



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

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

AGENDA
Regular City Council Meeting

CITY COUNCIL
Monday, July 25, 2022

CITY OF ROLLING HILLS
7:00 PM

The meeting agenda is available on the City's website. The City Council meeting will be live-streamed on the City's website. Both the agenda and the live-streamed video can be found here: <https://www.rolling-hills.org/government/agenda/index.php> Members of the public may submit written comments in real-time by emailing the City Clerk's office at cityclerk@cityofrh.net. Your comments will become part of the official meeting record. You must provide your full name, but please do not provide any other personal information that you do not want to be published. Recordings to City Council meetings can be found here: <https://www.rolling-hills.org/government/agenda/index.php>

Next Resolution No. 1304

Next Ordinance No. 380

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **PRESENTATIONS/PROCLAMATIONS/ANNOUNCEMENTS**
 - 4.A. **PRESENTATION BY WEST BASIN MUNICIPAL WATER DISTRICT**
RECOMMENDATION: Receive and file.
[Drought Actions.Rolling Hills.7.25.2022.pdf](#)
 - 4.B. **RECOGNIZE DEPUTY CITY ATTORNEY JANE ABZUG FOR HER SERVICE TO THE CITY OF ROLLING HILLS**
RECOMMENDATION: Present certificate of recognition.
 - 4.C. **PRESENTATION FROM RANCHO PALOS VERDES' PROJECT ON WILDFIRE CAMERA DETECTION SYSTEM**
RECOMMENDATION: Receive and file a presentation from Rancho Palos Verdes.
[CL_AGN_220725_CC_BlueFolder_RPV_Presentation_WildfireCameras.pdf](#)
5. **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.

5.A. FOR BLUE FOLDER DOCUMENTS APPROVED AT THE CITY COUNCIL MEETING

RECOMMENDATION: Approved

[CL_AGN_220725_CC_BlueFolderItem_4C.pdf](#)

6. 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.*

7. 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.

7.A. APPROVE AFFIDAVIT OF POSTING FOR THE CITY COUNCIL REGULAR MEETING OF JULY 25, 2022

RECOMMENDATION: Approve.

[CL_AGN_220725_CC_AffidavitofPosting.pdf](#)

7.B. APPROVE MOTION TO READ BY TITLE ONLY AND WAIVE FURTHER READING OF ALL ORDINANCES AND RESOLUTIONS LISTED ON THE AGENDA

RECOMMENDATION: Approve.

7.C. APPROVE THE FOLLOWING CITY COUNCIL MINUTES: JULY 11, 2022

RECOMMENDATION: Approve as presented.

[CL_MIN_220711_CC_F.pdf](#)

7.D. PAYMENT OF BILLS

RECOMMENDATION: Approve as presented.

[CL_AGN_220711_PaymentOfBills.pdf](#)

[CL_AGN_220711_PaymentOfBills.pg2.pdf](#)

7.E. REPUBLIC SERVICES RECYCLING TONNAGE REPORT FOR MAY 2022.

RECOMMENDATION: Receive and file.

[CL_AGN_0725 - Rolling Hills YTD Tonnage Report.pdf](#)

7.F. APPROVE REIMBURSEMENT REQUEST FOR COSTS INCURRED BY WOMEN'S CLUB BEAUTIFICATION COMMITTEE TO IMPROVE VIEWING SITE ON CREST ROAD

RECOMMENDATION: Approve as presented.

[CL_AGN_220725_CC_WC-Reimbursement_Receipts.pdf](#)

7.G. ADOPT RESOLUTION NO. 1297 UPDATING THE CONSOLIDATED TAX AND FEE SCHEDULE REGARDING THE COMMITTEE ON TREES AND VIEWS PROCESSING FEE FOR VIEW CASES

RECOMMENDATION: Approve as presented.

[ResolutionNo1297_FeeSchedule_FY22-23_CTV_Update.pdf](#)

7.H. [RECEIVE AND FILE PENDING MONSANTO CLASS ACTION SETTLEMENT RELATING TO STORMWATER COMPLIANCE](#)

RECOMMENDATION: Receive and file.

[Notice of Monsanto Class Action Settlement 2022-07-18.pdf](#)

8. **EXCLUDED CONSENT CALENDAR ITEMS**

9. **COMMISSION ITEMS**

9.A. [ZONING CASE NO. 21-02: REQUEST FOR APPROVAL OF A SITE PLAN REVIEW TO DEMOLISH AN EXISTING RESIDENCE AND CONSTRUCT A NEW 5,215-SQUARE-FOOT SINGLE-FAMILY RESIDENCE AND RELATED IMPROVEMENTS; AND A VARIANCE TO CONSTRUCT A FIVE-FOOT-HIGH RETAINING WALL IN THE SETBACK AREA AND CONDUCT NON-EXEMPT GRADING ON A PROPERTY LOCATED AT 11 FLYING MANE ROAD \(LOT 53-SF\), ROLLING HILLS, CA \(NEVENKA LCC\)](#)

RECOMMENDATION:

Receive and file.

[Vicinity Map - 11 Flying Mane Rd.pdf](#)

[Development Table \(ZC 21-02\)_V3.pdf](#)

[2022-07_PC_Resolution_11FlyingManeRoad_ZC 21-02.pdf](#)

[Traffic Engineer's Memo - M01 11 Flying Mane.pdf](#)

[C-City Grading Plan_C\(6.6.22\).pdf](#)

[11 Flying Mane - RHCA - 22 0527-reduced.pdf](#)

9.B. [ZONING CASE NO. 22-44: REQUEST FOR APPROVAL OF A SECOND MAJOR MODIFICATION TO A SITE PLAN REVIEW TO RELOCATE THE DRIVEWAY APRON, CONSTRUCT MAXIMUM FIVE-FOOT-HIGH RETAINING WALLS, AND FOR NON-EXEMPT GRADING; CONDITIONAL USE PERMIT TO CONSTRUCT A 750-SQUARE-FOOT STABLE AND CORRAL; AND VARIANCE REQUESTS TO EXCEED THE MAXIMUM PERMITTED DISTURBANCE, CONSTRUCT A STABLE AND CORRAL IN THE FRONT YARD, CONSTRUCT IN THE FRONT SETBACK AREA, AND FOR RETAINING WALLS THAT EXCEED A HEIGHT OF 3 FEET UP TO A MAXIMUM OF 5 FEET IN THE FRONT YARD SETBACK FOR A PROPERTY Â LOCATED AT 8 MIDDLERIDGE LANE SOUTH \(LOT 254-UR\), ROLLING HILLS, CA 90274 \(CIMMARUSTI\)](#)

RECOMMENDATION: Receive and file.

[Vicinity Map.pdf](#)

[220616_8MiddleridgeLnS_ZC22-44_Development Table.pdf](#)

[EARTH-INFO-6-15-22.pdf](#)

[Memo from Traffic Engineer 052022.pdf](#)

[220512_8MiddleridgeLnS_ZC22-44_Driveway Location Pictures.pdf](#)

[Resolution No. 2022-08 - 8MiddleridgeLn_S_ZC 22-44-PROPOSED.pdf](#)

[Resolution No. 2022-04 - 8 Middleridge Lane South ZC 21-10-CORRECT.pdf](#)

[Resolution No. 2021-11 for Time Ext \(ZC 956\) 8 Middleridge Ln S.pdf](#)

[Resolution No. 2019-13 8 Middleridge Lane South.pdf](#)

[ARCH-SITE PLAN-6-16-22 11X17.pdf](#)

[220615_8MiddleridgeLnS_ZC22-44_11x17 Site Plan.pdf](#)

[220615_8MiddleridgeLnS_ZC22-44_11x17 Barn Plans.pdf](#)
[220615_8MiddleridgeLnS_ZC22-44_CutFill Plans.pdf](#)
[220615_8MiddleridgeLnS_ZC22-44_Slope Plans.pdf](#)
[CL_AGN_220621_PC_BlueFolderItem_10A_ArchSitePlan.pdf](#)
[CL_AGN_220621_PC_BlueFolderItem_10A_2022-08_PC_Resolution_8MiddleridgeLn_S_ZC 22-44.pdf](#)

10. PUBLIC HEARINGS

- 10.A. [PUBLIC HEARING FOR INTRODUCTION AND FIRST READING OF ORDINANCE NO. 377 AMENDING VARIOUS SECTIONS OF THE MUNICIPAL CODE TO ENSURE CONSISTENCY WITH STATE LAW REGARDING EMPLOYEE, SUPPORTIVE, AND TRANSITIONAL HOUSING AND FINDING THE ACTION TO BE EXEMPT FROM CEQA](#)

RECOMMENDATION:

1. Open the public hearing, receive public testimony, close the public hearing; and
2. Introduce for first reading by title only Ordinance No. 377 which:
 - a. Amends various sections of the RHMC to ensure consistency with State law regarding employee, supportive, and transitional housing; and
 - b. Finds that the adoption of the Ordinance is not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2), 15060(c)(3), and 15061(b)(3) of the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3).

[Attachment 1 - PC Resolution No. 2022-](#)

[10_Employee_Supportive_Transitional_Housing.pdf](#)

[Attachment 2 - Ordinance 377_EmployeeSupportiveTransitionalHousing.pdf](#)

- 10.B. [PUBLIC HEARING FOR INTRODUCTION AND FIRST READING OF ORDINANCE NO. 378 AMENDING SECTION 17.19.030 OF THE ROLLING HILLS MUNICIPAL CODE RELATING TO FAMILY DAY CARE HOMES](#)

RECOMMENDATION: 1. Open the public hearing, receive public testimony, close the public hearing; and

2. Introduce for first reading by title only Ordinance No. 378, entitled:

- "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS, CALIFORNIA AMENDING SECTION 17.19.030 OF THE ROLLING HILLS MUNICIPAL CODE RELATING TO FAMILY DAY CARE HOMES"

3. Direct staff to schedule a second reading for the August 8, 2022 City Council meeting.

[Attachment 1 - Resolution No. 2022-11_Family_Day_Care_Homes.pdf](#)

[Attached 2 - Ordinance No. 378_Family_Day_Care__Homes.A.pdf](#)

- 10.C. [PUBLIC HEARING FOR INTRODUCTION AND FIRST READING OF ORDINANCE NO. 379 ADDING CHAPTER 17.62 TO THE ROLLING HILLS MUNICIPAL CODE REGARDING DENSITY BONUSES AND OTHER AFFORDABLE HOUSING INCENTIVES REQUIRED BY STATE LAW AND FINDING THE ACTION TO BE EXEMPT FROM CEQA](#)

RECOMMENDATION:

1. Open the public hearing, receive public testimony, close the public hearing; and

2. Introduce by title only Ordinance No. 379, which:

- a. Adds Chapter 17.62 to the Rolling Hills Municipal Code regarding density bonuses and other affordable housing incentives required by State law; and
- b. Finds that the adoption of the Ordinance is not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15358, 15305, and 15061(b)(3) of the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3).

[Attachment 1 - Resolution No. 2022-](#)

[12_Density_Bonuses_and_Affordable_Housing_Incentives.pdf](#)

[Attachment 2 - Ordinance No. 379-Density_Bonus_and_Affordable_Housing_Incentives.pdf](#)

11. OLD BUSINESS

12. NEW BUSINESS

- 12.A. [APPROVE ROLLING HILLS COMMUNITY ASSOCIATION'S REQUEST TO INSTALL NATURAL GAS UNIT TO SUPPLY STAND-BY POWER FOR THE CITY HALL CAMPUS.](#)

RECOMMENDATION: Approve as presented.

[CL_AGN_220725_CC_RHCA_StandbyGenerator.pdf](#)

- 12.B. [REVIEW AMENDED GENERAL FUND RESERVE POLICY AND PROVIDE DIRECTION TO STAFF](#)

RECOMMENDATION: Consider changes to the City's reserve policies and, if so, direct staff to work with the Finance Committee to review existing policies for possible revision.

[CL_AGN_220725_CC_FinancialPolicies_05.20.pdf](#)

13. MATTERS FROM THE CITY COUNCIL

- 13.A. [UPDATE ON SOUTH BAY CITIES COUNCIL OF GOVERNMENTS \(SBCCOG\) REGIONAL PLANNER SPECIAL ASSESSMENT \(DIERINGER\)](#)

RECOMMENDATION: Provide direction to staff.

[CL_AGN_220725_CC_SBCCOG_RegionalPlanner_SteeringCommitteeItem.pdf](#)

[CL_AGN_220613_SBCCOG_22-23_Assessment_RegionalPlanner.pdf](#)

[CL_AGN_220725_CC_SBCCOG_RegionalPlanner_SummaryOfWork.pdf](#)

14. MATTERS FROM STAFF

15. RECESS TO CLOSED SESSION

16. RECONVENE TO OPEN SESSION

17. ADJOURNMENT

Next regular meeting: Monday, August 8, 2022 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

Agenda Item No.: 4.A
Mtg. Date: 07/25/2022

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: CHRISTIAN HORVATH, CITY CLERK / EXECUTIVE ASSISTANT TO CITY MANAGER

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: PRESENTATION BY WEST BASIN MUNICIPAL WATER DISTRICT

DATE: July 25, 2022

BACKGROUND:

None.

DISCUSSION:

None.

FISCAL IMPACT:

None.

RECOMMENDATION:

Receive and file.

ATTACHMENTS:

[Drought Actions.Rolling Hills.7.25.2022.pdf](#)



WEST BASIN

Municipal Water District

*City of Rolling Hills
Drought Update*

July 25, 2022

www.westbasin.org



LET'S
MAKE
PALOS VERDES
SUPER-
CALI-
FRUGALISTIC

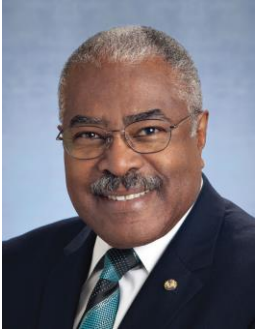
Save Water. Save California **8**

Mission



Provide a **safe** and **reliable**
supply of **high-quality water**
to the communities we serve.

Board of Directors



Division I

Harold C. Williams
Immediate Past
President



Division II

Gloria D. Gray
Secretary



Division III

Desi Alvarez
Treasurer



Division IV

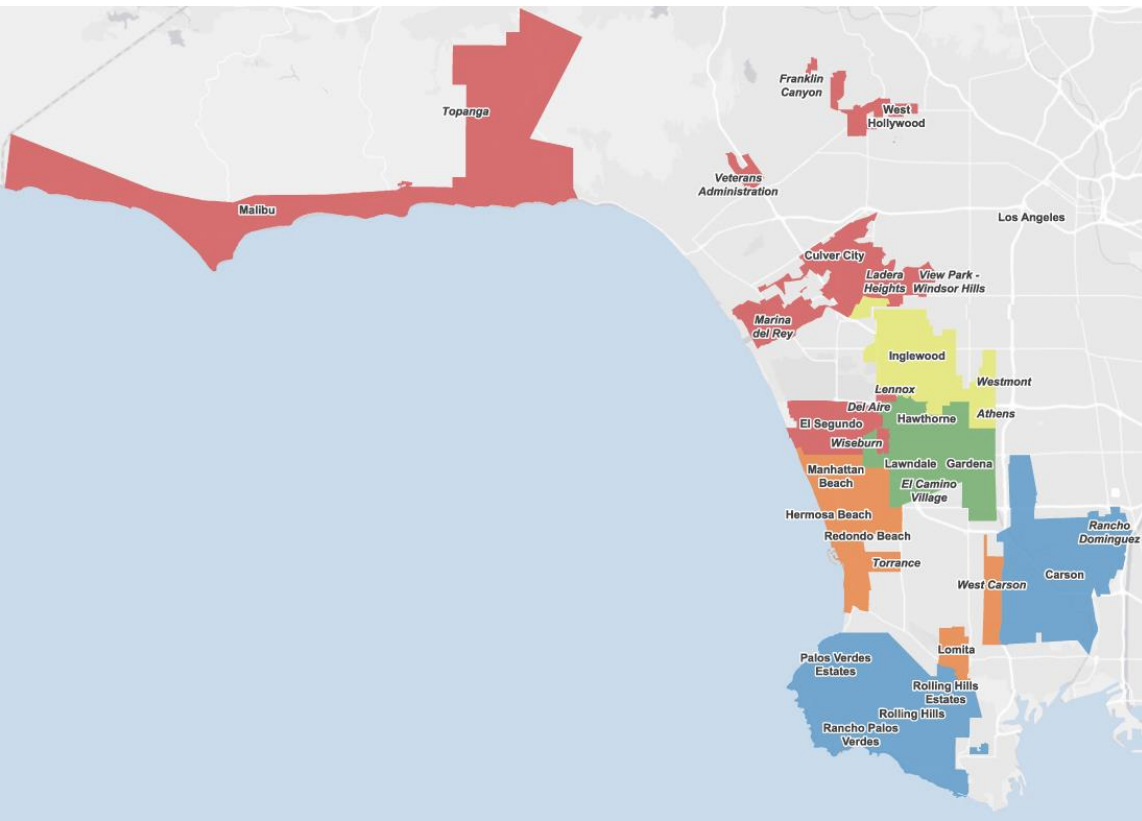
Scott Houston
Vice President



Division V

Donald L. Dear
President

Service Area



Division I

Carson, Palos Verdes Estates, Rancho Palos Verdes, Rolling Hills, Rolling Hills Estates, and unincorporated LA County areas of Rancho Dominguez

Division II

Inglewood, and unincorporated LA County areas of Lennox, South Ladera Heights, West Athens, and Westmont

Division III

Hermosa Beach, Lomita, Manhattan Beach, Redondo Beach, portion of Torrance and West Carson

Division IV

Culver City, El Segundo, Malibu, West Hollywood, and unincorporated LA County areas of Del Aire, Lennox, Marina del Rey, North Ladera Heights, Topanga, View Park - Windsor Hills and Wiseburn

Division V

Gardena, Hawthorne, Lawndale, and unincorporated LA County area of El Camino Village

Gregory Reed, P.E.

