extent of the annoyance or damage inflicted upon individuals may be unequal.".

Resolution Actions
You are required to remove any debris and repair or remove damaged structures located on the slope side of the property facing the ocean. These conditions must be corrected by **June 10, 2025,** (two weeks from date of this notice), to bring the property into compliance and avoid further enforcement action.

We understand that property maintenance can be time-consuming and challenging, but prompt corrective action is necessary to protect the safety, visual quality, and environmental integrity of our community, particularly in slope-side areas with ocean visibility.

Failure to address this violation within the specified timeframe may result in your property being deemed a public nuisance and could lead to abatement procedures or other enforcement actions.

Contact Information
If you have any questions, need assistance, or would like to discuss this matter further, please don't hesitate to contact us:

- **Phone:** (310) 377-1521
- **Email:** codeenforcement@cityofrh.net

We are here to help and appreciate your cooperation in addressing this matter. Thank you for your prompt attention to this issue and for helping to maintain the safety and character of our community.

Sincerely,

City of Rolling Hills
Noah Roque
Code Enforcement Department

City of Rolling Hills INCORPORATED JANUARY 24, 1957
2 PORTUGUESE BEND ROAD ROLLING HILLS, CA 90274
(310) 377-1521 WWW.ROLLING-HILLS.ORG

August 7, 2025

Ray Li
19458 Raptor Court
Walnut, CA 91789

Re: Case Number 453
Subject Property: 6 Running Brand Rd, Rolling Hills, CA 90274-5019
Property ID Number: 7567-012-032

Final Notice of Violation

Dear Ms. Ray Li

The City of Rolling Hills is seeking your cooperation in addressing a code violation identified on your property located at **6 Running Brand Rd, Rolling Hills, CA 90274-5019**. During a recent inspection, it was observed that the property still contains observable **debris** and **damaged structures** on the slope side of the property facing the ocean. These conditions are not in compliance with the following section(s) of the Rolling Hills Municipal Code:

Section 8.24.010 – Nuisance defined:
"For the purposes of this chapter, a 'nuisance' shall be defined as anything which is injurious to health or safety, or is indecent or offensive to the senses, or an obstruction to the free use of property or injurious to the stability of real property so as to interfere with the comfortable enjoyment of life or property, or unlawfully obstructs the free passage or use, in the customary manner, of any street, and affects at the same time an entire community or neighborhood, or any considerable number of persons, although the extent of the annoyance or damage inflicted upon individuals may be unequal.".

Resolution Actions
You are required to remove any debris and repair or remove damaged structures located on the slope side of the property facing the ocean. These conditions must be corrected by **August 21, 2025,** (two weeks from date of this notice), to bring the property into compliance and avoid further enforcement action.

We understand that property maintenance can be time-consuming and challenging, but prompt corrective action is necessary to protect the safety, visual quality, and environmental integrity of our community, particularly in slope-side areas with ocean visibility.

Failure to address this violation within the specified timeframe may result in your property being deemed a public nuisance and could lead to abatement procedures or other enforcement actions.

Contact Information
If you have any questions, need assistance, or would like to discuss this matter further, please don't hesitate to contact us:

- **Phone:** (310) 377-1521
- **Email:** codeenforcement@cityofrh.net

We are here to help and appreciate your cooperation in addressing this matter. Thank you for your prompt attention to this issue and for helping to maintain the safety and character of our community.

Sincerely,

City of Rolling Hills
Noah Roque
Code Enforcement Department

BEST BEST & KRIEGER LLP
ATTORNEYS AT LAW

Cal Armijo
Prosecution Counsel
(213) 379-9383
cal.armijo@bbklaw.com

LEGAL NOTICE AND ORDER TO ABATE

November 21, 2025

DELIVERED VIA CERTIFIED MAIL TO INTERESTED PARTIES

Subject Property:
6 Running Brand Road
Rolling Hills, California 90274
APN: 7567-012-032

Compliance Deadline:
December 6, 2025

Public Hearing:
Rolling Hills City Hall
2 Portuguese Bend Road
Rolling Hills, CA 90274

December 9, 2025
7:00 p.m.

Interested Parties:
Caihong He
19458 Raptor Court
Walnut, California 91789

Occupant(s)
6 Running Brand Road
Rolling Hills, California 90274

To All Interested Parties:

This Legal Notice and Order to Repair or Abate ("Notice and Order") is issued pursuant to Rolling Hills Municipal Code sections 8.24.010 *et seq*. It has been determined by building and code enforcement officials for the City of Rolling Hills ("City") that your property at the address identified above ("Subject Property") contains unlawful conditions that constitute a public nuisance and which pose a substantial danger to the health, safety, and general welfare of the occupants, the surrounding community, and the public. These unlawful conditions are in violation of multiple provisions of law, including, but not limited to, the California Building Code ("CBC") and the Rolling Hills Municipal Code ("RHMC").

As owner, agent, lessee, or other person occupying or having charge or control of the Subject Property, you are hereby notified that pursuant to the RHMC, it has been determined that there exists upon the Subject Property the following conditions (this may not be an exhaustive list of all violations and the City retains the right to identify further violations as they are discovered):

1. **Unstable Slopes. Retaining Walls.** The Subject Property contains one or more retaining walls that have collapsed, potentially creating an unstable and dangerous slope near the building. To the extent that the collapsed retaining walls have created an unsafe slope, the retaining walls must be repaired and maintained. (CBC § 1807A.2.1; RHMC §§ 8.24.010, 15.04.010.)

2. **Unsightly Debris. Fire Hazard.** The Subject Property contains unsightly debris from one or more collapsed retaining walls. Wooden debris is highly flammable and poses a severe fire hazard in an area prone to wildfires. All debris on the Subject Property must be removed. (RHMC §§ 8.24.010, 15.04.010.)

Pursuant to the RHMC, conditions on the Subject Property constitute a dangerous hazard and a public nuisance.

Therefore, pursuant to RHMC section 8.24.030, you are hereby ordered to repair or abate all code violations on the Subject Property, including, but not limited to, all unlawful conditions identified herein. **Work to abate these unlawful conditions must begin immediately and must be completed within 15 calendar days from the date of this Notice and Order ("Compliance Deadline") or you will be subject to further legal action.**

You are hereby notified that if the nuisance is not abated or good-faith efforts toward abatement have not been made to the satisfaction of the City Manager within fifteen days from the date of this Notice, a hearing shall be held before the City Council to consider evidence and hear protest from the owner, possessor, or any other interested person. This hearing will take place at the next regular City Council meeting after the Compliance Deadline. The hearing for your property will occur at 7:00 p.m. on December 9, 2025 at Rolling Hills City Hall, 2 Portuguese Bend Road, Rolling Hills, CA 90274 ("Public Hearing").

Pursuant to RHMC section 8.24.060, if the unlawful conditions are not abated within 30 days of the date of this Notice and Order, the City may take action to abate the nuisance conditions at your cost. Failure to pay the City's costs in full can result in a lien placed on your property, additional charges on your tax bill, and court action. Unpaid amounts will accrue interest at the maximum legal rate.

The legal consequences for failure to initiate abatement and correct the unlawful conditions identified above by the Compliance Deadline may include administrative fines, criminal prosecution, and civil remedies such as injunctions, penalties, and an application for the appointment of a receiver over the Subject Property. Furthermore, you will be held liable for all costs, fees, and expenses, including all inspections costs, investigation costs, enforcement costs, abatement costs, court costs, litigation expenses, prosecution expenses, attorney's fees, and

administrative expenses, incurred by the City in inspecting, identifying, investigating, enforcing, prosecuting, and abating all unlawful conditions on the Subject Property.

We understand that property maintenance can be time-consuming and challenging, but prompt corrective action is necessary to protect the safety, health, and environmental integrity of our community. If you have any questions, need assistance, or would like to discuss this matter further, please reach out to Code Compliance Officer Benjamin Johnson at (310) 377-1521, or CodeEnforcement@cityofrh.net.

Thank you for your prompt attention to this issue.

Sincerely,

Cal Armijo
for BEST BEST & KRIEGER LLP

Jun 26, 2025 at 9:46:25 AM
4 Running Brand Rd
Rolling Hills CA 90274
United States

Nov 19, 2025 at 2:33:24 PM
4 Running Brand Rd
Rolling Hills CA 90274
United States

Nov 19, 2025 at 2:33:58 PM
4 Running Brand Rd
Rolling Hills CA 90274
United States

City of Rolling Hills INCORPORATED JANUARY 24, 1957
2 PORTUGUESE BEND ROAD ROLLING HILLS, CA 90274
(310) 377-1521 WWW.ROLLING-HILLS.ORG

February 27, 2025

Wei Min Shen & Sai Ying
P.O. Box 3996
Rolling Hills, CA 90274-9550

Re: Case Number 443
Subject Property: 77 Portuguese Bend Rd., Rolling Hills, CA 90274-9550
Property ID Number: 7567-013-005

Notice of Violation

Dear Wei Min Shen & Sai Ying,

The City of Rolling Hills is seeking your cooperation in addressing a code violation identified on your property. During a recent inspection, it was observed that the property contains dead vegetation, including tumbleweeds, dead trees, shrubs, palm fronds, and other plants. These conditions are not in compliance with the following section(s) of the **Rolling Hills Municipal Code:**

Section 8.30.010 – Dead or Alive Tumbleweeds and Dead Vegetation as Public Nuisance:
"*Every person who owns or is in possession of any property, place, or area within the boundaries of the City shall, at his or her own expense, maintain the property, place, or area free from any dead or alive tumbleweed or dead tree, shrub, palm frond, or other plant. Any dead or alive tumbleweed or dead tree, shrub, palm frond, or other plant located on any property in the City is hereby declared to be a public nuisance.*"

Resolution Actions
You are required to remove **all dead vegetation**, including tumbleweeds, dead trees**, shrubs**, and palm fronds, from your property. You have until **March 13, 2025,** (two weeks from the date of this notice) to comply and complete the required corrections.

We understand that maintaining your property takes time and effort, but addressing these issues is critical to preserving the safety and well-being of our community. Especially during this time of year, removing dead vegetation helps to reduce fire risks and protect the surrounding area.

Failure to address this violation within the specified timeframe may result in your property being deemed a nuisance and could lead to abatement procedures or other enforcement actions.

Contact Information

If you have any questions, need assistance, or would like to discuss this matter further, please don't hesitate to contact us:

- **Phone:** (310) 377-1521
- **Email:** codeenforcement@cityofrh.net

We are here to help and appreciate your cooperation in addressing this matter. Thank you for your prompt attention to this issue and for helping to maintain the safety and character of our community.

Sincerely,

Noah Roque
City of Rolling Hills
Code Enforcement Department

City of Rolling Hills INCORPORATED JANUARY 24, 1957
2 PORTUGUESE BEND ROAD ROLLING HILLS, CA 90274
(310) 377-1521 WWW.ROLLING-HILLS.ORG

March 25, 2025

Wei Min Shen & Sai Ying
77 Portuguese Bend Rd.
Rolling Hills, CA 90274-9550

Re: Case Number 443
Subject Property: 77 Portuguese Bend Rd., Rolling Hills, CA 90274-9550
Property ID Number: 7567-013-005

Notice of Violation

Dear Wei Min Shen & Sai Ying,

The City of Rolling Hills is seeking your cooperation in addressing a code violation identified on your property. During a recent inspection, it was observed that the property contains dead vegetation, including tumbleweeds, dead trees, shrubs, palm fronds, and other plants. These conditions are not in compliance with the following section(s) of the **Rolling Hills Municipal Code:**

Section 8.30.010 – Dead or Alive Tumbleweeds and Dead Vegetation as Public Nuisance:
"*Every person who owns or is in possession of any property, place, or area within the boundaries of the City shall, at his or her own expense, maintain the property, place, or area free from any dead or alive tumbleweed or dead tree, shrub, palm frond, or other plant. Any dead or alive tumbleweed or dead tree, shrub, palm frond, or other plant located on any property in the City is hereby declared to be a public nuisance.*"

Resolution Actions
You are required to remove **all dead vegetation**, including tumbleweeds, dead trees**, shrubs**, and palm fronds, from your property. You have until **April 8, 2025,** (two weeks from the date of this notice) to comply and complete the required corrections.

We understand that maintaining your property takes time and effort, but addressing these issues is critical to preserving the safety and well-being of our community. Especially during this time of year, removing dead vegetation helps to reduce fire risks and protect the surrounding area.

Failure to address this violation within the specified timeframe may result in your property being deemed a nuisance and could lead to abatement procedures or other enforcement actions.

Contact Information

If you have any questions, need assistance, or would like to discuss this matter further, please don't hesitate to contact us:

- **Phone:** (310) 377-1521
- **Email:** codeenforcement@cityofrh.net

We are here to help and appreciate your cooperation in addressing this matter. Thank you for your prompt attention to this issue and for helping to maintain the safety and character of our community.

Sincerely,

Noah Roque
City of Rolling Hills
Code Enforcement Department

City of Rolling Hills INCORPORATED JANUARY 24, 1957
2 PORTUGUESE BEND ROAD ROLLING HILLS, CA 90274
(310) 377-1521 WWW.ROLLING-HILLS.ORG

April 10, 2025

Wei Min Shen & Sai Ying
77 Portuguese Bend Rd.
Rolling Hills, CA 90274-9550

Re: Case Number 443
Subject Property: 77 Portuguese Bend Rd., Rolling Hills, CA 90274-9550
Property ID Number: 7567-013-005

Final Notice of Violation

Dear Wei Min Shen & Sai Ying,

The City of Rolling Hills is seeking your cooperation in addressing a code violation identified on your property. During a recent inspection, it was observed that the property contains dead vegetation, including tumbleweeds, dead trees, shrubs, palm fronds, and other plants. These conditions are not in compliance with the following section(s) of the **Rolling Hills Municipal Code:**

Section 8.30.010 – Dead or Alive Tumbleweeds and Dead Vegetation as Public Nuisance:
"*Every person who owns or is in possession of any property, place, or area within the boundaries of the City shall, at his or her own expense, maintain the property, place, or area free from any dead or alive tumbleweed or dead tree, shrub, palm frond, or other plant. Any dead or alive tumbleweed or dead tree, shrub, palm frond, or other plant located on any property in the City is hereby declared to be a public nuisance.*"

Resolution Actions
You are required to remove **all dead vegetation**, including tumbleweeds, dead trees**, shrubs**, and palm fronds, from your property. You have until **April 24, 2025,** (two weeks from the date of this notice) to comply and complete the required corrections.

We understand that maintaining your property takes time and effort, but addressing these issues is critical to preserving the safety and well-being of our community. Especially during this time of year, removing dead vegetation helps to reduce fire risks and protect the surrounding area.

Failure to address this violation within the specified timeframe may result in your property being deemed a nuisance and could lead to abatement procedures or other enforcement actions.

Contact Information

If you have any questions, need assistance, or would like to discuss this matter further, please don't hesitate to contact us:

- **Phone:** (310) 377-1521
- **Email:** codeenforcement@cityofrh.net

We are here to help and appreciate your cooperation in addressing this matter. Thank you for your prompt attention to this issue and for helping to maintain the safety and character of our community.

Sincerely,

Richard Torres
City of Rolling Hills
Code Enforcement Department

BEST BEST & KRIEGER LLP
ATTORNEYS AT LAW

Cal Armijo
Prosecution Counsel
(213) 379-9383
cal.armijo@bbklaw.com

LEGAL NOTICE AND ORDER TO ABATE

November 21, 2025

DELIVERED VIA CERTIFIED MAIL TO INTERESTED PARTIES

Subject Property:
77 Portuguese Bend Road
Rolling Hills, California 90274
APN: 7567-013-005

Compliance Deadline:
December 6, 2025

Public Hearing:
Rolling Hills City Hall
2 Portuguese Bend Road
Rolling Hills, CA 90274

December 9, 2025
7:00 p.m.

Interested Parties:
Wei-Min Shin & Ying Sai
26810 Don Du Lac Road
Rancho Palos Verdes, California 90275

Occupant(s)
77 Portuguese Bend Road
Rolling Hills, California 90274

To All Interested Parties:

This Legal Notice and Order to Repair or Abate ("Notice and Order") is issued pursuant to Rolling Hills Municipal Code sections 8.24.010 *et seq*. It has been determined by building and code enforcement officials for the City of Rolling Hills ("City") that your property at the address identified above ("Subject Property") contains unlawful conditions that constitute a public nuisance and which pose a substantial danger to the health, safety, and general welfare of the occupants, the surrounding community, and the public. These unlawful conditions are in violation of multiple provisions of law, including, but not limited to, the Rolling Hills Municipal Code ("RHMC").

As owner, agent, lessee, or other person occupying or having charge or control of the Subject Property, you are hereby notified that pursuant to the RHMC, it has been determined that there exists upon the Subject Property the following conditions (this may not be an exhaustive list of all violations and the City retains the right to identify further violations as they are discovered):

1. **Fire Hazard. Overgrown and Dead Vegetation**. The Subject Property contains overgrown and dead vegetation. Overgrown and dead vegetation is highly flammable and poses a severe fire hazard in an area prone to wildfires. All overgrown and/or dead vegetation must be removed. (RHMC §§ 8.24.010, 8.30.010(A), 15.20.010.)

Pursuant to the RHMC, conditions on the Subject Property constitute a dangerous hazard and a public nuisance.

Therefore, pursuant to RHMC section 8.24.030, you are hereby ordered to repair or abate all code violations on the Subject Property, including, but not limited to, all unlawful conditions identified herein. **Work to abate these unlawful conditions must begin immediately and must be completed within 15 calendar days from the date of this Notice and Order ("Compliance Deadline") or you will be subject to further legal action.**

You are hereby notified that if the nuisance is not abated or good-faith efforts toward abatement have not been made to the satisfaction of the City Manager within fifteen days from the date of this Notice, a hearing shall be held before the City Council to consider evidence and hear protest from the owner, possessor, or any other interested person. This hearing will take place at the next regular City Council meeting after the Compliance Deadline. The hearing for your property will occur at 7:00 p.m. on December 9, 2025 at Rolling Hills City Hall, 2 Portuguese Bend Road, Rolling Hills, CA 90274 ("Public Hearing").

Pursuant to RHMC section 8.24.060, if the unlawful conditions are not abated within 30 days of the date of this Notice and Order, the City may take action to abate the nuisance conditions at your cost. Failure to pay the City's costs in full can result in a lien placed on your property, charges billed to your tax bill, and court action, and unpaid amounts will accrue interest at the maximum legal rate.

The legal consequences for failure to initiate abatement and correct the unlawful conditions identified above by the Compliance Deadline may include administrative fines, criminal prosecution, and civil remedies such as injunctions, penalties, and an application for the appointment of a receiver over the Subject Property. Furthermore, you will be held liable for all costs, fees, and expenses, including all inspections costs, investigation costs, enforcement costs, abatement costs, court costs, litigation expenses, prosecution expenses, attorney's fees, and administrative expenses, incurred by the City in inspecting, identifying, investigating, enforcing, prosecuting, and abating all unlawful conditions on the Subject Property.

We understand that property maintenance can be time-consuming and challenging, but prompt corrective action is necessary to protect the safety, health, and environmental integrity of our community. If you have any questions, need assistance, or would like to discuss this matter further, please reach out to Code Compliance Officer Benjamin Johnson at (310) 377-1521, or CodeEnforcement@cityofrh.net.

Thank you for your prompt attention to this issue.

Sincerely,

Cal Armijo
for BEST BEST & KRIEGER LLP

Outlook

Re: Dead vegetation on the property. from Nora Roque

From Code Enforcement <CodeEnforcement@cityofrh.net>
Date Thu 3/6/2025 7:52 AM
To Ying Ssai <saiying@hotmail.com>

2 attachments (4 MB)
Property Line.PNG; Measurements.PNG;

Within the attached photographs, two large areas covered in browning, dried, and dead vegetation can be seen. These are the source of the complaint and must be cleared before the date indicated on the notice of violation. The landmark indicated previously, and arial mapping photographs were not attached to the notice of violation, only uploaded to our code case file independently.

Attached, I've provided measurements from the closest street, to the edge of your property. In order to assist you with locating the edge of your property. Dried, dead, or overgrown vegetation located within the area must be cleared; though the patches within the attached photos on the notice of violation are the primary source of the concern. If you require additional clarification, you can contact me via phone or email and arrange an on-site inspection or contract a surveyor to dispute the location of the violations found on the property. A follow-up inspection will be conducted on the 13th-17th.

We appreciate your inquiry, and hope we've provided some assistance clarifying the confines of the property. If you have any more questions feel free to contact to contact me via email or phone.

Noah Roque

Noah Roque
Code Enforcement Officer
City of Rolling Hills
2 Portuguese Bend Road
Rolling Hills, CA 90274
(562) 565-5176

From: Ying Ssai <saiying@hotmail.com>
Sent: Monday, March 3, 2025 11:45 AM
To: Code Enforcement <CodeEnforcement@cityofrh.net>
Cc: Wei-Min shen 沈为民 <weiminshen99@gmail.com>
Subject: Re: Dead vegetation on the property. from Nora Roque

This is the first time you received an email from this sender (saiying@hotmail.com). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Hello Noah,
Your message is received.

Last August, we have already completed weed clearance requirement that satisfied LA County Department of Agriculture Commissioner and LA fire department. From then till now, I don't see any significant changes in vegaetations.

From your images, I see the Pacific Ocean and Hills, those are far beyond my property line. Are you asking me to clear vegetations all the way to the Ocean? I don't see any landmarks signs, no property lines or any reference points in the images. Based on these images I don't understand which area exactly you are trying to ask me to clear.

Best Regards,
Ying

> On Feb 27, 2025, at 1:39 PM, Code Enforcement <CodeEnforcement@cityofrh.net> wrote:
>
> Hello Ms. or Mrs. Ying, here are the photographs that I was able to take to confirm of the area of violation. The large amount of dried and overgrown brush. We were able to ensure to the best of our ability using satellite mapping and local landmarks that this violation was located on your property. We will send out a notice to address the issue, but feel free to contact me at (562-565-5176) or send me an email at this address for any questions, concerns, or other requests.

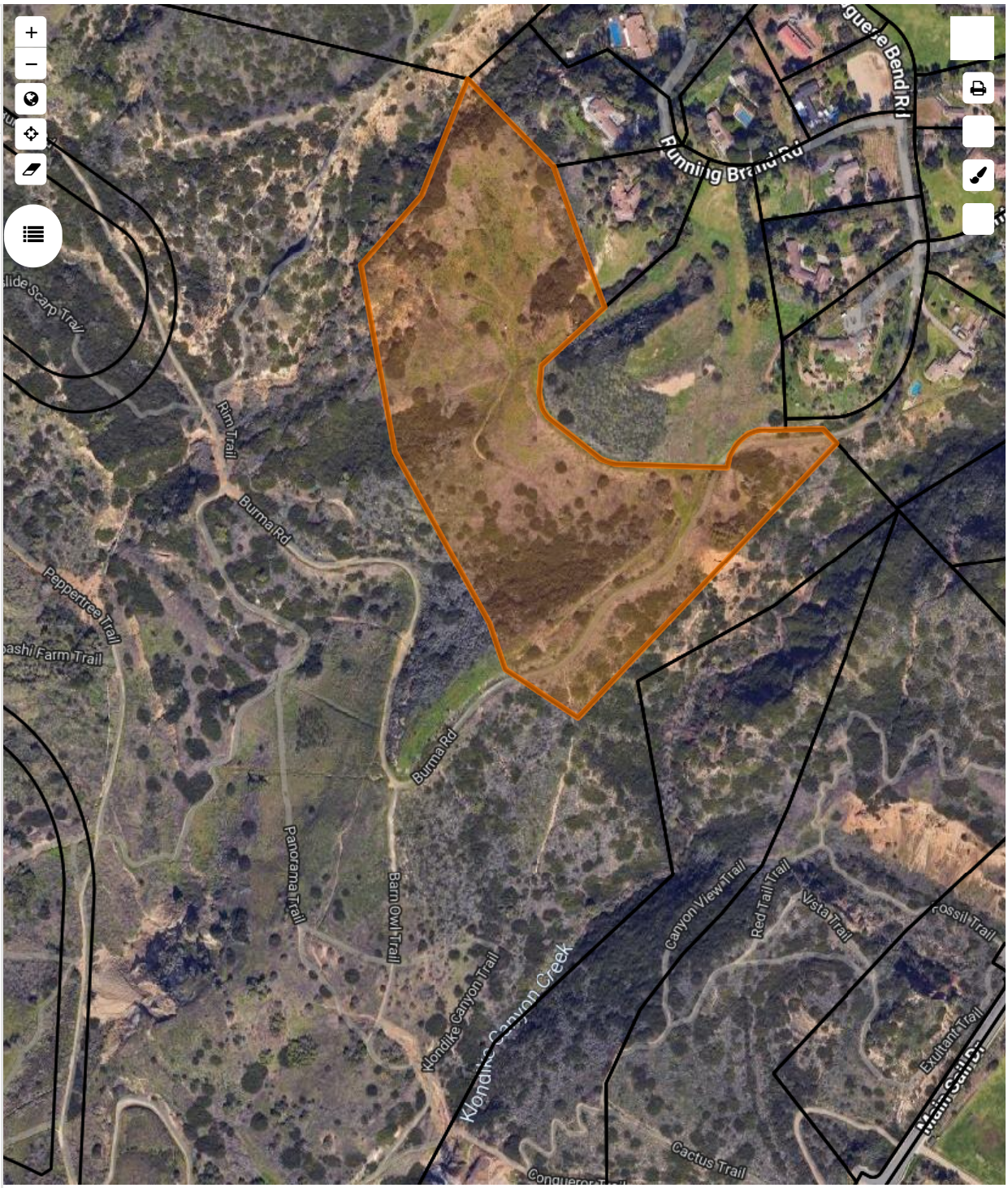
Noah Roque
Code Enforcement Officer
City of Rolling Hills
2 Portuguese Bend Road
Rolling Hills, CA 90274
(562) 565-5176

Parcel Map

All Layers

Parcels(Code)-o

Nothing



Selected	Edit/View	Case Number	Case Date	Parcel	Property Address	Owner	Compl
☐	✎	222	06/28/2021	7567-013-005	77 Portuguese Bend Road	Wei-Min Shen & Ying Sai	Pa
☐	✎	157	11/16/2020	7567-013-005	77 Portuguese Bend Road	Wei-Min Shen & Ying Sai	Patrick
☐	✎	156	11/06/2020	7567-013-005	77 Portuguese Bend Road	Wei-Min Shen & Ying Sai	Patrick
☐	✎	148	09/09/2020	7567-013-005	77 Portuguese Bend Road	Wei-Min Shen & Ying Sai	Patrick

1

Records: 1 to 4 of 4

Actions

Nov 19, 2025 at 2:36:29 PM
4 Running Brand Rd
Rolling Hills CA 90274
United States

Nov 19, 2025 at 2:36:17 PM
4 Running Brand Rd
Rolling Hills CA 90274
United States

Jun 26, 2025 at 9:45:17 AM
4 Running Brand Rd
Rolling Hills CA 90274
United States

Jun 26, 2025 at 9:45:36 AM
4 Running Brand Rd
Rolling Hills CA 90274
United States

Apr 8, 2025 at 8:23:51 AM
4 Running Brand Rd
Rolling Hills CA 90274
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Apr 8, 2025 at 8:24:07 AM
4 Running Brand Rd
Rolling Hills CA 90274
United States

Apr 8, 2025 at 8:24:25 AM
4 Running Brand Rd
Rolling Hills CA 90274
United States

City of Rolling Hills INCORPORATED JANUARY 24, 1957

2 PORTUGUESE BEND ROAD, ROLLING HILLS, CA 90274 | (310) 377-1521

Item: 12.A.
Meeting Date: 12/9/2025

To: City Council

From: Nicolas Papajohn, City Attorney

Thru: Karina Bañales, City Manager

Subject: Introduction and First Reading of Ordinance No. 389 and Adoption of Urgency Ordinance No. 389-U amending Title 15 (Buildings and Construction) of the Rolling Hills Municipal Code and determining the ordinance exempt from CEQA

Background:

Every three years, the California Building Standards Commission, together with other state agencies (e.g., the Department of Housing and Community Development), updates the State's building standards by adopting a new edition of the California Building Standards Code ("CBSC"). The CBSC consists of multiple building codes codified in Title 24 of the California Code of Regulations (these include the state building code, residential code, electrical code, plumbing code, mechanical code, fire code, energy code, and green building code). Effective January 1, 2026, these building standards apply to all building occupancies throughout the state, whether or not they are adopted by a local jurisdiction. Cities and counties, however, will typically pass ordinances adopting the CBSC by reference for the purpose of amending the state standards in accordance with local conditions and to adopt administrative provisions (e.g., fees, remedies for code violations, etc.).

Local amendments must be specific to each edition of the CBSC. State law also provides that cities and counties may adopt amendments to the state building standards only if the local governing body (i.e., the City Council) finds that such modifications or changes are reasonably necessary because of local climatic, geological or topographical conditions, and if the local amendments are at least as restrictive as the state standards. (Administrative provisions that do not establish building standards may be enacted without necessity findings.)

Traditionally, the City of Rolling Hills has adopted the CBSC as adopted and amended by Los Angeles County. On November 25, 2025, the County Board of Supervisors adopted the new codes with local amendments, effective January 1, 2026. Attached to this report are Ordinance Nos. 389 and 389-U (Attachments 1 and 2) and redlined versions of each ordinance (Attachments 3 and 4), respectively, which incorporate the changes. A letter from the County of Los Angeles Department of Public Works summarizing the changes adopted by the County (Attachment 5).

Discussion:

Ordinance No. 389 and Ordinance No. 389-U largely function to adopt the current editions of the codes, readopt previously adopted City amendments that continue to apply to local building conditions, and delete or otherwise clean up those provisions of Rolling Hills Municipal Code ("RHMC") Title 15 that are obsolete or duplicative of the State and County codes.