- Newly Appointed General Manager to the West Basin Municipal Water District
- Professional Civil Engineer having graduated from Cal State University Northridge with a Bachelor's of Science in Civil Engineering
- Previously served as Assistant Director of Water Engineering and Technical Services for the Los Angeles Department of Water and Power (LADWP)
- Former member of the West Basin Water Association (regularly meeting in Carson)



Drought Update

- California is in third straight year of drought
- According to U.S. Drought Monitor, 98% of CA is in severe drought
- All 58 Counties under state-mandated drought emergencies since last year
- January-March 2022 were the **driest first three months of the year** in CA history
- Key state and federal reservoir storage is below last year's levels



Statewide Prohibitions on Wasteful Water Uses

- **Outdoor watering that allows water to run onto sidewalks and other areas**
- **Washing vehicles without an automatic shutoff nozzle**
- **Washing hard surfaces like driveways or sidewalks that don't absorb water**
- **Street cleaning or construction site preparation**
- **Filling decorative fountains, lakes, or ponds**
- **Outdoor watering within 48 hours after it rains at least ¼ inch of rainfall**
- **Watering ornamental turf on public medians**



West Basin Actions for Service Area

1. Water use reduction target of 30% (Level 3 shortage)
2. Uniform **Two Days Per Week** outdoor watering
3. Removal of municipal ornamental turf to set example
4. Coordinated advertising efforts, including the use of outdoor signage space for conservation messaging



Conservation & Water Use Efficiency

A California Way of Life



Public Agency Grass Replacement



West Basin Municipal Water District

Public Agency Grass Replacement Rebate Program

-  **Rebates start at \$4**
-  **Landscape design assistance**
-  **Projects up to 200,000 square feet**

Eligible public agencies include any federal, state, regional, local governmental entity:

- city-owned landscapes, parks, schools
- special districts
- joint power authorities
- agencies or departments



Before After

- Rebate incentives starting at \$4 per square foot to remove non-essential grass on public property in the West Basin service area
- **Free** professional design assistance to envision a new water saving landscape
- Rebate application assistance to help secure necessary funding for the project

Residential/Commercial Grass Replacement Program



West Basin Municipal Water District

Grass Replacement Rebate Program

Receive \$3 per square foot of grass removed

To qualify, projects must replace grass with landscapes that include:



Water-saving plants



Upgraded irrigation systems



Rainwater capture features



To learn more and check eligibility, visit:

westbasin.org/grass-replacement

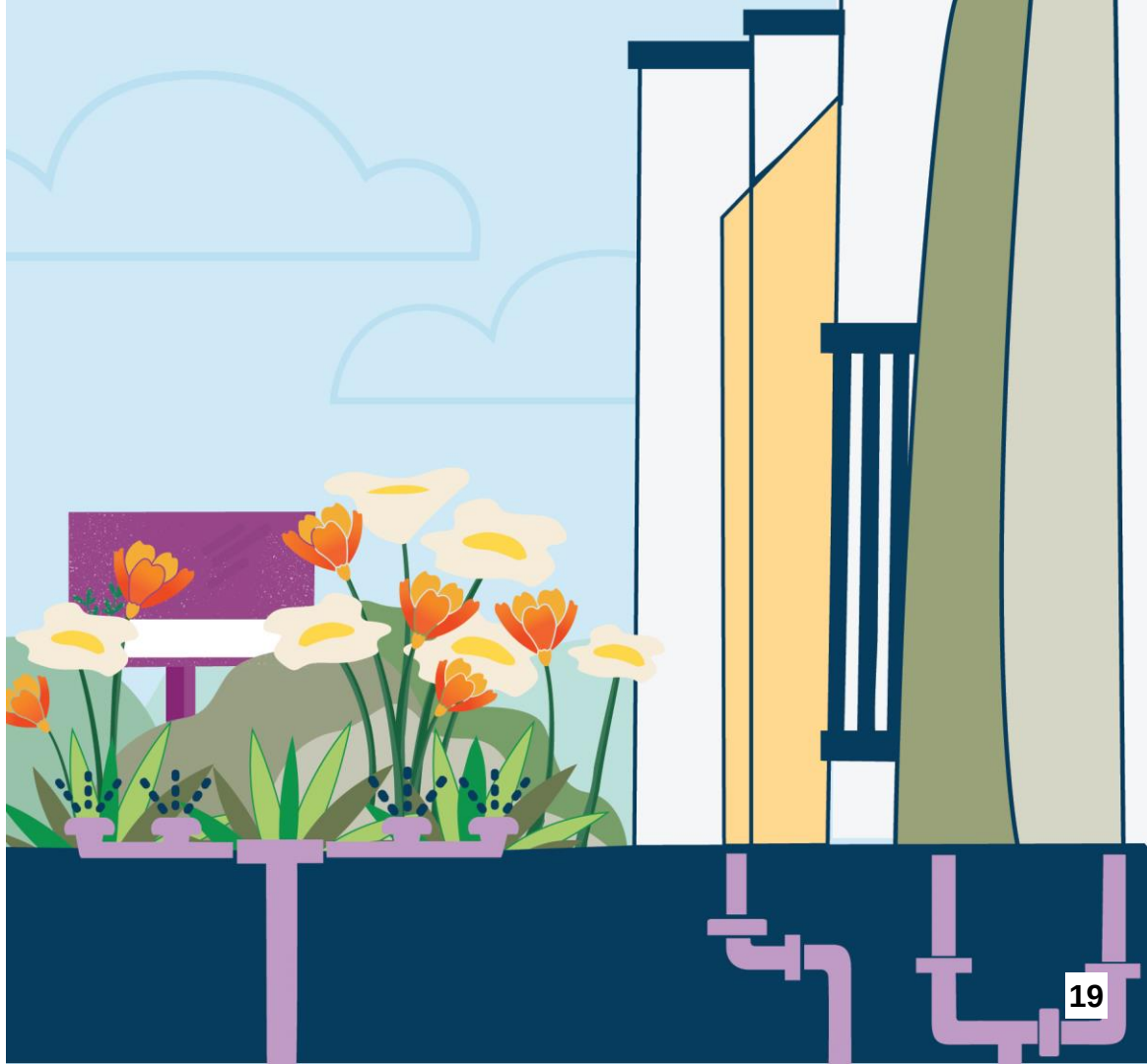
or call the SoCalWater Smart program hotline:

(888) 376-3314

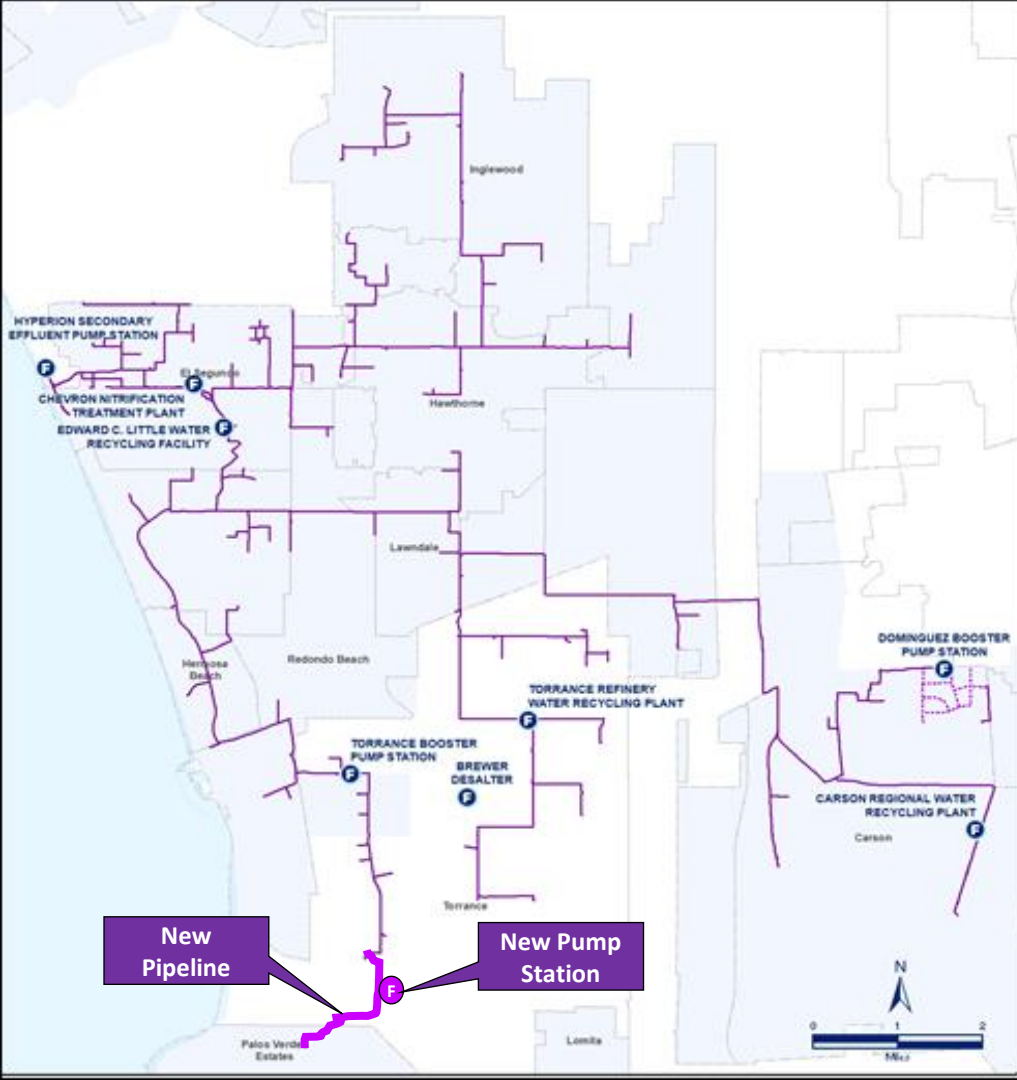


Water Recycling

Diversifying the Water Supply
Portfolio



The Palos Verdes Recycled Water Pipeline Project



- Connecting 7 new sites to recycled water in Torrance & Palos Verdes Peninsula
- Convert 240 acre-feet per year of drinking water to recycled water use (almost 80 million gallons annually)
- 3.6 miles of new purple pipe
- New pump station for delivery to elevated sites

Palos Verdes Recycled Water Pipeline Budget and Funding

Project Budget/Fed. Request

- Total Project Cost: \$12.9 million
- West Basin share: \$6.335 million
- State & Other Funding: \$5.045 million
- ***Fed. Funding Request: \$1.5 million***

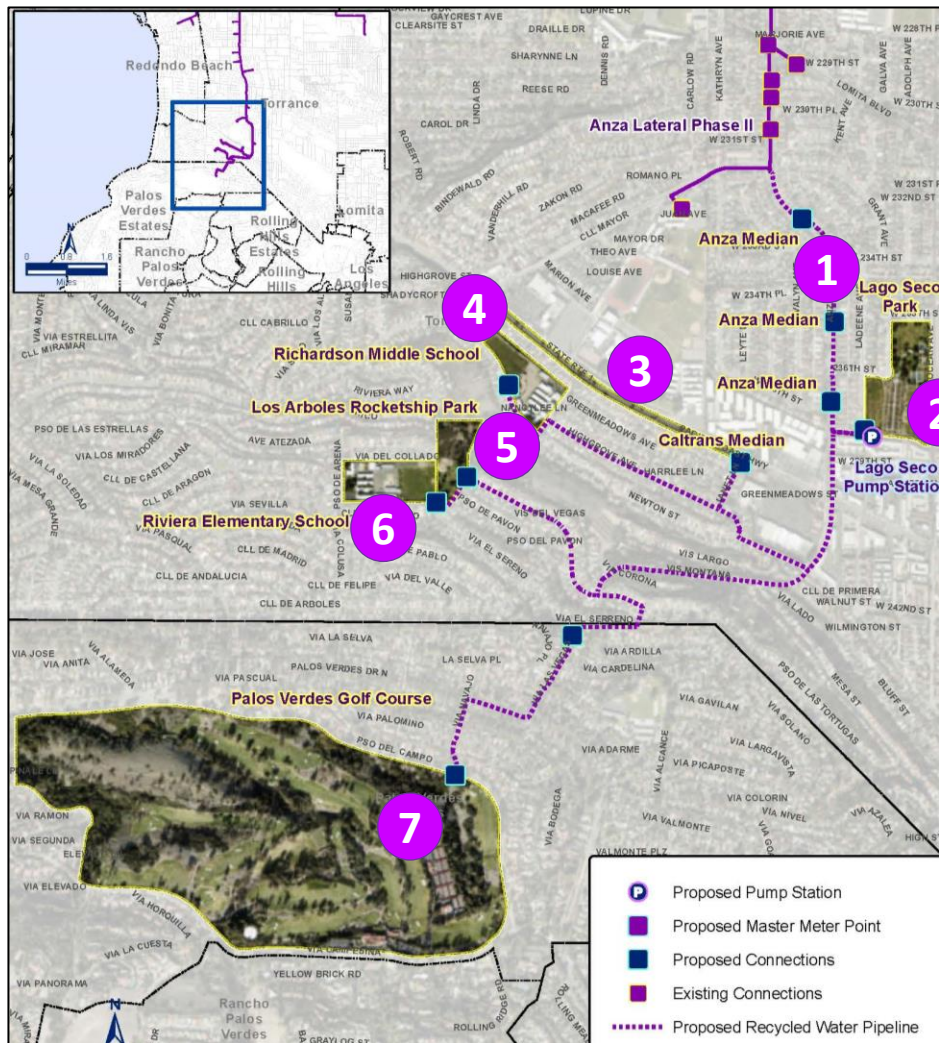
Design Completion: Fall 2021



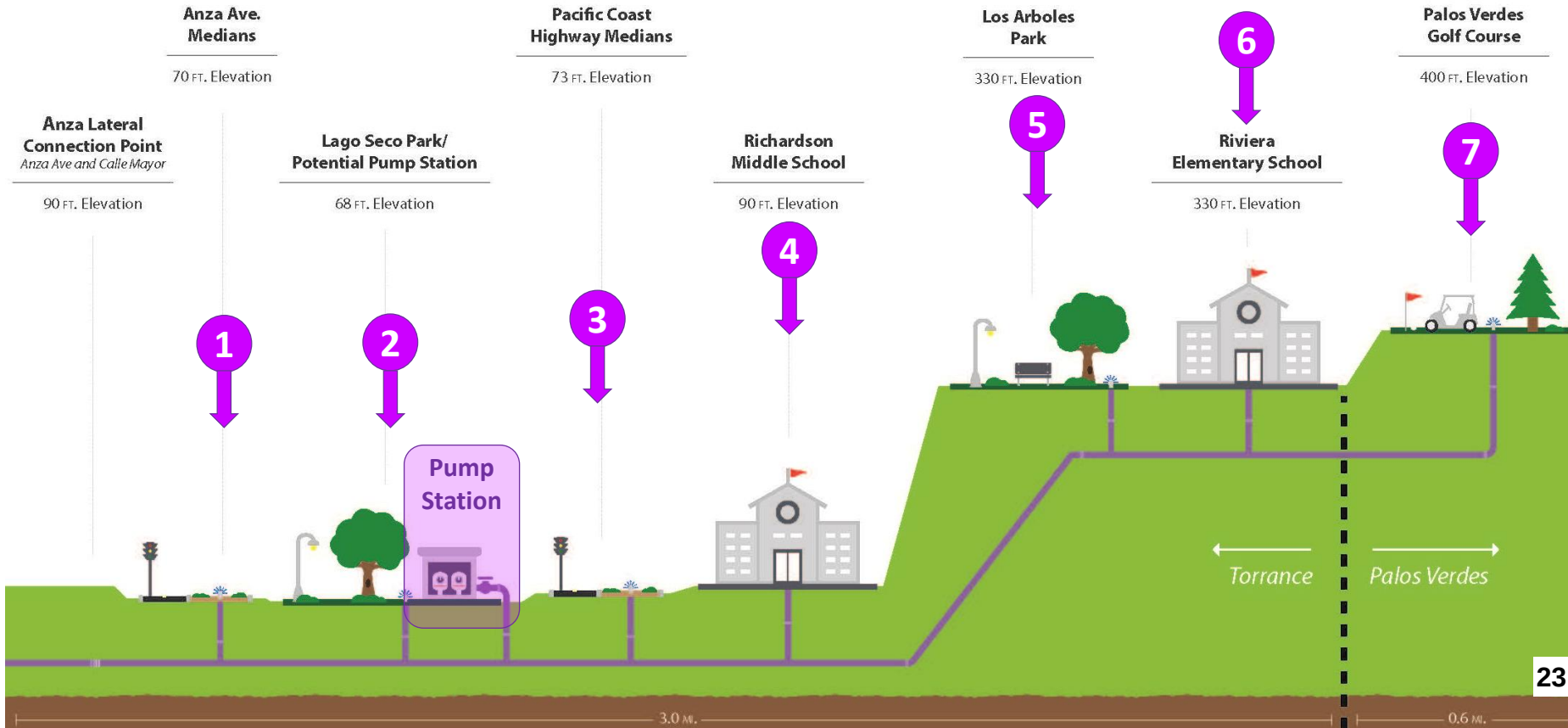
Proposed Pipeline Alignment

Delivering Drought Proof Supply of Recycled Water to:

1. Anza Medians.....**Torrance**
2. Lago Seco Park**Torrance**
3. Medians along PCH**Torrance**
4. Richardson Middle School ...**Torrance**
5. Los Arboles Park.....**Torrance**
6. Riviera Elementary.....**Torrance**
7. Palos Verdes Golf Club.....**PVE**



Lago Seco Booster Pump Station



Project Benefits



- Creates drought-proof sustainable water supply for maintaining beautiful green spaces at local schools, parks, street medians, and a golf course
- Supports water reliability in multiple communities with positive impacts on local youth, residents, and general public
- Conserves drinking water for local communities in the midst of a severe and worsening drought
- Delivers water to an area with little recycled water; considerable opportunities for future recycled water expansion
- Provides water cost savings to customers



Gregory Reed
General Manager
GregoryR@westbasin.org

Connect with us
www.westbasin.org



West Basin



@WestBasin



@WestBasin



West Basin Municipal
Water District



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 4.B
Mtg. Date: 07/25/2022

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: CHRISTIAN HORVATH, CITY CLERK / EXECUTIVE ASSISTANT TO CITY MANAGER

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: RECOGNIZE DEPUTY CITY ATTORNEY JANE ABZUG FOR HER SERVICE TO THE CITY OF ROLLING HILLS

DATE: July 25, 2022

BACKGROUND:

None.