Under State law, only those building standards that are effective at the local level at the time an application for a building permit is submitted apply to the plans and the construction performed under that building permit. This means that until the City adopts its local amendments ordinance, as of January 1, 2026, only the default building standards in the 2025 Edition of the CBSC would apply to applications for a building permit in Rolling Hills. The County's regional amendments, which the City has previously adopted, and the City's own amendments specific to local conditions—previously adopted and codified in Title 15 of the RHMC—would no longer be enforceable in the City until the City's ordinance for the 2026 adoption cycle takes effect.

For this reason (and because the County's regional ordinance is typically made available late in any given adoption year), the City has often adopted its local amendments by means of an urgency ordinance. Urgency ordinances take effect immediately upon passage by a fourth-fifths (4/5) vote of the City Council, given a declaration of facts constituting the urgency. As the City's local modifications are necessitated by the area's topographic, geologic and climatic conditions, allowing structures to be built absent the requirements of these tailored building standards presents a risk to the public health, safety and welfare. (Specifically, the City is located in a Fire Hazard Severity Zone characterized by hot, dry summers and heavy winter rains which result in expansive soil conditions. The area's topography is also marked by geological instability, all of which conditions are addressed through the regional and local amendments to the CBSC.)

The proposed Ordinance further amends Rolling Hills Municipal Code Chapter 15.20 (Fire Code) to reflect that the statewide Fire Code will take effect. When the Los Angeles County Board of Supervisors amends its version of Title 32, Fire Code, a new ordinance will be needed to amend RHMC Chapter 15.20. The City cannot reference or amend a Code that is not yet in existence.

If the Council decides to adopt the ordinance as an urgency measure, it should also proceed to introduce on first reading the version of the ordinance in Attachment 1, as is the City's custom when taking legislative action.

Environmental Review

Pursuant to Section 15060(c)(2) of the California Environmental Quality Act ("CEQA") Guidelines, the adoption of the subject Ordinances will not result in a direct or reasonably foreseeable indirect physical change in the environment and therefore is not subject to the CEQA. Additionally, pursuant to Section 15060(c)(3), the activity is not a "project" as defined in Section 15378 because it has no potential for resulting in physical change to the environment, directly or indirectly. Most of the terms of the building standards in the proposed Ordinance are dictated by the California Buildings Standards Code and county amendments to the state standards only make those modifications necessary for local regional conditions which are at least as protective of the environment as the state codes. City-specific amendments are limited to creating administrative processes for local enforcement of the state building standards. Alternatively, even if the ordinance is a project within the meaning of CEQA, its adoption is exempt from CEQA under the general rule that CEQA only applies to projects that may cause significant adverse effects on the environment. Pursuant to CEQA Guideline section 15061(b)(3), as this ordinance is largely administrative in nature, there is no possibility that the City's action would adversely affect the environment in any manner that could be significant.

Fiscal Impact:
Building plan check and permit fees are paid to compensate the City for expenditures associated with these activities. As the changes in the Codes are minor, the fees collected will continue to match the expenditures, and there will be no net fiscal impact to the City.

Recommendation:

Take the following actions:

- Find that the adoption of the ordinances is not a project subject to CEQA review because it has no potential for resulting in physical change to the environment;
- Introduce for first reading by title only Ordinance No. 389 regarding building and construction; and
- Adopt Ordinance No. 389-U regarding building and construction.

Attachments:
1. Attachment 1 - 389_BuildingCodeOrdinance_2025_F
2. Attachment 2 -389-U_BuildingCodeOrdinance_2025_Urgency_F
3. Attachment 3 -389_BuildingCodeOrdinance_2025_Redline
4. Attachment 4 -389-U_BuildingCodeOrdinance_2025_Urgency_Redline
5. Attachment 5 - CM_COR_251117_CoLA_PW_2025_Standards_BldgCode_Updates

ORDINANCE NO. 389

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS ADOPTING BY REFERENCE TITLE 26 OF THE LOS ANGELES COUNTY CODE INCORPORATING THE CALIFORNIA BUILDING CODE, 2025 EDITION; TITLE 27 OF THE LOS ANGELES COUNTY CODE INCORPORATING THE CALIFORNIA ELECTRICAL CODE, 2025 EDITION; TITLE 28 OF THE LOS ANGELES COUNTY CODE INCORPORATING THE CALIFORNIA PLUMBING CODE, 2025 EDITION; TITLE 29 OF THE LOS ANGELES COUNTY CODE INCORPORATING THE CALIFORNIA MECHANICAL CODE, 2025 EDITION; TITLE 30 OF THE LOS ANGELES COUNTY CODE INCORPORATING THE CALIFORNIA RESIDENTIAL CODE, 2025 EDITION; TITLE 31 OF THE LOS ANGELES COUNTY CODE INCORPORATING THE CALIFORNIA GREEN BUILDING STANDARDS CODE, 2025 EDITION; TITLE 33 OF THE LOS ANGELES COUNTY CODE INCORPORATING THE CALIFORNIA EXISTING BUILDING CODE, 2025 EDITION; ADOPTING BY REFERENCE THE CALIFORNIA FIRE CODE, 2025 EDITION; MAKING AMENDMENTS TO SAID CODES; AND FINDING THE ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

THE CITY COUNCIL OF THE CITY OF ROLLING HILLS DOES ORDAIN AS FOLLOWS:

Section 1. Title 15 (Buildings and Construction) of the City of Rolling Hills Municipal Code is amended to read as follows:

Title 15 - BUILDINGS AND CONSTRUCTION

Chapter 15.04 BUILDING CODE

Sections:

15.04.010 Adoption of Building Code.

Except as hereinafter provided, Title 26, Building Code, of the Los Angeles County Code, as amended and in effect on January 1, 2026, adopting the California Building Code, 2025 Edition (Part 2 of Title 24 of the California Code of Regulations) is hereby adopted and incorporated by reference, as if fully set forth below, and shall be known and may be cited as the Building Code of the City of Rolling Hills.

In the event of any conflict between provisions of the California Building Code, 2025 Edition, Title 26 of the Los Angeles County Code, or any amendment to the Building Code contained in the Rolling Hills Municipal Code, the provision contained in the later listed document shall control.

A copy of Title 26 of the Los Angeles County Code and the California Building Code, 2025 Edition, have been deposited in the office of the City Clerk of the City of

Rolling Hills and shall be at all times maintained by the City Clerk for use and examination by the public.

15.04.020 Short title.

This chapter shall be known as the "Building Code of the City of Rolling Hills" and will be referred to herein as "this code."

15.04.030 Section 105, "Permits," amended.

Section 105, "Permits," of the Building Code is amended to add a subsection 105.8, "Review hearing," to read:

> 105.8 Review hearing. The City Council of the City of Rolling Hills may conduct a public hearing to review any decision or order of the Board of Appeals, the Code Enforcement Appeals Board, or the Building Rehabilitation Appeals Board upon an affirmative vote of three members of the City Council within thirty (30) calendar days of the decision or order. The City Council may, upon conclusion of the public hearing, sustain or reverse in whole or in part any said action or order. Notice of the City Council public hearing shall be given by the City Clerk not less than ten (10) days prior to the hearing by first class mail to all property owners within 1,000 feet of the exterior boundaries of the subject property and all owners of record of the subject property at the time of mailing said notice.

15.04.040 Definitions.

Whenever any of the following names or terms are used in the California Building Code or the County of Los Angeles Building Code, each such name or term shall be deemed and construed to have the meaning ascribed to it in this section, as follows:

"Board of Appeals" means the Board of Appeals established by Section 105 of said Los Angeles County Building Code.

"Building department" means the entities charged by resolution of the City Council with the responsibility of administering the building code for the City.

"Building Official" means the persons charged by resolution of the City Council with the responsibility of administering the building code for the City.

"City" means the City of Rolling Hills.

"City Engineer" means the persons charged by resolution of the City Council with the responsibility of performing the functions of city engineer for the City.

"County," "County of Los Angeles" or "unincorporated territory of the County of Los Angeles" means the City of Rolling Hills.

“Electrical Code” means Chapter 15.16 of this code.

“Existing Building Code” means Chapter 15.24 of this code.

“Fire Code” means Chapter 15.20 of this code.

“Fire zone” means the fire zone adopted by an ordinance creating and establishing fire zones or where no such fire zones have been adopted by the City of Rolling Hills, shall mean very high fire hazard severity zone (“VHFHSZ”).

“General fund” means the City Treasury of the City of Rolling Hills.

“Green Building Standards Code” means Chapter 15.22 of this code.

“Health Code” or “Los Angeles County Health Code” means Chapter 8.04 of this code.

“Health Officer” means the Health Officer of the City of Rolling Hills.

“Mechanical Code” means Chapter 15.12 of this code.

“Plumbing Code” means Chapter 15.08 of this code.

“Residential Code” means Chapter 15.18 of this code.

15.04.050 Fees.

Notwithstanding the provisions of Section 15.04.010, the Building Code is amended by increasing the amount of each and every fee set forth in the Building Code, to a sum set by resolution of the City Council, including a park and recreation fee.

15.04.060 Section 202, “Definitions,” amended.

Section 202, “Definitions,” of the Building Code, regarding the definition of a “basement,” is amended to read as follows:

> BASEMENT is any floor level below the first story of the primary residence, including an attached garage. Except for walls within light wells, basement walls across any elevation may not exceed a height of five (5) feet above finished grade at any point immediately adjacent to the basement exterior, and shall have no greater than an average of two and one-half (21/2) feet exterior height. Basement well(s) shall be incorporated into the overall design of the building so that it does not give an appearance of a separate story.

15.04.070 Section 202, “Definitions,” amended.

> Section 202, Definitions,” of the Building Code, regarding the definition of a “story,” is amended to read as follows:

STORY is that portion of a building included between the upper surface of any floor and the ceiling or roof above it. There shall be no story on top of another, except as permitted in Section 17.16.080 of the Zoning Ordinance.

15.04.080 Appendix J, "Grading," Section J103, "Permits required," amended.

Section J103.2, "Exemptions," Exemption 8, is amended to read as follows:

8. An excavation that does not exceed 50 cubic yards and complies with one of the following conditions and as shown in Figure J103.2:

(a) Is less than 2 feet (0.6 m) in depth.

(b) Does not create a cut slope greater than 5 feet (1.5 m) measured vertically upward from the cut surface to the surface of the natural grade and is not steeper than 2 units horizontal to 1 unit vertical (50 percent slope).

Section J103.2, "Exemptions," Exemption 9, is amended to read as follows:

9. A fill not intended to support a structure that does not obstruct a drainage course and complies with one of the following conditions and as shown in Figure J103.2:

(a) Is less than 1 foot (0.3 m) in depth and is placed on natural terrain with a slope flatter than 5 units horizontal to 1 unit vertical (20 percent slope).

(b) Is less than 3 feet (0.9 m) in depth at its deepest point measured vertically upward from natural grade to the surface of the fill, does not exceed 50 cubic yards, and creates a fill slope no steeper than 2 units horizontal to 1 unit vertical (50 percent slope).

(c) Is less than 5 feet (1.5 m) in depth at its deepest point measured vertically upward from natural grade to the surface of the fill, does not exceed 20 cubic yards, and creates a fill slope no steeper than 2 units horizontal to 1 unit vertical (50 percent slope).

Section J103.6, "Compliance with Zoning Code," is amended to read as follows:

The Building Official may refuse to issue a grading permit for work on a site if either the proposed grading or the proposed land use for the site shown on the grading plan application does not comply with the provisions of Title 17 of the Rolling Hills Municipal Code (Zoning).

15.04.090 Appendix J, “Grading,” Section J106.1, “Maximum cut slope,” amended.

Section J106.1, “Maximum cut slope,” is amended to read as follows:

The slope of cut surfaces shall be no steeper than is safe for the intended use and shall be no more than one unit vertical to two units horizontal (50 percent slope), unless the owner, or the owner’s authorized agent, receives a variance for a steeper slope from the Planning Commission of the City of Rolling Hills and furnishes a geotechnical or an engineering geology report, or both, justifying a steeper slope. The reports must contain a statement by the Geotechnical Engineer or Engineering Geologist that the site was investigated and an opinion that a steeper slope will be stable and will not create a hazard to public or private property, in conformance with the requirements of Section 111. Notwithstanding the provisions of this section, the Building Official may require the slope of cut surfaces to be less than 50 percent, if the Building Official finds it necessary for the stability and safety of the slope.

Exceptions:

The slope of a cut surface may be permitted to be as steep as 1.5 units horizontal to one unit vertical (67 percent) only if all of the following conditions are met:

1. It is not intended to support structures or surcharges.

2. It is approved by the Planning Commission of the City of Rolling Hills.

3. It is adequately protected against erosion.

4. It is no more than 8 feet (2438 mm) in height.

5. It is approved by the Building Official.

6. Ground water is not encountered.

15.04.100 Section J106.2 added.

Section J106, “Excavations,” is amended to add subsection J106.2, “Driveways,” to read as follows:

Section J106.2 Driveways. Driveways which provide access from any lot or parcel of land to any of the private roads in the City of Rolling Hills which are maintained by the Rolling Hills Community Association shall be so constructed that the first twenty (20) feet of said driveway, measured from the edge of the paved portion of said private road, shall not be steeper in grade than seven percent (7%). All new and relocated driveways require approval of the City of Rolling Hills Traffic Commission prior to construction.

15.04.110 Section J106.3 added.

Section J106, “Excavations,” is amended to add subsection J106.3, “Balanced cut and fill ratio,” to read as follows:

J106.3 Balanced cut and fill ratio.

Adherence to balanced cut and fill ratio is an important policy of the City and furthers the goals and objectives of its General Plan, except that export of soil generated from construction of basements and other excavation activities, promotes the preservation of natural terrain of the property. A project, which does not include excavation, may deviate from balanced cut and fill only under unusual circumstances related to the size, shape, topography or other physical conditions of the property that qualify it for a variance pursuant to Municipal Code Section 17.38.050.

1. No import of soil shall be permitted to any lot in the City, except where a variance pursuant to Chapter 17.38 has been approved.

2. No export of soil shall be permitted from any lot in the City, except where the soil is generated from an excavation activity, as defined in Municipal Code Section 17.12.050 or where a variance pursuant to Chapter 17.38 has been approved. Export of soil must comply with City refuse diversion requirements.

3. No grading plan for which a permit is required shall be approved unless the amount of soil to be cut from the site equals the amount of soil to be filled on the site, except where the soil is generated from an excavation activity or where a variance pursuant to Chapter 17.38 has been approved.

4. The City Manager, or his or her designee, may grant an exception to the requirements of parts 1 and 2 of this subsection to allow for the import or export of soil not to exceed 500 cubic yards if he or she finds, based upon written reports and other information submitted, that all of the following conditions are present:

(a) The project does not require discretionary review (a cut that is three feet or less, or a fill that is three feet or less and where the activity covers 2,000 square feet or less of surface area), and

(b) That the need to import or export the soil could not have been foreseen prior to commencement of construction.

5. The City Manager or his or her designee may grant an exception to the requirements of parts 1 and 2 of this subsection to allow for the import or export of soil not to exceed 500 cubic yards for remedial repair of the lot that has eroded, and of hillside or trail if he or she finds, based upon written

reports and other information submitted, that all of the following conditions are present:

(a) The project does not require discretionary review (a cut that is three feet or less, or a fill that is three feet or less and where the activity covers 2,000 square feet or less of surface area);

(b) The import or export of soil is no greater than necessary to avoid a threat of land subsidence or other imminent danger; and

(c) A professionally prepared drainage plan for permanent repair shall be required if the erosion is re-occurring and if/when the amount of dirt requested, when added to the amount of dirt used in previous years, exceeds a total of 500 cubic yards.

15.04.120 Appendix J, "Grading," Section J107.6, "Maximum slope," amended.

Section J107.6, "Maximum slope," is amended to read as follows:

The slope of fill surfaces shall be no steeper than is safe for the intended use. Fill slopes steeper than 1 unit vertical to 2 units horizontal (50 percent slope) shall not be permitted unless the owner receives a variance for a steeper fill slope from the Planning Commission of the City of Rolling Hills, pursuant to the provisions of Title 17 of the Municipal Code. Such slopes shall be justified by geotechnical reports conforming with the requirements of Section 111, containing a statement by the Geotechnical Engineer that the site has been investigated and an opinion that a steeper fill slope will be stable and will not create a hazard to public or private property. Substantiating calculations and supporting data may be required where the Building Official determines that such information is necessary to verify the stability and safety of the proposed slope. The Building Official may require the fill slope to be constructed with a face flatter in slope than 2 units horizontal to 1 unit vertical (50 percent slope) if the Building Official finds it necessary for stability and safety of the slope.

15.04.130 Section J107.10 added.

Section J107, "Fills," is amended by adding subsection J107.10, "Balanced cut and fill ratio," to read as follows:

J107.10 Balanced cut and fill ratio.

Adherence to balanced cut and fill ratio is an important policy of the City and furthers the goals and objectives of its General Plan, except that export of soil generated from construction of basements and other excavation activities, promotes the preservation of natural terrain of the property. A project, which does not include excavation, may deviate from balanced cut and fill only under unusual circumstances related to the size, shape, topography or other physical conditions of the property that qualify it for a variance pursuant to Municipal Code Section 17.38.050.

1. No import of soil shall be permitted to any lot in the City, except where a variance pursuant to Chapter 17.38 has been approved.

2. No export of soil shall be permitted from any lot in the City, except where the soil is generated from an excavation activity, as defined in Municipal Code Section 17.12.050 or where a variance pursuant to Chapter 17.38 has been approved. Export of soil must comply with City refuse diversion requirements.

3. No grading plan for which a permit is required shall be approved unless the amount of soil to be cut from the site equals the amount of soil to be filled on the site, except where the soil is generated from an excavation activity or where a variance pursuant to Chapter 17.38 has been approved.

4. The City Manager, or his or her designee, may grant an exception to the requirements of parts 1 and 2 of this subsection to allow for the import or export (other than from excavation activities), of soil not to exceed 500 cubic yards if he or she finds, based upon written reports and other information submitted, that all of the following conditions are present:

(a) Construction of a structure on the lot or parcel has commenced,

(b) That the need to import or export the soil could not have been foreseen prior to commencement of construction, and

(c) That either the structure, as approved, cannot be completed without the requested import or export of soil or that an emergency condition exists due to the threat of land subsidence or other imminent danger.

5. The City Manager or his or her designee may grant an exception to the requirements of parts 1 and 2 of this subsection to allow for the import or export of soil not to exceed 500 cubic yards for remedial repair of an area of the lot that has eroded, is on a hillside or a trail if he or she finds, based upon written reports and other information submitted, that all of the following conditions are present:

(a) The project does not require discretionary review (a cut that is three feet or less, or a fill that is three feet or less and where the activity covers 2,000 square feet or less of surface area).

(b) The import or export of soil is no greater than necessary to avoid a threat of land subsidence or other imminent danger.

(c) A professionally prepared drainage plan for permanent repair shall be required if the erosion is re-occurring and if/when the amount

of dirt requested, when added to the amount of dirt used in previous years, exceeds a total of 500 cubic yards.

15.04.140 Appendix J, "Grading," Section J101.2, "Flood hazard areas," amended.

Section J101.2, "Flood hazard areas," is amended to read as follows:

Notwithstanding the provisions of Section 15.04.010 of this chapter, the Building Code is amended by requiring that in addition to Section J101.2, all new construction and substantial improvements proposed to be built in a flood-prone area, as determined in accordance with Section 8.36.050 of the Rolling Hills Municipal Code ("RHMC"), is subject to the floodplain management regulations set forth in Chapter 8.36 of the RHMC.

15.04.150 Violations and penalties.

A. It is unlawful for any person to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, occupy or maintain any building or structure or portion thereof or perform any grading in the City of Rolling Hills, or cause the same to be done, contrary to or in violation of any of the provisions of this code.

B. Penalty. Any person, firm or corporation violating any of the provisions of this code shall be guilty of a misdemeanor, and each such person shall be guilty of a separate offense for each and every day or portion thereof during which any violation is committed, continued or permitted. Upon conviction, such person may be punished by a fine not to exceed one thousand dollars or by imprisonment in the County Jail for a period of not more than six months, or by both such fine and imprisonment. The provisions of this Section are in addition to and independent of any other sanctions, penalties or costs which are or may be imposed for a violation of any of the provisions of this code.

Chapter 15.08 PLUMBING CODE

Sections:

15.08.010 Adoption of Plumbing Code.

Except as hereinafter provided, Title 28, Plumbing Code, of the Los Angeles County Code, as amended and in effect on January 1, 2026, adopting the California Plumbing Code, 2025 Edition (Part 5 of Title 24 of the California Code of Regulations), is hereby adopted and incorporated by reference, as if fully set forth below, and shall be known and may be cited as the Plumbing Code of the City of Rolling Hills.

In the event of any conflict between provisions of the California Plumbing Code, 2025 Edition, Title 28 of the Los Angeles County Code, or any amendment to the

Plumbing Code contained in the Rolling Hills Municipal Code, the provision contained in the later listed document shall control.

A copy of Title 28 of the Los Angeles County Code and the California Plumbing Code, 2025 Edition, has been deposited in the office of the City Clerk of the City of Rolling Hills and shall be at all times maintained by the City Clerk for use and examination by the public.

15.08.020 Definitions.

Whenever any of the following names of terms are used in the California Plumbing Code and the Los Angeles County Plumbing Code, each such name or term shall be deemed and construed to have the meaning ascribed to it in this section, as follows:

"City" means the City of Rolling Hills.

"County," "County of Los Angeles" or "unincorporated territory of the County of Los Angeles" means the City of Rolling Hills.

15.08.030 Fees.

Notwithstanding the provisions of Section 15.08.010, the Plumbing Code is amended by increasing the amount of each and every fee set forth in the Plumbing Code to a sum set by resolution of the City Council.

15.08.040 Violations and penalties.

A. Every person, firm, or corporation violating any of the provisions of the Plumbing Code of the City of Rolling Hills shall be guilty of a misdemeanor, and each such person shall be guilty of a separate offense for each and every day or portion thereof during which any violation is committed, continued, or permitted. Upon conviction, such person may be punished by a fine not to exceed one thousand dollars or by imprisonment in the County Jail for a period of not more than six months, or by both such fine and imprisonment.

B. The provisions of this section are in addition to and independent of any sanctions, penalties or costs which are or may otherwise be imposed for a violation of the Rolling Hills Municipal Code.

Chapter 15.12 MECHANICAL CODE

Sections:

15.12.010 Adoption of Mechanical Code.

Except as hereinafter provided, Title 29, Mechanical Code, of the Los Angeles County Code, as amended and in effect on January 1, 2026, adopting the California Mechanical Code, 2025 Edition (Part 4 of Title 24 of the California Code of Regulations)

is hereby adopted and incorporated by reference, as if fully set forth below, and shall be known and may be cited as the Mechanical Code of the City of Rolling Hills.

In the event of any conflict between provisions of the California Mechanical Code, 2025 Edition, Title 29 of the Los Angeles County Code, or any amendment to the Mechanical Code contained in the Rolling Hills Municipal Code, the provision contained in the later listed document shall control.

A copy of Title 29 of the Los Angeles County Code and the California Mechanical Code, 2025 Edition, have been deposited in the office of the City Clerk of the City of Rolling Hills and shall be at all times maintained by the City Clerk for use and examination by the public.

15.12.020 Definitions.

Whenever any of the following names or terms are used in the California Mechanical Code or the County of Los Angeles Mechanical Code, each such name or term shall be deemed and construed to have the meaning ascribed to it in this section, as follows:

"City" means the City of Rolling Hills.

"County," "County of Los Angeles" or "unincorporated territory of the County of Los Angeles" means the City of Rolling Hills.

15.12.030 Fees.

Notwithstanding the provisions of Section 15.12.010, the Mechanical Code is amended by increasing the amount of each and every fee set forth in the Mechanical Code to a sum set by resolution of the City Council.

15.12.040 Violations and penalties.

A. It shall be unlawful for any person, firm, or corporation to erect, install, alter, repair, relocate, add to, replace, use or maintain heating, ventilating, cooling, or refrigeration equipment in the jurisdiction, or cause the same to be done, contrary to or in violation of any of the provisions of Mechanical Code of the City of Rolling Hills. Maintenance of equipment which was unlawful at the time it was installed, and which would be unlawful under this Code if installed after the effective date of this Code, shall constitute a continuing violation of this Code.

B. Any person, firm or corporation violating any of the provisions of the Mechanical Code of the City of Rolling Hills shall be guilty of a misdemeanor, and each such person shall be guilty of a separate offense for each and every day or portion thereof during which any violation is committed, continued, or permitted. Upon conviction, such person may be punished by a fine not to exceed one thousand dollars or by imprisonment in the County Jail for a period of not more than six months, or by both such fine and imprisonment. The provisions of this section are

in addition to and independent of any sanctions, penalties or costs which are or may otherwise be imposed for a violation of the Rolling Hills Municipal Code.

Chapter 15.16 ELECTRICAL CODE

Sections:

15.16.010 Adoption of Electrical Code.

Except as hereinafter provided, Title 27, Electrical Code, of the Los Angeles County Code, as amended and in effect on January 1, 2026, adopting the California Electrical Code, 2025 Edition (Part 3 of Title 24 of the California Code of Regulations) is hereby adopted and incorporated by reference, as if fully set forth below, and shall be known and may be cited as the Electrical Code of the City of Rolling Hills.

In the event of any conflict between provisions of the California Electrical Code, 2025 Edition, Title 27 of the Los Angeles County Code, or any amendment to the Electrical Code contained in the Rolling Hills Municipal Code, the provision contained in the later listed document shall control.

A copy of Title 27 of the Los Angeles County Code and the California Electrical Code, 2025 Edition, have been deposited in the office of the City Clerk of the City of Rolling Hills and shall be at all times maintained by the City Clerk for use and examination by the public.

15.16.020 Definitions.

Notwithstanding the provisions of Section 15.16.010 of this chapter, whenever any of the following names or terms are used in the Electrical Code, each such name or term shall be deemed and construed to have the meaning ascribed to it in this section as follows:

“City” means the City of Rolling Hills.

“County,” “County of Los Angeles” or “unincorporated area of the County of Los Angeles” means the City of Rolling Hills.

15.16.030 Fees.

Notwithstanding the provisions of Section 15.16.010, fees for plan check, inspection, and all other miscellaneous services shall be based on the fee schedule set forth by Title 27 of the Los Angeles County Code, Fees, as approved by resolution of the City Council.

15.16.040 Violations and penalties.

A. Every person, firm, or corporation violating any of the provisions of the Electrical Code of the City of Rolling Hills shall be guilty of a misdemeanor, and each such

person shall be guilty of a separate offense for each and every day or portion thereof during which any violation is committed, continued, or permitted. Upon conviction, such person may be punished by a fine not to exceed one thousand dollars or by imprisonment in the County Jail for a period of not more than six months, or by both such fine and imprisonment.

B. The provisions of this section are in addition to and independent of any sanctions, penalties or costs which are or may otherwise be imposed for a violation of the Rolling Hills Municipal Code.

Chapter 15.18 RESIDENTIAL CODE

Sections:

15.18.010 Adoption of Residential Code.

Except as herein provided, Title 30, Residential Code, of the Los Angeles County Code, as amended and in effect on January 1, 2026, adopting the California Residential Code, 2025 Edition (Part 2.5 of Title 24 of the California Code of Regulations) is hereby adopted and incorporated by reference, as if fully set forth below, and shall be known and may be cited as the Residential Code of the City of Rolling Hills.

In the event of any conflict between provisions of the California Residential Code, 2025 Edition, Title 30 of the Los Angeles County Code, or any amendment to the Residential Code contained in the Rolling Hills Municipal Code, the provision contained in the later listed document shall control.

A copy of Title 30 of the Los Angeles County Code and the California Residential Code, 2025 Edition, have been deposited in the office of the City Clerk of the City of Rolling Hills and shall be at all times maintained by the City Clerk for use and examination by the public.

15.18.020 Definitions.

Notwithstanding the provisions of Section 15.18.010, names or terms that are used in this code shall be deemed and construed to have the meaning ascribed to it in Section 15.04.040 of Title 15 of the Rolling Hills Municipal Code.

15.18.040 Fees.

Notwithstanding the provisions of Section 15.18.010, the fees set forth for this code shall be the same as the fees prescribed for the Building Code in Section 15.04.050 of Title 15 of the Rolling Hills Municipal Code.

15.18.050 Violations and penalties.

A. It is unlawful for any person to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, occupy or maintain any building

or structure or perform any grading in the City, or cause the same to be done, contrary to or in violation of any of the provisions of the Residential Code of the City of Rolling Hills.

B. Penalty. Any person, firm or corporation violating any of the provisions of this code shall be guilty of a misdemeanor, and each such person shall be guilty of a separate offense for each and every day or portion thereof during which any violation is committed, continued or permitted. Upon conviction, such person may be punished by a fine not to exceed one thousand dollars or by imprisonment in the County Jail for a period of not more than six months, or by both such fine and imprisonment. The provisions of this Section are in addition to and independent of any other sanctions, penalties or costs which are or may be imposed for a violation of any of the provisions of this code.

Chapter 15.20 FIRE CODE*

Sections:

15.20.010 Adoption of Fire Code.

Except as hereinafter provided in this chapter, California Fire Code, 2025 Edition (Part 9 of Title 24 of the California Code of Regulations), is hereby adopted by reference and made a part of this chapter as though set forth in this chapter in full. Said code shall constitute the Fire Code of the City of Rolling Hills.

In the event of any conflict between provisions of the California Fire Code, 2025 Edition, Title 32 of the Los Angeles County Code, or any amendment to the Fire Code contained in the Rolling Hills Municipal Code, the provision contained in the latter-listed document shall control.

A copy of the California Fire Code, 2025 Edition, has been deposited in the office of the City Clerk and shall be at all times while in force maintained by the Clerk for use and examination by the public.

15.20.020 Short title.

This chapter shall be known as the “Fire Code of the City of Rolling Hills” and may be cited as such.

15.20.025 Fire hazard severity zones.

The Local Responsibility Area Fire Hazard Severity Zones map for the City of Rolling Hills dated March 24, 2025, as identified by the State Fire Marshal, is hereby adopted by the City of Rolling Hills and incorporated herein for all purposes. This map is available for inspection in the City Clerk's office at the Rolling Hills City Hall.

15.20.030 Permits.

Any permit heretofore issued by the County of Los Angeles pursuant to the Fire Code of said County, for work within the territorial boundaries of the City of Rolling Hills, shall remain in full force and effect according to its terms.

15.20.035 Reserved.

15.20.040 Local amendments—Reserved.

15.20.050 Violations.

Every person violating any provision of the Fire Code or of any permit or license granted hereunder, or any rule, regulation or policy promulgated pursuant hereto, is guilty of a misdemeanor unless such violation is declared to be an infraction by the Fire Code. Each such violation is a separate offense for each and every day during any portion of which such violation is committed, continued or permitted, and conviction of any such violation shall be punishable by a fine not to exceed one thousand dollars or by imprisonment in the County Jail for a period not to exceed six months, or by both such fine and imprisonment.

15.20.060 Responsibility.

Any person who personally or through another willfully, negligently, or in violation of law sets a fire, allows a fire to be set, or allows a fire kindled or attended by such person to escape from his or her control, allows any hazardous material to be handled, stored or transported in a manner not in accordance with nationally recognized standards, allows any hazardous material to escape from his or her control, neglects to properly comply with any written notice of the Chief, or willfully or negligently allows the continuation of a violation of the Fire Code and amendments thereto is liable for the expense of fighting the fire or for the expenses incurred during a hazardous materials incident, and such expense shall be a charge against that person. Such charge shall constitute a debt of such person and is collectible by the public agency incurring such expense in the same manner as in the case of an obligation under a contract, expressed or implied.

Chapter 15.22 GREEN BUILDING STANDARDS CODE

Sections:

15.22.010 Adoption of Green Building Standards Code.

Except as hereinafter provided, Title 31, Green Building Standards Code, of the Los Angeles County Code, as amended and in effect on January 1, 2026, adopting the California Green Building Standards Code, 2025 Edition (Part 11 of Title 24 of the California Code of Regulations), is hereby adopted and incorporated by reference, as if fully set forth below, and shall be known and may be cited as the Green Building Standards Code of the City of Rolling Hills.

In the event of any conflict between provisions of the California Green Building Standards Code, 2025 Edition, Title 31 of the Los Angeles County Code, or any amendment to the Green Building Standards Code contained in the Rolling Hills Municipal Code, the provision contained in the later listed document shall control.

A copy of Title 31 of the Los Angeles County Code and the California Green Building Standards Code, 2025 Edition, have been deposited in the office of the City Clerk of the City of Rolling Hills and shall be at all times maintained by the City Clerk for use and examination by the public.

15.22.020 Definitions.

Notwithstanding the provisions of Section 15.22.010, names or terms that are used in this code shall be construed to have the meaning ascribed to them in the Los Angeles County Green Building Standards Code or in Section 15.04.040 of Title 15 of the Rolling Hills Municipal Code, as appropriate.

15.22.030 Water budget.

Notwithstanding the provisions of Section 15.22.010, Section 4.304, "Outdoor water use," of the Green Building Standards Code, is amended by adding subsection 4.304.2, "Water budget," to read as follows:

> 4.304.2 Water budget. A water budget shall be developed for landscape irrigation use installed in conjunction with new construction and new or redeveloped landscaping that conforms to the local water efficient landscape ordinance in Chapter 13.18 of Title 13 of the Rolling Hills Municipal Code.

15.22.040 Low-impact development.

Notwithstanding the provisions of Section 15.22.010, sSection 4.106.5, "Low-impact development," of the Green Building Standards Code, is amended to read as follows:

> 4.106.5 Low-impact development. New development or additions or alteration to existing developed sites shall comply with the Storm Water Management and Pollution Control Ordinance, Chapter 8.32 of Title 8 of the Rolling Hills Municipal Code.

15.22.050 Fees.

Notwithstanding the provisions of Section 15.22.010, the fees set forth for this code shall be the same as the fees prescribed by resolution of the City Council for the Building, Electrical, Plumbing, Mechanical, Residential, and Fire Codes of Title 15 of the Rolling Hills Municipal Code.

15.22.060 Violations and penalties.

A. It is unlawful for any person to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, occupy or maintain any building or structure or perform any grading in the City, or cause the same to be done, contrary to or in violation of any of the provisions of the Green Building Standards Code of the City of Rolling Hills.

B. Penalty. Any person, firm or corporation violating any of the provisions of this code shall be guilty of a misdemeanor, and each such person shall be guilty of a separate offense for each and every day or portion thereof during which any violation is committed, continued or permitted. Upon conviction, such person may be punished by a fine not to exceed one thousand dollars or by imprisonment in the County Jail for a period of not more than six months, or by both such fine and imprisonment. The provisions of this Section are in addition to and independent of any other sanctions, penalties or costs which are or may be imposed for a violation of any of the provisions of this code.

Chapter 15.24 EXISTING BUILDING CODE

Sections:

15.24.010 Adoption of Existing Building Code.

Except as herein provided, Title 33, Existing Building Code of the Los Angeles County Code, in effect on January 1, 2026, adopting the California Existing Building Code, 2025 Edition (Part 10 of Title 24 of the California Code of Regulations), is hereby adopted and incorporated by reference, as if fully set forth below, and shall be known as the Existing Building Code of the City of Rolling Hills.

In the event of any conflict between provisions of Title 33, Existing Building Code of the Los Angeles County Code, 2025 Edition, or any amendment to the Existing Building Code contained in the Rolling Hills Municipal Code, the provision contained in the later listed document shall control.

A copy of Title 33 of the Existing Building Code and the 2025 Edition of the California Existing Building Code have been deposited in the office of the City Clerk of the City of Rolling Hills and shall be at all times maintained by the City Clerk for use and examination by the public.

15.24.020 Definitions.

Notwithstanding the provisions of Section 15.24.010, names or terms that are used in this code shall be construed to have the meaning ascribed to them in Section 15.04.040 of Title 15 of the Rolling Hills Municipal Code.

15.24.030 Fees.

Notwithstanding the provisions of Section 15.24.010, the fees set forth for this code shall be the same as the fees prescribed for the Building Code in Section 15.04.050 of Title 15 of the Rolling Hills Municipal Code.

15.24.040 Violations and penalties.

A. It is unlawful for any person to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, occupy or maintain any building or structure or perform any grading in the City of Rolling Hills, or cause the same to be done, contrary to or in violation of any of the provisions of this code.

B. Penalty. Any person, firm or corporation violating any of the provisions of this code shall be guilty of a misdemeanor, and each such person shall be guilty of a separate offense for each and every day or portion thereof during which any violation is committed, continued or permitted. Upon conviction, such person may be punished by a fine not to exceed one thousand dollars or by imprisonment in the County Jail for a period of not more than six months, or by both such fine and imprisonment. The provisions of this Section are in addition to and independent of any other sanctions, penalties or costs which are or may be imposed for a violation of any of the provisions of this code.

Chapter 15.32 UNDERGROUND UTILITY DISTRICTS

Sections:

15.32.010 Definitions.

Whenever in this chapter the words or phrases defined in this section are used, they shall have the respective meanings assigned to them in the following definitions:

A. “Commission” means the Public Utilities Commission of the State of California.

B. “Person” means and includes individuals, firms, corporations, partnerships, and their agents and employees.

C. “Poles, overhead wires and associated overhead structures” means poles, towers, supports, wires, conductors, guys, stubs, platforms, crossarms, braces, transformers, insulators, cutouts, switches, communication circuits, appliances, attachments and appurtenances located above-ground within a district and used or useful in supplying electric, communication or similar or associated service.

D. “Underground utility district” or “district” means that area in the City within which poles, overhead wires, and associated overhead structures are

prohibited as such area is described in a resolution adopted pursuant to the provisions of Section 15.32.040.

E. “Utility” includes all persons or entities supplying electric, communication or similar or associated service by means of electrical materials or devices.

15.32.020 Public hearing—Authorized when—Notice.

The Council may from time to time call public hearings to ascertain whether the public necessity, health, safety or welfare requires the removal of poles, overhead wires and associated overhead structures within designated areas of the City and the underground installation of wires and facilities for supplying electric, communication or similar or associated service. The City Clerk shall notify all affected property owners as shown on the last equalized assessment roll and utilities concerned by mail of the time and place of such hearings at least ten days prior to the date thereof. Each such hearing shall be open to the public and may be continued from time to time. At each such hearing all persons interested shall be given an opportunity to be heard. The decision of the Council shall be final and conclusive.

15.32.030 Public hearing—Consultation.

Prior to holding such public hearing, the City Engineer shall consult with all affected utilities and shall prepare a report for submission at such hearing containing, among other information, the extent of such utilities’ participation and estimates of the total costs to the city and affected property owners. Such report shall also contain an estimate of the time required to complete such underground installation and removal of overhead facilities.

15.32.040 Council resolution—Procedure.

If, after any such public hearing, the Council finds that the public necessity, health, safety or welfare requires such removal and such underground installation within a designated area, the Council shall, by resolution, declare such designated area an underground utility district and order such removal and underground installation. Such resolution shall include a description of the area comprising such district and shall fix the time within which such removal and underground installation shall be accomplished and within which affected property owners must be ready to receive underground services. A reasonable time shall be allowed for such removal and underground installation, having due regard for the availability of labor, materials and equipment necessary for such removal and for the installation of such underground facilities as may be occasioned thereby.

15.32.050 Maintaining overhead structures prohibited when.

Whenever the Council creates an underground utility district and orders the removal of poles, overhead wires and associated overhead structures therein as provided in Section 15.32.040, it is unlawful for any person or utility to erect, construct, place, keep, maintain, continue, employ or operate poles, overhead wires and associated overhead

structures in the district after the date when said overhead facilities are required to be removed by such resolution, except as said overhead facilities may be required to furnish service to an owner or occupant of property prior to the performance by such owner or occupant to continue to receive utility service as provided in Section 15.32.100, and for such reasonable time required to remove said facilities after said work has been performed, and except as otherwise provided in this chapter.

15.32.060 Emergency overhead structures.

Notwithstanding the provisions of this chapter, overhead facilities may be installed and maintained for a period not to exceed ten days without authority of the City Manager in order to provide emergency service. The City Manager may grant special permission on such terms as the City Manager may deem appropriate, in cases of unusual circumstances, without discrimination as to any person or utility, to erect, construct, install, maintain, use or operate poles, overhead wires and associated overhead structures.

15.32.070 Council resolution—Exceptions authorized.

In any resolution adopted pursuant to Section 15.32.040, the City may authorize any or all of the following exceptions:

A. Any municipal facilities or equipment installed under the supervision and to the satisfaction of the City Engineer;

B. Poles or electroliers used exclusively for street lighting;

C. Overhead wires (exclusive of supporting structures) crossing any portion of a district within which overhead wires have been prohibited, or connecting to buildings on the perimeter of a district, which such wires originate in an area from which poles, overhead wires and associated overhead structures are not prohibited;

D. Poles, overhead wires and associated overhead structures used for the transmission of electric energy at nominal voltages in excess of 34,500 volts;

E. Overhead wires attached to the exterior surface of a building by means of a bracket or other fixture and extending from one location of the building to another location on the same building or to an adjacent building without crossing any public street;

F. Antennae, associated equipment and supporting structures used by a utility for furnishing communication services;

G. Equipment appurtenant to underground facilities, such as surface-mounted transformers, pedestal-mounted terminal boxes and meter cabinets, and concealed ducts.

H. Temporary poles, overhead wires and associated overhead structures used or to be used in conjunction with construction projects.

15.32.080 Notice to property owners and utility companies.

A. Within ten days after the effective date of a resolution adopted pursuant to Section 15.32.040, the City Clerk shall notify all affected utilities and all persons owning real property within the district created by said resolution of the adoption thereof. The City Clerk shall further notify such affected property owners of the necessity that if they or any person occupying such property desire to continue to receive electric, communication, or similar or associated service, they or such occupant shall provide all necessary facility changes on their premises so as to receive such service from the lines of the supplying utility or utilities at a new location.

B. Notification by the City Clerk shall be made by mailing a copy of the resolution adopted pursuant to Section 15.32.040, together with a copy of this chapter, to affected property owners as such are shown on the last equalized assessment roll and to the affected utilities.

15.32.090 Responsibility of utility companies.

If underground construction is necessary to provide utility service within a district created by any resolution adopted pursuant to Section 15.32.040, the supplying utility shall furnish that portion of the conduits, conductors and associated equipment required to be furnished by it under its applicable rules, regulations and tariffs on file with the Commission.

15.32.100 Responsibility of property owners—Notice.

Every person owning, operating, leasing, occupying or renting a building or structure within a District shall construct and provide that portion of the service connection on his property between the facilities referred to in Section 15.32.090 and the termination facility on or within said building or structure being served. If the above is not accomplished by any person within the time provided for in the resolution enacted pursuant to Section 15.32.040, the City Engineer shall give, notice in writing to the person in possession of such premises, and a notice in writing to the owner thereof as shown on the last equalized assessment roll, to provide the required underground facilities within ten days after receipt of such notice.

15.32.110 Notice—Service.

The notice to provide the required underground facilities may be given either by personal service or by mail. In case of service by mail on either of such persons, the notice must be deposited in the United States mail in a sealed envelope with postage prepaid, addressed to the person in possession of such premises at such premises, and the notice must be addressed to the owner thereof as such owner’s name appears, and must be addressed to such owner’s last known address as the same appears on the last

equalized assessment roll, and when no address appears, to General Delivery, City of Rolling Hills, California. If notice is given by mail, such notice shall be deemed to have been received by the person to whom it has been sent within forty-eight hours after the mailing thereof. If notice is given by mail to either the owner or occupant of such premises, the City Engineer shall, within forty-eight hours after the mailing thereof, cause a copy thereof, printed on a card not less than eight inches by ten inches in size to be posted in a conspicuous place on said premises.

15.32.120 Notice—Form.

The notice given by the City Engineer to provide the required underground facilities shall particularly specify what work is required to be done, and shall state that if said work is not completed within thirty days after receipt of such notice, the City Engineer will provide such required underground facilities, in which case the cost and expense thereof will be assessed against the property benefited and become a lien upon such property.

15.32.130 Work by City Engineer—Assessment of costs.

If upon the expiration of the thirty-day period the required underground facilities have not been provided, the City Engineer shall forthwith proceed to do the work; provided, however, if such premises are unoccupied and no electric or communications services are being furnished thereto, the City Engineer may authorize the disconnection and removal of any and all overhead service wires and associated facilities supplying utility service to said property. Upon completion of the work by the City Engineer, he shall file a written report with the City Council setting forth the fact that the required underground facilities have been provided and the cost thereof, together with a legal description of the property against which such cost is to be assessed. The Council shall thereupon fix a time and place for hearing protests against the assessment of the cost of such work upon such premises, which said time shall not be less than ten days thereafter.

15.32.140 Assessment—Hearing—Notice.

The City Engineer shall forthwith, upon the time for hearing such protests having been fixed, give a notice in writing to the person in possession of such premises, and a notice in writing thereof to the owner thereof, in the manner provided in this chapter for the giving of the notice to provide the required underground facilities, of the time and place that the Council will pass upon such report and will hear protests against such assessment. Such notice shall also set forth the amount of the proposed assessment.

15.32.150 Assessment—Hearing—Decision.

Upon the date and hour set for the hearing of protests, the Council shall hear and consider the report and all protests if there be any, and then proceed to affirm, modify or reject the assessment.

15.32.160 Assessment—Lien.

If any assessment is not paid within the five days after its confirmation by the Council, the amount of the assessment shall become a lien upon the property against which the assessment is made by the City Engineer, and the City Engineer is directed to turn over to the Assessor and Tax Collector a notice of lien of each of said properties on which the assessment has not been paid, and the Assessor and Tax Collector shall add the amount of said assessment to the next regular bill for taxes levied against the premises upon which said assessment was not paid. Said assessment shall be due and payable, and if not paid when due and payable, shall bear interest at the rate of six percent per annum.

15.32.170 Responsibility of City.

The City shall remove at its own expense all City-owned equipment from all poles required to be removed under this chapter in ample time to enable the owner or user of such poles to remove the same within the time specified in the resolution enacted pursuant to Section 15.32.040.

15.32.180 Extension of time.

In the event that any act required by this chapter or by a resolution adopted pursuant to Section 15.32.040 cannot be performed within the time provided on account of shortage of materials, war, restraint by public authorities, strikes, labor disturbances, civil disobedience, or any other circumstances beyond the control of the contractor, then the time within which such act will be accomplished shall be extended for a period equivalent to the time of such limitation.

15.32.190 Violation—Penalty.

It is unlawful for any person to violate any provision or to fail to comply with any requirement of this chapter. Any person violating any provision of this chapter or failing to comply with any of its requirements shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punishable by a fine or not more than one thousand dollars or by imprisonment in County Jail for a period not exceeding six months, or by both such fine and imprisonment. Each such person shall be guilty of a separate offense for each and every day during any portion of which any violation of any provision of this chapter is committed, continued or permitted by such person and shall be punishable accordingly.

Chapter 15.36 HOURS OF CONSTRUCTION

Sections:

15.36.010 Work of improvement defined.

For the purpose of this chapter, “work of improvement” includes but is not restricted to the construction, alteration, addition, or the repair, in whole or in part, of any building, structure, bridge, ditch, pipeline, tunnel, fence, or road; the cutting or removal of weeds,

trees and grass; the seeding, sodding or planting of any lot or tract of land for landscaping purposes; the filling, levelling, grading of any lot or tract of land; or the crushing of rock or the hauling of any material to be used or removed in connection with any of the foregoing; the demolition of buildings; or the removal of buildings.

15.36.020 Hours restricted.

There shall be no work of improvement or the operation of mechanical equipment used in connection with work of improvement within the territorial limits of the City except on Monday through Saturday of each week, commencing at the hour of seven a.m. and ending at the hour of six p.m. on each day.

15.36.030 Exceptions.

The provisions of this chapter shall not apply to residents of the City who are the record owners of land in the City or who are the lessees of the record owners of land in the City.

Chapter 15.40 GEOLOGICAL INVESTIGATIONS AND REPORTS REQUIRED

Sections:

15.40.010 Requirements.

The requirements provided for in this chapter are in addition to any and all other requirements relating to expansive soils and geological inspections and reports required by the building code of the City or any other ordinance of the City.

15.40.020 Authority—Procedure.

A. No building (as defined in the Los Angeles County Building Laws) for which a building or grading permit is required by the building code of the City, shall be issued by the City Engineer if he, and/or the City Council, is of the opinion that a potentially serious geological condition may exist on the land on which the proposed building is to be constructed, or the proposed grading is to be performed, until a geological report prepared by a geologist registered by the State is delivered to the City Engineer by the applicant for the building or grading permit. The report shall include, among other things, test borings or excavations.

B. If said geological report, in the opinion of the City Engineer, indicates a potential serious geological condition, the City Engineer shall have the authority to employ an independent geologist registered by the State, to prepare and provide him with an independent geological report of the land on which the proposed building is to be constructed or the grading is proposed to be performed, and if necessary, to require additional test borings or excavations to be made by an independent testing service, the

depth and accuracy of which shall be approved by said registered geologist.

C. The City Engineer shall also have authority to submit samples of any and all test borings or excavations to an independent qualified geological laboratory for analysis and report.

D. The geological report prepared by the independent registered geologist shall recommend corrective action which is designed to prevent the displacement or slippage of the land.

15.40.030 Corrective action required when.

As a condition to the issuance of a permit by the City Engineer of the City, the corrective action or procedures recommended in the geological report shall be incorporated in the proposed construction or grading for which the permit has been applied.

15.40.040 Assessment of costs.

All expenses incurred by the applicant in complying with the provisions of this chapter shall be paid for by the applicant and shall be in addition to all other charges or fees levied, assessed or charged by the City in connection with the issuance of a building or grading permit."

Section 2. All inconsistencies between the Building Code, Electrical Code, Mechanical Code, Plumbing Code, Residential Code, Green Building Code, Existing Building Code, and Fire Code as adopted by this ordinance and Parts 2, 2.5, 3, 4, 5, 9, 10, and 11 of the California Code of Regulations, are changes, modifications, amendments, additions, or deletions thereto authorized by California Health & Safety Code Sections 17958 and 17958.7.

Section 3. Justifications for Local Amendments. The City Council hereby finds that the changes and modifications to the California Building Code, Plumbing Code, Mechanical Code, Electrical Code, Residential Code, Green Building Code, Existing Building Code, and Fire Code, enacted by this ordinance are reasonably necessary because of the City's local climate, characterized by hot, dry summers, often resulting in drought conditions, followed by strong Santa Ana winds, often resulting in hazardous fire conditions, and heavy winter rains, often resulting in expansive soil conditions; the City's geological characteristics in that the area is characterized by geological instability; location in Southern California; and hilly topography of the City.

The City Council hereby finds that the modifications to the State Building Code in Title 26 of the Los Angeles County Code are reasonably necessary because of the local climatic, geological, and topographical conditions within the City of Rolling Hills. Further, the modifications to the Building, Electrical, Mechanical, Plumbing, Green Building Standards, Residential, and Existing Building Codes in Titles 26, 27, 28, 29, 30, 31 and 33 of the Los Angeles County Code are administrative in nature and are necessary to

allow the uniform application of the codes by procedures suited to the size and nature of the City's staff and administrative agencies by means suited to the City's experience with local climatic, geological, and topographical conditions and to provide sufficient staff support for the time-consuming inspections and analysis required by the City's fire and geological hazards.

Section 4. To the extent the provisions of this ordinance are substantially the same as previous provisions of the Rolling Hills Municipal Code, these sections shall be construed as continuations of those provisions and not as new enactments.

Section 5. Severability. If any section, subsection, subdivision, paragraph, sentence, clause, or phrase of this ordinance or any part hereof is for any reason held to be invalid by a court of competent jurisdiction, such invalidity shall not affect the validity of the remaining portions of this ordinance or any part thereof. The City Council of the City of Rolling Hills hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase hereof, irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases be declared invalid.

Section 6. California Environmental Quality Act. Pursuant to Section 15060(c)(2) of the California Environmental Quality Act ("CEQA") Guidelines, the City Council finds that this Ordinance will not result in a direct or reasonably foreseeable indirect physical change in the environment and therefore is not subject to the CEQA. Additionally, pursuant to Section 15060(c)(3), the activity is not a "project" as defined in Section 15378 because it has no potential for resulting in physical change to the environment, directly or indirectly. Most of the terms of the building standards adopted herein are dictated by the California Buildings Standards Code and county amendments to the state standards only make those modifications necessary for local regional conditions which are at least as protective of the environment as the state codes. City-specific amendments are limited to creating administrative processes for local enforcement of the state building standards. Alternatively, even if the ordinance is a project within the meaning of CEQA, its adoption is exempt from CEQA under the general rule that CEQA only applies to projects that may cause significant adverse effects on the environment. CEQA Guideline section 15061(b)(3). As this ordinance is largely administrative in nature, there is no possibility that the City's action would adversely affect the environment in any manner that could be significant.

Section 7. Effective Date. This Ordinance shall take effect 30 days after its passage and adoption pursuant to California Government Code section 36937 and shall apply to all projects submitted to the City for plan check and/or permit application on or after that date.

PASSED, APPROVED and **ADOPTED** this 12th day of January, 2026.

_____
, Mayor

ATTEST:

_____
Christian Horvath, City Clerk

APPROVED AS TO FORM:

BEST BEST & KRIEGER LLP

_____
Nicolas Papajohn, City Attorney

ORDINANCE NO. 389-U

AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS ADOPTING BY REFERENCE TITLE 26 OF THE LOS ANGELES COUNTY CODE INCORPORATING THE CALIFORNIA BUILDING CODE, 2025 EDITION; TITLE 27 OF THE LOS ANGELES COUNTY CODE INCORPORATING THE CALIFORNIA ELECTRICAL CODE, 2025 EDITION; TITLE 28 OF THE LOS ANGELES COUNTY CODE INCORPORATING THE CALIFORNIA PLUMBING CODE, 2025 EDITION; TITLE 29 OF THE LOS ANGELES COUNTY CODE INCORPORATING THE CALIFORNIA MECHANICAL CODE, 2025 EDITION; TITLE 30 OF THE LOS ANGELES COUNTY CODE INCORPORATING THE CALIFORNIA RESIDENTIAL CODE, 2025 EDITION; TITLE 31 OF THE LOS ANGELES COUNTY CODE INCORPORATING THE CALIFORNIA GREEN BUILDING STANDARDS CODE, 2025 EDITION; TITLE 33 OF THE LOS ANGELES COUNTY CODE INCORPORATING THE CALIFORNIA EXISTING BUILDING CODE, 2025 EDITION; ADOPTING BY REFERENCE THE CALIFORNIA FIRE CODE, 2025 EDITION; MAKING AMENDMENTS TO SAID CODES; AND FINDING THE ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

THE CITY COUNCIL OF THE CITY OF ROLLING HILLS DOES ORDAIN AS FOLLOWS:

Section 1. Title 15 (Buildings and Construction) of the City of Rolling Hills Municipal Code is amended to read as follows:

Title 15 - BUILDINGS AND CONSTRUCTION

Chapter 15.04 BUILDING CODE

Sections:

15.04.010 Adoption of Building Code.

Except as hereinafter provided, Title 26, Building Code, of the Los Angeles County Code, as amended and in effect on January 1, 2026, adopting the California Building Code, 2025 Edition (Part 2 of Title 24 of the California Code of Regulations) is hereby adopted and incorporated by reference, as if fully set forth below, and shall be known and may be cited as the Building Code of the City of Rolling Hills.

In the event of any conflict between provisions of the California Building Code, 2025 Edition, Title 26 of the Los Angeles County Code, or any amendment to the Building Code contained in the Rolling Hills Municipal Code, the provision contained in the later listed document shall control.

A copy of Title 26 of the Los Angeles County Code and the California Building Code, 2025 Edition, have been deposited in the office of the City Clerk of the City of Rolling Hills and shall be at all times maintained by the City Clerk for use and examination by the public.

15.04.020 Short title.

This chapter shall be known as the "Building Code of the City of Rolling Hills" and will be referred to herein as "this code."

15.04.030 Section 105, "Permits," amended.

Section 105, "Permits," of the Building Code is amended to add a subsection 105.8, "Review hearing," to read:

> 105.8 Review hearing. The City Council of the City of Rolling Hills may conduct a public hearing to review any decision or order of the Board of Appeals, the Code Enforcement Appeals Board, or the Building Rehabilitation Appeals Board upon an affirmative vote of three members of the City Council within thirty (30) calendar days of the decision or order. The City Council may, upon conclusion of the public hearing, sustain or reverse in whole or in part any said action or order. Notice of the City Council public hearing shall be given by the City Clerk not less than ten (10) days prior to the hearing by first class mail to all property owners within 1,000 feet of the exterior boundaries of the subject property and all owners of record of the subject property at the time of mailing said notice.

15.04.040 Definitions.

Whenever any of the following names or terms are used in the California Building Code or the County of Los Angeles Building Code, each such name or term shall be deemed and construed to have the meaning ascribed to it in this section, as follows:

"Board of Appeals" means the Board of Appeals established by Section 105 of said Los Angeles County Building Code.

"Building department" means the entities charged by resolution of the City Council with the responsibility of administering the building code for the City.

"Building Official" means the persons charged by resolution of the City Council with the responsibility of administering the building code for the City.

"City" means the City of Rolling Hills.

"City Engineer" means the persons charged by resolution of the City Council with the responsibility of performing the functions of city engineer for the City.

“County,” “County of Los Angeles” or “unincorporated territory of the County of Los Angeles” means the City of Rolling Hills.

“Electrical Code” means Chapter 15.16 of this code.

“Existing Building Code” means Chapter 15.24 of this code.

“Fire Code” means Chapter 15.20 of this code.

“Fire zone” means the fire zone adopted by an ordinance creating and establishing fire zones or where no such fire zones have been adopted by the City of Rolling Hills, shall mean very high fire hazard severity zone (“VHFHSZ”).

“General fund” means the City Treasury of the City of Rolling Hills.

“Green Building Standards Code” means Chapter 15.22 of this code.

“Health Code” or “Los Angeles County Health Code” means Chapter 8.04 of this code.

“Health Officer” means the Health Officer of the City of Rolling Hills.

“Mechanical Code” means Chapter 15.12 of this code.

“Plumbing Code” means Chapter 15.08 of this code.

“Residential Code” means Chapter 15.18 of this code.

15.04.050 Fees.

Notwithstanding the provisions of Section 15.04.010, the Building Code is amended by increasing the amount of each and every fee set forth in the Building Code, to a sum set by resolution of the City Council, including a park and recreation fee.

15.04.060 Section 202, “Definitions,” amended.

Section 202, “Definitions,” of the Building Code, regarding the definition of a “basement,” is amended to read as follows:

> BASEMENT is any floor level below the first story of the primary residence, including an attached garage. Except for walls within light wells, basement walls across any elevation may not exceed a height of five (5) feet above finished grade at any point immediately adjacent to the basement exterior, and shall have no greater than an average of two and one-half (21/2) feet exterior height. Basement well(s) shall be incorporated into the overall design of the building so that it does not give an appearance of a separate story.

15.04.070 Section 202, “Definitions,” amended.

Section 202, Definitions,” of the Building Code, regarding the definition of a “story,” is amended to read as follows:

STORY is that portion of a building included between the upper surface of any floor and the ceiling or roof above it. There shall be no story on top of another, except as permitted in Section 17.16.080 of the Zoning Ordinance.

15.04.080 Appendix J, “Grading,” Section J103, “Permits required,” amended.

Section J103.2, “Exemptions,” Exemption 8, is amended to read as follows:

8. An excavation that does not exceed 50 cubic yards and complies with one of the following conditions and as shown in Figure J103.2:

(a) Is less than 2 feet (0.6 m) in depth.

(b) Does not create a cut slope greater than 5 feet (1.5 m) measured vertically upward from the cut surface to the surface of the natural grade and is not steeper than 2 units horizontal to 1 unit vertical (50 percent slope).