DISCUSSION:

None.

FISCAL IMPACT:

None.

RECOMMENDATION:

Present certificate of recognition.

ATTACHMENTS:



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 4.C
Mtg. Date: 07/25/2022

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: CHRISTIAN HORVATH, CITY CLERK / EXECUTIVE ASSISTANT TO CITY MANAGER

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: PRESENTATION FROM RANCHO PALOS VERDES' PROJECT ON WILDFIRE CAMERA DETECTION SYSTEM

DATE: July 25, 2022

BACKGROUND:

None.

DISCUSSION:

None.

FISCAL IMPACT:

None.

RECOMMENDATION:

Receive and file a presentation from Rancho Palos Verdes.

ATTACHMENTS:

[CL_AGN_220725_CC_BlueFolder_RPV_Presentation_WildfireCameras.pdf](#)

WILDFIRE DETECTION CAMERA SYSTEM

ROLLING HILLS PRESENTATION



RANCHO PALOS VERDES

July 25, 2022

Project Goals and Objectives

- Protection of Life, property and the environment
- Provide early wildfire detection and alerting
- Provide real time, actionable situational awareness to responding crews including smoke column conditions, fire rate of spread, fire behavior, location, etc.



Pano AI detection



Scope

Benefits

Outcomes

- | | | |
|---|---|--|
| <ol style="list-style-type: none">1. Ultra-HD self-rotating cameras deployed on existing structures and stand-alone stations2. Artificial intelligence running 24/7 to detect smoke and alert Fire personnel3. Web interface for viewing and sharing 360-degree imagery, responding to AI alerts and triangulating incident location | <ol style="list-style-type: none">1. Real-time intelligence to support with detecting new threats, assessing risk and severity, and coordinating response2. Visibility to community members to stay better informed during major incidents | <ol style="list-style-type: none">1. Faster, safer, more effective wildfire response enabled by actionable intelligence2. Opportunity to demonstrate value-add to property insurers, with longer term goal of proving ROI on risk reduction |
|---|---|--|

A panoramic view of a mountain range with a PANO AI camera mounted on a metal structure in the foreground. The camera is white with a black lens and is mounted on a metal pole. The background shows a vast, hilly landscape with green vegetation and some brown patches, likely due to fire or erosion. The sky is blue with some clouds.

PANO AI

TECHNOLOGY OVERVIEW:

Detection



Multiple data feeds
(i.e. cameras, satellites,
911 calls, etc.)

Confirmation



Pano 360
web platform with
360-degree visibility and
AI smoke detection

Dissemination



Pano 360
Mobile Site and
SMS Alerts
with live video and
timely fire information

Response



Pano
enables an
informed rapid
response to
wildfires

EXAMPLES OF PANO STATION DEPLOYMENTS



Cloverdale, California Deployment



Portland, Oregon Deployment



Aspen, Colorado Deployment

KEY FEATURES

- Rotates 360°/min
- HD (6 MP)
- Range (15+ mi.)
- 45x optical zoom

IDEAL PLACEMENTS

- Mountain Tops
- Utility Towers
- Weather Stations
- Cell Towers

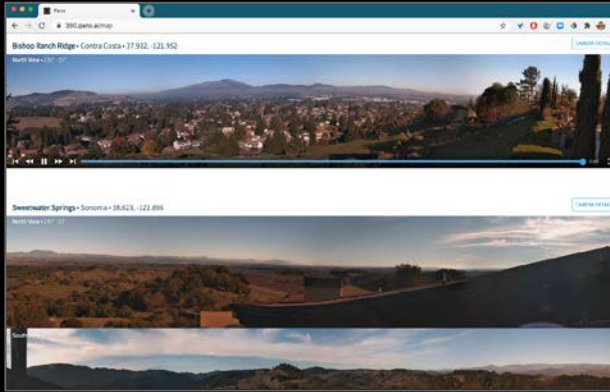
CONNECTIVITY

- Cellular
- Private LTE
- Satellite

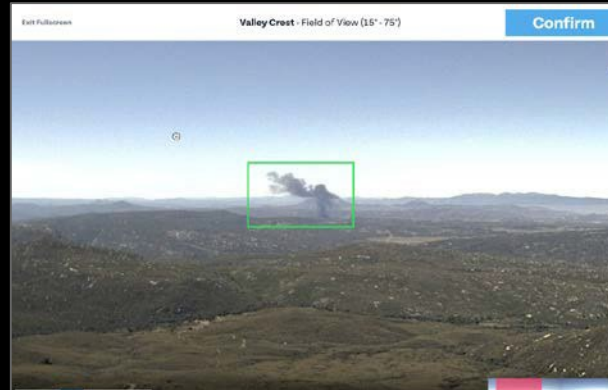
POWER

- AC
- Solar

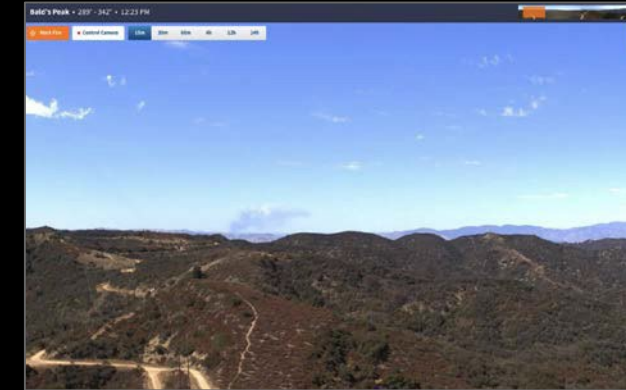
Software: Pano 360 functionality



360-degree panoramic visibility at all times



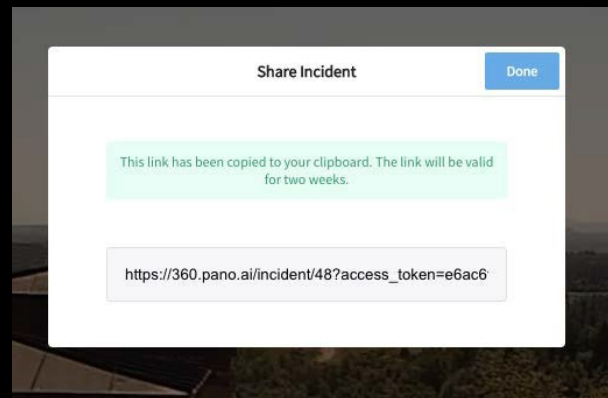
Automated smoke detection with 24/7 Pano Intelligence Center false positive screening



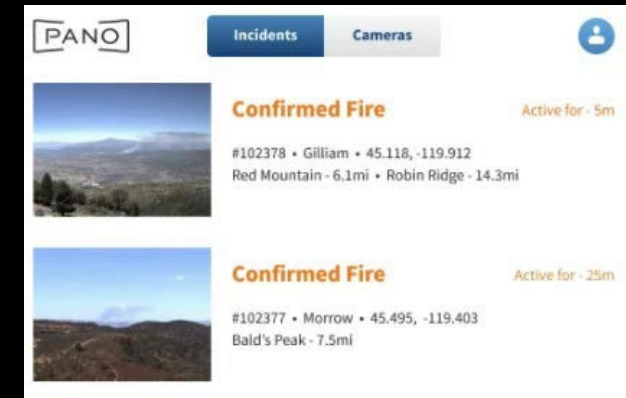
Digital pan/tilt/zoom for simultaneous multi-user access



Multi-camera incident location triangulation



Ability to quickly share incident detail, imagery

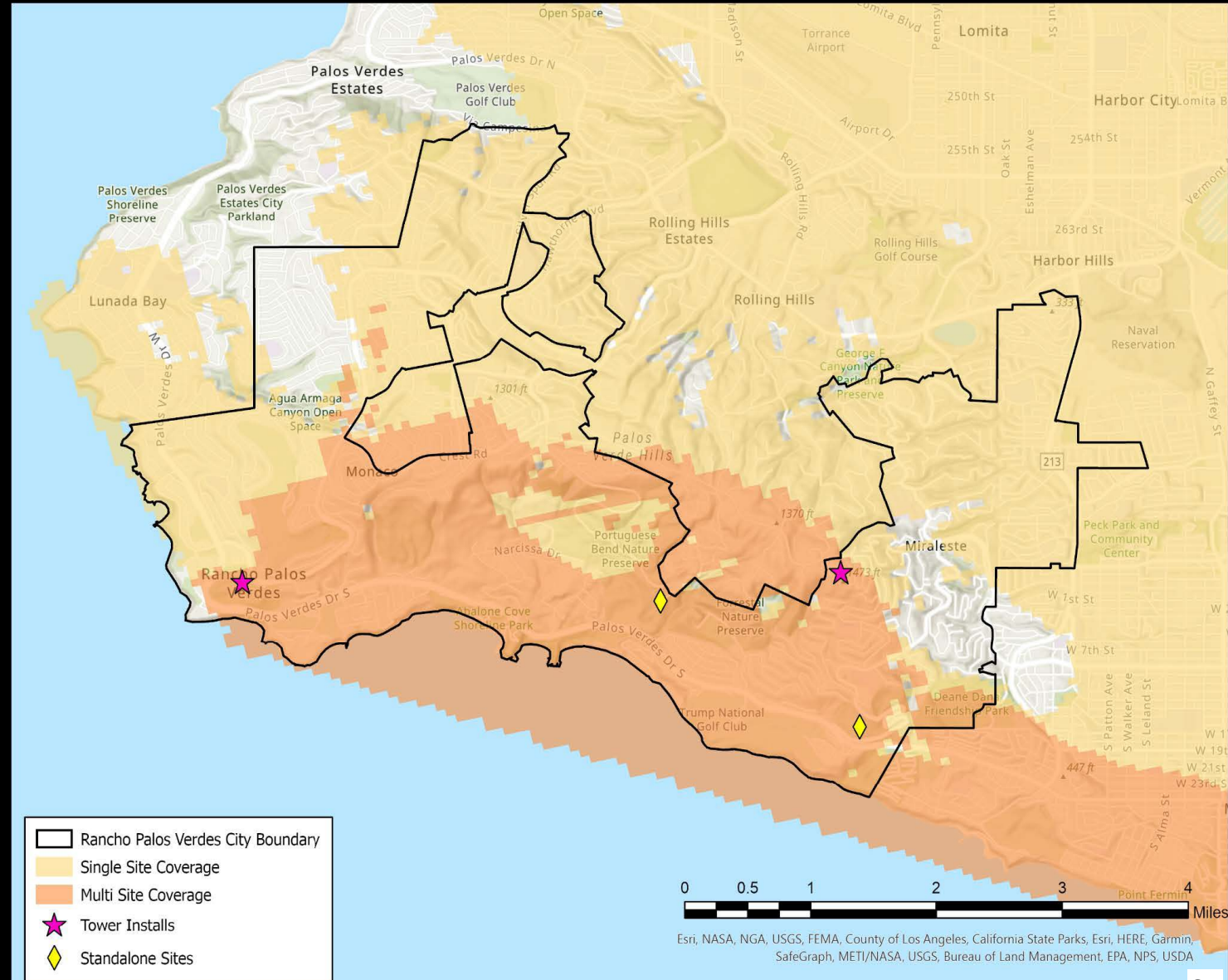


Recorded data for post-fire incident review

Option One: Rancho Palos Verdes Deployment

Features

- **4 Pano Stations**
(two on existing structures & two stand-alone stations)
- **8 ultra-HD self-rotating cameras deployed**
(two ultra high-definition 6MP cameras per Pano Station)
- **24/7 Artificial Intelligence**
Detect Smoke and alert Fire personnel
- **Web Interface**
responding to AI alerts and triangulating incident location
- **Service Only**
Monitoring, Operations, and Repairs
- **Pano to Construct**



Cost Estimate Summary – OPTION No. 1

DEPLOYMENT EXPENDITURE

Expenditures	FY 22-23 Projected	FY 23-24 Projected	FY 24-25 Projected	FY 25-26 Projected
Annual Subscription/ Maintenance Cost	\$140,000	\$140,000	\$140,000	\$140,000
Total Expenditures (Per FY)	\$140,000	\$140,000	\$140,000	\$140,000
Total Expenditures				\$560,000

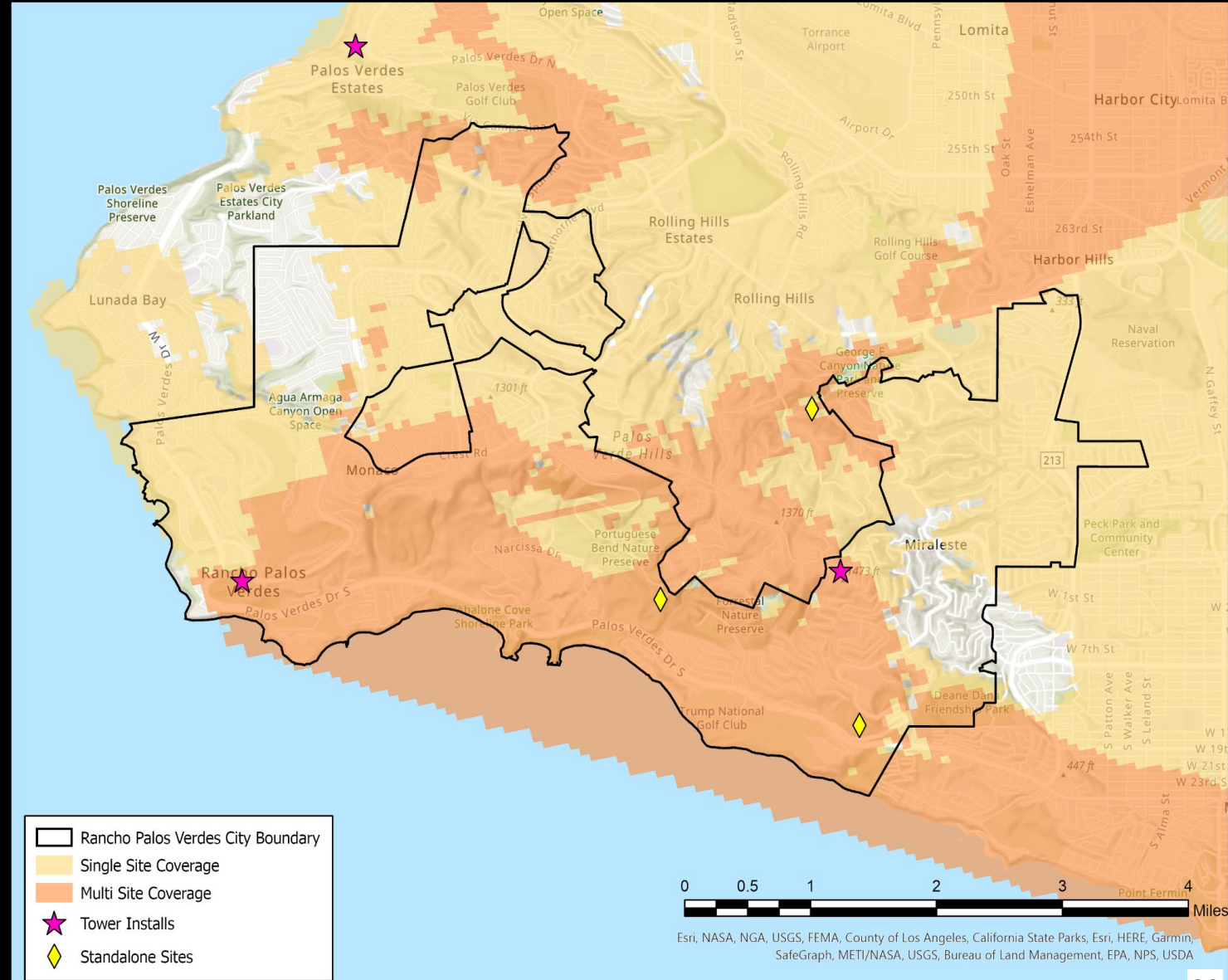
FUNDING

	FEMA HMGP (Cal OES) Request	City's Share (25% Match)	ARPA
Funding	\$650,000	\$162,500	\$125,000
Total Outstanding Funding			\$37,500

Option Two: Peninsula Deployment

Features

- **6 Pano Stations deployed across Peninsula**
(two on existing structures & two stand-alone stations)
- **12 ultra-HD self-rotating cameras deployed**
(two ultra high-definition 6MP cameras per Pano Station)
- **24/7 Artificial intelligence**
Detect Smoke and Alert Fire Personnel
- **Web interface**
responding to AI alerts and triangulating incident location





City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 5.A
Mtg. Date: 07/25/2022

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: CHRISTIAN HORVATH, CITY CLERK / EXECUTIVE ASSISTANT TO CITY MANAGER

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: FOR BLUE FOLDER DOCUMENTS APPROVED AT THE CITY COUNCIL MEETING

DATE: July 25, 2022

BACKGROUND:

None.