Section J103.2, “Exemptions,” Exemption 9, is amended to read as follows:

9. A fill not intended to support a structure that does not obstruct a drainage course and complies with one of the following conditions and as shown in Figure J103.2:

(a) Is less than 1 foot (0.3 m) in depth and is placed on natural terrain with a slope flatter than 5 units horizontal to 1 unit vertical (20 percent slope).

(b) Is less than 3 feet (0.9 m) in depth at its deepest point measured vertically upward from natural grade to the surface of the fill, does not exceed 50 cubic yards, and creates a fill slope no steeper than 2 units horizontal to 1 unit vertical (50 percent slope).

(c) Is less than 5 feet (1.5 m) in depth at its deepest point measured vertically upward from natural grade to the surface of the fill, does not exceed 20 cubic yards, and creates a fill slope no steeper than 2 units horizontal to 1 unit vertical (50 percent slope).

Section J103.6, “Compliance with Zoning Code,” is amended to read as follows:

The Building Official may refuse to issue a grading permit for work on a site if either the proposed grading or the proposed land use for the site shown

on the grading plan application does not comply with the provisions of Title 17 of the Rolling Hills Municipal Code (Zoning).

15.04.090 Appendix J, "Grading," Section J106.1, "Maximum cut slope," amended.

Section J106.1, "Maximum cut slope," is amended to read as follows:

The slope of cut surfaces shall be no steeper than is safe for the intended use and shall be no more than one unit vertical to two units horizontal (50 percent slope), unless the owner, or the owner's authorized agent, receives a variance for a steeper slope from the Planning Commission of the City of Rolling Hills and furnishes a geotechnical or an engineering geology report, or both, justifying a steeper slope. The reports must contain a statement by the Geotechnical Engineer or Engineering Geologist that the site was investigated and an opinion that a steeper slope will be stable and will not create a hazard to public or private property, in conformance with the requirements of Section 111. Notwithstanding the provisions of this section, the Building Official may require the slope of cut surfaces to be less than 50 percent, if the Building Official finds it necessary for the stability and safety of the slope.

Exceptions:

The slope of a cut surface may be permitted to be as steep as 1.5 units horizontal to one unit vertical (67 percent) only if all of the following conditions are met:

1. It is not intended to support structures or surcharges.

2. It is approved by the Planning Commission of the City of Rolling Hills.

3. It is adequately protected against erosion.

4. It is no more than 8 feet (2438 mm) in height.

5. It is approved by the Building Official.

6. Ground water is not encountered.

15.04.100 Section J106.2 added.

Section J106, "Excavations," is amended to add subsection J106.2, "Driveways," to read as follows:

Section J106.2 Driveways. Driveways which provide access from any lot or parcel of land to any of the private roads in the City of Rolling Hills which are maintained by the Rolling Hills Community Association shall be so constructed that the first twenty (20) feet of said driveway, measured from the edge of the paved portion of said private road, shall not be steeper in grade than seven percent (7%). All new and relocated driveways require approval of the City of Rolling Hills Traffic Commission prior to construction.

15.04.110 Section J106.3 added.

Section J106, “Excavations,” is amended to add subsection J106.3, “Balanced cut and fill ratio,” to read as follows:

J106.3 Balanced cut and fill ratio.

Adherence to balanced cut and fill ratio is an important policy of the City and furthers the goals and objectives of its General Plan, except that export of soil generated from construction of basements and other excavation activities, promotes the preservation of natural terrain of the property. A project, which does not include excavation, may deviate from balanced cut and fill only under unusual circumstances related to the size, shape, topography or other physical conditions of the property that qualify it for a variance pursuant to Municipal Code Section 17.38.050.

1. No import of soil shall be permitted to any lot in the City, except where a variance pursuant to Chapter 17.38 has been approved.

2. No export of soil shall be permitted from any lot in the City, except where the soil is generated from an excavation activity, as defined in Municipal Code Section 17.12.050 or where a variance pursuant to Chapter 17.38 has been approved. Export of soil must comply with City refuse diversion requirements.

3. No grading plan for which a permit is required shall be approved unless the amount of soil to be cut from the site equals the amount of soil to be filled on the site, except where the soil is generated from an excavation activity or where a variance pursuant to Chapter 17.38 has been approved.

4. The City Manager, or his or her designee, may grant an exception to the requirements of parts 1 and 2 of this subsection to allow for the import or export of soil not to exceed 500 cubic yards if he or she finds, based upon written reports and other information submitted, that all of the following conditions are present:

(a) The project does not require discretionary review (a cut that is three feet or less, or a fill that is three feet or less and where the activity covers 2,000 square feet or less of surface area), and

(b) That the need to import or export the soil could not have been foreseen prior to commencement of construction.

5. The City Manager or his or her designee may grant an exception to the requirements of parts 1 and 2 of this subsection to allow for the import or export of soil not to exceed 500 cubic yards for remedial repair of the lot that has eroded, and of hillside or trail if he or she finds, based upon written

reports and other information submitted, that all of the following conditions are present:

(a) The project does not require discretionary review (a cut that is three feet or less, or a fill that is three feet or less and where the activity covers 2,000 square feet or less of surface area);

(b) The import or export of soil is no greater than necessary to avoid a threat of land subsidence or other imminent danger; and

(c) A professionally prepared drainage plan for permanent repair shall be required if the erosion is re-occurring and if/when the amount of dirt requested, when added to the amount of dirt used in previous years, exceeds a total of 500 cubic yards.

15.04.120 Appendix J, "Grading," Section J107.6, "Maximum slope," amended.

Section J107.6, "Maximum slope," is amended to read as follows:

The slope of fill surfaces shall be no steeper than is safe for the intended use. Fill slopes steeper than 1 unit vertical to 2 units horizontal (50 percent slope) shall not be permitted unless the owner receives a variance for a steeper fill slope from the Planning Commission of the City of Rolling Hills, pursuant to the provisions of Title 17 of the Municipal Code. Such slopes shall be justified by geotechnical reports conforming with the requirements of Section 111, containing a statement by the Geotechnical Engineer that the site has been investigated and an opinion that a steeper fill slope will be stable and will not create a hazard to public or private property. Substantiating calculations and supporting data may be required where the Building Official determines that such information is necessary to verify the stability and safety of the proposed slope. The Building Official may require the fill slope to be constructed with a face flatter in slope than 2 units horizontal to 1 unit vertical (50 percent slope) if the Building Official finds it necessary for stability and safety of the slope.

15.04.130 Section J107.10 added.

Section J107, "Fills," is amended by adding subsection J107.10, "Balanced cut and fill ratio," to read as follows:

J107.10 Balanced cut and fill ratio.

Adherence to balanced cut and fill ratio is an important policy of the City and furthers the goals and objectives of its General Plan, except that export of soil generated from construction of basements and other excavation activities, promotes the preservation of natural terrain of the property. A project, which does not include excavation, may deviate from balanced cut and fill only under unusual circumstances related to the size, shape, topography or other physical conditions of the property that qualify it for a variance pursuant to Municipal Code Section 17.38.050.

1. No import of soil shall be permitted to any lot in the City, except where a variance pursuant to Chapter 17.38 has been approved.

2. No export of soil shall be permitted from any lot in the City, except where the soil is generated from an excavation activity, as defined in Municipal Code Section 17.12.050 or where a variance pursuant to Chapter 17.38 has been approved. Export of soil must comply with City refuse diversion requirements.

3. No grading plan for which a permit is required shall be approved unless the amount of soil to be cut from the site equals the amount of soil to be filled on the site, except where the soil is generated from an excavation activity or where a variance pursuant to Chapter 17.38 has been approved.

4. The City Manager, or his or her designee, may grant an exception to the requirements of parts 1 and 2 of this subsection to allow for the import or export (other than from excavation activities), of soil not to exceed 500 cubic yards if he or she finds, based upon written reports and other information submitted, that all of the following conditions are present:

(a) Construction of a structure on the lot or parcel has commenced,

(b) That the need to import or export the soil could not have been foreseen prior to commencement of construction, and

(c) That either the structure, as approved, cannot be completed without the requested import or export of soil or that an emergency condition exists due to the threat of land subsidence or other imminent danger.

5. The City Manager or his or her designee may grant an exception to the requirements of parts 1 and 2 of this subsection to allow for the import or export of soil not to exceed 500 cubic yards for remedial repair of an area of the lot that has eroded, is on a hillside or a trail if he or she finds, based upon written reports and other information submitted, that all of the following conditions are present:

(a) The project does not require discretionary review (a cut that is three feet or less, or a fill that is three feet or less and where the activity covers 2,000 square feet or less of surface area).

(b) The import or export of soil is no greater than necessary to avoid a threat of land subsidence or other imminent danger.

(c) A professionally prepared drainage plan for permanent repair shall be required if the erosion is re-occurring and if/when the amount

of dirt requested, when added to the amount of dirt used in previous years, exceeds a total of 500 cubic yards.

15.04.140 Appendix J, "Grading," Section J101.2, "Flood hazard areas," amended.

Section J101.2, "Flood hazard areas," is amended to read as follows:

Notwithstanding the provisions of Section 15.04.010 of this chapter, the Building Code is amended by requiring that in addition to Section J101.2, all new construction and substantial improvements proposed to be built in a flood-prone area, as determined in accordance with Section 8.36.050 of the Rolling Hills Municipal Code ("RHMC"), is subject to the floodplain management regulations set forth in Chapter 8.36 of the RHMC.

15.04.150 Violations and penalties.

A. It is unlawful for any person to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, occupy or maintain any building or structure or portion thereof or perform any grading in the City of Rolling Hills, or cause the same to be done, contrary to or in violation of any of the provisions of this code.

B. Penalty. Any person, firm or corporation violating any of the provisions of this code shall be guilty of a misdemeanor, and each such person shall be guilty of a separate offense for each and every day or portion thereof during which any violation is committed, continued or permitted. Upon conviction, such person may be punished by a fine not to exceed one thousand dollars or by imprisonment in the County Jail for a period of not more than six months, or by both such fine and imprisonment. The provisions of this Section are in addition to and independent of any other sanctions, penalties or costs which are or may be imposed for a violation of any of the provisions of this code.

Chapter 15.08 PLUMBING CODE

Sections:

15.08.010 Adoption of Plumbing Code.

Except as hereinafter provided, Title 28, Plumbing Code, of the Los Angeles County Code, as amended and in effect on January 1, 2026, adopting the California Plumbing Code, 2025 Edition (Part 5 of Title 24 of the California Code of Regulations), is hereby adopted and incorporated by reference, as if fully set forth below, and shall be known and may be cited as the Plumbing Code of the City of Rolling Hills.

In the event of any conflict between provisions of the California Plumbing Code, 2025 Edition, Title 28 of the Los Angeles County Code, or any amendment to the

Plumbing Code contained in the Rolling Hills Municipal Code, the provision contained in the later listed document shall control.

A copy of Title 28 of the Los Angeles County Code and the California Plumbing Code, 2025 Edition, has been deposited in the office of the City Clerk of the City of Rolling Hills and shall be at all times maintained by the City Clerk for use and examination by the public.

15.08.020 Definitions.

Whenever any of the following names of terms are used in the California Plumbing Code and the Los Angeles County Plumbing Code, each such name or term shall be deemed and construed to have the meaning ascribed to it in this section, as follows:

"City" means the City of Rolling Hills.

"County," "County of Los Angeles" or "unincorporated territory of the County of Los Angeles" means the City of Rolling Hills.

15.08.030 Fees.

Notwithstanding the provisions of Section 15.08.010, the Plumbing Code is amended by increasing the amount of each and every fee set forth in the Plumbing Code to a sum set by resolution of the City Council.

15.08.040 Violations and penalties.

A. Every person, firm, or corporation violating any of the provisions of the Plumbing Code of the City of Rolling Hills shall be guilty of a misdemeanor, and each such person shall be guilty of a separate offense for each and every day or portion thereof during which any violation is committed, continued, or permitted. Upon conviction, such person may be punished by a fine not to exceed one thousand dollars or by imprisonment in the County Jail for a period of not more than six months, or by both such fine and imprisonment.

B. The provisions of this section are in addition to and independent of any sanctions, penalties or costs which are or may otherwise be imposed for a violation of the Rolling Hills Municipal Code.

Chapter 15.12 MECHANICAL CODE

Sections:

15.12.010 Adoption of Mechanical Code.

Except as hereinafter provided, Title 29, Mechanical Code, of the Los Angeles County Code, as amended and in effect on January 1, 2026, adopting the California Mechanical Code, 2025 Edition (Part 4 of Title 24 of the California Code of Regulations)

is hereby adopted and incorporated by reference, as if fully set forth below, and shall be known and may be cited as the Mechanical Code of the City of Rolling Hills.

In the event of any conflict between provisions of the California Mechanical Code, 2025 Edition, Title 29 of the Los Angeles County Code, or any amendment to the Mechanical Code contained in the Rolling Hills Municipal Code, the provision contained in the later listed document shall control.

A copy of Title 29 of the Los Angeles County Code and the California Mechanical Code, 2025 Edition, have been deposited in the office of the City Clerk of the City of Rolling Hills and shall be at all times maintained by the City Clerk for use and examination by the public.

15.12.020 Definitions.

Whenever any of the following names or terms are used in the California Mechanical Code or the County of Los Angeles Mechanical Code, each such name or term shall be deemed and construed to have the meaning ascribed to it in this section, as follows:

"City" means the City of Rolling Hills.

"County," "County of Los Angeles" or "unincorporated territory of the County of Los Angeles" means the City of Rolling Hills.

15.12.030 Fees.

Notwithstanding the provisions of Section 15.12.010, the Mechanical Code is amended by increasing the amount of each and every fee set forth in the Mechanical Code to a sum set by resolution of the City Council.

15.12.040 Violations and penalties.

A. It shall be unlawful for any person, firm, or corporation to erect, install, alter, repair, relocate, add to, replace, use or maintain heating, ventilating, cooling, or refrigeration equipment in the jurisdiction, or cause the same to be done, contrary to or in violation of any of the provisions of Mechanical Code of the City of Rolling Hills. Maintenance of equipment which was unlawful at the time it was installed, and which would be unlawful under this Code if installed after the effective date of this Code, shall constitute a continuing violation of this Code.

B. Any person, firm or corporation violating any of the provisions of the Mechanical Code of the City of Rolling Hills shall be guilty of a misdemeanor, and each such person shall be guilty of a separate offense for each and every day or portion thereof during which any violation is committed, continued, or permitted. Upon conviction, such person may be punished by a fine not to exceed one thousand dollars or by imprisonment in the County Jail for a period of not more than six months, or by both such fine and imprisonment. The provisions of this section are

in addition to and independent of any sanctions, penalties or costs which are or may otherwise be imposed for a violation of the Rolling Hills Municipal Code.

Chapter 15.16 ELECTRICAL CODE

Sections:

15.16.010 Adoption of Electrical Code.

Except as hereinafter provided, Title 27, Electrical Code, of the Los Angeles County Code, as amended and in effect on January 1, 2026, adopting the California Electrical Code, 2025 Edition (Part 3 of Title 24 of the California Code of Regulations) is hereby adopted and incorporated by reference, as if fully set forth below, and shall be known and may be cited as the Electrical Code of the City of Rolling Hills.

In the event of any conflict between provisions of the California Electrical Code, 2025 Edition, Title 27 of the Los Angeles County Code, or any amendment to the Electrical Code contained in the Rolling Hills Municipal Code, the provision contained in the later listed document shall control.

A copy of Title 27 of the Los Angeles County Code and the California Electrical Code, 2025 Edition, have been deposited in the office of the City Clerk of the City of Rolling Hills and shall be at all times maintained by the City Clerk for use and examination by the public.

15.16.020 Definitions.

Notwithstanding the provisions of Section 15.16.010 of this chapter, whenever any of the following names or terms are used in the Electrical Code, each such name or term shall be deemed and construed to have the meaning ascribed to it in this section as follows:

“City” means the City of Rolling Hills.

“County,” “County of Los Angeles” or “unincorporated area of the County of Los Angeles” means the City of Rolling Hills.

15.16.030 Fees.

Notwithstanding the provisions of Section 15.16.010, fees for plan check, inspection, and all other miscellaneous services shall be based on the fee schedule set forth by Title 27 of the Los Angeles County Code, Fees, as approved by resolution of the City Council.

15.16.040 Violations and penalties.

A. Every person, firm, or corporation violating any of the provisions of the Electrical Code of the City of Rolling Hills shall be guilty of a misdemeanor, and each such

person shall be guilty of a separate offense for each and every day or portion thereof during which any violation is committed, continued, or permitted. Upon conviction, such person may be punished by a fine not to exceed one thousand dollars or by imprisonment in the County Jail for a period of not more than six months, or by both such fine and imprisonment.

B. The provisions of this section are in addition to and independent of any sanctions, penalties or costs which are or may otherwise be imposed for a violation of the Rolling Hills Municipal Code.

Chapter 15.18 RESIDENTIAL CODE

Sections:

15.18.010 Adoption of Residential Code.

Except as herein provided, Title 30, Residential Code, of the Los Angeles County Code, as amended and in effect on January 1, 2026, adopting the California Residential Code, 2025 Edition (Part 2.5 of Title 24 of the California Code of Regulations) is hereby adopted and incorporated by reference, as if fully set forth below, and shall be known and may be cited as the Residential Code of the City of Rolling Hills.

In the event of any conflict between provisions of the California Residential Code, 2025 Edition, Title 30 of the Los Angeles County Code, or any amendment to the Residential Code contained in the Rolling Hills Municipal Code, the provision contained in the later listed document shall control.

A copy of Title 30 of the Los Angeles County Code and the California Residential Code, 2025 Edition, have been deposited in the office of the City Clerk of the City of Rolling Hills and shall be at all times maintained by the City Clerk for use and examination by the public.

15.18.020 Definitions.

Notwithstanding the provisions of Section 15.18.010, names or terms that are used in this code shall be deemed and construed to have the meaning ascribed to it in Section 15.04.040 of Title 15 of the Rolling Hills Municipal Code.

15.18.040 Fees.

Notwithstanding the provisions of Section 15.18.010, the fees set forth for this code shall be the same as the fees prescribed for the Building Code in Section 15.04.050 of Title 15 of the Rolling Hills Municipal Code.

15.18.050 Violations and penalties.

A. It is unlawful for any person to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, occupy or maintain any building

or structure or perform any grading in the City, or cause the same to be done, contrary to or in violation of any of the provisions of the Residential Code of the City of Rolling Hills.

B. Penalty. Any person, firm or corporation violating any of the provisions of this code shall be guilty of a misdemeanor, and each such person shall be guilty of a separate offense for each and every day or portion thereof during which any violation is committed, continued or permitted. Upon conviction, such person may be punished by a fine not to exceed one thousand dollars or by imprisonment in the County Jail for a period of not more than six months, or by both such fine and imprisonment. The provisions of this Section are in addition to and independent of any other sanctions, penalties or costs which are or may be imposed for a violation of any of the provisions of this code.

Chapter 15.20 FIRE CODE*

Sections:

15.20.010 Adoption of Fire Code.

Except as hereinafter provided in this chapter, California Fire Code, 2025 Edition (Part 9 of Title 24 of the California Code of Regulations), is hereby adopted by reference and made a part of this chapter as though set forth in this chapter in full. Said code shall constitute the Fire Code of the City of Rolling Hills.

In the event of any conflict between provisions of the California Fire Code, 2025 Edition, Title 32 of the Los Angeles County Code, or any amendment to the Fire Code contained in the Rolling Hills Municipal Code, the provision contained in the latter-listed document shall control.

A copy of the California Fire Code, 2025 Edition, has been deposited in the office of the City Clerk and shall be at all times while in force maintained by the Clerk for use and examination by the public.

15.20.020 Short title.

This chapter shall be known as the “Fire Code of the City of Rolling Hills” and may be cited as such.

15.20.025 Fire hazard severity zones.

The Local Responsibility Area Fire Hazard Severity Zones map for the City of Rolling Hills dated March 24, 2025, as identified by the State Fire Marshal, is hereby adopted by the City of Rolling Hills and incorporated herein for all purposes. This map is available for inspection in the City Clerk's office at the Rolling Hills City Hall.

15.20.030 Permits.

Any permit heretofore issued by the County of Los Angeles pursuant to the Fire Code of said County, for work within the territorial boundaries of the City of Rolling Hills, shall remain in full force and effect according to its terms.

15.20.035 Reserved.

15.20.040 Local amendments—Reserved.

15.20.050 Violations.

Every person violating any provision of the Fire Code or of any permit or license granted hereunder, or any rule, regulation or policy promulgated pursuant hereto, is guilty of a misdemeanor unless such violation is declared to be an infraction by the Fire Code. Each such violation is a separate offense for each and every day during any portion of which such violation is committed, continued or permitted, and conviction of any such violation shall be punishable by a fine not to exceed one thousand dollars or by imprisonment in the County Jail for a period not to exceed six months, or by both such fine and imprisonment.

15.20.060 Responsibility.

Any person who personally or through another willfully, negligently, or in violation of law sets a fire, allows a fire to be set, or allows a fire kindled or attended by such person to escape from his or her control, allows any hazardous material to be handled, stored or transported in a manner not in accordance with nationally recognized standards, allows any hazardous material to escape from his or her control, neglects to properly comply with any written notice of the Chief, or willfully or negligently allows the continuation of a violation of the Fire Code and amendments thereto is liable for the expense of fighting the fire or for the expenses incurred during a hazardous materials incident, and such expense shall be a charge against that person. Such charge shall constitute a debt of such person and is collectible by the public agency incurring such expense in the same manner as in the case of an obligation under a contract, expressed or implied.

Chapter 15.22 GREEN BUILDING STANDARDS CODE

Sections:

15.22.010 Adoption of Green Building Standards Code.

Except as hereinafter provided, Title 31, Green Building Standards Code, of the Los Angeles County Code, as amended and in effect on January 1, 2026, adopting the California Green Building Standards Code, 2025 Edition (Part 11 of Title 24 of the California Code of Regulations), is hereby adopted and incorporated by reference, as if fully set forth below, and shall be known and may be cited as the Green Building Standards Code of the City of Rolling Hills.

In the event of any conflict between provisions of the California Green Building Standards Code, 2025 Edition, Title 31 of the Los Angeles County Code, or any

amendment to the Green Building Standards Code contained in the Rolling Hills Municipal Code, the provision contained in the later listed document shall control.

A copy of Title 31 of the Los Angeles County Code and the California Green Building Standards Code, 2025 Edition, have been deposited in the office of the City Clerk of the City of Rolling Hills and shall be at all times maintained by the City Clerk for use and examination by the public.

15.22.020 Definitions.

Notwithstanding the provisions of Section 15.22.010, names or terms that are used in this code shall be construed to have the meaning ascribed to them in the Los Angeles County Green Building Standards Code or in Section 15.04.040 of Title 15 of the Rolling Hills Municipal Code, as appropriate.

15.22.030 Water budget.

Notwithstanding the provisions of Section 15.22.010, Section 4.304, "Outdoor water use," of the Green Building Standards Code, is amended by adding subsection 4.304.2, "Water budget," to read as follows:

> 4.304.2 Water budget. A water budget shall be developed for landscape irrigation use installed in conjunction with new construction and new or redeveloped landscaping that conforms to the local water efficient landscape ordinance in Chapter 13.18 of Title 13 of the Rolling Hills Municipal Code.

15.22.040 Low-impact development.

Notwithstanding the provisions of Section 15.22.010, sSection 4.106.5, "Low-impact development," of the Green Building Standards Code, is amended to read as follows:

> 4.106.5 Low-impact development. New development or additions or alteration to existing developed sites shall comply with the Storm Water Management and Pollution Control Ordinance, Chapter 8.32 of Title 8 of the Rolling Hills Municipal Code.

15.22.050 Fees.

Notwithstanding the provisions of Section 15.22.010, the fees set forth for this code shall be the same as the fees prescribed by resolution of the City Council for the Building, Electrical, Plumbing, Mechanical, Residential, and Fire Codes of Title 15 of the Rolling Hills Municipal Code.

15.22.060 Violations and penalties.

A. It is unlawful for any person to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, occupy or maintain any building or structure or perform any grading in the City, or cause the same to be done, contrary to or in violation of any of the provisions of the Green Building Standards Code of the City of Rolling Hills.

B. Penalty. Any person, firm or corporation violating any of the provisions of this code shall be guilty of a misdemeanor, and each such person shall be guilty of a separate offense for each and every day or portion thereof during which any violation is committed, continued or permitted. Upon conviction, such person may be punished by a fine not to exceed one thousand dollars or by imprisonment in the County Jail for a period of not more than six months, or by both such fine and imprisonment. The provisions of this Section are in addition to and independent of any other sanctions, penalties or costs which are or may be imposed for a violation of any of the provisions of this code.

Chapter 15.24 EXISTING BUILDING CODE

Sections:

15.24.010 Adoption of Existing Building Code.

Except as herein provided, Title 33, Existing Building Code of the Los Angeles County Code, in effect on January 1, 2026, adopting the California Existing Building Code, 2025 Edition (Part 10 of Title 24 of the California Code of Regulations), is hereby adopted and incorporated by reference, as if fully set forth below, and shall be known as the Existing Building Code of the City of Rolling Hills.

In the event of any conflict between provisions of Title 33, Existing Building Code of the Los Angeles County Code, 2025 Edition, or any amendment to the Existing Building Code contained in the Rolling Hills Municipal Code, the provision contained in the later listed document shall control.

A copy of Title 33 of the Existing Building Code and the 2025 Edition of the California Existing Building Code have been deposited in the office of the City Clerk of the City of Rolling Hills and shall be at all times maintained by the City Clerk for use and examination by the public.

15.24.020 Definitions.

Notwithstanding the provisions of Section 15.24.010, names or terms that are used in this code shall be construed to have the meaning ascribed to them in Section 15.04.040 of Title 15 of the Rolling Hills Municipal Code.

15.24.030 Fees.

Notwithstanding the provisions of Section 15.24.010, the fees set forth for this code shall be the same as the fees prescribed for the Building Code in Section 15.04.050 of Title 15 of the Rolling Hills Municipal Code.

15.24.040 Violations and penalties.

A. It is unlawful for any person to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, occupy or maintain any building or structure or perform any grading in the City of Rolling Hills, or cause the same to be done, contrary to or in violation of any of the provisions of this code.

B. Penalty. Any person, firm or corporation violating any of the provisions of this code shall be guilty of a misdemeanor, and each such person shall be guilty of a separate offense for each and every day or portion thereof during which any violation is committed, continued or permitted. Upon conviction, such person may be punished by a fine not to exceed one thousand dollars or by imprisonment in the County Jail for a period of not more than six months, or by both such fine and imprisonment. The provisions of this Section are in addition to and independent of any other sanctions, penalties or costs which are or may be imposed for a violation of any of the provisions of this code.

Chapter 15.32 UNDERGROUND UTILITY DISTRICTS

Sections:

15.32.010 Definitions.

Whenever in this chapter the words or phrases defined in this section are used, they shall have the respective meanings assigned to them in the following definitions:

A. “Commission” means the Public Utilities Commission of the State of California.

B. “Person” means and includes individuals, firms, corporations, partnerships, and their agents and employees.

C. “Poles, overhead wires and associated overhead structures” means poles, towers, supports, wires, conductors, guys, stubs, platforms, crossarms, braces, transformers, insulators, cutouts, switches, communication circuits, appliances, attachments and appurtenances located above-ground within a district and used or useful in supplying electric, communication or similar or associated service.

D. “Underground utility district” or “district” means that area in the City within which poles, overhead wires, and associated overhead structures are prohibited as such area is described in a resolution adopted pursuant to the provisions of Section 15.32.040.

E. “Utility” includes all persons or entities supplying electric, communication or similar or associated service by means of electrical materials or devices.

15.32.020 Public hearing—Authorized when—Notice.

The Council may from time to time call public hearings to ascertain whether the public necessity, health, safety or welfare requires the removal of poles, overhead wires and associated overhead structures within designated areas of the City and the underground installation of wires and facilities for supplying electric, communication or similar or associated service. The City Clerk shall notify all affected property owners as shown on the last equalized assessment roll and utilities concerned by mail of the time and place of such hearings at least ten days prior to the date thereof. Each such hearing shall be open to the public and may be continued from time to time. At each such hearing all persons interested shall be given an opportunity to be heard. The decision of the Council shall be final and conclusive.

15.32.030 Public hearing—Consultation.

Prior to holding such public hearing, the City Engineer shall consult with all affected utilities and shall prepare a report for submission at such hearing containing, among other information, the extent of such utilities’ participation and estimates of the total costs to the city and affected property owners. Such report shall also contain an estimate of the time required to complete such underground installation and removal of overhead facilities.

15.32.040 Council resolution—Procedure.

If, after any such public hearing, the Council finds that the public necessity, health, safety or welfare requires such removal and such underground installation within a designated area, the Council shall, by resolution, declare such designated area an underground utility district and order such removal and underground installation. Such resolution shall include a description of the area comprising such district and shall fix the time within which such removal and underground installation shall be accomplished and within which affected property owners must be ready to receive underground services. A reasonable time shall be allowed for such removal and underground installation, having due regard for the availability of labor, materials and equipment necessary for such removal and for the installation of such underground facilities as may be occasioned thereby.

15.32.050 Maintaining overhead structures prohibited when.

Whenever the Council creates an underground utility district and orders the removal of poles, overhead wires and associated overhead structures therein as provided in Section 15.32.040, it is unlawful for any person or utility to erect, construct, place, keep, maintain, continue, employ or operate poles, overhead wires and associated overhead structures in the district after the date when said overhead facilities are required to be removed by such resolution, except as said overhead facilities may be required to furnish service to an owner or occupant of property prior to the performance by such owner or

occupant to continue to receive utility service as provided in Section 15.32.100, and for such reasonable time required to remove said facilities after said work has been performed, and except as otherwise provided in this chapter.

15.32.060 Emergency overhead structures.

Notwithstanding the provisions of this chapter, overhead facilities may be installed and maintained for a period not to exceed ten days without authority of the City Manager in order to provide emergency service. The City Manager may grant special permission on such terms as the City Manager may deem appropriate, in cases of unusual circumstances, without discrimination as to any person or utility, to erect, construct, install, maintain, use or operate poles, overhead wires and associated overhead structures.