DISCUSSION:

None.

FISCAL IMPACT:

None.

RECOMMENDATION:

Approved.

ATTACHMENTS:

[CL_AGN_220725_CC_BlueFolderItem_4C.pdf](#)

BLUE FOLDER ITEM (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.

CITY COUNCIL MEETING July 25, 2022

4.C PRESENTATION FROM RANCHO PALOS VERDES' PROJECT ON WILDFIRE CAMERA DETECTION SYSTEM

FROM: CHRISTIAN HORVATH, CITY CLERK/EXECUTIVE ASSISTANT TO THE CITY
MANAGER

[CL_AGN_220725_CC_BlueFolder_RPV_Presentation_WildfireCameras.pdf](#)



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 7.A
Mtg. Date: 07/25/2022

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: CHRISTIAN HORVATH, CITY CLERK / EXECUTIVE ASSISTANT TO CITY MANAGER

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: APPROVE AFFIDAVIT OF POSTING FOR THE CITY COUNCIL REGULAR MEETING OF JULY 25, 2022

DATE: July 25, 2022

BACKGROUND:

None.

DISCUSSION:

None.

FISCAL IMPACT:

None.

RECOMMENDATION:

Approve.

ATTACHMENTS:

[CL_AGN_220725_CC_AffidavitofPosting.pdf](#)



Administrative Report

7.A., File # 1334

Meeting Date: 07/25/2022

To: MAYOR & CITY COUNCIL

From: Christian Horvath, City Clerk

TITLE

APPROVE AFFIDAVIT OF POSTING FOR THE CITY COUNCIL REGULAR MEETING OF JULY 25, 2022

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/agenda/index.php https://www.rolling-hills.org/government/city_council/city_council_archive_agendas/index.php

Meeting Date & Time	July 25, 2022	7:00pm Open Session
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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: July 22, 2022



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 7.B
Mtg. Date: 07/25/2022

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: CHRISTIAN HORVATH, CITY CLERK / EXECUTIVE ASSISTANT TO CITY MANAGER

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: APPROVE MOTION TO READ BY TITLE ONLY AND WAIVE FURTHER READING OF ALL ORDINANCES AND RESOLUTIONS LISTED ON THE AGENDA

DATE: July 25, 2022

BACKGROUND:

None.

DISCUSSION:

None.

FISCAL IMPACT:

None.

RECOMMENDATION:

Approve.

ATTACHMENTS:



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 7.C
Mtg. Date: 07/25/2022

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: CHRISTIAN HORVATH, CITY CLERK / EXECUTIVE ASSISTANT TO CITY MANAGER

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: APPROVE THE FOLLOWING CITY COUNCIL MINUTES: JULY 11, 2022

DATE: July 25, 2022

BACKGROUND:

None.

DISCUSSION:

None.

FISCAL IMPACT:

None.

RECOMMENDATION:

Approve as presented.

ATTACHMENTS:

[CL_MIN_220711_CC_F.pdf](#)



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 James Black presiding.

2. ROLL CALL

Councilmembers Present:

Dieringer, Pieper, Mirsch, Mayor Pro Tem Wilson, Mayor Black

Councilmembers Absent:

None

Staff Present:

Elaine Jeng, City Manager

Jane Abzug, City Attorney (virtually)

John Signo, Planning & Community Services Director

Christian Horvath, City Clerk / Executive Assistant to the City Manager

Robert Samario, Finance Director

Vanessa Hevener, Senior Management Analyst

3. PLEDGE OF ALLEGIANCE – Mayor Pro Tem Wilson

4. PRESENTATIONS/PROCLAMATIONS/ANNOUNCEMENTS – NONE

5. BLUE FOLDER ITEMS (SUPPLEMENTAL)

Motion by Councilmember Pieper, seconded by Councilmember Dieringer to receive and file supplemental items for 10A, 12B and 13B. Motion carried unanimously with the following vote:

AYES: Dieringer, Pieper, Mirsch, Wilson, Mayor Black

NOES: None

ABSENT: None

6. PUBLIC COMMENT ON NON-AGENDA ITEMS – NONE

7. CONSENT CALENDAR

7.A. APPROVE AFFIDAVIT OF POSTING FOR THE CITY COUNCIL REGULAR MEETING OF JULY 11, 2022

7.B. APPROVE MOTION TO READ BY TITLE ONLY AND WAIVE FURTHER READING OF ALL ORDINANCES AND RESOLUTIONS LISTED ON THE AGENDA

7.C. PULLED BY COUNCILMEMBER MIRSCH

7.D. PAYMENT OF BILLS

7.E. RECEIVE AND FILE THE INTERIM FINANCIAL STATEMENTS FOR THE ELEVEN MONTHS ENDED MAY 31, 2022

7.F. RECEIVE AND FILE MAY 31, 2022 INVESTMENT REPORT

- 7.G. DESIGNATE VOTING DELEGATE AND ALTERNATE VOTING DELEGATE TO THE LEAGUE OF CALIFORNIA CITIES ANNUAL CONFERENCE SEPTEMBER 7-9 TO BE HELD IN LONG BEACH, CA**
- 7.H. CONSIDER AND AUTHORIZE THE CITY MANAGER TO EXECUTE AN AMENDMENT TO A PROFESSIONAL SERVICE AGREEMENT WITH WILL DAN ENGINEERING TO PROVIDE CODE ENFORCEMENT SERVICES FOR A NOT-TO-EXCEED AMOUNT OF \$55,000**

Motion by Councilmember Pieper, seconded by Councilmember Dieringer to approve Consent Calendar excluding Item 7C. Motion carried unanimously with the following vote:

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

8. EXCLUDED CONSENT CALENDAR ITEMS

7.C. APPROVE THE FOLLOWING CITY COUNCIL MINUTES: JUNE 27, 2022

Motion by Councilmember Dieringer, seconded by Councilmember Pieper to approve with minor revisions as indicated by Councilmembers Dieringer and Mirsch. Motion carried unanimously with the following vote:

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

9. COMMISSION ITEMS – NONE

Mayor Black moved to Item 13.A. Without objection, so ordered.

13. MATTERS FROM THE CITY COUNCIL

13.A. DISCUSS SUNDAY, JUNE 26, 2022 FIRE INCIDENT IN RANCHO PALOS VERDES AND LESSONS LEARNED (MIRSCH)

Presentation by Elaine Jeng, City Manager
Chief Brian Bennett, Los Angeles County Fire Department

Public Comment: Alfred Visco, Abas Goodarzi, Gene Honbo, Diana Howard, Jim Aichele, Arlene Honbo, Melissa McNabb, Debi Fournier

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

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

Mayor Black moved to Item 10.A. Without objection, so ordered.

10. PUBLIC HEARINGS

10.A. A PUBLIC HEARING TO CONSIDER AND APPROVE A RESOLUTION AUTHORIZING PLACEMENT OF SOLID WASTE SERVICE CHARGES OWED TO REPUBLIC SERVICES PURSUANT TO ITS SOLID WASTE FRANCHISE WITH THE CITY OF ROLLING HILLS ON THE FY 2022-2023 LOS ANGELES COUNTY AUDITOR-CONTROLLER'S OFFICE ANNUAL TAX ROLL.

Presentation by Robert Samario, Finance Director

Motion by Councilmember Dieringer, seconded by Councilmember Pieper to make a finding that there is no majority protest by property owners within the City of Rolling Hills; and adopt the enclosed Resolution, with attached Report, and place the sanitation service charge on the annual County of Los Angeles Tax Roll. Motion carried unanimously with the following vote:

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

11. OLD BUSINESS – NONE

12. NEW BUSINESS

12.A. RECEIVE AND FILE A REPORT ON THE NEXT CITY SPONSORED COMMUNAL BINS EVENT SCHEDULED FOR AUGUST 5, 2022 THROUGH AUGUST 13, 2022, TO ASSIST RESIDENTS WITH FIRE FUEL REDUCTION IN THE COMMUNITY

Presentation by Vanessa Hevener, Senior Management Analyst

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

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

12.B. RECEIVE AN UPDATE ON THE CREST ROAD EAST AND EASTFIELD DRIVE ELECTRIC UTILITY UNDERGROUNDING PROJECTS; DISCUSS PRESENTED OPTIONS TO COMPLETE PROJECTS; AND PROVIDE DIRECTION TO STAFF

Presentation by Elaine Jeng, City Manager

Public Comment: Abas Goodarzi, Diana Howard

Motion by Councilmember Pieper, seconded by Mayor Pro Tem Wilson to receive and file. Motion carried unanimously with the following vote:

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

13. MATTERS FROM THE CITY COUNCIL

13.B. RECEIVE A REPORT ON THE MAY 4, 2022 FIRE FUEL COMMITTEE MEETING; APPROVE FIRE FUEL COMMITTEE'S RECOMMENDATION TO DISCONTINUE WORK ON THE DRAFT

ORDINANCE TO REQUIRE FIRE FUEL MANAGEMENT IN THE CANYONS; AND DISCUSS THE COMMITTEE'S FUTURE ASSIGNMENTS

Presentation by Vanessa Hevener, Senior Management Analyst

Public Comment: Melissa McNabb, Arlene Honbo, Jim Aichele

Motion by Mayor Black, seconded by Councilmember Mirsch to have the Fire Fuel Committee continue meeting no more frequently than bi-monthly starting in October 2022. Motion carried unanimously with the following vote:

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

13.C. DISCUSS THE CITY COUNCIL'S PREVIOUS APPROVAL TO UPDATE THE CONSOLIDATED TAX AND FEE SCHEDULE TO INCREASE THE COMMITTEE ON TREES AND VIEWS PROCESSING FEE FOR VIEW CASES

Presentation by John Signo, Planning & Community Services Director

Public Comment: Jim Aichele

Motion by Councilmember Pieper, seconded by Councilmember Mirsch to change the Committee on Trees and Views processing fee back to \$2000.00 and apply a separate and distinct \$2000.00 fee per individual properties in a multiple view case scenario. Motion carried with the following vote:

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

13.D. APPROVE REIMBURSEMENT FOR EXPENSES INCURRED BETWEEN DECEMBER 2019 AND JUNE 2022 (DIERINGER)

Motion by Mayor Black, seconded by Councilmember Pieper to approve Councilmember Dieringer's reimbursement request. Motion carried unanimously with the following vote:

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

Mayor Black directed staff to prepare a policy relating to Council expenses and bring back an agenda item.

Councilmember Dieringer discussed the South Bay Cities Council of Governments Steering Committee Agenda Item regarding the Regional Planner and the amount contributed by the City of Rolling Hills. Councilmember Dieringer will follow-up with the Chair and bring back an update to the Council.

14. MATTERS FROM STAFF – NONE

15. RECESS TO CLOSED SESSION – NONE

16. RECONVENE TO OPEN SESSION – NONE

17. ADJOURNMENT: 9:36 P.M.

The meeting was adjourned at 9:36 p.m on July 11, 2022. The next regular meeting of the City Council is scheduled to be held on Monday, July 25, 2022 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,

James Black, M.D., Mayor



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 7.D
Mtg. Date: 07/25/2022

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: CHRISTIAN HORVATH, CITY CLERK / EXECUTIVE ASSISTANT TO CITY MANAGER

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: PAYMENT OF BILLS

DATE: July 25, 2022

BACKGROUND:

None.

DISCUSSION:

None.

FISCAL IMPACT:

None.

RECOMMENDATION:

Approve as presented.

ATTACHMENTS:

[CL_AGN_220711_PaymentOfBills.pdf](#)

[CL_AGN_220711_PaymentOfBills.pg2.pdf](#)

Check No.	Check Date	Payee	Description	Amount
027649	6/14/2022	South Bay Cities Council of Governments	CORH Membership Dues - FY 2022-2023	8,207.00
027649	6/14/2022	South Bay Cities Council of Governments	CORH Membership Dues - FY 2022-2023 - Voided per Council Direction	(8,207.00)
027654	6/29/2022	Abila	04-18-2022 to 5-17-2022 Accounting Software	200.98
027654	6/29/2022	Abila	06-18-2022 - 07-17-2022 Accounting Software	202.59
027654	6/29/2022	Abila	07-18-2022 - 08-17-2022 Accounting Software	202.59
027654	6/29/2022	Abila	Add'l User 3-18-2022 - 4-17-2022 Accounting Software	97.85
027654	6/29/2022	Abila	Add'l user 06-18-2022 to 07-17-2022 Accounting Software	98.38
CHECK TOTAL			802.39	
027655	6/29/2022	Bennett Landscape	06-03-2022 Capped Lateral pipe at City Hall	81.04
027655	6/29/2022	Bennett Landscape	Landscape Maint Services April 2022 (note INV 232356 was MAY	660.00
CHECK TOTAL			741.04	
027656	6/29/2022	Cell Business Equipment	Office Supplies Red Post Ink Cartridge	183.95
027657	6/29/2022	Delta Dental	Dental Coverage July 2022	1,189.28
027658	6/29/2022	DFM Associates	2022 California Elections Code	64.35
027659	6/29/2022	GPA CONSULTING	Project # 918 Vegetation Management - May 2022	2,509.72
027660	6/29/2022	Konica Minolta Business Solutions USA Inc.	Monthly Maintenance 05-11-22 to 06-10-22	972.74
027661	6/29/2022	County of Los Angeles	May 2022 Animal care Housing Costs	100.97
027662	6/29/2022	LA County Sheriff's Department	May 2 2022 LMT Traffic Special Events	382.11
027662	6/29/2022	LA County Sheriff's Department	May 2022 Law Enforcement Services	31,696.73
CHECK TOTAL			32,078.84	
027663	6/29/2022	Palos Verdes Security Sys, Inc.	July 2022 CCTV Lease 07-01-2022 to 07-31-2022 & Quart Fire	360.00
027664	6/29/2022	Vision Service Plan - (CA)	Vision Coverage July 2022	192.78
027665-027672	7/11/2022	Spoiled Checks	Printer misaligned	0.00
027673	7/11/2022	Alan Palermo Consulting	5/29/22-7/2 2022 Svcs - City HallADA, Sewer, Block Captain	2,720.00
027674	7/11/2022	Executive Suite Services Inc.	June 2022 Monthly Janitorial Svcs	1,700.00
027675	7/11/2022	Forum Info-Tech, Inc./Levelcloud	June 2022 Cloud Hosting	4,720.61
027676	7/11/2022	Race Communications	03/01/22-04/01/ 2022 Internet charges	1,004.93
027677	7/11/2022	California Contract Cities Association	Annual Membership Dues FY 22/23	1,600.00
027678	7/11/2022	Forum Info-Tech, Inc./Levelcloud	July 2022 Cloud Hosting	5,175.79
027679	7/11/2022	County of LA Dept. of Auditor-Controller	LAFCO Annual Fee	100.38
027680	7/11/2022	Race Communications	07/01/22 to 08/01 2022 Internet charges	1,035.07
027681	7/11/2022	South Bay Cities Council of Governments	CORH Membership Dues - FY 2022-2023	7,207.00
ACH-065	6/28/2022	California Water Service Co.	Water Usage 05-26-22 to 06-27-2022 RANCHO	543.32
ACH-066	6/28/2022	California Water Service Co.	Water Usage 05-26-2022 to 06-27-2022 ROLLING	680.11
ACH-067	6/13/2022	The Gas Company	Gas Usage from 05-10-2022 to 06-09-2022	30.87
ACH-068	6/17/2022	Southern California Edison	Electricity Usage 05-18-22 to 06-16-2022	320.49
ACH-069	7/6/2022	Southern California Edison	Electricity usage 05/24/22 to 06/22/22 ACCT #8030	1,902.48
ACH-070	7/11/2022	CalPERS	PERS Retirement PR ending 08/28/2022	3,580.03
ACH-071	7/11/2022	CalPERS	July PERS Health Insurance	\$11,439.94
ACH-072	7/11/2022	Vantagepoint Transfer Agents - 306580	ICMA PR ending 06/28/2022	1,893.64
PR LINK	7/11/2022	PR LINK - Payroll & PR Taxes PR#13	Payroll Processing Fee PR#13 06/15/2022 - 06/28/2022	70.31
PR LINK	7/11/2022	PR LINK - Payroll & PR Taxes PR#13	Pay Period -PR#13 06/15/2022 - 06/28/2022	22,243.89
Report Total				107,164.92

I, Elaine Jeng, City Manager of Rolling Hills, California certify that the above demands are accurate and there is available in the General Fund a balance of

107,164.92 for the payment of above items.