15.32.070 Council resolution—Exceptions authorized.

In any resolution adopted pursuant to Section 15.32.040, the City may authorize any or all of the following exceptions:

A. Any municipal facilities or equipment installed under the supervision and to the satisfaction of the City Engineer;

B. Poles or electroliers used exclusively for street lighting;

C. Overhead wires (exclusive of supporting structures) crossing any portion of a district within which overhead wires have been prohibited, or connecting to buildings on the perimeter of a district, which such wires originate in an area from which poles, overhead wires and associated overhead structures are not prohibited;

D. Poles, overhead wires and associated overhead structures used for the transmission of electric energy at nominal voltages in excess of 34,500 volts;

E. Overhead wires attached to the exterior surface of a building by means of a bracket or other fixture and extending from one location of the building to another location on the same building or to an adjacent building without crossing any public street;

F. Antennae, associated equipment and supporting structures used by a utility for furnishing communication services;

G. Equipment appurtenant to underground facilities, such as surface-mounted transformers, pedestal-mounted terminal boxes and meter cabinets, and concealed ducts.

H. Temporary poles, overhead wires and associated overhead structures used or to be used in conjunction with construction projects.

15.32.080 Notice to property owners and utility companies.

A. Within ten days after the effective date of a resolution adopted pursuant to Section 15.32.040, the City Clerk shall notify all affected utilities and all persons owning real property within the district created by said resolution of the adoption thereof. The City Clerk shall further notify such affected property owners of the necessity that if they or any person occupying such property desire to continue to receive electric, communication, or similar or associated service, they or such occupant shall provide all necessary facility changes on their premises so as to receive such service from the lines of the supplying utility or utilities at a new location.

B. Notification by the City Clerk shall be made by mailing a copy of the resolution adopted pursuant to Section 15.32.040, together with a copy of this chapter, to affected property owners as such are shown on the last equalized assessment roll and to the affected utilities.

15.32.090 Responsibility of utility companies.

If underground construction is necessary to provide utility service within a district created by any resolution adopted pursuant to Section 15.32.040, the supplying utility shall furnish that portion of the conduits, conductors and associated equipment required to be furnished by it under its applicable rules, regulations and tariffs on file with the Commission.

15.32.100 Responsibility of property owners—Notice.

Every person owning, operating, leasing, occupying or renting a building or structure within a District shall construct and provide that portion of the service connection on his property between the facilities referred to in Section 15.32.090 and the termination facility on or within said building or structure being served. If the above is not accomplished by any person within the time provided for in the resolution enacted pursuant to Section 15.32.040, the City Engineer shall give, notice in writing to the person in possession of such premises, and a notice in writing to the owner thereof as shown on the last equalized assessment roll, to provide the required underground facilities within ten days after receipt of such notice.

15.32.110 Notice—Service.

The notice to provide the required underground facilities may be given either by personal service or by mail. In case of service by mail on either of such persons, the notice must be deposited in the United States mail in a sealed envelope with postage prepaid, addressed to the person in possession of such premises at such premises, and the notice must be addressed to the owner thereof as such owner’s name appears, and must be addressed to such owner’s last known address as the same appears on the last equalized assessment roll, and when no address appears, to General Delivery, City of Rolling Hills, California. If notice is given by mail, such notice shall be deemed to have been received by the person to whom it has been sent within forty-eight hours after the

mailing thereof. If notice is given by mail to either the owner or occupant of such premises, the City Engineer shall, within forty-eight hours after the mailing thereof, cause a copy thereof, printed on a card not less than eight inches by ten inches in size to be posted in a conspicuous place on said premises.

15.32.120 Notice—Form.

The notice given by the City Engineer to provide the required underground facilities shall particularly specify what work is required to be done, and shall state that if said work is not completed within thirty days after receipt of such notice, the City Engineer will provide such required underground facilities, in which case the cost and expense thereof will be assessed against the property benefited and become a lien upon such property.

15.32.130 Work by City Engineer—Assessment of costs.

If upon the expiration of the thirty-day period the required underground facilities have not been provided, the City Engineer shall forthwith proceed to do the work; provided, however, if such premises are unoccupied and no electric or communications services are being furnished thereto, the City Engineer may authorize the disconnection and removal of any and all overhead service wires and associated facilities supplying utility service to said property. Upon completion of the work by the City Engineer, he shall file a written report with the City Council setting forth the fact that the required underground facilities have been provided and the cost thereof, together with a legal description of the property against which such cost is to be assessed. The Council shall thereupon fix a time and place for hearing protests against the assessment of the cost of such work upon such premises, which said time shall not be less than ten days thereafter.

15.32.140 Assessment—Hearing—Notice.

The City Engineer shall forthwith, upon the time for hearing such protests having been fixed, give a notice in writing to the person in possession of such premises, and a notice in writing thereof to the owner thereof, in the manner provided in this chapter for the giving of the notice to provide the required underground facilities, of the time and place that the Council will pass upon such report and will hear protests against such assessment. Such notice shall also set forth the amount of the proposed assessment.

15.32.150 Assessment—Hearing—Decision.

Upon the date and hour set for the hearing of protests, the Council shall hear and consider the report and all protests if there be any, and then proceed to affirm, modify or reject the assessment.

15.32.160 Assessment—Lien.

If any assessment is not paid within the five days after its confirmation by the Council, the amount of the assessment shall become a lien upon the property against which the assessment is made by the City Engineer, and the City Engineer is directed to turn over to the Assessor and Tax Collector a notice of lien of each of said properties on

which the assessment has not been paid, and the Assessor and Tax Collector shall add the amount of said assessment to the next regular bill for taxes levied against the premises upon which said assessment was not paid. Said assessment shall be due and payable, and if not paid when due and payable, shall bear interest at the rate of six percent per annum.

15.32.170 Responsibility of City.

The City shall remove at its own expense all City-owned equipment from all poles required to be removed under this chapter in ample time to enable the owner or user of such poles to remove the same within the time specified in the resolution enacted pursuant to Section 15.32.040.

15.32.180 Extension of time.

In the event that any act required by this chapter or by a resolution adopted pursuant to Section 15.32.040 cannot be performed within the time provided on account of shortage of materials, war, restraint by public authorities, strikes, labor disturbances, civil disobedience, or any other circumstances beyond the control of the contractor, then the time within which such act will be accomplished shall be extended for a period equivalent to the time of such limitation.

15.32.190 Violation—Penalty.

It is unlawful for any person to violate any provision or to fail to comply with any requirement of this chapter. Any person violating any provision of this chapter or failing to comply with any of its requirements shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punishable by a fine or not more than one thousand dollars or by imprisonment in County Jail for a period not exceeding six months, or by both such fine and imprisonment. Each such person shall be guilty of a separate offense for each and every day during any portion of which any violation of any provision of this chapter is committed, continued or permitted by such person and shall be punishable accordingly.

Chapter 15.36 HOURS OF CONSTRUCTION

Sections:

15.36.010 Work of improvement defined.

For the purpose of this chapter, “work of improvement” includes but is not restricted to the construction, alteration, addition, or the repair, in whole or in part, of any building, structure, bridge, ditch, pipeline, tunnel, fence, or road; the cutting or removal of weeds, trees and grass; the seeding, sodding or planting of any lot or tract of land for landscaping purposes; the filling, levelling, grading of any lot or tract of land; or the crushing of rock or the hauling of any material to be used or removed in connection with any of the foregoing; the demolition of buildings; or the removal of buildings.

15.36.020 Hours restricted.

There shall be no work of improvement or the operation of mechanical equipment used in connection with work of improvement within the territorial limits of the City except on Monday through Saturday of each week, commencing at the hour of seven a.m. and ending at the hour of six p.m. on each day.

15.36.030 Exceptions.

The provisions of this chapter shall not apply to residents of the City who are the record owners of land in the City or who are the lessees of the record owners of land in the City.

Chapter 15.40 GEOLOGICAL INVESTIGATIONS AND REPORTS REQUIRED

Sections:

15.40.010 Requirements.

The requirements provided for in this chapter are in addition to any and all other requirements relating to expansive soils and geological inspections and reports required by the building code of the City or any other ordinance of the City.

15.40.020 Authority—Procedure.

A. No building (as defined in the Los Angeles County Building Laws) for which a building or grading permit is required by the building code of the City, shall be issued by the City Engineer if he, and/or the City Council, is of the opinion that a potentially serious geological condition may exist on the land on which the proposed building is to be constructed, or the proposed grading is to be performed, until a geological report prepared by a geologist registered by the State is delivered to the City Engineer by the applicant for the building or grading permit. The report shall include, among other things, test borings or excavations.

B. If said geological report, in the opinion of the City Engineer, indicates a potential serious geological condition, the City Engineer shall have the authority to employ an independent geologist registered by the State, to prepare and provide him with an independent geological report of the land on which the proposed building is to be constructed or the grading is proposed to be performed, and if necessary, to require additional test borings or excavations to be made by an independent testing service, the depth and accuracy of which shall be approved by said registered geologist.

C. The City Engineer shall also have authority to submit samples of any and all test borings or excavations to an independent qualified geological laboratory for analysis and report.

D. The geological report prepared by the independent registered geologist shall recommend corrective action which is designed to prevent the displacement or slippage of the land.

15.40.030 Corrective action required when.

As a condition to the issuance of a permit by the City Engineer of the City, the corrective action or procedures recommended in the geological report shall be incorporated in the proposed construction or grading for which the permit has been applied.

15.40.040 Assessment of costs.

All expenses incurred by the applicant in complying with the provisions of this chapter shall be paid for by the applicant and shall be in addition to all other charges or fees levied, assessed or charged by the City in connection with the issuance of a building or grading permit."

Section 2. All inconsistencies between the Building Code, Electrical Code, Mechanical Code, Plumbing Code, Residential Code, Green Building Code, Existing Building Code, and Fire Code as adopted by this ordinance and Parts 2, 2.5, 3, 4, 5, 9, 10, and 11 of the California Code of Regulations, are changes, modifications, amendments, additions, or deletions thereto authorized by California Health & Safety Code Sections 17958 and 17958.7.

Section 3. Justifications for Local Amendments. The City Council hereby finds that the changes and modifications to the California Building Code, Plumbing Code, Mechanical Code, Electrical Code, Residential Code, Green Building Code, Existing Building Code, and Fire Code, enacted by this ordinance are reasonably necessary because of the City's local climate, characterized by hot, dry summers, often resulting in drought conditions, followed by strong Santa Ana winds, often resulting in hazardous fire conditions, and heavy winter rains, often resulting in expansive soil conditions; the City's geological characteristics in that the area is characterized by geological instability; location in Southern California; and hilly topography of the City.

The City Council hereby finds that the modifications to the State Building Code in Title 26 of the Los Angeles County Code are reasonably necessary because of the local climatic, geological, and topographical conditions within the City of Rolling Hills. Further, the modifications to the Building, Electrical, Mechanical, Plumbing, Green Building Standards, Residential, and Existing Building Codes in Titles 26, 27, 28, 29, 30, 31 and 33 of the Los Angeles County Code are administrative in nature and are necessary to allow the uniform application of the codes by procedures suited to the size and nature of the City's staff and administrative agencies by means suited to the City's experience with local climatic, geological, and topographical conditions and to provide sufficient staff support for the time-consuming inspections and analysis required by the City's fire and geological hazards.

Section 4. To the extent the provisions of this ordinance are substantially the same as previous provisions of the Rolling Hills Municipal Code, these sections shall be construed as continuations of those provisions and not as new enactments.

Section 5. Severability. If any section, subsection, subdivision, paragraph, sentence, clause, or phrase of this ordinance or any part hereof is for any reason held to be invalid by a court of competent jurisdiction, such invalidity shall not affect the validity of the remaining portions of this ordinance or any part thereof. The City Council of the City of Rolling Hills hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase hereof, irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases be declared invalid.

Section 6. California Environmental Quality Act. Pursuant to Section 15060(c)(2) of the California Environmental Quality Act ("CEQA") Guidelines, the City Council finds that this Ordinance will not result in a direct or reasonably foreseeable indirect physical change in the environment and therefore is not subject to the CEQA. Additionally, pursuant to Section 15060(c)(3), the activity is not a "project" as defined in Section 15378 because it has no potential for resulting in physical change to the environment, directly or indirectly. Most of the terms of the building standards adopted herein are dictated by the California Buildings Standards Code and county amendments to the state standards only make those modifications necessary for local regional conditions which are at least as protective of the environment as the state codes. City-specific amendments are limited to creating administrative processes for local enforcement of the state building standards. Alternatively, even if the ordinance is a project within the meaning of CEQA, its adoption is exempt from CEQA under the general rule that CEQA only applies to projects that may cause significant adverse effects on the environment. CEQA Guideline section 15061(b)(3). As this ordinance is largely administrative in nature, there is no possibility that the City's action would adversely affect the environment in any manner that could be significant.

Section 7. Urgency Ordinance. The unamended California Building Standards Code, 2025 Edition, will become effective within the City on January 1, 2026. The City is currently in the process of adopting, with local amendments by regular ordinance, the Los Angeles County Code incorporating the California Building Standards Code, 2025 Edition. Such regular ordinance will not be effective by January 1, 2026. To ensure that the amendments are in effect from the effective date of the California Building Standards Code through the effective date of the City's regular ordinance, the City Council wishes to adopt this Urgency Ordinance. The City Council finds that this Urgency Ordinance is necessary to promote the immediate preservation of the public peace, health, and safety by ensuring that the California Building Standards Code and the City's amendments to this code are effective upon the effective date of the amended California Building Standards Code.

Section 8. Effective Date. This Ordinance shall take effect January 1, 2026. This Urgency Ordinance was adopted by the necessary four-fifths vote of the members of the City Council pursuant to California Government Code Sections 36934 and 36937.

PASSED, APPROVED and **ADOPTED** this 9th day of December, 2025.

_____
Jeff Pieper, Mayor

ATTEST:

_____
Christian Horvath, City Clerk

APPROVED AS TO FORM:

BEST BEST & KRIEGER LLP

_____
Nicolas Papajohn, City Attorney

ORDINANCE NO. 389

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS ADOPTING BY REFERENCE TITLE 26 OF THE LOS ANGELES COUNTY CODE INCORPORATING THE CALIFORNIA BUILDING CODE, 2025 EDITION; TITLE 27 OF THE LOS ANGELES COUNTY CODE INCORPORATING THE CALIFORNIA ELECTRICAL CODE, 2025 EDITION; TITLE 28 OF THE LOS ANGELES COUNTY CODE INCORPORATING THE CALIFORNIA PLUMBING CODE, 2025 EDITION; TITLE 29 OF THE LOS ANGELES COUNTY CODE INCORPORATING THE CALIFORNIA MECHANICAL CODE, 2025 EDITION; TITLE 30 OF THE LOS ANGELES COUNTY CODE INCORPORATING THE CALIFORNIA RESIDENTIAL CODE, 2025 EDITION; TITLE 31 OF THE LOS ANGELES COUNTY CODE INCORPORATING THE CALIFORNIA GREEN BUILDING STANDARDS CODE, 2025 EDITION; TITLE 33 OF THE LOS ANGELES COUNTY CODE INCORPORATING THE CALIFORNIA EXISTING BUILDING CODE, 2025 EDITION; ADOPTING BY REFERENCE THE CALIFORNIA FIRE CODE, 2025 EDITION; MAKING AMENDMENTS TO SAID CODES; AND FINDING THE ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

THE CITY COUNCIL OF THE CITY OF ROLLING HILLS DOES ORDAIN AS FOLLOWS:

Section 1. Title 15 (Buildings and Construction) of the City of Rolling Hills Municipal Code is amended to read as follows:

Title 15 - BUILDINGS AND CONSTRUCTION

Chapter 15.04 BUILDING CODE

Sections:

15.04.010 Adoption of Building Code.

Except as hereinafter provided, Title 26, Building Code, of the Los Angeles County Code, as amended and in effect on January 1, 2026~~3~~, adopting the California Building Code, 2022~~5~~ Edition (Part 2 of Title 24 of the California Code of Regulations) is hereby adopted and incorporated by reference, as if fully set forth below, and shall be known and may be cited as the Building Code of the City of Rolling Hills.

In the event of any conflict between provisions of the California Building Code, 2025~~2~~ Edition, Title 26 of the Los Angeles County Code, or any amendment to the Building Code contained in the Rolling Hills Municipal Code, the provision contained in the later listed document shall control.

A copy of Title 26 of the Los Angeles County Code and the California Building Code, 2022~~5~~ Edition, have been deposited in the office of the City Clerk of the City of

Rolling Hills and shall be at all times maintained by the City Clerk for use and examination by the public.

15.04.020 Short title.

This chapter shall be known as the "Building Code of the City of Rolling Hills" and will be referred to herein as "this code."

15.04.030 Section 105, "Permits," amended.

Section 105, "Permits," of the Building Code is amended to add a ~~new~~ subsection 105.8~~7~~, "Review hearing," to read:

> 105.8~~7~~ Review h~~H~~earing. The City Council of the City of Rolling Hills may conduct a public hearing to review any decision or order of the Board of Appeals, the Code Enforcement Appeals Board, or the Building Rehabilitation Appeals Board upon an affirmative vote of three members of the City Council within thirty (30) calendar days of the decision or order. The City Council may, upon conclusion of the public hearing, sustain or reverse in whole or in part any said action or order. Notice of the City Council public hearing shall be given by the City Clerk not less than ten (10) days prior to the hearing by first class mail to all property owners within 1,000 feet of the exterior boundaries of the subject property and all owners of record of the subject property at the time of mailing said notice.

15.04.040 Definitions.

Whenever any of the following names or terms are used in the California Building Code or the County of Los Angeles Building Code, each such name or term shall be deemed and construed to have the meaning ascribed to it in this section, as follows:

"Board of Appeals" means the Board of Appeals established by Section 105 of said Los Angeles County Building Code.

"Building department" means the entities charged by resolution of the City Council with the responsibility of administering the building code for the City.

"Building O~~o~~fficial" means the persons charged by resolution of the City Council with the responsibility of administering the building code for the City.

"City" means the City of Rolling Hills.

"City Engineer" means the persons charged by resolution of the City Council with the responsibility of performing the functions of city engineer for the City.

"County," "County of Los Angeles" or "unincorporated territory of the County of Los Angeles" means the City of Rolling Hills.

"Electrical Code" means Chapter 15.16 of this code.

"Existing Building Code" means Chapter 15.24 of this code.

"Fire Code" means Chapter 15.20 of this code.

"Fire zone" means the fire zone adopted by an ordinance creating and establishing fire zones or where no such fire zones have been adopted by the City of Rolling Hills, shall mean very high fire hazard severity zone ("VHFHSZ").

"General fund" means the City Treasury of the City of Rolling Hills.

"Green Building Standards Code" means Chapter 15.22 of this code.

"Health Code" or "Los Angeles County Health Code" means Chapter 8.04 of this code.

"Health Officer" means the Health Officer of the City of Rolling Hills.

"Mechanical Code" means Chapter 15.12 of this code.

"Plumbing Code" means Chapter 15.08 of this code.

"Residential Code" means Chapter 15.18 of this code.

15.04.050 Fees.

Notwithstanding the provisions of Section 15.04.010, the Building Code is amended by increasing the amount of each and every fee set forth in the Building Code, to a sum set by resolution of the City Council, including a park and recreation fee.

15.04.060 Section 202, "Definitions," amended.

Section 202, "Definitions," of the Building Code, regarding the definition of a "basement," is amended to read as follows:

> BASEMENT is any floor level below the first story of the primary residence, including an attached garage. Except for walls within light wells, basement walls across any elevation may not exceed a height of five (5) feet above finished grade at any point immediately adjacent to the basement exterior, and shall have no greater than an average of two and one-half (21/2) feet exterior height. Basement well(s) shall be incorporated into the overall design of the building so that it does not give an appearance of a separate story.

15.04.070 Section 202, "Definitions," amended.

Section 202, Definitions," of the Building Code, regarding the definition of a "story," is amended to read as follows:

STORY is that portion of a building included between the upper surface of any floor and the ceiling or roof above it. There shall be no story on top of another, except as permitted in Section 17.16.080 of the Zoning Ordinance.

15.04.080 ~~Amending~~ Appendix J, "Grading," Section J103, "Permits required," amended.~~PERMITS REQUIRED.~~

Section J103.2, "Exemptions," Exemption 8, is amended to read as follows:

8. An excavation that does not exceed 50 cubic yards and complies with one of the following conditions and as shown in Figure J103.2:

(a) Is less than 2 feet (0.6 m) in depth.

(b) Does not create a cut slope greater than 5 feet (1.5 m) measured vertically upward from the cut surface to the surface of the natural grade and is not steeper than 2 units horizontal to 1 unit vertical (50 percent slope).

Section J103.2, "Exemptions," Exemption 9, is amended to read as follows:

9. A fill not intended to support a structure that does not obstruct a drainage course and complies with one of the following conditions and as shown in Figure J103.2:

(a) Is less than 1 foot (0.3 m) in depth and is placed on natural terrain with a slope flatter than 5 units horizontal to 1 unit vertical (20 percent slope).

(b) Is less than 3 feet (0.9 m) in depth at its deepest point measured vertically upward from natural grade to the surface of the fill, does not exceed 50 cubic yards, and creates a fill slope no steeper than 2 units horizontal to 1 unit vertical (50 percent slope).

(c) Is less than 5 feet (1.5 m) in depth at its deepest point measured vertically upward from natural grade to the surface of the fill, does not exceed 20 cubic yards, and creates a fill slope no steeper than 2 units horizontal to 1 unit vertical (50 percent slope).

Section J103.6, "Compliance with Zoning Code," is amended to read as follows:

The Building Official may refuse to issue a grading permit for work on a site if either the proposed grading or the proposed land use for the site shown on the grading plan application does not comply with the provisions of Title 17 of the Rolling Hills Municipal Code (Zoning).

15.04.090 ~~Amending~~ Appendix J, "Grading," Section J106.1, "Maximum cut slope~~s.~~," amended.

Section J106.1, "Maximum cut slope," is amended to read as follows:

The slope of cut surfaces shall be no steeper than is safe for the intended use and shall be no more than one unit vertical to two units horizontal (50 percent slope), unless the owner, or the owner's authorized agent, receives a variance for a steeper slope from the Planning Commission of the City of Rolling Hills and furnishes a geotechnical or an engineering geology report, or both, justifying a steeper slope. The reports must contain a statement by the Geotechnical Engineer or Engineering Geologist that the site was investigated and an opinion that a steeper slope will be stable and will not create a hazard to public or private property, in conformance with the requirements of Section 111. Notwithstanding the provisions of this section, the Building Official may require the slope of cut surfaces to be less than 50 percent, if the Building Official finds it necessary for the stability and safety of the slope.

Exceptions:

The slope of a cut surface may be permitted to be as steep as 1.5 units horizontal to one unit vertical (67 percent) only if all of the following conditions are met:

1. It is not intended to support structures or surcharges.

2. It is approved by the Planning Commission of the City of Rolling Hills.

3. It is adequately protected against erosion.

4. It is no more than 8 feet (2438 mm) in height.

5. It is approved by the Building Official.

6. Ground water is not encountered.

15.04.100 Section J106.2 added.

Section J106, "Excavations," is amended to add subsection J106.2, "Driveways," to read as follows:

Section J106.2 Driveways~~DRIVEWAYS~~. Driveways which provide access from any lot or parcel of land to any of the private roads in the City of Rolling Hills which are maintained by the Rolling Hills Community Association shall be so constructed that the first twenty (20) feet of said driveway, measured from the edge of the paved portion of said private road, shall not be steeper in grade than seven percent (7%). All new and relocated driveways require approval of the City of Rolling Hills Traffic Commission prior to construction.

15.04.110 Section J106.3 added.

Section J106, "Excavations," is amended to add subsection J106.3, "Balanced cut and fill ratio," to read as follows:

J106.3 Balanced cut and fill ratio. ~~BALANCED CUT AND FILL RATIO~~

Adherence to balanced cut and fill ratio is an important policy of the City and furthers the goals and objectives of its General Plan, except that export of soil generated from construction of basements and other excavation activities, promotes the preservation of natural terrain of the property. A project, which does not include excavation, may deviate from balanced cut and fill only under unusual circumstances related to the size, shape, topography or other physical conditions of the property that qualify it for a variance pursuant to Municipal Code Section 17.38.050.

1. No import of soil shall be permitted to any lot in the City, except where a variance pursuant to Chapter 17.38 has been approved.

2. No export of soil shall be permitted from any lot in the City, except where the soil is generated from an excavation activity, as defined in Municipal Code Section 17.12.050 or where a variance pursuant to Chapter 17.38 has been approved. Export of soil must comply with City refuse diversion requirements.

3. No grading plan for which a permit is required shall be approved unless the amount of soil to be cut from the site equals the amount of soil to be filled on the site, except where the soil is generated from an excavation activity or where a variance pursuant to Chapter 17.38 has been approved.

4. The City Manager, or his or her designee, may grant an exception to the requirements of parts 1 and 2 of this subsection to allow for the import or export of soil not to exceed 500 cubic yards if he or she finds, based upon written reports and other information submitted, that all of the following conditions are present:

(a) The project does not require discretionary review (a cut that is three feet or less, or a fill that is three feet or less and where the activity covers 2,000 square feet or less of surface area), and

(b) That the need to import or export the soil could not have been foreseen prior to commencement of construction.

5. The City Manager or his or her designee may grant an exception to the requirements of parts 1 and 2 of this subsection to allow for the import or export of soil not to exceed 500 cubic yards for remedial repair of the lot that has eroded, and of hillside or trail if he or she finds, based upon written

reports and other information submitted, that all of the following conditions are present:

(a) The project does not require discretionary review (a cut that is three feet or less, or a fill that is three feet or less and where the activity covers 2,000 square feet or less of surface area);

(b) The import or export of soil is no greater than necessary to avoid a threat of land subsidence or other imminent danger; and

(c) A professionally prepared drainage plan for permanent repair shall be required if the erosion is re-occurring and if/when the amount of dirt requested, when added to the amount of dirt used in previous years, exceeds a total of 500 cubic yards.

15.04.120 ~~Amending~~ Appendix J, "Grading," Section J107.6, "Maximum s~~S~~lope," amended.

Section J107.6, "Maximum slope," is amended to read as follows:

The slope of fill surfaces shall be no steeper than is safe for the intended use. Fill slopes steeper than 1 unit vertical to 2 units horizontal (50 percent slope) shall not be permitted unless the owner receives a variance for a steeper fill slope from the Planning Commission of the City of Rolling Hills, pursuant to the provisions of Title 17 of the Municipal Code. Such slopes shall be justified by geotechnical reports conforming with the requirements of Section 111, containing a statement by the Geotechnical Engineer that the site has been investigated and an opinion that a steeper fill slope will be stable and will not create a hazard to public or private property. Substantiating calculations and supporting data may be required where the Building Official determines that such information is necessary to verify the stability and safety of the proposed slope. The Building Official may require the fill slope to be constructed with a face flatter in slope than 2 units horizontal to 1 unit vertical (50 percent slope) if the Building Official finds it necessary for stability and safety of the slope.

15.04.130 Section J107.10 added.

Section J107, "Fills~~FILLS~~," is amended by adding subsection J107.10, "Balanced cut and fill ratio," to read as follows:

J107.10 Balanced cut and fill ratio~~BALANCED CUT AND FILL RATIO~~.

Adherence to balanced cut and fill ratio is an important policy of the City and furthers the goals and objectives of its General Plan, except that export of soil generated from construction of basements and other excavation activities, promotes the preservation of natural terrain of the property. A project, which does not include excavation, may deviate from balanced cut and fill only under unusual circumstances related to the size, shape,

topography or other physical conditions of the property that qualify it for a variance pursuant to Municipal Code Section 17.38.050.

1. No import of soil shall be permitted to any lot in the City, except where a variance pursuant to Chapter 17.38 has been approved.

2. No export of soil shall be permitted from any lot in the City, except where the soil is generated from an excavation activity, as defined in Municipal Code Section 17.12.050 or where a variance pursuant to Chapter 17.38 has been approved. Export of soil must comply with City refuse diversion requirements.

3. No grading plan for which a permit is required shall be approved unless the amount of soil to be cut from the site equals the amount of soil to be filled on the site, except where the soil is generated from an excavation activity or where a variance pursuant to Chapter 17.38 has been approved.

4. The City Manager, or his or her designee, may grant an exception to the requirements of parts 1 and 2 of this subsection to allow for the import or export (other than from excavation activities), of soil not to exceed 500 cubic yards if he or she finds, based upon written reports and other information submitted, that all of the following conditions are present:

(a) Construction of a structure on the lot or parcel has commenced,

(b) That the need to import or export the soil could not have been foreseen prior to commencement of construction, and

(c) That either the structure, as approved, cannot be completed without the requested import or export of soil or that an emergency condition exists due to the threat of land subsidence or other imminent danger.

5. The City Manager or his or her designee may grant an exception to the requirements of parts 1 and 2 of this subsection to allow for the import or export of soil not to exceed 500 cubic yards for remedial repair of an area of the lot that has eroded, is on a hillside or a trail if he or she finds, based upon written reports and other information submitted, that all of the following conditions are present:

(a) The project does not require discretionary review (a cut that is three feet or less, or a fill that is three feet or less and where the activity covers 2,000 square feet or less of surface area).

(b) The import or export of soil is no greater than necessary to avoid a threat of land subsidence or other imminent danger.

(c) A professionally prepared drainage plan for permanent repair shall be required if the erosion is re-occurring and if/when the amount of dirt requested, when added to the amount of dirt used in previous years, exceeds a total of 500 cubic yards.

15.04.140 ~~Amending~~ Appendix J, "Grading," Section J101.2, "Flood h~~H~~azard areas," amended.

Section J101.2, "Flood hazard areas," is amended to read as follows:

Notwithstanding the provisions of Section 15.04.010 of this chapter, the Building Code is amended by requiring that in addition to Section J101.2, all new construction and substantial improvements proposed to be built in a flood-prone area, as determined in accordance with Section 8.36.050 of the Rolling Hills Municipal Code ("RHMC"), is subject to the floodplain management regulations set forth in Chapter 8.36 of the RHMC.

15.04.150 Violations and penalties.

A. It is unlawful for any person to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, occupy or maintain any building or structure or portion thereof or perform any grading in the City of Rolling Hills, or cause the same to be done, contrary to or in violation of any of the provisions of this code.

B. Penalty. Any person, firm or corporation violating any of the provisions of this code shall be guilty of a misdemeanor, and each such person shall be guilty of a separate offense for each and every day or portion thereof during which any violation is committed, continued or permitted. Upon conviction, such person may be punished by a fine not to exceed one thousand dollars or by imprisonment in the County Jail for a period of not more than six months, or by both such fine and imprisonment. The provisions of this Section are in addition to and independent of any other sanctions, penalties or costs which are or may be imposed for a violation of any of the provisions of this code.

Chapter 15.08 PLUMBING CODE

Sections:

15.08.010 Adoption of Plumbing Code.

Except as hereinafter provided, Title 28, Plumbing Code, of the Los Angeles County Code, as amended and in effect on January 1, 2026~~23~~, adopting the California Plumbing Code, 2022~~19~~5 Edition (Part 5 of Title 24 of the California Code of Regulations), is hereby adopted and incorporated by reference, as if fully set forth below, and shall be known and may be cited as the Plumbing Code of the City of Rolling Hills.

In the event of any conflict between provisions of the California Plumbing Code, 20252 Edition, Title 28 of the Los Angeles County Code, or any amendment to the Plumbing Code contained in the Rolling Hills Municipal Code, the provision contained in the later listed document shall control.

A copy of Title 28 of the Los Angeles County Code and the California Plumbing Code, 20252 Edition, has been deposited in the office of the City Clerk of the City of Rolling Hills and shall be at all times maintained by the City Clerk for use and examination by the public.

15.08.020 Definitions.

Whenever any of the following names of terms are used in the California Plumbing Code and the Los Angeles County Plumbing Code, each such name or term shall be deemed and construed to have the meaning ascribed to it in this section, as follows:

"City" means the City of Rolling Hills.

"County," "County of Los Angeles" or "unincorporated territory of the County of Los Angeles" means the City of Rolling Hills.

15.08.030 Fees.

Notwithstanding the provisions of Section 15.08.010, the Plumbing Code is amended by increasing the amount of each and every fee set forth in the Plumbing Code to a sum set by resolution of the City Council.

15.08.040 Violations and penalties.

A. Every person, firm, or corporation violating any of the provisions of the Plumbing Code of the City of Rolling Hills shall be guilty of a misdemeanor, and each such person shall be guilty of a separate offense for each and every day or portion thereof during which any violation is committed, continued, or permitted. Upon conviction, such person may be punished by a fine not to exceed one thousand dollars or by imprisonment in the County Jail for a period of not more than six months, or by both such fine and imprisonment.

B. The provisions of this section are in addition to and independent of any sanctions, penalties or costs which are or may otherwise be imposed for a violation of the Rolling Hills Municipal Code.

Chapter 15.12 MECHANICAL CODE

Sections:

15.12.010 Adoption of Mechanical Code.

Except as hereinafter provided, Title 29, Mechanical Code, of the Los Angeles County Code, as amended and in effect on January 1, 2026~~3~~, adopting the California Mechanical Code, 2025~~2~~ Edition (Part 4 of Title 24 of the California Code of Regulations) is hereby adopted and incorporated by reference, as if fully set forth below, and shall be known and may be cited as the Mechanical Code of the City of Rolling Hills.

In the event of any conflict between provisions of the California Mechanical Code, 2025~~2~~ Edition, Title 29 of the Los Angeles County Code, or any amendment to the Mechanical Code contained in the Rolling Hills Municipal Code, the provision contained in the later listed document shall control.

A copy of Title 29 of the Los Angeles County Code and the California Mechanical Code, 2025~~2~~ Edition, have been deposited in the office of the City Clerk of the City of Rolling Hills and shall be at all times maintained by the City Clerk for use and examination by the public.

15.12.020 Definitions.

Whenever any of the following names or terms are used in the California Mechanical Code or the County of Los Angeles Mechanical Code, each such name or term shall be deemed and construed to have the meaning ascribed to it in this section, as follows:

"City" means the City of Rolling Hills.

"County," "County of Los Angeles" or "unincorporated territory of the County of Los Angeles" means the City of Rolling Hills.

15.12.030 Fees.

Notwithstanding the provisions of Section 15.12.010, the Mechanical Code is amended by increasing the amount of each and every fee set forth in the Mechanical Code to a sum set by resolution of the City Council.

15.12.040 Violations and penalties.

A. It shall be unlawful for any person, firm, or corporation to erect, install, alter, repair, relocate, add to, replace, use or maintain heating, ventilating, cooling, or refrigeration equipment in the jurisdiction, or cause the same to be done, contrary to or in violation of any of the provisions of Mechanical Code of the City of Rolling Hills. Maintenance of equipment which was unlawful at the time it was installed, and which would be unlawful under this Code if installed after the effective date of this Code, shall constitute a continuing violation of this Code.

B. Any person, firm or corporation violating any of the provisions of the Mechanical Code of the City of Rolling Hills shall be guilty of a misdemeanor, and each such person shall be guilty of a separate offense for each and every day or portion thereof during which any violation is committed, continued, or permitted. Upon

conviction, such person may be punished by a fine not to exceed one thousand dollars or by imprisonment in the County Jail for a period of not more than six months, or by both such fine and imprisonment. The provisions of this section are in addition to and independent of any sanctions, penalties or costs which are or may otherwise be imposed for a violation of the Rolling Hills Municipal Code.

Chapter 15.16 ELECTRICAL CODE

Sections:

15.16.010 Adoption of Electrical Code.

Except as hereinafter provided, Title 27, Electrical Code, of the Los Angeles County Code, as amended and in effect on January 1, 2026~~3~~, adopting the California Electrical Code, 2022~~5~~ Edition (Part 3 of Title 24 of the California Code of Regulations) is hereby adopted and incorporated by reference, as if fully set forth below, and shall be known and may be cited as the Electrical Code of the City of Rolling Hills.

In the event of any conflict between provisions of the California Electrical Code, 2025~~2~~ Edition, Title 27 of the Los Angeles County Code, or any amendment to the Electrical Code contained in the Rolling Hills Municipal Code, the provision contained in the later listed document shall control.

A copy of Title 27 of the Los Angeles County Code and the California Electrical Code, 2025~~2~~ Edition, have been deposited in the office of the City Clerk of the City of Rolling Hills and shall be at all times maintained by the City Clerk for use and examination by the public.

15.16.020 Definitions.

Notwithstanding the provisions of Section 15.16.010 of this chapter, whenever any of the following names or terms are used in the Electrical Code, each such name or term shall be deemed and construed to have the meaning ascribed to it in this section as follows:

"City" means the City of Rolling Hills.

"County," "County of Los Angeles" or "unincorporated area of the County of Los Angeles" means the City of Rolling Hills.

15.16.030 ~~Electrical Code f~~Fees.

Notwithstanding the provisions of Section 15.16.010, fees for plan check, inspection, and all other miscellaneous services shall be based on the fee schedule set forth by Title 27 of the Los Angeles County Code, Fees, as approved by resolution of the City Council.

15.16.040 Violations and penalties.

A. Every person, firm, or corporation violating any of the provisions of the ~~Plumbing~~ Electrical Code of the City of Rolling Hills shall be guilty of a misdemeanor, and each such person shall be guilty of a separate offense for each and every day or portion thereof during which any violation is committed, continued, or permitted. Upon conviction, such person may be punished by a fine not to exceed one thousand dollars or by imprisonment in the County Jail for a period of not more than six months, or by both such fine and imprisonment.

B. The provisions of this section are in addition to and independent of any sanctions, penalties or costs which are or may otherwise be imposed for a violation of the Rolling Hills Municipal Code.

Chapter 15.18 RESIDENTIAL CODE

Sections:

15.18.010 Adoption of Residential Code.

Except as herein provided, Title 30, Residential Code, of the Los Angeles County Code, as amended and in effect on January 1, 2026~~3~~, adopting the California Residential Code, 2025~~2~~ Edition (Part 2.5 of Title 24 of the California Code of Regulations) is hereby adopted and incorporated by reference, as if fully set forth below, and shall be known and may be cited as the Residential Code of the City of Rolling Hills.

In the event of any conflict between provisions of the California Residential Code, 2025~~2~~ Edition, Title 30 of the Los Angeles County Code, or any amendment to the Residential Code contained in the Rolling Hills Municipal Code, the provision contained in the later listed document shall control.

A copy of Title 30 of the Los Angeles County Code and the California Residential Code, 2025~~2~~ Edition, have been deposited in the office of the City Clerk of the City of Rolling Hills and shall be at all times maintained by the City Clerk for use and examination by the public.

15.18.020 Definitions.

Notwithstanding the provisions of Section 15.18.010, names or terms that are used in this code shall be deemed and construed to have the meaning ascribed to it in Section 15.04.040 of Title 15 of the Rolling Hills Municipal Code.

15.18.040 Fees.

Notwithstanding the provisions of Section 15.18.010, the fees set forth for this code shall be the same as the fees prescribed for the Building Code in Section 15.04.050 of Title 15 of the Rolling Hills Municipal Code.

15.18.050 Violations and penalties.

A. It is unlawful for any person to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, occupy or maintain any building or structure or perform any grading in the City, or cause the same to be done, contrary to or in violation of any of the provisions of the Residential Code of the City of Rolling Hills.

B. Penalty. Any person, firm or corporation violating any of the provisions of this code shall be guilty of a misdemeanor, and each such person shall be guilty of a separate offense for each and every day or portion thereof during which any violation is committed, continued or permitted. Upon conviction, such person may be punished by a fine not to exceed one thousand dollars or by imprisonment in the County Jail for a period of not more than six months, or by both such fine and imprisonment. The provisions of this Section are in addition to and independent of any other sanctions, penalties or costs which are or may be imposed for a violation of any of the provisions of this code.

Chapter 15.20 FIRE CODE*

Sections:

15.20.010 Adoption of Fire Code.

Except as hereinafter provided in this chapter, ~~Title 32, Fire Code, of the Los Angeles County Code, as amended and in effect on March 2, 2023, which constitutes an amended version of the~~ California Fire Code, 2025~~2~~ Edition (Part 9 of Title 24 of the California Code of Regulations), is hereby adopted by reference and made a part of this chapter as though set forth in this chapter in full. Said code shall constitute the Fire Code of the City of Rolling Hills.

In the event of any conflict between provisions of the California Fire Code, 2025~~2~~ Edition, Title 32 of the Los Angeles County Code, or any amendment to the Fire Code contained in the Rolling Hills Municipal Code, the provision contained in the latter-listed document shall control.

A copy of ~~Title 32 of the Los Angeles County Code, along with a copy of~~ the California Fire Code, 2025~~2~~ Edition, has been deposited in the office of the City Clerk and shall be at all times while in force maintained by the Clerk for use and examination by the public.

15.20.020 Short title.

This chapter shall be known as the “Fire Code of the City of Rolling Hills” and may be cited as such.

15.20.025 Fire hazard severity zones.

The Local Responsibility Area Fire Hazard Severity Zones map for the City of Rolling Hills dated March 24, 2025, as identified by the State Fire Marshal, is hereby

adopted by the City of Rolling Hills and incorporated herein for all purposes. This map is available for inspection in the City Clerk's office at the Rolling Hills City Hall.

15.20.030 Permits.

Any permit heretofore issued by the County of Los Angeles pursuant to the Fire Code of said County, for work within the territorial boundaries of the City of Rolling Hills, shall remain in full force and effect according to its terms.

15.20.035 Reserved.

15.20.040 Local amendments—Reserved.

15.20.050 Violations.

Every person violating any provision of the Fire Code or of any permit or license granted hereunder, or any rule, regulation or policy promulgated pursuant hereto, is guilty of a misdemeanor unless such violation is declared to be an infraction by the Fire Code. Each such violation is a separate offense for each and every day during any portion of which such violation is committed, continued or permitted, and conviction of any such violation shall be punishable by a fine not to exceed one thousand dollars or by imprisonment in the County Jail for a period not to exceed six months, or by both such fine and imprisonment.

15.20.060 Responsibility.

Any person who personally or through another willfully, negligently, or in violation of law sets a fire, allows a fire to be set, or allows a fire kindled or attended by such person to escape from his or her control, allows any hazardous material to be handled, stored or transported in a manner not in accordance with nationally recognized standards, allows any hazardous material to escape from his or her control, neglects to properly comply with any written notice of the Chief, or willfully or negligently allows the continuation of a violation of the Fire Code and amendments thereto is liable for the expense of fighting the fire or for the expenses incurred during a hazardous materials incident, and such expense shall be a charge against that person. Such charge shall constitute a debt of such person and is collectible by the public agency incurring such expense in the same manner as in the case of an obligation under a contract, expressed or implied.

Chapter 15.22 GREEN BUILDING STANDARDS CODE

Sections:

15.22.010 Adoption of Green Building Standards Code.

Except as hereinafter provided, Title 31, Green Building Standards Code, of the Los Angeles County Code, as amended and in effect on January 1, 2026~~3~~, adopting the California Green Building Standards Code, 2025~~2~~ Edition (Part 11 of Title 24 of the California Code of Regulations), is hereby adopted and incorporated by reference, as if

fully set forth below, and shall be known and may be cited as the Green Building Standards Code of the City of Rolling Hills.

In the event of any conflict between provisions of the California Green Building Standards Code, 20252 Edition, Title 31 of the Los Angeles County Code, or any amendment to the Green Building Standards Code contained in the Rolling Hills Municipal Code, the provision contained in the later listed document shall control.

A copy of Title 31 of the Los Angeles County Code and the California Green Building Standards Code, 20252 Edition, have been deposited in the office of the City Clerk of the City of Rolling Hills and shall be at all times maintained by the City Clerk for use and examination by the public.

15.22.020 Definitions.

Notwithstanding the provisions of Section 15.22.010, names or terms that are used in this code shall be construed to have the meaning ascribed to them in the Los Angeles County Green Building Standards Code or in Section 15.04.040 of Title 15 of the Rolling Hills Municipal Code, as appropriate.

15.22.030 Water budget.

Notwithstanding the provisions of Section 15.22.010, Ssection 4.304, "Outdoor water use," of the Green Building Standards Code, is amended byto adding subsection 4.304.2, "Water budget," to read as follows:

> 4.304.2 Water bBudget. A water budget shall be developed for landscape irrigation use installed in conjunction with new construction and new or redeveloped landscaping that conforms to the local water efficient landscape ordinance in Chapter 13.18 of Title 13 of the Rolling Hills Municipal Code.

15.22.040 Low-impact development.

Notwithstanding the provisions of Section 15.22.010, sSection 4.106.5, "Low-impact development," of the Green Building Standards Code, is amended to read as follows:

> 4.106.5 Low-impact development. –New development or additions or alteration to existing developed sites shall comply with the Storm Water Management and Pollution Control Ordinance, Chapter 8.32 of Title 8 of the Rolling Hills Municipal Code.

15.22.050 Fees.

Notwithstanding the provisions of Section 15.22.010, the fees set forth for this code shall be the same as the fees prescribed by resolution of the City Council for the Building,

Electrical, Plumbing, Mechanical, Residential, and Fire Codes of Title 15 of the Rolling Hills Municipal Code.

15.22.060 Violations and penalties.

A. It is unlawful for any person to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, occupy or maintain any building or structure or perform any grading in the City, or cause the same to be done, contrary to or in violation of any of the provisions of the Green Building Standards Code of the City of Rolling Hills.

B. Penalty. Any person, firm or corporation violating any of the provisions of this code shall be guilty of a misdemeanor, and each such person shall be guilty of a separate offense for each and every day or portion thereof during which any violation is committed, continued or permitted. Upon conviction, such person may be punished by a fine not to exceed one thousand dollars or by imprisonment in the County Jail for a period of not more than six months, or by both such fine and imprisonment. The provisions of this Section are in addition to and independent of any other sanctions, penalties or costs which are or may be imposed for a violation of any of the provisions of this code.

Chapter 15.24 EXISTING BUILDING CODE

Sections:

15.24.010 Adoption of Existing Building Code.

Except as herein provided, Title 33, Existing Building Code of the Los Angeles County Code, in effect on January 1, 2026~~3~~, adopting the California ~~Green~~ Existing Building ~~Standards~~ Code, 2025~~2~~ Edition (Part 10 of Title 24 of the California Code of Regulations), is hereby adopted and incorporated by reference, as if fully set forth below, and shall be known as the Existing Building Code of the City of Rolling Hills.

In the event of any conflict between provisions of Title 33, Existing Building Code of the Los Angeles County Code, 2025~~2~~ Edition, or any amendment to the Existing Building Code contained in the Rolling Hills Municipal Code, the provision contained in the later listed document shall control.

A copy of Title 33 of the Existing Building Code and the 2025~~2~~ Edition of the California Existing Building Code have been deposited in the office of the City Clerk of the City of Rolling Hills and shall be at all times maintained by the City Clerk for use and examination by the public.

15.24.020 Definitions.

Notwithstanding the provisions of Section 15.24.010, names or terms that are used in this code shall be construed to have the meaning ascribed to them in Section 15.04.040 of Title 15 of the Rolling Hills Municipal Code.

15.24.030 Fees.

Notwithstanding the provisions of Section 15.24.010, the fees set forth for this code shall be the same as the fees prescribed for the Building Code in Section 15.04.050 of Title 15 of the Rolling Hills Municipal Code.

15.24.040 Violations and penalties.

A. It is unlawful for any person to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, occupy or maintain any building or structure or perform any grading in the City of Rolling Hills, or cause the same to be done, contrary to or in violation of any of the provisions of this code.

B. Penalty. Any person, firm or corporation violating any of the provisions of this code shall be guilty of a misdemeanor, and each such person shall be guilty of a separate offense for each and every day or portion thereof during which any violation is committed, continued or permitted. Upon conviction, such person may be punished by a fine not to exceed one thousand dollars or by imprisonment in the County Jail for a period of not more than six months, or by both such fine and imprisonment. The provisions of this Section are in addition to and independent of any other sanctions, penalties or costs which are or may be imposed for a violation of any of the provisions of this code.

Chapter 15.32 UNDERGROUND UTILITY DISTRICTS

Sections:

15.32.010 Definitions.

Whenever in this chapter the words or phrases defined in this section are used, they shall have the respective meanings assigned to them in the following definitions:

A. “Commission” means the Public Utilities Commission of the State of California.

B. “Person” means and includes individuals, firms, corporations, partnerships, and their agents and employees.

C. “Poles, overhead wires and associated overhead structures” means poles, towers, supports, wires, conductors, guys, stubs, platforms, crossarms, braces, transformers, insulators, cutouts, switches, communication circuits, appliances, attachments and appurtenances located above-ground within a district and used or useful in supplying electric, communication or similar or associated service.

D. “Underground utility district” or “district” means that area in the City within which poles, overhead wires, and associated overhead structures are

prohibited as such area is described in a resolution adopted pursuant to the provisions of Section 15.32.040.

E. "Utility" includes all persons or entities supplying electric, communication or similar or associated service by means of electrical materials or devices.

15.32.020 Public hearing—Authorized when—Notice.

The Council may from time to time call public hearings to ascertain whether the public necessity, health, safety or welfare requires the removal of poles, overhead wires and associated overhead structures within designated areas of the City and the underground installation of wires and facilities for supplying electric, communication or similar or associated service. The City Clerk shall notify all affected property owners as shown on the last equalized assessment roll and utilities concerned by mail of the time and place of such hearings at least ten days prior to the date thereof. Each such hearing shall be open to the public and may be continued from time to time. At each such hearing all persons interested shall be given an opportunity to be heard. The decision of the Council shall be final and conclusive.

15.32.030 Public hearing—Consultation.

Prior to holding such public hearing, the City Engineer shall consult with all affected utilities and shall prepare a report for submission at such hearing containing, among other information, the extent of such utilities' participation and estimates of the total costs to the city and affected property owners. Such report shall also contain an estimate of the time required to complete such underground installation and removal of overhead facilities.

15.32.040 Council resolution—Procedure.

If, after any such public hearing, the Council finds that the public necessity, health, safety or welfare requires such removal and such underground installation within a designated area, the Council shall, by resolution, declare such designated area an underground utility district and order such removal and underground installation. Such resolution shall include a description of the area comprising such district and shall fix the time within which such removal and underground installation shall be accomplished and within which affected property owners must be ready to receive underground services. A reasonable time shall be allowed for such removal and underground installation, having due regard for the availability of labor, materials and equipment necessary for such removal and for the installation of such underground facilities as may be occasioned thereby.

15.32.050 Maintaining overhead structures prohibited when.

Whenever the Council creates an underground utility district and orders the removal of poles, overhead wires and associated overhead structures therein as provided in Section 15.32.040, it is unlawful for any person or utility to erect, construct, place, keep, maintain, continue, employ or operate poles, overhead wires and associated overhead

structures in the district after the date when said overhead facilities are required to be removed by such resolution, except as said overhead facilities may be required to furnish service to an owner or occupant of property prior to the performance by such owner or occupant to continue to receive utility service as provided in Section 15.32.100, and for such reasonable time required to remove said facilities after said work has been performed, and except as otherwise provided in this chapter.

15.32.060 Emergency overhead structures.

Notwithstanding the provisions of this chapter, overhead facilities may be installed and maintained for a period not to exceed ten days without authority of the City Manager in order to provide emergency service. The City Manager may grant special permission on such terms as the City Manager may deem appropriate, in cases of unusual circumstances, without discrimination as to any person or utility, to erect, construct, install, maintain, use or operate poles, overhead wires and associated overhead structures.

15.32.070 Council resolution—Exceptions authorized.

In any resolution adopted pursuant to Section 15.32.040, the City may authorize any or all of the following exceptions:

A. Any municipal facilities or equipment installed under the supervision and to the satisfaction of the City Engineer;

B. Poles or electroliers used exclusively for street lighting;

C. Overhead wires (exclusive of supporting structures) crossing any portion of a district within which overhead wires have been prohibited, or connecting to buildings on the perimeter of a district, which such wires originate in an area from which poles, overhead wires and associated overhead structures are not prohibited;

D. Poles, overhead wires and associated overhead structures used for the transmission of electric energy at nominal voltages in excess of 34,500 volts;

E. Overhead wires attached to the exterior surface of a building by means of a bracket or other fixture and extending from one location of the building to another location on the same building or to an adjacent building without crossing any public street;

F. Antennae, associated equipment and supporting structures used by a utility for furnishing communication services;

G. Equipment appurtenant to underground facilities, such as surface-mounted transformers, pedestal-mounted terminal boxes and meter cabinets, and concealed ducts.

H. Temporary poles, overhead wires and associated overhead structures used or to be used in conjunction with construction projects.

15.32.080 Notice to property owners and utility companies.

A. Within ten days after the effective date of a resolution adopted pursuant to Section 15.32.040, the City Clerk shall notify all affected utilities and all persons owning real property within the district created by said resolution of the adoption thereof. The City Clerk shall further notify such affected property owners of the necessity that if they or any person occupying such property desire to continue to receive electric, communication, or similar or associated service, they or such occupant shall provide all necessary facility changes on their premises so as to receive such service from the lines of the supplying utility or utilities at a new location.

B. Notification by the City Clerk shall be made by mailing a copy of the resolution adopted pursuant to Section 15.32.040, together with a copy of this chapter, to affected property owners as such are shown on the last equalized assessment roll and to the affected utilities.

15.32.090 Responsibility of utility companies.

If underground construction is necessary to provide utility service within a district created by any resolution adopted pursuant to Section 15.32.040, the supplying utility shall furnish that portion of the conduits, conductors and associated equipment required to be furnished by it under its applicable rules, regulations and tariffs on file with the Commission.

15.32.100 Responsibility of property owners—Notice.

Every person owning, operating, leasing, occupying or renting a building or structure within a District shall construct and provide that portion of the service connection on his property between the facilities referred to in Section 15.32.090 and the termination facility on or within said building or structure being served. If the above is not accomplished by any person within the time provided for in the resolution enacted pursuant to Section 15.32.040, the City Engineer shall give, notice in writing to the person in possession of such premises, and a notice in writing to the owner thereof as shown on the last equalized assessment roll, to provide the required underground facilities within ten days after receipt of such notice.

15.32.110 Notice—Service.

The notice to provide the required underground facilities may be given either by personal service or by mail. In case of service by mail on either of such persons, the notice must be deposited in the United States mail in a sealed envelope with postage prepaid, addressed to the person in possession of such premises at such premises, and the notice must be addressed to the owner thereof as such owner’s name appears, and must be addressed to such owner’s last known address as the same appears on the last

equalized assessment roll, and when no address appears, to General Delivery, City of Rolling Hills, California. If notice is given by mail, such notice shall be deemed to have been received by the person to whom it has been sent within forty-eight hours after the mailing thereof. If notice is given by mail to either the owner or occupant of such premises, the City Engineer shall, within forty-eight hours after the mailing thereof, cause a copy thereof, printed on a card not less than eight inches by ten inches in size to be posted in a conspicuous place on said premises.

15.32.120 Notice—Form.

The notice given by the City Engineer to provide the required underground facilities shall particularly specify what work is required to be done, and shall state that if said work is not completed within thirty days after receipt of such notice, the City Engineer will provide such required underground facilities, in which case the cost and expense thereof will be assessed against the property benefited and become a lien upon such property.

15.32.130 Work by City Engineer—Assessment of costs.

If upon the expiration of the thirty-day period the required underground facilities have not been provided, the City Engineer shall forthwith proceed to do the work; provided, however, if such premises are unoccupied and no electric or communications services are being furnished thereto, the City Engineer may authorize the disconnection and removal of any and all overhead service wires and associated facilities supplying utility service to said property. Upon completion of the work by the City Engineer, he shall file a written report with the City Council setting forth the fact that the required underground facilities have been provided and the cost thereof, together with a legal description of the property against which such cost is to be assessed. The Council shall thereupon fix a time and place for hearing protests against the assessment of the cost of such work upon such premises, which said time shall not be less than ten days thereafter.

15.32.140 Assessment—Hearing—Notice.

The City Engineer shall forthwith, upon the time for hearing such protests having been fixed, give a notice in writing to the person in possession of such premises, and a notice in writing thereof to the owner thereof, in the manner provided in this chapter for the giving of the notice to provide the required underground facilities, of the time and place that the Council will pass upon such report and will hear protests against such assessment. Such notice shall also set forth the amount of the proposed assessment.

15.32.150 Assessment—Hearing—Decision.

Upon the date and hour set for the hearing of protests, the Council shall hear and consider the report and all protests if there be any, and then proceed to affirm, modify or reject the assessment.

15.32.160 Assessment—Lien.

If any assessment is not paid within the five days after its confirmation by the Council, the amount of the assessment shall become a lien upon the property against which the assessment is made by the City Engineer, and the City Engineer is directed to turn over to the Assessor and Tax Collector a notice of lien of each of said properties on which the assessment has not been paid, and the Assessor and Tax Collector shall add the amount of said assessment to the next regular bill for taxes levied against the premises upon which said assessment was not paid. Said assessment shall be due and payable, and if not paid when due and payable, shall bear interest at the rate of six percent per annum.

15.32.170 Responsibility of City.

The City shall remove at its own expense all City-owned equipment from all poles required to be removed under this chapter in ample time to enable the owner or user of such poles to remove the same within the time specified in the resolution enacted pursuant to Section 15.32.040.

15.32.180 Extension of time.

In the event that any act required by this chapter or by a resolution adopted pursuant to Section 15.32.040 cannot be performed within the time provided on account of shortage of materials, war, restraint by public authorities, strikes, labor disturbances, civil disobedience, or any other circumstances beyond the control of the contractor, then the time within which such act will be accomplished shall be extended for a period equivalent to the time of such limitation.

15.32.190 Violation—Penalty.

It is unlawful for any person to violate any provision or to fail to comply with any requirement of this chapter. Any person violating any provision of this chapter or failing to comply with any of its requirements shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punishable by a fine or not more than one thousand dollars or by imprisonment in County Jail for a period not exceeding six months, or by both such fine and imprisonment. Each such person shall be guilty of a separate offense for each and every day during any portion of which any violation of any provision of this chapter is committed, continued or permitted by such person and shall be punishable accordingly.

Chapter 15.36 HOURS OF CONSTRUCTION

Sections:

15.36.010 Work of improvement defined.

For the purpose of this chapter, “work of improvement” includes but is not restricted to the construction, alteration, addition, or the repair, in whole or in part, of any building, structure, bridge, ditch, pipeline, tunnel, fence, or road; the cutting or removal of weeds, trees and grass; the seeding, sodding or planting of any lot or tract of land for landscaping purposes; the filling, levelling, grading of any lot or tract of land; or the crushing of rock or

the hauling of any material to be used or removed in connection with any of the foregoing; the demolition of buildings; or the removal of buildings.

15.36.020 Hours restricted.

There shall be no work of improvement or the operation of mechanical equipment used in connection with work of improvement within the territorial limits of the City except on Monday through Saturday of each week, commencing at the hour of seven a.m. and ending at the hour of six p.m. on each day.

15.36.030 Exceptions.

The provisions of this chapter shall not apply to residents of the City who are the record owners of land in the City or who are the lessees of the record owners of land in the City.

Chapter 15.40 GEOLOGICAL INVESTIGATIONS AND REPORTS REQUIRED

Sections:

15.40.010 Requirements.

The requirements provided for in this chapter are in addition to any and all other requirements relating to expansive soils and geological inspections and reports required by the building code of the City or any other ordinance of the City.

15.40.020 Authority—Procedure.

A. No building (as defined in the Los Angeles County Building Laws) for which a building or grading permit is required by the building code of the City, shall be issued by the City Engineer if he, and/or the City Council, is of the opinion that a potentially serious geological condition may exist on the land on which the proposed building is to be constructed, or the proposed grading is to be performed, until a geological report prepared by a geologist registered by the State is delivered to the City Engineer by the applicant for the building or grading permit. The report shall include, among other things, test borings or excavations.