07/06/2022

Elaine Jeng, P.E., City Manager

Check No.	Check Date	Payee	Description	Amount
027682	7/13/2022	Best Best & Krieger LLP	General Services & Code Enforcement- June 2022	\$ 9,255.00
027682	7/13/2022	Best Best & Krieger LLP	Land Use-Professional Services June 2022	\$ 6,783.00
CHECK TOTAL			16,038.00	
027683	7/13/2022	Blogger Pile, Blogger Smile	Permit #859 C&D Refundable Deposit	\$ 1,000.00
027684	7/13/2022	Bea Dieringer	Reimburse Conferences & Meeting B. Dieringer FY19-22	\$ 3,932.95
027685	7/13/2022	Elaine Jeng	Reimbursement 06-06-2022 to 06-30-2022 E. Jeng	\$ 265.90
027686	7/13/2022	MV CHENG AND ASSOCIATES	Monthly Accounting Services June 2022	\$ 12,907.50
027687	7/13/2022	Palos Verdes Peninsula Unified School District	School Security Reimbursement-May 27 2022 to June 30 2022	\$ 260.99
027688	7/13/2022	Southern California Edison	Rule 20 Project at 92 Crest Rd E.	\$ 5,000.00
027689	7/13/2022	Sterling	Background Checks March 2022	\$ 155.17
027689	7/13/2022	Sterling	Late Fee June 2022	\$ 2.33
CHECK TOTAL			157.50	
027690	7/13/2022	Women's Community Club of Rolling Hills	Reimbursement for Expenses Jan to June 2022	\$ 1,878.20
027690	7/13/2022	Women's Community Club of Rolling Hills	Reimbursement for Stone Fountain	\$ 1,308.75
CHECK TOTAL			3,186.95	
027691	7/13/2022	Best Best & Krieger LLP	CPUC Complaint Re Frontier June 30 2022	\$ 675.00
027692	7/13/2022	Cox Communications	Phone Service June 26 -July 25 2022	\$ 153.74
027693	7/13/2022	Granicus	Granicus Renewal - 6/10/22 to 6/9/23	\$ 9,101.00
027694	7/25/2022	Alliant Insurance Services Inc.	Special Events Program Effect 01-01-2022 to 01-01-2023	\$ 367.00
027695	7/25/2022	CalPERS- VOID	CalPERS Retirement Payroll Ending 07 12 2022 VOIDED *Paid by ACH	-
027696	7/25/2022	Konica Minolta Business Solutions USA Inc.	Monthly Maintenance 06-11-22 to 07-10-22	\$ 509.67
027697	7/25/2022	County of Los Angeles	June 2022 Animal care Housing Costs	\$ 344.42
027698	7/25/2022	McGowan Consulting	Municipal Stormwater Consulting Services May 22	\$ 4,574.50
027698	7/25/2022	McGowan Consulting	Municipal Stormwater Consulting Services June 22	\$ 7,534.96
CHECK TOTAL			12,108.46	
027699	7/25/2022	RINCON CONSULTANTS, INC.	March 2022 Services RH Safety Element update	\$ 1,647.50
027700	7/25/2022	Vantagepoint Transfer Agents - 306580 VOID	Deferred Compensation PR Ending 07-12-2022- VOIDED *Paid by ACH	\$ -
027701	7/25/2022	Willdan Inc.	Professional Services JUN 22 Project 111270.00	\$ 3,640.00
027701	7/25/2022	Willdan Inc.	Professional Services MAY 22 Project 111270.00	\$ 4,160.00
CHECK TOTAL			7,800.00	
027702	7/25/2022	SPOILED	Printed on check by mistake	\$ -
027703	7/25/2022	Bennett Landscape	Landscape Maint Services 7/12/2022	\$ 142.26
027703	7/25/2022	Bennett Landscape	Landscape Maint Services Jul 2022	\$ 660.00
CHECK TOTAL			802.26	
027704	7/25/2022	Palos Verdes Security Sys, Inc.	Aug 2022 CCTV Lease 08-01-2022 to 08-31-2022	\$ 168.00
027705	7/25/2022	Chambers Group	Professional Services May 2022 Project 21330	\$ 3,780.07
027706	7/25/2022	ELAN Cardmember Services VOID	Credit Card Payment 6-3-2022 to 7-5-2022 VOID *Entered incorrect amount	\$ -
027707	7/25/2022	Willdan Inc.	Professional Services JUNE 30 22 Project 101749.00	\$ 4,685.00
027707	7/25/2022	Willdan Inc.	Professional Services JUNE 30 22 Project 105238.00	\$ 155.00
CHECK TOTAL			4,840.00	
027708	7/25/2022	ELAN Cardmember Services	Credit Card Payment 6-03-2022 to 7-5-2022	\$ 2,416.23
ACH-073	7/15/2022	CalPERS	PERS RETIREMENT PR ENDING 7/12/22	\$ 3,673.15
ACH-074	7/15/2022	Vantagepoint Transfer Agents - 306580	ICMA PR ENDING 7/12/22	\$ 1,908.60
PR LINK	7/15/2022	PR LINK - Payroll & PR Taxes PR#14	Payroll Processing Fee PR#14 06/29/2022 - 07/12/2022	\$ 56.76
PR LINK	7/15/2022	PR LINK - Payroll & PR Taxes PR#14	Pay Period -PR#14 06/29/2022 - 07/12/2022	\$ 22,940.27
Report Total				116,042.92

I, Elaine Jeng, City Manager of Rolling Hills, California certify that the above demands are accurate and there is available in the General Fund a balance of 116,042.92 for the payment of above items.

Elaine Jeng, P.E., City Manager

7/20/2022



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 7.E
Mtg. Date: 07/25/2022

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: CHRISTIAN HORVATH, CITY CLERK / EXECUTIVE ASSISTANT TO CITY MANAGER

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: REPUBLIC SERVICES RECYCLING TONNAGE REPORT FOR MAY 2022.

DATE: July 25, 2022

BACKGROUND:

None.

DISCUSSION:

None.

FISCAL IMPACT:

None.

RECOMMENDATION:

Receive and file.

ATTACHMENTS:

[CL_AGN_0725 - Rolling Hills YTD Tonnage Report.pdf](#)



CITY OF ROLLING HILLS RESIDENTIAL FRANCHISE
2022

Year 2022
Franchise Y/N Y

Month	Commodity	Tons Collected	Tons Recovered	Tons Disposed	Diversion %
Jan	Greenwaste	98.26	98.26	-	100.00%
	Trash	156.54	-	156.54	0.00%
Jan Total		254.80	98.26	156.54	38.56%
Feb	Greenwaste	93.00	93.00	-	100.00%
	Trash	134.41	-	134.41	0.00%
Feb Total		227.41	93.00	134.41	40.90%
Mar	Greenwaste	111.44	111.44	-	100.00%
	Trash	183.40	-	183.40	0.00%
Mar Total		294.84	111.44	183.40	37.80%
Apr	Greenwaste	100.44	100.44	-	100.00%
	Trash	156.07	-	156.07	0.00%
Apr Total		256.51	100.44	156.07	39.16%
May	Greenwaste	111.54	111.54	-	100.00%
	Trash	162.42	-	162.42	0.00%
May Total		273.96	111.54	162.42	40.71%
Grand Total		1,307.52	514.68	792.84	39.36%

Contract Requires 30% Household - 514.68



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 7.F
Mtg. Date: 07/25/2022

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: CHRISTIAN HORVATH, CITY CLERK / EXECUTIVE ASSISTANT TO CITY MANAGER

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: APPROVE REIMBURSEMENT REQUEST FOR COSTS INCURRED BY WOMEN'S CLUB BEAUTIFICATION COMMITTEE TO IMPROVE VIEWING SITE ON CREST ROAD

DATE: July 25, 2022

BACKGROUND:

In recent years, the City Council has provided an annual allotment to local city organizations of \$5,000 for use on events and projects that have a positive effect on the Rolling Hills community. Some of Women's Community Club of Rolling Hills community efforts include appreciation luncheons for City Hall and the RHCA, and the Snow Day.

DISCUSSION:

The Women's Community Club of Rolling Hills and their Beautification Committee has also been working on improvements at the Crest Road viewing site. This includes landscaping of local indigenous plants, new benches and water fountain. Their current expenses for fiscal year 2021-2022 have exceeded the allotment of \$5,000 by \$644.47.

FISCAL IMPACT:

This \$644.47 expense would be recorded as a FY 21/22 transaction, if approved. The expense can be funded using General Fund, in the Non-Department, account 901 - South Bay Community Organizations.

RECOMMENDATION:

Approve as presented.

ATTACHMENTS:

[CL_AGN_220725_CC_WC-Reimbursement_Receipts.pdf](#)

Payee Women's Community Club of Rolling Hills
Vendor ID WCCRH Account #:

027534
027534
3/14/2022

Invoice	Description	Discount	Amount
20211130WC	Reimbursement for Holiday and Appreciation Lunch	\$0.00	\$1,813.05
SCANNED MAR 16 2022 BY: _____ PAID MAR 10 2022 BY: _____			

Total : \$0.00 \$1,813.05
CITY OF ROLLING HILLS

02/22 Y2GSF09067M

Women's Club Receipts

Date	Location	Amount	Event
11/16/2021	Good Stuff Restaurant	554.52	Appreciation Luncheon
11/15/2021	Costco	51.19	
11/30/2021	Ralphs	73.87	Holiday Party Supplies
11/12/2021	Amazon / Popcorn Machine	200.42	
11/12/2021	Amazon / Popcorn kit	42.95	
11/12/2021	Amazon / Popcorn Bags	9.92	
11/9/2021	Tiffany & Co.	-273.75	Appreciation of Officials
12/1/2021	Ralphs	10.90	
11/28/2021	Things Remembered	-176.82	
	NO RECEIPT	8.75	
11/26/2021	Shoplc	17.5	
2/2/2021	Amazon / Paper	10.93	
7/16/2021	Amazon / Paper	11.26	
10/26/2021	Dollar Tree	10.40	
10/6/2021	Staples	20.38	
	NO RECEIPT (for tissue)	10.00	
11/22/2021	Staples	48.99	
11/12/2021	Amazon / Coffee Urn	76.64	
11/11/2021	Signs & Banners	212.07	Karen Willis from 34 Chuckwagon Road - Paid on Credit Card
11/6/2021	Rite Aid	13.14	
11/6/2021	Hobby Lopyy	46.98	
11/6/2021	Big Lots	99.90	
11/6/2021	Butterfly Stat.	9.78	
11/8/2021	CVS	25.67	NO RECEIPTS
11/8/2021	Target	60.76	
11/3/2021	Smart & Final	65.54	
10/28/2021	Banner & Sign Deposit	100.00	Holiday Party Supplies
10/28/2021	Big Lots	44.10	
10/27/2021	Big Lots	105.29	
11/3/2021	Smart & Final	65.54	
11/6/2021	Hobby Lopyy	46.98	
11/6/2021	Rite Aid	13.14	
11/6/2021	Big Lots	99.90	
11/6/2021	Staples	9.78	
11/8/2021	CVS	25.67	
11/8/2021	Target	60.76	

TOTAL \$1,813.05

INVOICE PAYMENT
ACCT# 12-~~12~~-943
AMOUNT \$ 1,813.05
REF: WCCRH
SIGNED [Signature]

03/08/2022

Women's Club Receipts

Date	Location	Amount	Event
11/16/2021	Good Stuff Restaurant	554.52	Appreciation Luncheon
11/15/2021	Costco	51.19	
11/30/2021	Ralphs	73.87	Holiday Party Supplies
11/12/2021	Amazon / Popcorn Machine	200.42	
11/12/2021	Amazon / Popcorn kit	42.95	
11/12/2021	Amazon / Popcorn Bags	9.92	
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12/1/2021	Ralphs	10.90	
11/28/2021	Things Remembered	176.82	
	NO RECEIPT	8.75	
11/26/2021	Shoplc	17.5	
2/2/2021	Amazon / Paper	10.93	
7/16/2021	Amazon / Paper	11.26	
10/26/2021	Dollar Tree	10.40	
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10/27/2021	Big Lots	105.29	
11/3/2021	Smart & Final	65.54	
11/6/2021	Hobby Lopy	46.98	
11/6/2021	Rite Aid	13.14	
11/6/2021	Big Lots	99.90	
11/6/2021	Staples	9.78	
11/8/2021	CVS	25.67	
11/8/2021	Target	60.76	

TOTAL

\$2,714.19



RECEIVED

JAN 26 2022

City of Rolling Hills

By _____

January 19, 2022

Ms. Elaine Jeng, Manager

**WOMEN'S COMMUNITY CLUB
OF ROLLING HILLS**

City of Rolling Hills

2 Portuguese Bend Road, Rolling Hills, CA 90274

Dear Elaine,

On behalf of the Women's Community Club, I am writing to request reimbursement for expenses in connection with the annual snow party, which was held on December 5th. Also, I am including invoices for our appreciation luncheons for City Hall and the Community Association. In conclusion, there are expenses for our appreciation of officers, welcoming gifts for new residents of Rolling Hills, and miscellaneous items.

Appreciation luncheons for City Hall and Association \$554.52 ✓

Snow Day, and restocking the storage area \$966.80 ✓

Appreciation of officers \$489.28

\$2,318.16

I am requesting reimbursement for the above total, of \$2,318.16. (All the receipts are included in the envelope.) Please make a check payable to WCCRH and mail to me at 31 Chuckwagon Road.

Thank you for your consideration of this request.

Sincerely,

Kimberly Rosenfield
Kimberly Rosenfield, Treasurer

Women's Community Club of Rolling Hills

INVOICE PAYMENT

ACCT# 12-00-943

AMOUNT \$ _____

REF: _____

SIGNED _____

Connie Viramontes

From: kimmylundr@aol.com
Sent: Tuesday, February 8, 2022 4:24 PM
To: Connie Viramontes
Subject: Re: Women's Community Club of Rolling Hills Reimbursement Receipts

Hi Connie,

Thank you for your quick reply. I just took over as treasurer, and those receipts and figures were given to me. I certainly understand the "no receipt" from Claudia Feld plus the gifts should not be reimbursed. If you have any other questions, please let me know. The old treasurer moved away, and other members helped out. I will present you with better records, and receipts in the future.

Thank you,
Kim Rosenfield

-----Original Message-----

From: Connie Viramontes <cviramontes@cityofrh.net>
To: kimmylundr@aol.com <kimmylundr@aol.com>
Cc: Connie Viramontes <cviramontes@cityofrh.net>
Sent: Tue, Feb 8, 2022 1:04 pm
Subject: Women's Community Club of Rolling Hills Reimbursement Receipts

Good Afternoon Kimberly, thank you for all your effects that the Women's Club contributes to the community. In reviewing all the receipts that was given to us for reimbursement, that you dropped off on January 26, 2022, one envelope, written on "Claudia Feld, 2nd UP job \$54.27" there is NO receipt in the envelope. These receipts will need to be reviewed and approved by City Council Members, the Tiffany receipts may not be reimbursed due to them being gifts.

If you have any questions, please give me a call or reply via email.

Many thanks

Connie Viramontes
Administrative Assistant



CITY OF ROLLING HILLS – CITY HALL
2 Portuguese Bend Road, Rolling Hills CA 90274
O: 310.377.1521 | F: 310.377.7288
E: cviramontes@cityofrh.net

This is a transmission from the City of Rolling Hills. The information contained in this email pertains to City business and is intended solely for the use of the individual or entity to whom it is addressed. If the reader of this message is not an intended recipient, or the employee or agent responsible for delivering the message to the intended recipient and you have received this message in error, please advise the sender by reply email and delete the message.

Carrie Lieb

Good STUTT PATOS verdes
550 Deep V Tr #151
Rolling Hills, CA 90274
(310) 544 8000

To Go

Server: AM C
Check #61 Table 301
Ordered: 11/16/21 10:50 AM

18 Lunch Box \$216.00
Teri Stk & Veggie Bowl - 15 \$198.00

Subtotal \$414.00
Tax \$39.33
Total \$453.33

Input Type C (EMV Chip Read)
VISA CREDIT xxxxxxxx1133
Time 10:52 AM

Transaction Type Sale
Authorization Approved
Approval Code 016968
Payment ID bPr9NJHCwhbX
Application ID A0000000031010
Application Label ISA CREDIT
Terminal ID
Card Reader BBPOS

Amount \$453.33

+ Tip: 50.00

= Total: 503.33

50.19

CAROLYN M LIEB

554.52

Paid

Suggested Tip:

18%: (Tip \$74.52 Total \$527.85)

20%: (Tip \$82.80 Total \$536.13)

25%: (Tip \$103.50 Total \$556.83)

Tip percentages are based on the check price before taxes.

Customer Copy

Carrie Lieb

COSTCO
WHOLESALE

Torrance #1202

2640 Lomita Blvd
Torrance, CA 90505
3108911020

3E Member 304 06034001

2 @ 6.99

E 1142830 ORG MEDITERR 13.98

E 999551 PPRMNTBARK 11.94

E 0000265917 / 999551 3.25-

E 1343114 CHOC CAKE 12.99

E 702669 BLACKBERRIES 4.59

1387752 HOOK CABSALV 19.99 A

Date of Birth = xx/xx/xx KEYED

0000266639 / 1387752 10.00-A

SUBTOTAL 50.24

TAX 0.95

**** TOTAL 51.19

XXXXXXXXXXXX1133 CHIP Read

AID: A0000000031010

Seq# 12466 App#: 015635

Visa Resp: APPROVED

Tran ID#: 131900012466....