B. If said geological report, in the opinion of the City Engineer, indicates a potential serious geological condition, the City Engineer shall have the authority to employ an independent geologist registered by the State, to prepare and provide him with an independent geological report of the land on which the proposed building is to be constructed or the grading is proposed to be performed, and if necessary, to require additional test borings or excavations to be made by an independent testing service, the depth and accuracy of which shall be approved by said registered geologist.

C. The City Engineer shall also have authority to submit samples of any and all test borings or excavations to an independent qualified geological laboratory for analysis and report.

D. The geological report prepared by the independent registered geologist shall recommend corrective action which is designed to prevent the displacement or slippage of the land.

15.40.030 Corrective action required when.

As a condition to the issuance of a permit by the City Engineer of the City, the corrective action or procedures recommended in the geological report shall be incorporated in the proposed construction or grading for which the permit has been applied.

15.40.040 Assessment of costs.

All expenses incurred by the applicant in complying with the provisions of this chapter shall be paid for by the applicant and shall be in addition to all other charges or fees levied, assessed or charged by the City in connection with the issuance of a building or grading permit."

Section 2. All inconsistencies between the Building Code, Electrical Code, Mechanical Code, Plumbing Code, Residential Code, Green Building Code, Existing Building Code, and Fire Code as adopted by this ordinance and Parts 2, 2.5, 3, 4, 5, 9, 10, and 11 of the California Code of Regulations, are changes, modifications, amendments, additions, or deletions thereto authorized by California Health & Safety Code Sections 17958 and 17958.7.

Section 3. Justifications for Local Amendments. The City Council hereby finds that the changes and modifications to the California Building Code, Plumbing Code, Mechanical Code, Electrical Code, Residential Code, Green Building Code, Existing Building Code, and Fire Code, enacted by this ordinance are reasonably necessary because of the City's local climate, characterized by hot, dry summers, often resulting in drought conditions, followed by strong Santa Ana winds, often resulting in hazardous fire conditions, and heavy winter rains, often resulting in expansive soil conditions; the City's geological characteristics in that the area is characterized by geological instability; location in Southern California; and hilly topography of the City.

The City Council hereby finds that the modifications to the State Building Code in Title 26 of the Los Angeles County Code are reasonably necessary because of the local climatic, geological, and topographical conditions within the City of Rolling Hills. Further, the modifications to the Building, Electrical, Mechanical, Plumbing, Green Building Standards, Residential, and Existing Building Codes in Titles 26, 27, 28, 29, 30, 31 and 33 of the Los Angeles County Code are administrative in nature and are necessary to allow the uniform application of the codes by procedures suited to the size and nature of the City's staff and administrative agencies by means suited to the City's experience with local climatic, geological, and topographical conditions and to provide sufficient staff

support for the time-consuming inspections and analysis required by the City's fire and geological hazards.

Section 4. To the extent the provisions of this ordinance are substantially the same as previous provisions of the Rolling Hills Municipal Code, these sections shall be construed as continuations of those provisions and not as new enactments.

Section 5. Severability. If any section, subsection, subdivision, paragraph, sentence, clause, or phrase of this ordinance or any part hereof is for any reason held to be invalid by a court of competent jurisdiction, such invalidity shall not affect the validity of the remaining portions of this ordinance or any part thereof. The City Council of the City of Rolling Hills hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase hereof, irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases be declared invalid.

Section 6. California Environmental Quality Act. Pursuant to Section 15060(c)(2) of the California Environmental Quality Act ("CEQA") Guidelines, the City Council finds that this Ordinance will not result in a direct or reasonably foreseeable indirect physical change in the environment and therefore is not subject to the CEQA. Additionally, pursuant to Section 15060(c)(3), the activity is not a "project" as defined in Section 15378 because it has no potential for resulting in physical change to the environment, directly or indirectly. Most of the terms of the building standards adopted herein are dictated by the California Buildings Standards Code and county amendments to the state standards only make those modifications necessary for local regional conditions which are at least as protective of the environment as the state codes. City-specific amendments are limited to creating administrative processes for local enforcement of the state building standards. Alternatively, even if the ordinance is a project within the meaning of CEQA, its adoption is exempt from CEQA under the general rule that CEQA only applies to projects that may cause significant adverse effects on the environment. CEQA Guideline section 15061(b)(3). As this ordinance is largely administrative in nature, there is no possibility that the City's action would adversely affect the environment in any manner that could be significant.

Section 7. Effective Date. This Ordinance shall take effect 30 days after its passage and adoption pursuant to California Government Code section 36937 and shall apply to all projects submitted to the City for plan check and/or permit application on or after that date.

PASSED, APPROVED, AND ADOPTED this __ day of, 2026.

_____
MAYOR

ATTEST

City Clerk

ORDINANCE NO. 389-U

AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS ADOPTING BY REFERENCE TITLE 26 OF THE LOS ANGELES COUNTY CODE INCORPORATING THE CALIFORNIA BUILDING CODE, 2025 EDITION; TITLE 27 OF THE LOS ANGELES COUNTY CODE INCORPORATING THE CALIFORNIA ELECTRICAL CODE, 2025 EDITION; TITLE 28 OF THE LOS ANGELES COUNTY CODE INCORPORATING THE CALIFORNIA PLUMBING CODE, 2025 EDITION; TITLE 29 OF THE LOS ANGELES COUNTY CODE INCORPORATING THE CALIFORNIA MECHANICAL CODE, 2025 EDITION; TITLE 30 OF THE LOS ANGELES COUNTY CODE INCORPORATING THE CALIFORNIA RESIDENTIAL CODE, 2025 EDITION; TITLE 31 OF THE LOS ANGELES COUNTY CODE INCORPORATING THE CALIFORNIA GREEN BUILDING STANDARDS CODE, 2025 EDITION; TITLE 33 OF THE LOS ANGELES COUNTY CODE INCORPORATING THE CALIFORNIA EXISTING BUILDING CODE, 2025 EDITION; ADOPTING BY REFERENCE THE CALIFORNIA FIRE CODE, 2025 EDITION; MAKING AMENDMENTS TO SAID CODES; AND FINDING THE ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

THE CITY COUNCIL OF THE CITY OF ROLLING HILLS DOES ORDAIN AS FOLLOWS:

Section 1. Title 15 (Buildings and Construction) of the City of Rolling Hills Municipal Code is amended to read as follows:

Title 15 - BUILDINGS AND CONSTRUCTION

Chapter 15.04 BUILDING CODE

Sections:

15.04.010 Adoption of Building Code.

Except as hereinafter provided, Title 26, Building Code, of the Los Angeles County Code, as amended and in effect on January 1, 20263, adopting the California Building Code, 20225 Edition (Part 2 of Title 24 of the California Code of Regulations) is hereby adopted and incorporated by reference, as if fully set forth below, and shall be known and may be cited as the Building Code of the City of Rolling Hills.

In the event of any conflict between provisions of the California Building Code, 20252 Edition, Title 26 of the Los Angeles County Code, or any amendment to the Building Code contained in the Rolling Hills Municipal Code, the provision contained in the later listed document shall control.

A copy of Title 26 of the Los Angeles County Code and the California Building Code, 2022~~2~~5 Edition, have been deposited in the office of the City Clerk of the City of Rolling Hills and shall be at all times maintained by the City Clerk for use and examination by the public.

15.04.020 Short title.

This chapter shall be known as the "Building Code of the City of Rolling Hills" and will be referred to herein as "this code."

15.04.030 Section 105, "Permits," amended.

Section 105, "Permits," of the Building Code is amended to add a ~~new~~ subsection 105.8~~7~~, "Review hearing," to read:

> 105.8~~7~~ Review h~~H~~earing. The City Council of the City of Rolling Hills may conduct a public hearing to review any decision or order of the Board of Appeals, the Code Enforcement Appeals Board, or the Building Rehabilitation Appeals Board upon an affirmative vote of three members of the City Council within thirty (30) calendar days of the decision or order. The City Council may, upon conclusion of the public hearing, sustain or reverse in whole or in part any said action or order. Notice of the City Council public hearing shall be given by the City Clerk not less than ten (10) days prior to the hearing by first class mail to all property owners within 1,000 feet of the exterior boundaries of the subject property and all owners of record of the subject property at the time of mailing said notice.

15.04.040 Definitions.

Whenever any of the following names or terms are used in the California Building Code or the County of Los Angeles Building Code, each such name or term shall be deemed and construed to have the meaning ascribed to it in this section, as follows:

"Board of Appeals" means the Board of Appeals established by Section 105 of said Los Angeles County Building Code.

"Building department" means the entities charged by resolution of the City Council with the responsibility of administering the building code for the City.

"Building O~~o~~fficial" means the persons charged by resolution of the City Council with the responsibility of administering the building code for the City.

"City" means the City of Rolling Hills.

"City Engineer" means the persons charged by resolution of the City Council with the responsibility of performing the functions of city engineer for the City.

"County," "County of Los Angeles" or "unincorporated territory of the County of Los Angeles" means the City of Rolling Hills.

"Electrical Code" means Chapter 15.16 of this code.

"Existing Building Code" means Chapter 15.24 of this code.

"Fire Code" means Chapter 15.20 of this code.

"Fire zone" means the fire zone adopted by an ordinance creating and establishing fire zones or where no such fire zones have been adopted by the City of Rolling Hills, shall mean very high fire hazard severity zone ("VHFHSZ").

"General fund" means the City Treasury of the City of Rolling Hills.

"Green Building Standards Code" means Chapter 15.22 of this code.

"Health Code" or "Los Angeles County Health Code" means Chapter 8.04 of this code.

"Health Officer" means the Health Officer of the City of Rolling Hills.

"Mechanical Code" means Chapter 15.12 of this code.

"Plumbing Code" means Chapter 15.08 of this code.

"Residential Code" means Chapter 15.18 of this code.

15.04.050 Fees.

Notwithstanding the provisions of Section 15.04.010, the Building Code is amended by increasing the amount of each and every fee set forth in the Building Code, to a sum set by resolution of the City Council, including a park and recreation fee.

15.04.060 Section 202, "Definitions," amended.

Section 202, "Definitions," of the Building Code, regarding the definition of a "basement," is amended to read as follows:

> BASEMENT is any floor level below the first story of the primary residence, including an attached garage. Except for walls within light wells, basement walls across any elevation may not exceed a height of five (5) feet above finished grade at any point immediately adjacent to the basement exterior, and shall have no greater than an average of two and one-half (21/2) feet exterior height. Basement well(s) shall be incorporated into the overall design of the building so that it does not give an appearance of a separate story.

15.04.070 Section 202, "Definitions," amended.

Section 202, Definitions," of the Building Code, regarding the definition of a "story," is amended to read as follows:

> STORY is that portion of a building included between the upper surface of any floor and the ceiling or roof above it. There shall be no story on top of another, except as permitted in Section 17.16.080 of the Zoning Ordinance.

15.04.080 ~~Amending~~ Appendix J, "Grading," Section J103, "Permits required," amended.~~PERMITS REQUIRED.~~

Section J103.2, "Exemptions," Exemption 8, is amended to read as follows:

8. An excavation that does not exceed 50 cubic yards and complies with one of the following conditions and as shown in Figure J103.2:

(a) Is less than 2 feet (0.6 m) in depth.

(b) Does not create a cut slope greater than 5 feet (1.5 m) measured vertically upward from the cut surface to the surface of the natural grade and is not steeper than 2 units horizontal to 1 unit vertical (50 percent slope).

Section J103.2, "Exemptions," Exemption 9, is amended to read as follows:

9. A fill not intended to support a structure that does not obstruct a drainage course and complies with one of the following conditions and as shown in Figure J103.2:

(a) Is less than 1 foot (0.3 m) in depth and is placed on natural terrain with a slope flatter than 5 units horizontal to 1 unit vertical (20 percent slope).

(b) Is less than 3 feet (0.9 m) in depth at its deepest point measured vertically upward from natural grade to the surface of the fill, does not exceed 50 cubic yards, and creates a fill slope no steeper than 2 units horizontal to 1 unit vertical (50 percent slope).

(c) Is less than 5 feet (1.5 m) in depth at its deepest point measured vertically upward from natural grade to the surface of the fill, does not exceed 20 cubic yards, and creates a fill slope no steeper than 2 units horizontal to 1 unit vertical (50 percent slope).

Section J103.6, "Compliance with Zoning Code," is amended to read as follows:

The Building Official may refuse to issue a grading permit for work on a site if either the proposed grading or the proposed land use for the site shown on the grading plan application does not comply with the provisions of Title 17 of the Rolling Hills Municipal Code (Zoning).

15.04.090 ~~Amending~~ Appendix J, "Grading," Section J106.1, "Maximum cut slope~~s~~," amended.

Section J106.1, "Maximum cut slope," is amended to read as follows:

The slope of cut surfaces shall be no steeper than is safe for the intended use and shall be no more than one unit vertical to two units horizontal (50 percent slope), unless the owner, or the owner's authorized agent, receives a variance for a steeper slope from the Planning Commission of the City of Rolling Hills and furnishes a geotechnical or an engineering geology report, or both, justifying a steeper slope. The reports must contain a statement by the Geotechnical Engineer or Engineering Geologist that the site was investigated and an opinion that a steeper slope will be stable and will not create a hazard to public or private property, in conformance with the requirements of Section 111. Notwithstanding the provisions of this section, the Building Official may require the slope of cut surfaces to be less than 50 percent, if the Building Official finds it necessary for the stability and safety of the slope.

Exceptions:

The slope of a cut surface may be permitted to be as steep as 1.5 units horizontal to one unit vertical (67 percent) only if all of the following conditions are met:

1. It is not intended to support structures or surcharges.
2. It is approved by the Planning Commission of the City of Rolling Hills.
3. It is adequately protected against erosion.
4. It is no more than 8 feet (2438 mm) in height.
5. It is approved by the Building Official.
6. Ground water is not encountered.

15.04.100 Section J106.2 added.

Section J106, "Excavations," is amended to add subsection J106.2, "Driveways," to read as follows:

Section J106.2 Driveways~~DRIVEWAYS~~. Driveways which provide access from any lot or parcel of land to any of the private roads in the City of Rolling Hills which are maintained by the Rolling Hills Community Association shall be so constructed that the first twenty (20) feet of said driveway, measured from the edge of the paved portion of

said private road, shall not be steeper in grade than seven percent (7%). All new and relocated driveways require approval of the City of Rolling Hills Traffic Commission prior to construction.

15.04.110 Section J106.3 added.

Section J106, "Excavations," is amended to add subsection J106.3, "Balanced cut and fill ratio," to read as follows:

J106.3 Balanced cut and fill ratio. ~~BALANCED CUT AND FILL RATIO~~

Adherence to balanced cut and fill ratio is an important policy of the City and furthers the goals and objectives of its General Plan, except that export of soil generated from construction of basements and other excavation activities, promotes the preservation of natural terrain of the property. A project, which does not include excavation, may deviate from balanced cut and fill only under unusual circumstances related to the size, shape, topography or other physical conditions of the property that qualify it for a variance pursuant to Municipal Code Section 17.38.050.

1. No import of soil shall be permitted to any lot in the City, except where a variance pursuant to Chapter 17.38 has been approved.

2. No export of soil shall be permitted from any lot in the City, except where the soil is generated from an excavation activity, as defined in Municipal Code Section 17.12.050 or where a variance pursuant to Chapter 17.38 has been approved. Export of soil must comply with City refuse diversion requirements.

3. No grading plan for which a permit is required shall be approved unless the amount of soil to be cut from the site equals the amount of soil to be filled on the site, except where the soil is generated from an excavation activity or where a variance pursuant to Chapter 17.38 has been approved.

4. The City Manager, or his or her designee, may grant an exception to the requirements of parts 1 and 2 of this subsection to allow for the import or export of soil not to exceed 500 cubic yards if he or she finds, based upon written reports and other information submitted, that all of the following conditions are present:

(a) The project does not require discretionary review (a cut that is three feet or less, or a fill that is three feet or less and where the activity covers 2,000 square feet or less of surface area), and

(b) That the need to import or export the soil could not have been foreseen prior to commencement of construction.

5. The City Manager or his or her designee may grant an exception to the requirements of parts 1 and 2 of this subsection to allow for the import or export of soil not to exceed 500 cubic yards for remedial repair of the lot that has eroded, and of hillside or trail if he or she finds, based upon written reports and other information submitted, that all of the following conditions are present:

(a) The project does not require discretionary review (a cut that is three feet or less, or a fill that is three feet or less and where the activity covers 2,000 square feet or less of surface area);

(b) The import or export of soil is no greater than necessary to avoid a threat of land subsidence or other imminent danger; and

(c) A professionally prepared drainage plan for permanent repair shall be required if the erosion is re-occurring and if/when the amount of dirt requested, when added to the amount of dirt used in previous years, exceeds a total of 500 cubic yards.

15.04.120 ~~Amending~~ Appendix J, "Grading," Section J107.6, "Maximum s~~S~~lope," amended.

Section J107.6, "Maximum slope," is amended to read as follows:

The slope of fill surfaces shall be no steeper than is safe for the intended use. Fill slopes steeper than 1 unit vertical to 2 units horizontal (50 percent slope) shall not be permitted unless the owner receives a variance for a steeper fill slope from the Planning Commission of the City of Rolling Hills, pursuant to the provisions of Title 17 of the Municipal Code. Such slopes shall be justified by geotechnical reports conforming with the requirements of Section 111, containing a statement by the Geotechnical Engineer that the site has been investigated and an opinion that a steeper fill slope will be stable and will not create a hazard to public or private property. Substantiating calculations and supporting data may be required where the Building Official determines that such information is necessary to verify the stability and safety of the proposed slope. The Building Official may require the fill slope to be constructed with a face flatter in slope than 2 units horizontal to 1 unit vertical (50 percent slope) if the Building Official finds it necessary for stability and safety of the slope.

15.04.130 Section J107.10 added.

Section J107, "Fills~~FILLS~~," is amended by adding subsection J107.10, "Balanced cut and fill ratio," to read as follows:

J107.10 Balanced cut and fill ratio~~BALANCED CUT AND FILL RATIO~~.

Adherence to balanced cut and fill ratio is an important policy of the City and furthers the goals and objectives of its General Plan, except that export of soil generated from construction of basements and other excavation

activities, promotes the preservation of natural terrain of the property. A project, which does not include excavation, may deviate from balanced cut and fill only under unusual circumstances related to the size, shape, topography or other physical conditions of the property that qualify it for a variance pursuant to Municipal Code Section 17.38.050.

1. No import of soil shall be permitted to any lot in the City, except where a variance pursuant to Chapter 17.38 has been approved.

2. No export of soil shall be permitted from any lot in the City, except where the soil is generated from an excavation activity, as defined in Municipal Code Section 17.12.050 or where a variance pursuant to Chapter 17.38 has been approved. Export of soil must comply with City refuse diversion requirements.

3. No grading plan for which a permit is required shall be approved unless the amount of soil to be cut from the site equals the amount of soil to be filled on the site, except where the soil is generated from an excavation activity or where a variance pursuant to Chapter 17.38 has been approved.

4. The City Manager, or his or her designee, may grant an exception to the requirements of parts 1 and 2 of this subsection to allow for the import or export (other than from excavation activities), of soil not to exceed 500 cubic yards if he or she finds, based upon written reports and other information submitted, that all of the following conditions are present:

(a) Construction of a structure on the lot or parcel has commenced,

(b) That the need to import or export the soil could not have been foreseen prior to commencement of construction, and

(c) That either the structure, as approved, cannot be completed without the requested import or export of soil or that an emergency condition exists due to the threat of land subsidence or other imminent danger.

5. The City Manager or his or her designee may grant an exception to the requirements of parts 1 and 2 of this subsection to allow for the import or export of soil not to exceed 500 cubic yards for remedial repair of an area of the lot that has eroded, is on a hillside or a trail if he or she finds, based upon written reports and other information submitted, that all of the following conditions are present:

(a) The project does not require discretionary review (a cut that is three feet or less, or a fill that is three feet or less and where the activity covers 2,000 square feet or less of surface area).

(b) The import or export of soil is no greater than necessary to avoid a threat of land subsidence or other imminent danger.

(c) A professionally prepared drainage plan for permanent repair shall be required if the erosion is re-occurring and if/when the amount of dirt requested, when added to the amount of dirt used in previous years, exceeds a total of 500 cubic yards.

15.04.140 ~~Amending~~ Appendix J, "Grading," Section J101.2, "Flood h~~H~~azard areas," amended.

Section J101.2, "Flood hazard areas," is amended to read as follows:

Notwithstanding the provisions of Section 15.04.010 of this chapter, the Building Code is amended by requiring that in addition to Section J101.2, all new construction and substantial improvements proposed to be built in a flood-prone area, as determined in accordance with Section 8.36.050 of the Rolling Hills Municipal Code ("RHMC"), is subject to the floodplain management regulations set forth in Chapter 8.36 of the RHMC.

15.04.150 Violations and penalties.

A. It is unlawful for any person to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, occupy or maintain any building or structure or portion thereof or perform any grading in the City of Rolling Hills, or cause the same to be done, contrary to or in violation of any of the provisions of this code.

B. Penalty. Any person, firm or corporation violating any of the provisions of this code shall be guilty of a misdemeanor, and each such person shall be guilty of a separate offense for each and every day or portion thereof during which any violation is committed, continued or permitted. Upon conviction, such person may be punished by a fine not to exceed one thousand dollars or by imprisonment in the County Jail for a period of not more than six months, or by both such fine and imprisonment. The provisions of this Section are in addition to and independent of any other sanctions, penalties or costs which are or may be imposed for a violation of any of the provisions of this code.

Chapter 15.08 PLUMBING CODE

Sections:

15.08.010 Adoption of Plumbing Code.

Except as hereinafter provided, Title 28, Plumbing Code, of the Los Angeles County Code, as amended and in effect on January 1, 2026~~3~~, adopting the California Plumbing Code, 2022~~5~~ Edition (Part 5 of Title 24 of the California Code of Regulations),

is hereby adopted and incorporated by reference, as if fully set forth below, and shall be known and may be cited as the Plumbing Code of the City of Rolling Hills.

In the event of any conflict between provisions of the California Plumbing Code, 20252 Edition, Title 28 of the Los Angeles County Code, or any amendment to the Plumbing Code contained in the Rolling Hills Municipal Code, the provision contained in the later listed document shall control.

A copy of Title 28 of the Los Angeles County Code and the California Plumbing Code, 20252 Edition, has been deposited in the office of the City Clerk of the City of Rolling Hills and shall be at all times maintained by the City Clerk for use and examination by the public.

15.08.020 Definitions.

Whenever any of the following names of terms are used in the California Plumbing Code and the Los Angeles County Plumbing Code, each such name or term shall be deemed and construed to have the meaning ascribed to it in this section, as follows:

"City" means the City of Rolling Hills.

"County," "County of Los Angeles" or "unincorporated territory of the County of Los Angeles" means the City of Rolling Hills.

15.08.030 Fees.

Notwithstanding the provisions of Section 15.08.010, the Plumbing Code is amended by increasing the amount of each and every fee set forth in the Plumbing Code to a sum set by resolution of the City Council.

15.08.040 Violations and penalties.

A. Every person, firm, or corporation violating any of the provisions of the Plumbing Code of the City of Rolling Hills shall be guilty of a misdemeanor, and each such person shall be guilty of a separate offense for each and every day or portion thereof during which any violation is committed, continued, or permitted. Upon conviction, such person may be punished by a fine not to exceed one thousand dollars or by imprisonment in the County Jail for a period of not more than six months, or by both such fine and imprisonment.

B. The provisions of this section are in addition to and independent of any sanctions, penalties or costs which are or may otherwise be imposed for a violation of the Rolling Hills Municipal Code.

Chapter 15.12 MECHANICAL CODE

Sections:

15.12.010 Adoption of Mechanical Code.

Except as hereinafter provided, Title 29, Mechanical Code, of the Los Angeles County Code, as amended and in effect on January 1, 2026~~3~~, adopting the California Mechanical Code, 2025~~2~~ Edition (Part 4 of Title 24 of the California Code of Regulations) is hereby adopted and incorporated by reference, as if fully set forth below, and shall be known and may be cited as the Mechanical Code of the City of Rolling Hills.

In the event of any conflict between provisions of the California Mechanical Code, 2025~~2~~ Edition, Title 29 of the Los Angeles County Code, or any amendment to the Mechanical Code contained in the Rolling Hills Municipal Code, the provision contained in the later listed document shall control.

A copy of Title 29 of the Los Angeles County Code and the California Mechanical Code, 2025~~2~~ Edition, have been deposited in the office of the City Clerk of the City of Rolling Hills and shall be at all times maintained by the City Clerk for use and examination by the public.

15.12.020 Definitions.

Whenever any of the following names or terms are used in the California Mechanical Code or the County of Los Angeles Mechanical Code, each such name or term shall be deemed and construed to have the meaning ascribed to it in this section, as follows:

"City" means the City of Rolling Hills.

"County," "County of Los Angeles" or "unincorporated territory of the County of Los Angeles" means the City of Rolling Hills.

15.12.030 Fees.

Notwithstanding the provisions of Section 15.12.010, the Mechanical Code is amended by increasing the amount of each and every fee set forth in the Mechanical Code to a sum set by resolution of the City Council.

15.12.040 Violations and penalties.

A. It shall be unlawful for any person, firm, or corporation to erect, install, alter, repair, relocate, add to, replace, use or maintain heating, ventilating, cooling, or refrigeration equipment in the jurisdiction, or cause the same to be done, contrary to or in violation of any of the provisions of Mechanical Code of the City of Rolling Hills. Maintenance of equipment which was unlawful at the time it was installed, and which would be unlawful under this Code if installed after the effective date of this Code, shall constitute a continuing violation of this Code.

B. Any person, firm or corporation violating any of the provisions of the Mechanical Code of the City of Rolling Hills shall be guilty of a misdemeanor, and each such

person shall be guilty of a separate offense for each and every day or portion thereof during which any violation is committed, continued, or permitted. Upon conviction, such person may be punished by a fine not to exceed one thousand dollars or by imprisonment in the County Jail for a period of not more than six months, or by both such fine and imprisonment. The provisions of this section are in addition to and independent of any sanctions, penalties or costs which are or may otherwise be imposed for a violation of the Rolling Hills Municipal Code.

Chapter 15.16 ELECTRICAL CODE

Sections:

15.16.010 Adoption of Electrical Code.

Except as hereinafter provided, Title 27, Electrical Code, of the Los Angeles County Code, as amended and in effect on January 1, 2026~~3~~, adopting the California Electrical Code, 2022~~5~~ Edition (Part 3 of Title 24 of the California Code of Regulations) is hereby adopted and incorporated by reference, as if fully set forth below, and shall be known and may be cited as the Electrical Code of the City of Rolling Hills.

In the event of any conflict between provisions of the California Electrical Code, 2025~~2~~ Edition, Title 27 of the Los Angeles County Code, or any amendment to the Electrical Code contained in the Rolling Hills Municipal Code, the provision contained in the later listed document shall control.

A copy of Title 27 of the Los Angeles County Code and the California Electrical Code, 2025~~2~~ Edition, have been deposited in the office of the City Clerk of the City of Rolling Hills and shall be at all times maintained by the City Clerk for use and examination by the public.

15.16.020 Definitions.

Notwithstanding the provisions of Section 15.16.010 of this chapter, whenever any of the following names or terms are used in the Electrical Code, each such name or term shall be deemed and construed to have the meaning ascribed to it in this section as follows:

"City" means the City of Rolling Hills.

"County," "County of Los Angeles" or "unincorporated area of the County of Los Angeles" means the City of Rolling Hills.

15.16.030 ~~Electrical Code f~~Fees.

Notwithstanding the provisions of Section 15.16.010, fees for plan check, inspection, and all other miscellaneous services shall be based on the fee schedule set forth by Title 27 of the Los Angeles County Code, Fees, as approved by resolution of the City Council.

15.16.040 Violations and penalties.

A. Every person, firm, or corporation violating any of the provisions of the ~~Plumbing~~ Electrical Code of the City of Rolling Hills shall be guilty of a misdemeanor, and each such person shall be guilty of a separate offense for each and every day or portion thereof during which any violation is committed, continued, or permitted. Upon conviction, such person may be punished by a fine not to exceed one thousand dollars or by imprisonment in the County Jail for a period of not more than six months, or by both such fine and imprisonment.

B. The provisions of this section are in addition to and independent of any sanctions, penalties or costs which are or may otherwise be imposed for a violation of the Rolling Hills Municipal Code.

Chapter 15.18 RESIDENTIAL CODE

Sections:

15.18.010 Adoption of Residential Code.

Except as herein provided, Title 30, Residential Code, of the Los Angeles County Code, as amended and in effect on January 1, 2026~~3~~, adopting the California Residential Code, 2025~~2~~ Edition (Part 2.5 of Title 24 of the California Code of Regulations) is hereby adopted and incorporated by reference, as if fully set forth below, and shall be known and may be cited as the Residential Code of the City of Rolling Hills.

In the event of any conflict between provisions of the California Residential Code, 2025~~2~~ Edition, Title 30 of the Los Angeles County Code, or any amendment to the Residential Code contained in the Rolling Hills Municipal Code, the provision contained in the later listed document shall control.

A copy of Title 30 of the Los Angeles County Code and the California Residential Code, 2025~~2~~ Edition, have been deposited in the office of the City Clerk of the City of Rolling Hills and shall be at all times maintained by the City Clerk for use and examination by the public.

15.18.020 Definitions.

Notwithstanding the provisions of Section 15.18.010, names or terms that are used in this code shall be deemed and construed to have the meaning ascribed to it in Section 15.04.040 of Title 15 of the Rolling Hills Municipal Code.

15.18.040 Fees.

Notwithstanding the provisions of Section 15.18.010, the fees set forth for this code shall be the same as the fees prescribed for the Building Code in Section 15.04.050 of Title 15 of the Rolling Hills Municipal Code.

15.18.050 Violations and penalties.

A. It is unlawful for any person to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, occupy or maintain any building or structure or perform any grading in the City, or cause the same to be done, contrary to or in violation of any of the provisions of the Residential Code of the City of Rolling Hills.