Merchant ID:

APPROVED - Purchase

AMOUNT: \$51.19

11/15/2021 14:46 1202 12 230 636

Visa 51.19

CHANGE 0.00

A 9.5% Tax 0.95

TOTAL TAX 0.95

TOTAL NUMBER OF ITEMS SOLD = 6

INSTANT SAVINGS \$ 13.25

11/15/2021 14:46 1202 12 230 636



Holiday Party Expenses



23841 W. Malibu RD
(310) 456-2917
Your cashier was Fidel J

Paid

KRO PURIFIED WATER	3.49 F
CA REDEM VAL	1.20 F
KRO PURIFIED WATER	3.49 F
CA REDEM VAL	1.20 F
KRO PURIFIED WATER	3.49 F
CA REDEM VAL	1.20 F
KRO PURIFIED WATER	3.49 F
CA REDEM VAL	1.20 F
KRO PURIFIED WATER	3.49 F
CA REDEM VAL	1.20 F
KRO PURIFIED WATER	3.49 F
CA REDEM VAL	1.20 F
KRO PURIFIED WATER	3.49 F
CA REDEM VAL	1.20 F
KRO PURIFIED WATER	3.49 F
CA REDEM VAL	1.20 F
KRO PURIFIED WATER	3.49 F
CA REDEM VAL	1.20 F
KRO PURIFIED WATER	3.49 F
CA REDEM VAL	1.20 F
CAPRI SUN JUICE	8.99 F
CAPRI SUN JUICE	8.99 F
CAPRI SUN JUICE	8.99 F

RALPHS rewards CUSTOMER *****4792
TAX 0.00
73.87

**** BALANCE
Malibu CA 90265
VISA CREDIT Purchase
*****7753 - C
REF#: 458780 TOTAL: 73.87
AID: A0000000031010
TC: 05DCE98734805000

VISA 73.87
CHANGE 0.00
TOTAL NUMBER OF ITEMS SOLD = 23
11/30/21 06:44pm 731 8 221 352

Fuel Points Earned Today: 74
Total Nov Fuel Points: 284

\$\$\$ Holiday Savings Bonus \$\$\$
Spending earned this order: \$74
Total Spending Balance: \$284
Accumulate \$200 or more from
Nov 17 - Nov 30th 2021 and a

amazon.com

[Print this page for your records.](#)**Order Placed:** November 12, 2021**Amazon.com order number:** 112-8253570-0865861**Order Total: \$200.42****Not Yet Shipped****Items Ordered**

1 of: *Superior Popcorn Company Popcorn Machine, Counter Top, Black Vintage*
Sold by: Amazon.com Services LLC

Price
\$183.03

Condition: New

Shipping Address:

Alfred Visco
15 CINCHRING RD
ROLLING HILLS, CA 90274-5009
United States

Shipping Speed:

Two-Day Shipping

Payment information**Payment Method:**

Visa | Last digits: 1647

Item(s) Subtotal: \$183.03
Shipping & Handling: \$0.00

Billing address

Alfred V Visco Jr
15 Cinchring Road
Rolling Hills, CA 90274
United States

Total before tax: \$183.03
Estimated tax to be collected: \$17.39

Grand Total: \$200.42To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2021, Amazon.com, Inc. or its affiliates

42.95
9.92
\$253.29

Paid 12/26

Order Placed: November 12, 2021
Amazon.com order number: 112-0335629-4194655
Order Total: \$42.95

Not Yet Shipped

Items Ordered

Price

1 of: *Premium Movie Theater All In One Popcorn Portion Kit 8 Ounce Bags With Coconut Oil & Flavored Salt And Bonus Large Shopping Tote Bag (24 Pack)* \$42.95

Sold by: Prime Deals Group ([seller profile](#))

Condition: New

Shipping Address:

Alfred Visco
15 CINCHRING RD
ROLLING HILLS, CA 90274-5009
United States

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa | Last digits: 1647

Billing address

Alfred V Visco Jr
15 Cinchring Road
Rolling Hills, CA 90274
United States

Item(s) Subtotal: \$42.95
Shipping & Handling: \$0.00

Total before tax: \$42.95
Estimated tax to be collected: \$0.00

Grand Total: \$42.95

To view the status of your order, return to [Order Summary](#).

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[Print this page for your records.](#)

Order Placed: November 12, 2021

Amazon.com order number: 112-5756475-6089010

Order Total: \$9.92

Not Yet Shipped

Items Ordered

Price

1 of: *Carnival King Paper Popcorn Bags, 1 oz, Red & White, 100 Pieces*

\$9.06

Sold by: Neron Brands ([seller profile](#)) | Product question? [Ask Seller](#)

Condition: New

Shipping Address:

Alfred Visco
15 CINCHRING RD
ROLLING HILLS, CA 90274-5009
United States

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Visa | Last digits: 1647

Item(s) Subtotal: \$9.06

Shipping & Handling: \$0.00

Total before tax: \$9.06

Estimated tax to be collected: \$0.86

Billing address

Alfred V Visco Jr
15 Cinchring Road
Rolling Hills, CA 90274
United States

Grand Total: \$9.92

To view the status of your order, return to [Order Summary](#).

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Nov 11

TIFFANY & CO

Tiffany & Co

Merchandise

Claudia F.
...4597

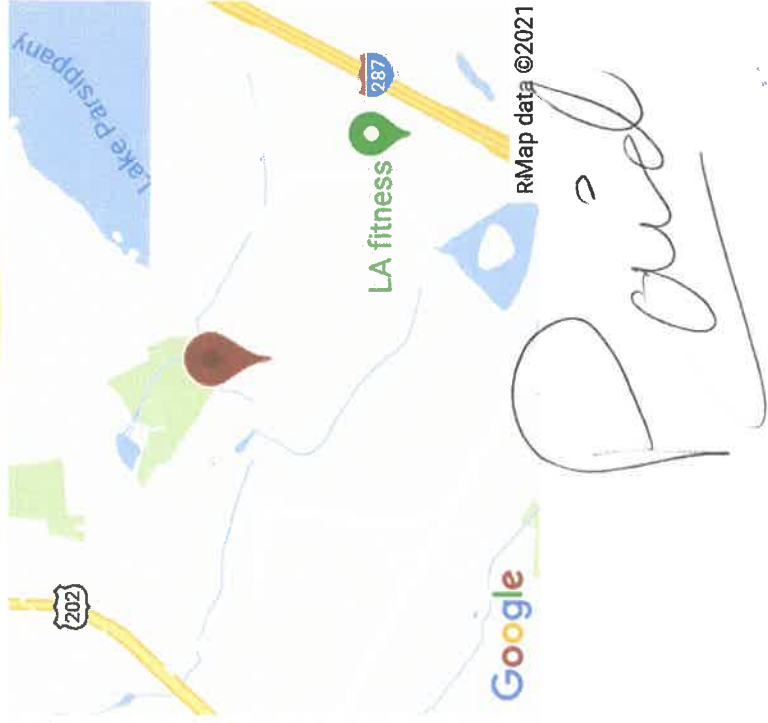
\$273.75

15 Sylvan Way
800-452-9146, NJ 07054
USA
(973) 254-7000
[Merchant Website](#)

Purchased: Tue, Nov 9,
2021
Posted: Thu, Nov 11,
2021

Purchased By: **CLAUDIA S
FELD**

Appears on statement as:
TIFFANY & CO 800-452-9146
NJ 07054 US



[Report a problem](#)

2

KRO FONCUP	1.99
KRO FONCUP	1.99
KRO FONCUP	1.99
KRO FONCUP	1.99
KRO FONCUP	1.99
KALPIS remais CUSTOMER	*****2746
TAX	0.95
**** BALANCE	10.90

KALPINS
TAK

*** BALANCE ***
Lorraine CA 90605
CHASE VISA PURCHASE
*****5988-2
REF#: 006560 TOTAL: 10.90
AID: A916013300
8080701ANFEB8

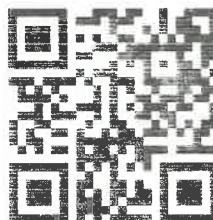
10.90
 0.00
 5
 TOTAL OF ITEMS SOLD =
 12/27/77
 12/28/78
 18.361

[illegible]

Waterbury, Conn. 06402-1411

MR. RALPH A. HENSON (310) 725-0611
TAKING THE 10:00 AM RALPHS

Report for the
Department of
the Interior



delivery orders or with any other

orders. Not valid with any other

Item	Quantity	Item Total
THINGS REMEMBERED		



Shipping By Rush Priority

your gifts made personal

(1)

Shipping To :

4 MIDDLE RIDGE LN S
 ROLLING HILLS, CA 90274
 United States

Order Summary

Sub-Total:	\$112.00
Rush Priority:	\$49.49
Sales Tax:	\$15.33

Order Total:	\$176.82
---------------------	-----------------

Continue Shopping (/home)

* Judith gave me cash
 for aprons sold.

-176.82	-
<u>8.75</u>	-
17.50	-
<u>10.93</u>	-
<u>11.26</u>	-
<u>10.90</u>	-
236.16	
39.37	
275.53	
- 60.00	cash*
# 215.53	for aprons

Nancy Schmoller

pages		
Subtotal		\$7.99
Tax		\$0.76
Total Charged		\$8.75

You can view your print history, current usage, or change your plan through your account page.

[View Account](#)

Need to download and print your invoice?

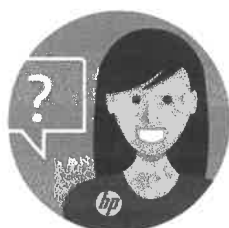
1. Log in to your account at hpinstantink.com/signin.
2. Click **Print History** on the left side of the screen.
3. Choose a previous billing cycle from the drop-down menu.
4. Click **Download Invoice** or **Download All Invoices**. Invoices can only be generated for completed billing cycles.

Thank you for choosing HP Instant Ink!

Check your account summary*

You print an average of	With Instant Ink you save approximately	With traditional cartridges, you would pay
133 pages/month	\$300 savings/year	\$394 cost/year

*Based on the last 12 months of your personal print history



Have questions? We are here to help.

If you have any questions about your HP Instant Ink service, chat with the HP Virtual



CUSTOMER RELATIONSHIP DOCUMENT



LC38695741

All Sales Final on items purchased on the \$1 Online Auction or Clearance sections of the website and during any Clearance Event.

LC Main
Page 1 of 1

Billing Address
NANCY SCHMOLLER
4 MIDDLERIDGE LANE SOUTH
ROLLING HILLS CA 90274

Shipping Address
NANCY SCHMOLLER
4 MIDDLERIDGE LANE SOUTH
ROLLING HILLS CA 90274

Invoice No : LC38695741
Invoice Date : 11/26/2021
Customer ID : SF00062146
N

Automated Toll Free: 1-877-899-0098 **Customer Service:** 1-877-899-0078 **Email Us:** Live@ShopLC.com
Text Us: 512-944-4304 **Personal Shopper:** 1-877-899-0490 or personal.shopper@ShopLC.com

ITEM	LOCATION	ORDER CODE	DESCRIPTION	QTY	UNIT PRICE	TOTAL	AMT PAID
3112809 FPC	C 09 12 B 05 (C 09 12 Y OF)	SF00260285 11/26/2021	 Murano Style Enamelled Butterfly Pendant Necklace (20 Inches) in Stainless Steel	2	\$7.99	\$15.98	\$15.98
Welcome to Shop LC - A Gift and Exclusive Offers Inside! **All the Jewelry items comes with Box /Pouch for personal storage and maintaining jewelry in good condition							

Total Items Shipped 2	Thank you! Your purchase has provided "2" meals to Children in need, through our SHOP LC Your Purchase Feeds program.	Sub Total	\$15.98	\$15.98
Payment: Credit/Debit		Shipping	\$0.00	\$0.00
Shipping Carrier: DHL		Sales Tax	\$1.52	\$1.52
	<i>Shop with us again at WWW.SHOPLC.COM</i>	Grand Total	\$17.50	\$17.50

For details about the Terms and Conditions that govern this and all future sales, Privacy Policy, Other Policies and Frequently Asked Questions, please visit the links below or contact our Customer Service department via email at customerservice@shoplc.com or by phone at 1-877-899-0078. Terms and Conditions of Sale: ShopLC.com/terms, Privacy Policy: ShopLC.com/privacypolicy, Other Policies and Frequently Asked Questions: ShopLC.com/faqs
Can't find the products you are after? Share your idea with our Idea Lab Team at <https://www.shoplc.com/idealab>

D28_38695741_P15



Shipping Carrier: Standard Shipping

'2021 11:40 PM
'2146

UNIT PRICE		TOTAL
	\$7.99	\$15.98

Sub Total \$15.98
Shipping \$0.00
Estimated Tax \$1.52
Discount - \$0.00
Grand Total \$17.50

Deliver to Nancy
Rolling Hills 90274 AllHello, Nancy
Account & Lists Returns & Orders

0

All Cyber Monday Deals Groceries Buy Again Prime Best Sellers Customer Service Outdoor Recreation

Shop tech gifts

Your Account > Your Orders > Order Details

Order Details

Ordered on February 9, 2021 Order# 112-2419059-7965036

[View or Print invoice](#)

Shipping Address

Nancy Schmoller
4 Middleridge Lane South
Rolling Hills, CA 90274-4055
United States

Payment Method

**** 5998

Order Summary

Item(s) Subtotal:	\$9.98
Shipping & Handling:	\$0.00
Total before tax:	\$9.98
Estimated tax to be collected:	\$0.95
Gift Card Amount:	-\$10.93
Grand Total:	\$0.00

Earned 5% Back with your Amazon Prime Rewards Visa Signature card.
See terms and conditions.



HP Paper Printer Paper 8.5x11 BrightWhite 24 lb 1 Ream 500 Sheets 100 Bright
Made in USA FSC Certified Copy Paper Compatible 203000R

Sold by: Amazon.com Services LLC
Return window closed on Mar 12, 2021
\$9.98

Condition: New

[Buy it again](#)[Write a product review](#)[Archive order](#)

Customers Who Bought Items in Your Order Also Bought



hp Printer Paper | 8.5 x 11 Paper | Premium 28 lb | 1 Ream - 500 Sheets | 100 Bright | Made in...

#1 Best Seller in Laser

Printer Paper

\$11.95

Prime FREE Delivery
In stock soon.

Climate Pledge Friendly



HP DeskJet 3755 Compact All-in-One Wireless Printer, HP Instant Ink, Works with Alexa - Stone Accent...

15,965

\$89.89

Prime FREE Delivery
In stock soon.



HP DeskJet 4155e All-in-One Wireless Color Printer, with bonus 6 months free Instant...

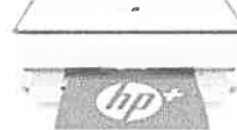
3,024

#1 Best Seller in Inkjet

Computer Printers

\$109.89

FREE Delivery



HP ENVY 6055e All-in-One Wireless Color Printer, with bonus 6 months free Instant Ink with HP+ (223N1A)

2,588

\$139.89

FREE Delivery



Original HP 67 Blar color Ink Cartridge: pack) | Works with DeskJet 1255, 270(4100 Series, HP EN

13,079

\$29.89

FREE Delivery

[Back to top](#)

Deliver to Nancy
Rolling Hills, CA 90274

All ▾

Nancy Schmoller

Hello, Nancy
Account & Lists ▾Returns
& Orders ▾

0

All Cyber Monday Deals Groceries ▾ Buy Again Prime ▾ Best Sellers Customer Service Outdoor Recreation

Shop tech gifts

Your Account ▸ Your Orders ▸ Order Details

Order Details

Ordered on July 16, 2021 Order# 111-9098881-6245004

[View or Print invoice](#)

Shipping Address

Nancy Schmoller
4 Middleridge Lane South
Rolling Hills, CA 90274-4055
United States

Payment Method

 **** 5998

Order Summary

Item(s) Subtotal:	\$10.28
Shipping & Handling:	\$0.00
Total before tax:	\$10.28
Estimated tax to be collected:	\$0.98
Gift Card Amount:	- \$11.26
Grand Total:	\$0.00

Earned 5% Back with your Amazon Prime Rewards Visa Signature card.
See terms and conditions.

Delivered Jul 18, 2021

Your package was left near the front door or porch.

HP Printer Paper | 8.5 x 11 Paper | BrightWhite 24 lb | 1 Ream - 500 Sheets| 100
Bright | Made in USA - FSC Certified | 203000RSold by: Amazon.com Services LLC
Return window closed on Aug 16, 2021
\$10.28

Condition: New

[Buy it again](#)[Write a product review](#)[Archive order](#)

Customers Who Bought Items in Your Order Also Bought

Page 1 of 10

hp Printer Paper | 8.5 x
11 Paper | Premium 28
lb | 1 Ream - 500 Sheets
| 100 Bright | Made in...
12,874

#1 Best Seller in Laser

Printer Paper

\$11.95

Prime FREE Delivery

In stock soon.

 Climate Pledge FriendlyHP DeskJet 3755
Compact All-in-One
Wireless Printer, HP
Instant Ink, Works with
Alexa - Stone Accent...
15,965

\$89.89

Prime FREE Delivery

In stock soon.

HP DeskJet 4155e All-in-
One Wireless Color
Printer, with bonus 6
months free Instant...
3,024

#1 Best Seller in Inkjet

Computer Printers

\$109.89

FREE Delivery

HP ENVY 6055e All-in-
One Wireless Color
Printer, with bonus 6
months free Instant Ink
with HP+ (223N1A)
2,588

\$139.89

FREE Delivery

Staples Connect

2746 PACIFIC COAST HIGHWAY
TERRANCE, CA 90505
(310) 784-2410

SALE 1888150 10 006 08049
0090 10/06/21 01:35
QTY SKU PRICE

1 BOBS SWEET STRIPES
070538016422 CANDY FOR MUGS 9.99N
1 BADGE CLIP W/STRAP >
718103125734
SUBTOTAL 9.49
Standard Tax 9.5000% 19.48
TOTAL \$20.38

Visa USD\$20.38
Card No.: XXXXXXXXXXXXX2793 [8]
Auth No.: 803800

Paid

DOLLAR TREE

Store# 4644
23126 Hawthorne Blvd
Torrance CA 90505-3705
(424) 282-2629

DESCRIPTION	QTY	PRICE	TOTAL
TRAIL HUG V PRNT WRAP MUST	1.00	1.00	1.00
DBLWALL TUNBLR W/PVC 162 FFI	1.00	1.00	1.00
DBLWALL TUNBLR W/PVC 162 FFI	1.00	1.00	1.00
CARD GETWELL VALUE	0.50	0.50	0.50
CARD HALLOW	0.50	0.50	0.50
CARD SYMPHY VALUE	0.50	0.50	0.50
PUMPKIN BEVERAGE NPKN 24CT 2P	1.00	1.00	1.00
PUMPKIN BEVERAGE NPKN 24CT 2P	1.00	1.00	1.00
PUMPKIN ON 1CT 2P	1.00	1.00	1.00
CLEAR CELLO LOOT BAG W/CS	1.00	1.00	1.00
GIFTBAG MED 2PK ORANGE KRAFT	1.00	1.00	1.00

SUB TOTAL \$9.50
SALES TAX \$0.90
Total \$10.40
Dabit Card \$10.40
*****2793 Approved
Purchase Swiped
Auth/Trace Number: 659945/048768

NOV SHOP ON-LINE AT DOLLARTREE.COM

* We will gladly exchange any unopened item *
* with original receipt. We do not offer refunds. *

5010 04644 04 001 27037136 10/06/21 15:36
Sales Associate:anna

just a note

Ab -
Dollars Tree Outing > \$10.40
Staples (Candy & Badge
Clips) 20.38
Torne from the Mugs 10.00
(purchased online) \$40.78

Thank You!
- David

WARNING:  California's Proposition 65

 Add gift options

12.99
1.24 TX

14.23

Choose FREE Amazon Day delivery for fewer boxes and a **\$2 digital credit**.

Delivery date: Nov. 18, 2021 If you order in the next 5 hours and 12 minutes (Details)
Items shipped from Amazon.com

Waterproof ID Badge Holder
Horizontal Clear PVC Name Holder
Tags with Badge Clip Straps
(Horizontal, 20Pack)

\$12.99  prime & FREE Returns 

Qty: 1 

Sold by: King sum

 Add gift options

Choose your Prime delivery option:

☒ **Thursday, Nov. 18**

FREE Prime Delivery

☐ **Tuesday, Nov. 23**

FREE Amazon Day Delivery

Get your orders in fewer boxes.

Some orders may arrive a day early
delivery day

Get a \$2 reward for select digital items
per purchase. Details

UNINAVI

with
these

**Staples
Connect**

2748 Pacific Coast Highway
Torrance, CA 90505
310-784-2410

Sale

Store: 90 -- Register: 6
Date: 11/22/21 Time: 2:46 PM
Transaction: 973 Cashier: 1973130

*Claudia
Paid*

Qty	Item	Price	Amount
	PUNCH NTCRDS PEACD		
1	802126450260	7.99	7.99
	PUNCH NTCRDS PEACD		
1	802126450260	7.99	7.99
	PUNCH NTCRDS PEACD		
1	802126450260	7.99	7.99
	SMEAD EASYSLIDE HA		
1	086486646260	6.79	6.79
	SBG FASHN HANG FF		
1	718103284103	7.99	6.99
Line item Discount:	\$ off		(1.00)
	SBG FASHN HANG FF		
1	718103284103	7.99	6.99
Line item Discount:	\$ off		(1.00)

Subtotal 44.74
CALIFORNIA 9.5% 4.25

Total 48.99

Visa USD\$48.99
Card No. : XXXXXXXXXXXXX2793 [S]
Auth. No. : 977968
Card Balance: Unavailable

Staples Connect,
the working and learning store.

Reimbursement for Karen Willis

11/11/21

Signs + Banners

212.07

11/12/21

Coffee Pot - receipt

~~76.64~~ ✓

\$	288.71
	<u>31.493</u>
	603.584
	<u>321.77</u>
	925.354
	<u>65.54</u>
	859.87



amazon.com

Details for Order #114-3093100-5721050

[Print this page for your records.](#)

Order Placed: November 12, 2021

Amazon.com order number: 114-3093100-5721050

Order Total: \$76.64

Not Yet Shipped

Items Ordered

	Price
1 of: Hamilton Beach 40521 Coffee Urn and Hot Beverage Dispenser, 45 Cup, Fast Brew, Silver	\$69.99

Sold by: Amazon.com Services LLC

Condition: New

Shipping Address:

Karen Willis
34 CHUCKWAGON RD
ROLLING HILLS, CA 90274-5276
United States

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

MasterCard | Last digits: 1081

Item(s) Subtotal: \$69.99

Shipping & Handling: \$0.00

Billing address

Karen Willis
34 Chuckwagon Rd
Rolling Hills, CA 90274
United States

Total before tax: \$69.99

Estimated tax to be collected: \$6.65

Grand Total: \$76.64To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2021, Amazon.com, Inc. or its affiliates

(2)

Karin showed me her credit
card statement for these items.

11/6/21 Rite Aid
plates
gran sugar 12.14

11/6/21 Hobby Lobby
Crafts
lg Roll Red Plastic 46.98

11/4/21 Big Lots
Paper
Bows
Hot Choc
Coffee Marshmallows 99.90

11/6/21 Butterfly Stat. (cash) 9.78

11/8/21 CVS
kids scissors 25.67
crayons

11/8/21 Target
cream
Cotton Balls
Markers
Boxes 60.76

11/3/21 Smart + Final
Red Skirt
Containers for food 65.54
(forgot to include on other
sheet)

\$ 321.77

HOBBY LOBBY

Super Savings, Super Selection!

22035 Hawthorne Blvd

Torrance, CA 90503

Hobby Lobby Store #885 (310) 316-0077

S-885 R-10 T-5138 DAMONIQUE H SALE

107500000	Cards&Party	12.99
104000000	Christmas	4.99
Promo 50% Off (9.99-5.00)		
104000000	Christmas	5.96
Promo 50% Off (2.99-1.50)		
4 @ 1.49 ea		
105000000	Crafts	1.24
50 % Off (2.49-1.25)		
104000000	Christmas	1.49
Promo 50% Off (2.99-1.50)		
105000000	Crafts	3.49
105000000	Crafts	0.79
105000000	Crafts	7.47
3 @ 2.49 ea		
105000000	Crafts	2.99
104000000	Christmas	1.49
Promo 50% Off (2.99-1.50)		

SUBTOTAL 42.90
TAX TOTAL 4.08
TOTAL 46.98

M/C 46.98

ACCOUNT #: *****1081
AUTH#: 07006Z
ACCT: MASTERCARD INSERTED
MASTERCARD
CARD # *****1081 EXP **/**
REF # AUTH # RESP 00
121811061042 07006Z ISO 00
AID: A0000000041010
TSI: E800 ARC: CUR:0840
TVR: 8000008000
APP: MASTERCARD
IAD: 0110A000032200000000000000000000
00FF

No Signature
CHANGE DUE 0.00

Number of Items Purchased: 15

Total savings: 15.25

Thank You Please come again!

Become a Fan on Facebook

Sign up today for our Hobby Lobby App



store #05480
23 PENINSULA CENTER
1
ROLLING HILLS EST., CA 90274
(310) 377-4472

Register #2 Transaction #2850496
Cashier #54808237 11/06/21 12:40PM

wellness+ rewards

Debit Card#: 95XXXXX8850

1 C&H GRANULATED SUGAR 1LB	1.99 F
1 BW PAPER PLATES 100CT	5.09 T
1 BW PAPER PLATES 100CT	5.09 T

Subtotal	\$12.17
Tax	\$.97
Total	\$13.14

MASTER SALE

MASTER card * #XXXXXXXXXXXX1081

App #AA APPROVAL AUTO

Ref # 008972

Entry Method: Chip

Application Label: MASTERCARD

AID: A0000000041010

TVR: 0400008000

TSI: E800

AC: 8B3A467737229425

ARC: 00

Tendered	\$13.14
Cash Change	\$.00

Available BonusCash Rewards*: \$0.00

Bronze

12



901 SILVER SPUR RD
PALOS VERDES PENINSULA, CA 90274
B360:310.377.3428 STORE:310.377.6728

REG#18 TRN#1192 CSHR#0000098 STR#9607

1	CAL SCISSR BLNT	EACH	3.29T
1	CAL SCISSR BLNT	EACH	3.29T
1	CAL SCISSR BLNT	EACH	3.29T
1	CAL SCISSR BLNT	EACH	3.29T
1	CAL SCISSR BLNT	EACH	3.29T
1	CRAY CRAYON 64	64CT	6.99T

6 ITEMS

Survey ID #

7291 9512 0496 932 73

SUBTOTAL	23.44
CA 9.5% TAX	2.23
TOTAL	25.67
CHARGE	25.67

*****1081 CH
MASTERCARD *****1081
APPROVED# 044092 REF# 181927
TRAN TYPE: SALE AID: A0000000041010
TC: E5DA8919CCE5D046 TERMINAL# 86662804
NO SIGNATURE REQUIRED CVM: 1E0300
TVRC(95): 0000008000 TSC(9B): E800

CHANGE .00



3509 6071 3121 1921 87
Returns with receipt, subject to
CVS Return Policy, thru 01/07/2022
Refund amount is based on price
after all coupons and discounts.

NOVEMBER 8, 2021 11:41 AM



GET YOUR CVS EXTRACARD CARD

We would love to hear your feedback
on your recent experience with us.
This survey will take only
1 minute to complete.

Share Your Feedback

www.CVSHealthSurvey.com

Hablamos español

THANK YOU FOR 24 HOURS AT C



Rolling Hills - 424-409-2004
43 Peninsula Ctr
Rolling Hills Estates, California 90274-3583
11/08/2021 10:58 AM



GROCERY
094080741 5 HR ENERGY T \$18.99
231100241 MARKETPANTRY NF \$3.29
HEALTH AND BEAUTY
052140901 UP CTN BALLS T \$7.56
4 @ \$1.89 ea
STATIONERY & OFFICE SUPPLIES
053340858 RPG T \$3.99
081220629 12X12 PAPER T \$17.98
2 @ \$8.99 ea
081042291 50CT CRAYOLA T \$6.99
081060454 GIFT BOX T \$15.96
4 @ \$3.99 ea

SUBTOTAL \$74.76
T = CA TAX 9.50000 on \$71.47 \$6.79
TOTAL \$81.55
*1081 MASTERCARD CHARGE \$81.55
AID: A0000000041010
MASTERCARD
AUTH CODE: 05548Z

- 20.79

40.76

NOTICE: Some furniture products can expose
you to chemicals known to the State of
California to cause cancer, birth defects or
other reproductive harm. Please check on-
product label for warning information

REC#2-1312-3360-0161-0457-5 VCD#756-255-642

Help make your Target Run better.
Take a 2 minute survey about today's trip

informtarget.com
User ID: 7868 7664 0983
Password: 895 425

CUMTENOS EN ESPAOL

Please take this survey within 7 days

Reimbursement for Karen Willis
34 Chuckwagon Rd

11/4/21 Rite Aid
plates
gran sugar ~~13.14~~ ✓

11/4/21 Hobby Lobby
Crafts
Red Table Plastic Roll ~~46.98~~ ✓

11/4/21 Big Lots
Paper
Bows
Hot Choc Coffee
Marshmallows ~~49.90~~ ✓

11/4/21 Staples
Butterfly Stationery ~~9.78~~ ✓

11/8/21 CVS
kids scissors
Crayons ~~25.67~~

11/8/21 Target
Cream
Cotton Balls
Markers
Bales for Santa area ~~60.74~~ ✓

\$ 256.23

Deposit for
Banner & Sign

(310)-831-3231

(310)-831-8494

1 HOUR PHOTO ETC

28641 S WESTERN AVE

RCH PALOS VRD, CA 90275

10/28/2021

11:55:15

CREDIT CARD

MC SALE

Card # XXXXXXXXXXXX1081
Chip Card: MASTERCARD
AID: A0000000041010
SEQ #: 3
Batch #: 128
INVOICE 3
Approval Code: 05466Z
Entry Method: Chip Read
Mode: Issuer

SALE AMOUNT \$100.00

X-Mas

THANK YOU FOR YOUR BUSINESS!

CUSTOMER COPY

Tinsel for Signs
X-Mas

BIG LOTS!

BIG LOTS STORES - #4136

2155 PACIFIC COAST HWY

LOMITA CA 90717-2502

310-530-9543

Customer: 34056086

10/28/2021 12:37 PM

C1889129

SALE



S04136 R003 T4094 D20211028 X00

18FT RED 6PLY TINSEL GAR 20.00 T C

810534132 5 @ 5.00 M Disc (5.00)

10FT RED/GREEN/GOLD EMBO 20.00 T C

810390167 5 @ 5.00 M Disc (5.00)

Total Discount

-10.00

Sub-Total

40.00

CA 10.25% Taxable

40.00

CA 10.25% Tax

4.10

Total Sales Tax

4.10

Total

44.10

MC USD\$44.10

Account: 1081

Token: 1081

Authorization Code: 01823Z

CTroutd: 250300008

Card Entry Mode: ChipRead

CVM: Signature

CVM Results: 1E0300

AID: A0000000041010

App Prefer Name: MASTERCARD

App Label: MASTERCARD

App Cryptogram: E4022FEC38205E54

Total Tender

44.10

Change Due

0.00

Loyalty #XXXXXXXXXXXX993110

Visit www.biglots.com/rewards
to access your rewards account

Thank you for shopping at Big Lots!

Join the friendliest store in town!
Now Hiring Part Time Associates
Competitive hourly wage
30% employee discount on
most items (some exclusions apply)
Apply online at www.biglots.com/careers

LET US KNOW HOW WE ARE DOING!
TAKE THE BIG LOTS CUSTOMER SURVEY
AND TELL US WHAT YOU THINK!
YOU COULD WIN A \$1000 BIG LOTS GIFT
CARD!

Comparta su opinion en una breve
encuesta para la oportunidad de ganar

No Purchase Necessary. Enter for a
chance to win a \$1000.00 Gift Card. One
Prize Winner is announced monthly.
Sweepstakes ends 10/30/21. Must be 18
years old to enter. Please visit

to www.biglots.com/survey or

Plastic Tubes
Zysol Wipes Lg Baggies

BIG LOTS!

BIG LOTS STORES - #4136

2155 PACIFIC COAST HWY
LOMITA CA 90717-2502
310-530-9543

Customer: 34056086

10/27/2021 3:02 PM

830123

SALE



S04136 R004 T7141 D20211027 X00

CLEAR STORAGE 66QT 81.00 T C
170005493 6 @ 13.50
CLOROX 35CT WIPES LMN 6.00 T C
140008765 2 @ 3.00
HEFTY GAL SLIDER FZ 56CT 8.50 T C
810429522 1 @ 8.50
Sub-Total 95.50
CA 10.25% Taxable 95.50
CA 10.25% Tax 9.79
Total Sales Tax 9.79
Total 105.29

MC USD\$105.29
Account: 1081
Token: 1081
Authorization Code: 06652Z
CTroutd: 570400023
Card Entry Mode: ChipRead

CVM:Signature
CVM Results:1E0300
AID:A0000000041010
App Prefer Name:MASTERCARD
App Label:MASTERCARD
App Cryptogram:B6EF02932DED007

Total Tender 105.29
Change Due 0.00

Loyalty #XXXXXXXXXXXX993110

Visit www.biglots.com/rewards
to access your rewards account

Thank you for shopping at Big Lots!

Join the friendliest store in town!

Now Hiring Part Time Associates

Competitive hourly wage

30% employee discount on

most items (some exclusions apply)

Apply online at www.biglots.com/careers

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TAKE THE BIG LOTS CUSTOMER SURVEY

AND TELL US WHAT YOU THINK!

YOU COULD WIN A \$1000 BIG LOTS GIFT
CARD!

Comparte su opinion en una breve
encuesta para la oportunidad de ganar.

No Purchase Necessary. Enter for a
chance to win a \$1000.00 Gift Card. One
Prize Winner is announced monthly.
Sweepstakes ends 10/30/21. Must be 18
years

for

Smart & Final. &
Warehouse & Market. Friend & Neighbor.

Smart And Final
Store 458
2775 PACIFIC COAST HIGHWAY
TORRANCE, CA 90505
Telephone (310) 539-3526

041512126680
FS Touch of Color Class 3.19 T
DISCOUNTS -0.40

799626026005
Crepe Streamer White 2.97 T
3 @ 0.99

076022511060
White Latex Balloons 9 5.98 T
2 @ 2.99

011179063260
Crepe Streamer Red 2.97 T
3 @ 0.99

041594550090
First Street 3.25/4/5.5 10.98 T
2 @ 5.49

041594415511
First Street 3.25 oz So 11.98 T
2 @ 5.99

041512144837
Sun Harvest 1 lb Paper 6.69 T

041512001239
Basket Verify 0.00

763256045019
Food Handler Embossed P 10.49 T

SUBTOTAL [16] 59.85
T 59.85 @ 9.500% = 5.69
0.00 @ 0.000% = 0.00

TOTAL 65.54
Mastercard 65.54

PURCHASE \$65.54
*****1081 MC
CHIP READ
REF#: 05816Z APPROVED

MASTERCARD

AAC - A04A3A9396C532A5

Mode: Issuer
A0000000041010
0000000000000000

Karen Willis

34 chuckwagon Rd

Submit for reimbursement

Banner + Sign deposit

100.⁰⁰ ✓

Big Lots

Plastic Tubs

Lg. Baggies

Lysol

~~105.29~~ ✓

Big Lots #10
Tinsel

~~44.10~~ ✓

\$249.39

11/3 Smart + Final
Food holders
Crepe Paper
Balloons

~~65.54~~ ✓

\$314.93

Payee Women's Community Club of Rolling Hills
Vendor ID WCCRH Account #:

027690
027690
7/13/2022

Invoice	Description	Discount	Amount
2022_0607WCCRH	Reimbursement for Expenses Jan to June 2022	\$0.00	\$1,878.20
2022_0618WCCRH	Reimbursement for Stone Fountain	\$0.00	\$1,308.75

PAID
JUL 14 2022
BY:

Total :

CITY OF ROLLING HILLS

\$0.00

\$3,186.95

02/22 0208H03067M

INV 2022-0618 WCCRA

Women's Community Club

FY21/22 Budget: \$5,000.00

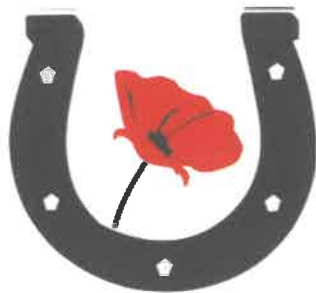
Payment Request

Date	Check #	Requested Amount	Paid Amount	Budget Amount	5,000.00
3/14/2022	27534		1,813.05		
7/12/2022			\$1,878.20	3,186.95	
7/12/2022		1,945.02	\$1,308.75	(\$636.27)	Over Budget

BUDGET AMOUNT

5,000.00

June 18, 2022



RECEIVED

JUN 21 2022

City of Rolling Hills

By _____

Ms. Elaine Jeng, Manager
 City of Rolling Hills
 2 Portuguese Bend Road, Rolling Hills, CA 90274

Dear Elaine,

On behalf of the Women's Community Club, I am writing to request reimbursement for the purchase of a large, stone drinking fountain. This was to replace an old and rickety one, at the view site on Crest Road next to the fire station. The Beautification committee of the Women's Club has spent the last 18 months landscaping this butterfly site. We added indigenous plants with plaques identifying their names, refurbishing and buying new benches, and purchasing a lovely water fountain. We are thrilled that couples, families, equestrians, bicyclists and even boy scouts are enjoying this view site.