B. Penalty. Any person, firm or corporation violating any of the provisions of this code shall be guilty of a misdemeanor, and each such person shall be guilty of a separate offense for each and every day or portion thereof during which any violation is committed, continued or permitted. Upon conviction, such person may be punished by a fine not to exceed one thousand dollars or by imprisonment in the County Jail for a period of not more than six months, or by both such fine and imprisonment. The provisions of this Section are in addition to and independent of any other sanctions, penalties or costs which are or may be imposed for a violation of any of the provisions of this code.

Chapter 15.20 FIRE CODE*

Sections:

15.20.010 Adoption of Fire Code.

Except as hereinafter provided in this chapter, ~~Title 32, Fire Code, of the Los Angeles County Code, as amended and in effect on March 2, 2023, which constitutes an amended version of the~~ California Fire Code, 2025~~2~~ Edition (Part 9 of Title 24 of the California Code of Regulations), is hereby adopted by reference and made a part of this chapter as though set forth in this chapter in full. Said code shall constitute the Fire Code of the City of Rolling Hills.

In the event of any conflict between provisions of the California Fire Code, 2025~~2~~ Edition, Title 32 of the Los Angeles County Code, or any amendment to the Fire Code contained in the Rolling Hills Municipal Code, the provision contained in the latter-listed document shall control.

A copy of ~~Title 32 of the Los Angeles County Code, along with a copy of~~ the California Fire Code, 2025~~2~~ Edition, has been deposited in the office of the City Clerk and shall be at all times while in force maintained by the Clerk for use and examination by the public.

15.20.020 Short title.

This chapter shall be known as the “Fire Code of the City of Rolling Hills” and may be cited as such.

15.20.025 Fire hazard severity zones.

The Local Responsibility Area Fire Hazard Severity Zones map for the City of Rolling Hills dated March 24, 2025, as identified by the State Fire Marshal, is hereby adopted by the City of Rolling Hills and incorporated herein for all purposes. This map is available for inspection in the City Clerk's office at the Rolling Hills City Hall.

15.20.030 Permits.

Any permit heretofore issued by the County of Los Angeles pursuant to the Fire Code of said County, for work within the territorial boundaries of the City of Rolling Hills, shall remain in full force and effect according to its terms.

15.20.035 Reserved.

15.20.040 Local amendments—Reserved.

15.20.050 Violations.

Every person violating any provision of the Fire Code or of any permit or license granted hereunder, or any rule, regulation or policy promulgated pursuant hereto, is guilty of a misdemeanor unless such violation is declared to be an infraction by the Fire Code. Each such violation is a separate offense for each and every day during any portion of which such violation is committed, continued or permitted, and conviction of any such violation shall be punishable by a fine not to exceed one thousand dollars or by imprisonment in the County Jail for a period not to exceed six months, or by both such fine and imprisonment.

15.20.060 Responsibility.

Any person who personally or through another willfully, negligently, or in violation of law sets a fire, allows a fire to be set, or allows a fire kindled or attended by such person to escape from his or her control, allows any hazardous material to be handled, stored or transported in a manner not in accordance with nationally recognized standards, allows any hazardous material to escape from his or her control, neglects to properly comply with any written notice of the Chief, or willfully or negligently allows the continuation of a violation of the Fire Code and amendments thereto is liable for the expense of fighting the fire or for the expenses incurred during a hazardous materials incident, and such expense shall be a charge against that person. Such charge shall constitute a debt of such person and is collectible by the public agency incurring such expense in the same manner as in the case of an obligation under a contract, expressed or implied.

Chapter 15.22 GREEN BUILDING STANDARDS CODE

Sections:

15.22.010 Adoption of Green Building Standards Code.

Except as hereinafter provided, Title 31, Green Building Standards Code, of the Los Angeles County Code, as amended and in effect on January 1, 2026~~3~~, adopting the

California Green Building Standards Code, 20252 Edition (Part 11 of Title 24 of the California Code of Regulations), is hereby adopted and incorporated by reference, as if fully set forth below, and shall be known and may be cited as the Green Building Standards Code of the City of Rolling Hills.

In the event of any conflict between provisions of the California Green Building Standards Code, 20252 Edition, Title 31 of the Los Angeles County Code, or any amendment to the Green Building Standards Code contained in the Rolling Hills Municipal Code, the provision contained in the later listed document shall control.

A copy of Title 31 of the Los Angeles County Code and the California Green Building Standards Code, 20252 Edition, have been deposited in the office of the City Clerk of the City of Rolling Hills and shall be at all times maintained by the City Clerk for use and examination by the public.

15.22.020 Definitions.

Notwithstanding the provisions of Section 15.22.010, names or terms that are used in this code shall be construed to have the meaning ascribed to them in the Los Angeles County Green Building Standards Code or in Section 15.04.040 of Title 15 of the Rolling Hills Municipal Code, as appropriate.

15.22.030 Water budget.

Notwithstanding the provisions of Section 15.22.010, Ssection 4.304, "Outdoor water use," of the Green Building Standards Code, s is amended byto adding subsection 4.304.2, "Water budget," to read as follows:

> 4.304.2 Water bBudget. A water budget shall be developed for landscape irrigation use installed in conjunction with new construction and new or redeveloped landscaping that conforms to the local water efficient landscape ordinance in Chapter 13.18 of Title 13 of the Rolling Hills Municipal Code.

15.22.040 Low-impact development.

Notwithstanding the provisions of Section 15.22.010, sSection 4.106.5, "Low-impact development," of the Green Building Standards Code, s is amended to read as follows:

> 4.106.5 Low-impact development. –New development or additions or alteration to existing developed sites shall comply with the Storm Water Management and Pollution Control Ordinance, Chapter 8.32 of Title 8 of the Rolling Hills Municipal Code.

15.22.050 Fees.

Notwithstanding the provisions of Section 15.22.010, the fees set forth for this code shall be the same as the fees prescribed by resolution of the City Council for the Building, Electrical, Plumbing, Mechanical, Residential, and Fire Codes of Title 15 of the Rolling Hills Municipal Code.

15.22.060 Violations and penalties.

A. It is unlawful for any person to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, occupy or maintain any building or structure or perform any grading in the City, or cause the same to be done, contrary to or in violation of any of the provisions of the Green Building Standards Code of the City of Rolling Hills.

B. Penalty. Any person, firm or corporation violating any of the provisions of this code shall be guilty of a misdemeanor, and each such person shall be guilty of a separate offense for each and every day or portion thereof during which any violation is committed, continued or permitted. Upon conviction, such person may be punished by a fine not to exceed one thousand dollars or by imprisonment in the County Jail for a period of not more than six months, or by both such fine and imprisonment. The provisions of this Section are in addition to and independent of any other sanctions, penalties or costs which are or may be imposed for a violation of any of the provisions of this code.

Chapter 15.24 EXISTING BUILDING CODE

Sections:

15.24.010 Adoption of Existing Building Code.

Except as herein provided, Title 33, Existing Building Code of the Los Angeles County Code, in effect on January 1, 2026~~3~~, adopting the California ~~Green~~ Existing Building ~~Standards~~ Code, 2025~~2~~ Edition (Part 10 of Title 24 of the California Code of Regulations), is hereby adopted and incorporated by reference, as if fully set forth below, and shall be known as the Existing Building Code of the City of Rolling Hills.

In the event of any conflict between provisions of Title 33, Existing Building Code of the Los Angeles County Code, 2025~~2~~ Edition, or any amendment to the Existing Building Code contained in the Rolling Hills Municipal Code, the provision contained in the later listed document shall control.

A copy of Title 33 of the Existing Building Code and the 2025~~2~~ Edition of the California Existing Building Code have been deposited in the office of the City Clerk of the City of Rolling Hills and shall be at all times maintained by the City Clerk for use and examination by the public.

15.24.020 Definitions.

Notwithstanding the provisions of Section 15.24.010, names or terms that are used in this code shall be construed to have the meaning ascribed to them in Section 15.04.040 of Title 15 of the Rolling Hills Municipal Code.

15.24.030 Fees.

Notwithstanding the provisions of Section 15.24.010, the fees set forth for this code shall be the same as the fees prescribed for the Building Code in Section 15.04.050 of Title 15 of the Rolling Hills Municipal Code.

15.24.040 Violations and penalties.

A. It is unlawful for any person to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, occupy or maintain any building or structure or perform any grading in the City of Rolling Hills, or cause the same to be done, contrary to or in violation of any of the provisions of this code.

B. Penalty. Any person, firm or corporation violating any of the provisions of this code shall be guilty of a misdemeanor, and each such person shall be guilty of a separate offense for each and every day or portion thereof during which any violation is committed, continued or permitted. Upon conviction, such person may be punished by a fine not to exceed one thousand dollars or by imprisonment in the County Jail for a period of not more than six months, or by both such fine and imprisonment. The provisions of this Section are in addition to and independent of any other sanctions, penalties or costs which are or may be imposed for a violation of any of the provisions of this code.

Chapter 15.32 UNDERGROUND UTILITY DISTRICTS

Sections:

15.32.010 Definitions.

Whenever in this chapter the words or phrases defined in this section are used, they shall have the respective meanings assigned to them in the following definitions:

A. “Commission” means the Public Utilities Commission of the State of California.

B. “Person” means and includes individuals, firms, corporations, partnerships, and their agents and employees.

C. “Poles, overhead wires and associated overhead structures” means poles, towers, supports, wires, conductors, guys, stubs, platforms, crossarms, braces, transformers, insulators, cutouts, switches, communication circuits, appliances, attachments and appurtenances located above-ground within a district and used or useful in supplying electric, communication or similar or associated service.

D. “Underground utility district” or “district” means that area in the City within which poles, overhead wires, and associated overhead structures are prohibited as such area is described in a resolution adopted pursuant to the provisions of Section 15.32.040.

E. “Utility” includes all persons or entities supplying electric, communication or similar or associated service by means of electrical materials or devices.

15.32.020 Public hearing—Authorized when—Notice.

The Council may from time to time call public hearings to ascertain whether the public necessity, health, safety or welfare requires the removal of poles, overhead wires and associated overhead structures within designated areas of the City and the underground installation of wires and facilities for supplying electric, communication or similar or associated service. The City Clerk shall notify all affected property owners as shown on the last equalized assessment roll and utilities concerned by mail of the time and place of such hearings at least ten days prior to the date thereof. Each such hearing shall be open to the public and may be continued from time to time. At each such hearing all persons interested shall be given an opportunity to be heard. The decision of the Council shall be final and conclusive.

15.32.030 Public hearing—Consultation.

Prior to holding such public hearing, the City Engineer shall consult with all affected utilities and shall prepare a report for submission at such hearing containing, among other information, the extent of such utilities’ participation and estimates of the total costs to the city and affected property owners. Such report shall also contain an estimate of the time required to complete such underground installation and removal of overhead facilities.

15.32.040 Council resolution—Procedure.

If, after any such public hearing, the Council finds that the public necessity, health, safety or welfare requires such removal and such underground installation within a designated area, the Council shall, by resolution, declare such designated area an underground utility district and order such removal and underground installation. Such resolution shall include a description of the area comprising such district and shall fix the time within which such removal and underground installation shall be accomplished and within which affected property owners must be ready to receive underground services. A reasonable time shall be allowed for such removal and underground installation, having due regard for the availability of labor, materials and equipment necessary for such removal and for the installation of such underground facilities as may be occasioned thereby.

15.32.050 Maintaining overhead structures prohibited when.

Whenever the Council creates an underground utility district and orders the removal of poles, overhead wires and associated overhead structures therein as provided

in Section 15.32.040, it is unlawful for any person or utility to erect, construct, place, keep, maintain, continue, employ or operate poles, overhead wires and associated overhead structures in the district after the date when said overhead facilities are required to be removed by such resolution, except as said overhead facilities may be required to furnish service to an owner or occupant of property prior to the performance by such owner or occupant to continue to receive utility service as provided in Section 15.32.100, and for such reasonable time required to remove said facilities after said work has been performed, and except as otherwise provided in this chapter.

15.32.060 Emergency overhead structures.

Notwithstanding the provisions of this chapter, overhead facilities may be installed and maintained for a period not to exceed ten days without authority of the City Manager in order to provide emergency service. The City Manager may grant special permission on such terms as the City Manager may deem appropriate, in cases of unusual circumstances, without discrimination as to any person or utility, to erect, construct, install, maintain, use or operate poles, overhead wires and associated overhead structures.

15.32.070 Council resolution—Exceptions authorized.

In any resolution adopted pursuant to Section 15.32.040, the City may authorize any or all of the following exceptions:

A. Any municipal facilities or equipment installed under the supervision and to the satisfaction of the City Engineer;

B. Poles or electroliers used exclusively for street lighting;

C. Overhead wires (exclusive of supporting structures) crossing any portion of a district within which overhead wires have been prohibited, or connecting to buildings on the perimeter of a district, which such wires originate in an area from which poles, overhead wires and associated overhead structures are not prohibited;

D. Poles, overhead wires and associated overhead structures used for the transmission of electric energy at nominal voltages in excess of 34,500 volts;

E. Overhead wires attached to the exterior surface of a building by means of a bracket or other fixture and extending from one location of the building to another location on the same building or to an adjacent building without crossing any public street;

F. Antennae, associated equipment and supporting structures used by a utility for furnishing communication services;

G. Equipment appurtenant to underground facilities, such as surface-mounted transformers, pedestal-mounted terminal boxes and meter cabinets, and concealed ducts.

H. Temporary poles, overhead wires and associated overhead structures used or to be used in conjunction with construction projects.

15.32.080 Notice to property owners and utility companies.

A. Within ten days after the effective date of a resolution adopted pursuant to Section 15.32.040, the City Clerk shall notify all affected utilities and all persons owning real property within the district created by said resolution of the adoption thereof. The City Clerk shall further notify such affected property owners of the necessity that if they or any person occupying such property desire to continue to receive electric, communication, or similar or associated service, they or such occupant shall provide all necessary facility changes on their premises so as to receive such service from the lines of the supplying utility or utilities at a new location.

B. Notification by the City Clerk shall be made by mailing a copy of the resolution adopted pursuant to Section 15.32.040, together with a copy of this chapter, to affected property owners as such are shown on the last equalized assessment roll and to the affected utilities.

15.32.090 Responsibility of utility companies.

If underground construction is necessary to provide utility service within a district created by any resolution adopted pursuant to Section 15.32.040, the supplying utility shall furnish that portion of the conduits, conductors and associated equipment required to be furnished by it under its applicable rules, regulations and tariffs on file with the Commission.

15.32.100 Responsibility of property owners—Notice.

Every person owning, operating, leasing, occupying or renting a building or structure within a District shall construct and provide that portion of the service connection on his property between the facilities referred to in Section 15.32.090 and the termination facility on or within said building or structure being served. If the above is not accomplished by any person within the time provided for in the resolution enacted pursuant to Section 15.32.040, the City Engineer shall give, notice in writing to the person in possession of such premises, and a notice in writing to the owner thereof as shown on the last equalized assessment roll, to provide the required underground facilities within ten days after receipt of such notice.

15.32.110 Notice—Service.

The notice to provide the required underground facilities may be given either by personal service or by mail. In case of service by mail on either of such persons, the

notice must be deposited in the United States mail in a sealed envelope with postage prepaid, addressed to the person in possession of such premises at such premises, and the notice must be addressed to the owner thereof as such owner's name appears, and must be addressed to such owner's last known address as the same appears on the last equalized assessment roll, and when no address appears, to General Delivery, City of Rolling Hills, California. If notice is given by mail, such notice shall be deemed to have been received by the person to whom it has been sent within forty-eight hours after the mailing thereof. If notice is given by mail to either the owner or occupant of such premises, the City Engineer shall, within forty-eight hours after the mailing thereof, cause a copy thereof, printed on a card not less than eight inches by ten inches in size to be posted in a conspicuous place on said premises.

15.32.120 Notice—Form.

The notice given by the City Engineer to provide the required underground facilities shall particularly specify what work is required to be done, and shall state that if said work is not completed within thirty days after receipt of such notice, the City Engineer will provide such required underground facilities, in which case the cost and expense thereof will be assessed against the property benefited and become a lien upon such property.

15.32.130 Work by City Engineer—Assessment of costs.

If upon the expiration of the thirty-day period the required underground facilities have not been provided, the City Engineer shall forthwith proceed to do the work; provided, however, if such premises are unoccupied and no electric or communications services are being furnished thereto, the City Engineer may authorize the disconnection and removal of any and all overhead service wires and associated facilities supplying utility service to said property. Upon completion of the work by the City Engineer, he shall file a written report with the City Council setting forth the fact that the required underground facilities have been provided and the cost thereof, together with a legal description of the property against which such cost is to be assessed. The Council shall thereupon fix a time and place for hearing protests against the assessment of the cost of such work upon such premises, which said time shall not be less than ten days thereafter.

15.32.140 Assessment—Hearing—Notice.

The City Engineer shall forthwith, upon the time for hearing such protests having been fixed, give a notice in writing to the person in possession of such premises, and a notice in writing thereof to the owner thereof, in the manner provided in this chapter for the giving of the notice to provide the required underground facilities, of the time and place that the Council will pass upon such report and will hear protests against such assessment. Such notice shall also set forth the amount of the proposed assessment.

15.32.150 Assessment—Hearing—Decision.

Upon the date and hour set for the hearing of protests, the Council shall hear and consider the report and all protests if there be any, and then proceed to affirm, modify or reject the assessment.

15.32.160 Assessment—Lien.

If any assessment is not paid within the five days after its confirmation by the Council, the amount of the assessment shall become a lien upon the property against which the assessment is made by the City Engineer, and the City Engineer is directed to turn over to the Assessor and Tax Collector a notice of lien of each of said properties on which the assessment has not been paid, and the Assessor and Tax Collector shall add the amount of said assessment to the next regular bill for taxes levied against the premises upon which said assessment was not paid. Said assessment shall be due and payable, and if not paid when due and payable, shall bear interest at the rate of six percent per annum.

15.32.170 Responsibility of City.

The City shall remove at its own expense all City-owned equipment from all poles required to be removed under this chapter in ample time to enable the owner or user of such poles to remove the same within the time specified in the resolution enacted pursuant to Section 15.32.040.

15.32.180 Extension of time.

In the event that any act required by this chapter or by a resolution adopted pursuant to Section 15.32.040 cannot be performed within the time provided on account of shortage of materials, war, restraint by public authorities, strikes, labor disturbances, civil disobedience, or any other circumstances beyond the control of the contractor, then the time within which such act will be accomplished shall be extended for a period equivalent to the time of such limitation.

15.32.190 Violation—Penalty.

It is unlawful for any person to violate any provision or to fail to comply with any requirement of this chapter. Any person violating any provision of this chapter or failing to comply with any of its requirements shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punishable by a fine or not more than one thousand dollars or by imprisonment in County Jail for a period not exceeding six months, or by both such fine and imprisonment. Each such person shall be guilty of a separate offense for each and every day during any portion of which any violation of any provision of this chapter is committed, continued or permitted by such person and shall be punishable accordingly.

Chapter 15.36 HOURS OF CONSTRUCTION

Sections:

15.36.010 Work of improvement defined.

For the purpose of this chapter, “work of improvement” includes but is not restricted to the construction, alteration, addition, or the repair, in whole or in part, of any building, structure, bridge, ditch, pipeline, tunnel, fence, or road; the cutting or removal of weeds,

trees and grass; the seeding, sodding or planting of any lot or tract of land for landscaping purposes; the filling, levelling, grading of any lot or tract of land; or the crushing of rock or the hauling of any material to be used or removed in connection with any of the foregoing; the demolition of buildings; or the removal of buildings.

15.36.020 Hours restricted.

There shall be no work of improvement or the operation of mechanical equipment used in connection with work of improvement within the territorial limits of the City except on Monday through Saturday of each week, commencing at the hour of seven a.m. and ending at the hour of six p.m. on each day.

15.36.030 Exceptions.

The provisions of this chapter shall not apply to residents of the City who are the record owners of land in the City or who are the lessees of the record owners of land in the City.

Chapter 15.40 GEOLOGICAL INVESTIGATIONS AND REPORTS REQUIRED

Sections:

15.40.010 Requirements.

The requirements provided for in this chapter are in addition to any and all other requirements relating to expansive soils and geological inspections and reports required by the building code of the City or any other ordinance of the City.

15.40.020 Authority—Procedure.

A. No building (as defined in the Los Angeles County Building Laws) for which a building or grading permit is required by the building code of the City, shall be issued by the City Engineer if he, and/or the City Council, is of the opinion that a potentially serious geological condition may exist on the land on which the proposed building is to be constructed, or the proposed grading is to be performed, until a geological report prepared by a geologist registered by the State is delivered to the City Engineer by the applicant for the building or grading permit. The report shall include, among other things, test borings or excavations.

B. If said geological report, in the opinion of the City Engineer, indicates a potential serious geological condition, the City Engineer shall have the authority to employ an independent geologist registered by the State, to prepare and provide him with an independent geological report of the land on which the proposed building is to be constructed or the grading is proposed to be performed, and if necessary, to require additional test borings or excavations to be made by an independent testing service, the

depth and accuracy of which shall be approved by said registered geologist.

C. The City Engineer shall also have authority to submit samples of any and all test borings or excavations to an independent qualified geological laboratory for analysis and report.

D. The geological report prepared by the independent registered geologist shall recommend corrective action which is designed to prevent the displacement or slippage of the land.

15.40.030 Corrective action required when.

As a condition to the issuance of a permit by the City Engineer of the City, the corrective action or procedures recommended in the geological report shall be incorporated in the proposed construction or grading for which the permit has been applied.

15.40.040 Assessment of costs.

All expenses incurred by the applicant in complying with the provisions of this chapter shall be paid for by the applicant and shall be in addition to all other charges or fees levied, assessed or charged by the City in connection with the issuance of a building or grading permit."

Section 2. All inconsistencies between the Building Code, Electrical Code, Mechanical Code, Plumbing Code, Residential Code, Green Building Code, Existing Building Code, and Fire Code as adopted by this ordinance and Parts 2, 2.5, 3, 4, 5, 9, 10, and 11 of the California Code of Regulations, are changes, modifications, amendments, additions, or deletions thereto authorized by California Health & Safety Code Sections 17958 and 17958.7.

Section 3. Justifications for Local Amendments. The City Council hereby finds that the changes and modifications to the California Building Code, Plumbing Code, Mechanical Code, Electrical Code, Residential Code, Green Building Code, Existing Building Code, and Fire Code, enacted by this ordinance are reasonably necessary because of the City's local climate, characterized by hot, dry summers, often resulting in drought conditions, followed by strong Santa Ana winds, often resulting in hazardous fire conditions, and heavy winter rains, often resulting in expansive soil conditions; the City's geological characteristics in that the area is characterized by geological instability; location in Southern California; and hilly topography of the City.

The City Council hereby finds that the modifications to the State Building Code in Title 26 of the Los Angeles County Code are reasonably necessary because of the local climatic, geological, and topographical conditions within the City of Rolling Hills. Further, the modifications to the Building, Electrical, Mechanical, Plumbing, Green Building Standards, Residential, and Existing Building Codes in Titles 26, 27, 28, 29, 30, 31 and 33 of the Los Angeles County Code are administrative in nature and are necessary to

allow the uniform application of the codes by procedures suited to the size and nature of the City's staff and administrative agencies by means suited to the City's experience with local climatic, geological, and topographical conditions and to provide sufficient staff support for the time-consuming inspections and analysis required by the City's fire and geological hazards.

Section 4. To the extent the provisions of this ordinance are substantially the same as previous provisions of the Rolling Hills Municipal Code, these sections shall be construed as continuations of those provisions and not as new enactments.

Section 5. Severability. If any section, subsection, subdivision, paragraph, sentence, clause, or phrase of this ordinance or any part hereof is for any reason held to be invalid by a court of competent jurisdiction, such invalidity shall not affect the validity of the remaining portions of this ordinance or any part thereof. The City Council of the City of Rolling Hills hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase hereof, irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases be declared invalid.

Section 6. California Environmental Quality Act. Pursuant to Section 15060(c)(2) of the California Environmental Quality Act ("CEQA") Guidelines, the City Council finds that this Ordinance will not result in a direct or reasonably foreseeable indirect physical change in the environment and therefore is not subject to the CEQA. Additionally, pursuant to Section 15060(c)(3), the activity is not a "project" as defined in Section 15378 because it has no potential for resulting in physical change to the environment, directly or indirectly. Most of the terms of the building standards adopted herein are dictated by the California Buildings Standards Code and county amendments to the state standards only make those modifications necessary for local regional conditions which are at least as protective of the environment as the state codes. City-specific amendments are limited to creating administrative processes for local enforcement of the state building standards. Alternatively, even if the ordinance is a project within the meaning of CEQA, its adoption is exempt from CEQA under the general rule that CEQA only applies to projects that may cause significant adverse effects on the environment. CEQA Guideline section 15061(b)(3). As this ordinance is largely administrative in nature, there is no possibility that the City's action would adversely affect the environment in any manner that could be significant.

Section 7. Urgency Ordinance. The unamended California Building Standards Code, 2025 Edition, will become effective within the City on January 1, 2026. The City is currently in the process of adopting, with local amendments by regular ordinance, the Los Angeles County Code incorporating the California Building Standards Code, 2025 Edition. Such regular ordinance will not be effective by January 1, 2026. To ensure that the amendments are in effect from the effective date of the California Building Standards Code through the effective date of the City's regular ordinance, the City Council wishes to adopt this Urgency Ordinance. The City Council finds that this Urgency Ordinance is necessary to promote the immediate preservation of the public peace, health, and safety by ensuring that the California Building Standards Code and the City's amendments to

this code are effective upon the effective date of the amended California Building Standards Code.

Section 8. Effective Date. This Ordinance shall take effect January 1, 2026. This Urgency Ordinance was adopted by the necessary four-fifths vote of the members of the City Council pursuant to California Government Code Sections 36934 and 36937.

PASSED, APPROVED, AND ADOPTED this __ day of_____, 2025.

_____
MAYOR

ATTEST

_____

City Clerk

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

MARK PESTRELLA, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
http://dpw.lacounty.gov

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

November 17, 2025

IN REPLY PLEASE
REFER TO FILE: B-0

Ms. Karina Banales
City Manager
2 Portuguese Bend Road
Rolling Hills, CA 90274

Dear Ms. Banales:

2026 LOS ANGELES COUNTY BUILDING, ELECTRICAL, PLUMBING, MECHANICAL, RESIDENTIAL, GREEN BUILDING STANDARDS, AND EXISTING BUILDING CODES

The County of Los Angeles Board of Supervisors will consider seven ordinances to adopt the 2025 State of California Building, Electrical, Plumbing, Mechanical, Residential, Green Building Standards, and Existing Building Codes as amended, on November 25, 2025, and if approved will be effective in the unincorporated areas of the County on January 1, 2026.

The County, your City, and other local jurisdictions may amend the Building Standards Code adopted by the State to establish more restrictive building standards provided that the amendments are reasonably necessary because of local climatic, geological, and/or topographic conditions. In accordance with Assembly Bill 130, the changes and modifications must also be substantially equivalent to the changes and modifications previously in effect and filed with the California Building Standards Commission by September 30, 2025.

The majority of the amendments proposed by the County in this code cycle are a continuation of amendments previously approved from past code cycles. Only minor changes in administrative provisions were introduced to enhance procedural clarity and allow for a more consistent application of existing code provisions.

The ordinances will also re-adopt the mandatory repair and retrofit programs contained in Chapters 94, 95, and 96 of Title 26 of the County Code. If adopted by your City, these programs could require repair or retrofit of existing city- and privately-owned

buildings within your jurisdiction. Your City should consider whether these programs are appropriate for your specific jurisdiction prior to adopting Title 26 of the County Code, Chapters 94, 95, and 96.

Chapter 97 was adopted into Title 26 of the County Code and establishes regulations for seismic retrofitting of certain high-rise, nonductile concrete buildings. If adopted by your City, this program could require retrofits to city- or privately- owned high-rise, concrete buildings that were constructed under standards enacted before the 1977 Los Angeles County Building Code. Your City should consider whether this program is appropriate for your specific jurisdiction prior to adopting Chapter 97 of Title 26 of the County Code.

Title 33 of the County Code is the Existing Building Code which sets forth regulations for existing buildings and structures. Appendix A4 of the Existing Building Code will be re-adopted by the County and will provide a code compliant design method for building owners who opt to voluntarily improve soft or weak story conditions in residential occupancies. To emphasize, Appendix A4 will not be a mandatory retrofit provision, only a voluntary provision.

The County is re-adopting Appendix BB to Title 30 of the County Code, the Residential Code. Appendix BB, Tiny Houses, provides flexibility to certain life-safety provisions to promote the construction of smaller dwellings.

The County is re-adopting a voluntary appendix to Title 26 and Title 30 of the County Code to establish Emergency Housing provisions. Appendices Q and CJ of the Building Code and Residential Code, respectively, provide requirements for emergency housing and emergency housing facilities that are occupied during a declaration of state of emergency, local emergency, or shelter crisis. Since these appendices are not mandatory, your City may opt to not adopt them.

We encourage your City to become familiar with the California Green Building Standards Code (CALGreen) and to contemplate the need for any desired amendments to reflect local conditions within the City. To assist in this effort, we have a summary of CALGreen code changes, as well as a comparison to the additional local amendments effective in the unincorporated areas of the County.

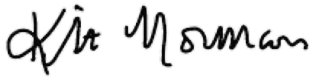
Our Building and Safety Division Office Managers and staff are available to assist you as your City prepares your ordinances for adoption. Please note that any local amendments to the California Building Standards Code authored by the City shall comply with Health and Safety Code Sections 17958 and 18941.5 and include the necessary findings.

Ordinances, the summary of the CALGreen code changes, and supporting documents are available for download at http://dpw.lacounty.gov/bsd/rds Username: COOR Password: cORDs13!

If you would like further assistance in the adoption of these Codes, please contact Ms. Jennifer Dang of our Building and Safety, Research Section at (626) 328-3250.

Very truly yours,

MARK PESTRELLA, PE
Director of Public Works



for
JUAN MADRIGAL
Assistant Deputy Director
Building and Safety

JD:ms
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