Stone water fountain \$1,945.02

I am requesting reimbursement of \$1,945.02. The receipt is enclosed in the envelope. If this is acceptable, please make a check payable to WCCRH and mail it to me, at 31 Chuckwagon Road, R.H.

Thank you for your consideration. If you have any questions, I am happy to provide full details of our project.

Sincerely, Kim Rosenfield, Treasurer of the WCCRH

INVOICE PAYMENT

ACCT# 12-945 65-901

AMOUNT \$ 1308.75

REF: WCCRH

SIGNED

From: Karen Willis karenart1955@gmail.com
Subject: Reimbursement form print several copies
Date: Apr 22, 2022 at 5:17:38 PM
To: Kim Rosenfield kimmylundr@aol.com, karenart1955@gmail.com

WOMENS COMMUNITY CLUB OF ROLLING HILLS
REQUEST FOR REIMBURSEMENT

Submit to: Kim Rosenfield, Treasurer
31 Chuckwagon Rd. Rolling Hills, CA 90274
310-902-3282

DATE: June 18, 2022

REIMBURSEMENT AMOUNT: \$1,945.02
(Please submit all receipts, which must equal the reimbursement requested)

FUNCTION/PURPOSE: Stone drinking fountain
at view site, Crest Road next to fire station

DESCRIPTION OF EXPENSES:

Replaced old, rickety fountain

MAKE CHECK PAYABLE TO: WCCRH

WCCRH PRESIDENT: Karen A Willis
Karen Willis



BOURGET FLAGSTONE COMPANY
1810 COLORADO AVENUE
SANTA MONICA, CA 90404
OPEN 7AM-4:30PM; SAT 7:30AM-4PM
(310) 829-4010

DOCUMENT NUMBER
C77956

PAGE NO
1

CUST NO: *100 JOB NO: 000
BILL TO: **** CASH ****

CLERK	SALESPERSON	DATE / TIME
EF	ISMAEL MARTIN	7/22/21 7:19
TERMINAL	REFERENCE	
600	ORDR # 277956	

310-344-7193

INVOICE

SHIP TO: AGUILAR LANDSCAPE/ ANDY

SHIP VIA	PO NUMBER	ORDER NO
		277956
DUE DATE	TERMS	
	CASH / CHK / BCARD	
TAX		
SAN	SANTA MONICA CITY	

LN#	ITEM	UM	DESCRIPTION	ORDERED	B/O	SHIPPED	PRICE /PER	EXTENSION
1	31444	LB	SWEETWATER 6X16XRANDOM	3630.00		3630	0.486 /LB	1764.18 Q
2			11 PCS 36"					
3	SPECIAL	EA	** SPECIAL ORDER **	1.00		1	0.01 /EA	0.01
4			=====					
5								
6								
7			NOTICE! THIS PRODUCT(S) WAS					
8			SPECIAL ORDERED FOR YOU AND					
9			MAY NOT BE RETURNED FOR					
10			CREDIT. WE WILL NOT ASSUME					
11			RESPONSIBILITY FOR MATERIALS					
12			NOT PICKED UP WITHIN 30 DAYS.					
13			A STORAGE FEE WILL APPLY IF					
14			NOT PICKED UP WITHIN 30 DAYS.					
15			=====					

** PAYMENT RECEIVED **

1145.02

TAXABLE
NON-TAXABLE
SUBTOTAL

1764.19
0.00
1764.19

PRIOR DEPOSIT

800.00

Your deposit
\$1000.00

BANKCARD PAYMENT

BKCRD# XXXXXXXXXXXX0338 1145.02

APP:020322

XR:277956

MID:***3525

balance 1145.02
X [signature]

TAX AMOUNT 180.83
TOTAL AMOUNT 1,945.02



NO RETURNS CONSIDERED AFTER (30) DAYS FROM DATE OF INVOICE. NO RETURNS ON BUILDING STONE, SPECIAL ORDERS OR FABRICATED ORDERS.
ORIGINAL RECEIPT REQUIRED ON ALLOWABLE RETURN ITEMS. RETURN CHARGE MAY APPLY.

Women's Club - Reimbursement Expenses

Date	Company	Amount	Comments	
2/23/2022	USPS	\$58.00	Stamps	
2/23/2022	Lunada Bay Hardware	\$13.96		
1/6/2022	Amazon	\$43.79	USB Flash Drive for iPhone	Reimburse Karen Willis
1/4/2022	Staples	\$43.79	USB Flash Drive for iPhone	
2/23/2022	Torrance Bakery	\$86.00	Cake for ...	245.54
2/25/2022	Elwood Nursery	\$6.56	Peanuts for centerpieces	
2/23/2022	Elwood Nursery	\$16.40	Centerpieces	Reimburse Claudia Feld
2/24/2022	Dollar Tree	\$12.12	Centerpieces	
2/25/2022	Hobby Lobby	\$5.46	butterflies for centerpieces	\$40.54
3/9/2022	Amazon	\$243.08	Great Northern Popcorn Cottan Candy Machine	
4/8/2022	Amazon	\$68.96	Paper goods (cups and serving boats)	Reimburse
4/4/2022	Party City	\$104.03	Paper goods	Kristen Kahl-
4/4/2022	Smart & Final	\$71.05	Paper goods	Reno
4/12/2022	Venmo	\$100.00	Venmo Gift Card for designer	
	Artease Colors	\$252.95	Storybook and age signs	\$840.07
5/4/2022	Magic Services	\$400.00	Easter Event - Magician show	
2/22/2022	1 Hour Photo	\$170.82	Signs	Reimburse
2/15/2022	Hobby Lobby	\$59.06	Easter misc. items	Karen Willis
	Amazon	\$122.17	Cotton Candy Machine/misc. supplies (returned machine/total amount \$306.12-183.95=122.17)	\$752.05

Grand TOTAL \$1,878.20

INVOICE PAYMENT

ACCT#

100-901

AMOUNT \$

1,878.20

REF:

WCC R/H

SIGNED

07/11/2022

June 7, 22022



Ms. Elaine Jeng, Manager
City of Rolling Hills

**WOMEN'S COMMUNITY CLUB
OF ROLLING HILLS**

2 Portuguese Bend Road, Rolling Hills, CA 90274

RECEIVED

JUN 07 2022

City of Rolling Hills

By _____

Dear Elaine,

On behalf of the Women's Community Club, I am writing to request reimbursement for expenditures from January to June, 2022. The primary expense was our successful Easter party and egg hunt. I am also, including invoices for WCCRH business expenses.

Easter party and egg hunt \$1,605.08

WCCRH business expenses \$ 245.54

Installation \$ 40.54

Total \$1,891.16

I am requesting reimbursement for the above total of, \$1,891.16. (All the receipts are included in the envelope.) Please make a check payable to WCCRH and mail to me at 31 Chuckwagon Road, R.H.

Thank you for your consideration of this request, and your time and support.

Sincerely,

Kimberly Rosenfield, Treasurer of the WCCRH

WOMENS COMMUNITY CLUB OF ROLLING HILLS
REQUEST FOR REIMBURSEMENT

Submit to: **Kim Rosenfield, Treasurer**
31 Chuckwagon Rd. Rolling Hills, CA 90274
310-902-3282

DATE: 1-4-22

REIMBURSEMENT AMOUNT: 245.54
(Please submit all receipts, which must equal the reimbursement requested)

FUNCTION/PURPOSE: WCCRH Business

DESCRIPTION OF EXPENSES:

2 Memory Sticks	43.79
Keys + folders	43.79
	13.96
1 Roll Stamps	58.00
1 Cab Installation	86.00

MAKE CHECK PAYABLE TO: Karen A Willis

WCCRH PRESIDENT: Karen A Willis
Karen Willis

WCCRH TREASURER: Kim Rosenfield
Kim Rosenfield



PALOS VERDES ESTATES
2516 VIA TEJON STE 102
PALOS VERDES ESTATES, CA 90274-9993
(800)275-8777

02/23/2022 10:53 AM

Product	Qty	Unit Price	Price
---------	-----	------------	-------

U.S. Flags C 1	2	\$58.00	\$116.00
----------------	---	---------	----------

Grand Total:			\$116.00
--------------	--	--	----------

Credit Card Remitted			\$116.00
----------------------	--	--	----------

Card Name: MasterCard
Account #: XXXXXXXXXXXX1081
Approval #: 09353Z
Transaction #: 315
AID: A0000000041010 Chip
AL: MASTERCARD
PIN: Not Required MASTERCARD

USPS is experiencing unprecedented volume increases and limited employee availability due to the impacts of COVID-19. We appreciate your patience.

In a hurry? Self-service kiosks offer quick and easy check-out. Any Retail Associate can show you how.

Preview your Mail
Track your Packages
Sign up for FREE @
<https://informedelivery.usps.com>

All sales final on stamps and postage.
Refunds for guaranteed services only.
Thank you for your business.

Tell us about your experience.
Go to: <https://postalexperience.com/Pos>
or scan this code with your mobile device,



or call 1-800-410-7420.

Mail for personal use

50 \$58.00

UFN: 055821-0241
Receipt #: 840-59070040-3-4588443-1
Clerk: 08

THANK YOU FOR SHOPPING AT
LUNADA BAY HARDWARE
2216 VIA ANACAPA
PALOS VERDES ESTATES, CA 90274
(310) 377-3588

NOW OVER 72,000 ITEMS AVAILABLE ONLINE
VISIT WWW.LUNADABAYHARDWARE.COM

TERMS AND CONDITIONS APPLY
PLEASE SEE CASHIER FOR DETAILS
02/23/22 10:43AM ADM 552 SALE

KEY	3	EA	\$2.99	EA *
KEY CUTTING	\$2.99S/\$5.99D/\$5.			\$8.97
572780	2	CD	\$1.89	CD
ID KEY TAG W/ RING				\$3.78

SUB-TOTAL:\$	12.75	TAX:\$	1.21
		TOTAL:\$	13.96
BC AMT:\$			13.96

BK CARD#: XXXXXXXXXXXX1081
MID:*****9881 TID:***6651
AUTH: 00110Z AMT:\$ 13.96
Host reference #:712031 Bat#

Authorizing Network: MASTERCARD

Chip Read
CARD TYPE:MASTERCARD EXPR: XXXX
AID : A0000000041010
TVR : 0000008000
IAD : 01106070032200008EA5000000000000
TSI : E800
ARC : 00
MODE : Issuer
CVM : No CVM
Name : MASTERCARD
ATC :007A
AC : 0F613A94F545DA80
TxnID/ValCode: 165675

Bank card USD\$ 13.96



==>> JRNL#H12031 <<==
CUST NO:*1

THANK YOU KAREN WILLIS
FOR YOUR PATRONAGE

Acct: CASH CUSTOMER

Customer Copy

60 DAY RETURN POLICY - PLEASE BRING
RECEIPT FOR HASSLE FREE RETURNS!

2:49



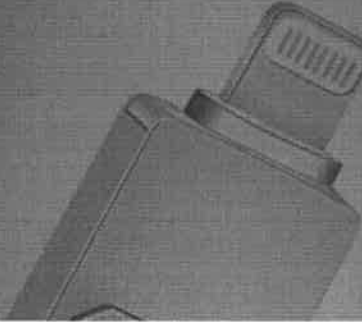
Amazon Shopping
Open in the Amazon app

OPEN

Visit the JSL JDTDC Store

★★★★★ 6,838

MFi Certified 128GB Photo-Stick-for-iPhone-Storage iPhone-
Memory iPhone USB for Photos iPhone USB Flash Drive Memory
for iPad External iPhone Storage iPhone Thumb Drive for iPad
Photo Stick



Arriving Jan 6, 2022

FREE One-Day Delivery

Sold by JiangdaUS

Ship to

Karen Willis, 34 CHUCKWAGON RD, ROLL...

Pay with

MasterCard *1081

Total

\$43.79

(includes tax)

Place your order

By placing your order, you agree to Amazon's privacy notice and conditions of use.

amazon.com

87.88



2748 Pacific Coast Highway
Torrance, CA 90505
310-784-2410

39.99
3.80
43.79
//

Sale

Store: 90 Register: 6
Date: 1/4/22 Time: 11:12 AM
Transaction: 9114 Cashier: 1973130

REWARDS NUMBER 2342970213

Qty	Item	Price	Amount
1	SPLS FASHION MP MA 718103267281	10.99	10.99
1	EPSON PREMIUM BRIG 010343838192	7.99	7.99
1	LEXAR 128GB TT2 US 843367106097	39.99	39.99 ✓
1	LEXAR S60 32GB USB 843367120079	24.99	24.99

Subtotal 83.96
CALIFORNIA 9.5% 7.98

Total 91.94

MASTERCARD USD\$91.94
Card No. : XXXXXXXXXXXX1081 [C]
Chip Read
Auth No. : 04717Z
AID.: A0000000041010

Staples Connect

The working and learning store.
(Remember every fool to take on tomorrow)



Torrance Due Wednesday, 03/02/2022 2:00 pm

Created By: Wendy R

Customer Address
City
State
Zip Code
Telephone
Email
Pick Up Date/Time

Bill To
Karen Willis
1341 El Prado Avenue
Torrance
CA
90501
310-766-6422
karenart1955@gmail.com
03/02/2022 @ 2:00 pm

Ship To
Karen Willis
1341 El Prad
Torrance
CA
90501

466

Torrance Bakery
1341 El Prado Ave
Torrance, CA 90501
(310) 320-2722

To Go

Server: Wendy R
Check #466
Ordered:

2/23/22 2:11 PM

Decorated Cakes \$86.00
Subtotal \$86.00
Total \$86.00

Input Type C (EMV Chip Read)
MASTERCARD xxxxxxxx1081

Transaction Type Sale
Authorization Approved
Approval Code 04088Z
Payment ID RzhfhK77Rzyw
Application ID A0000000041010
Application Label MASTERCARD
Terminal ID
Card Reader MAGTEK_EDYNAMO

Amount \$86.00

X
KAREN WILLIS

Customer Copy

COOKIE SPECIAL!
BUY 5 - GET 1 FREE!

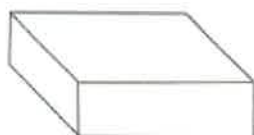
We are a family owned business
for the last 37 years,
but we wouldn't be here without
customers like you!
Thank you!

Details

Cake Type	Sheet	Cake Kind	Yellow
Icing Type	Standard	Cake Filling	Raspberry Mousse
Cake Size	1/2 (30-36 servings)	Cake Icing	Buttercream

Cake Notes

FL-4- red flowers with forest green stems



Deposit 1: \$86.00
Order Total: \$86.00 | Balance

Thank you for your business

Changes to an order within 48 hours of pickup / delivery

WOMENS COMMUNITY CLUB OF ROLLING HILLS
REQUEST FOR REIMBURSEMENT

Submit to: Kim Rosenfield, Treasurer
31 Chuckwagon Rd. Rolling Hills, CA 90274
310-902-3282

DATE: 2-25-22

REIMBURSEMENT AMOUNT: \$ 40.54
(Please submit all receipts, which must equal the reimbursement requested)

FUNCTION/PURPOSE: Installation

DESCRIPTION OF EXPENSES:

MAKE CHECK PAYABLE TO: Claudia Feld

WCCRH PRESIDENT: Karen A Willis

Karen Willis

WCCRH TREASURER: Kim Rosenfield

Kim Rosenfield

Plants for centerpieces

Phone 310-377-4777

ELWOOD NURSERY

770 BART EARLE WAY

ROLLING HILLS, CA 90274

02/25/2022

14:48:13

CREDIT CARD

VISA SALE

Card # XXXXXXXXXXXX4597
Chip Card: CAPITAL ONE VISA
AID: A0000000031010
SEQ #: 23
Batch #: 1892
INVOICE 24
Approval Code: 04408C
Entry Method: Chip Read
Mode: Issuer

SALE AMOUNT \$6.56

CUSTOMER COPY

WCCRH > centerpieces For Mar. 3rd

DOLLAR TREE

Store# 5053

(714) 845-8040

18595 Beach Blvd.

Huntington Beach CA 92648-2053

DESCRIPTION	QTY	PRICE	TOTAL
LG ROOM DECOR SHEETS-30x40 FOL	1	1.25	.25T
STARTER POT USED 3.5 IN x 4.7 IN	1	1.25	.25T
STARTER POT USED 3.5 IN x 4.7 IN	1	1.25	.25T
PLANTER GALVANIZED OVAL SHAPE	1	1.25	.25T
PLANTER GALVANIZED OVAL SHAPE	1	1.25	.25T
PLANTER GALVANIZED OVAL SHAPE	1	1.25	.25T
PLANTER GALVANIZED OVAL SHAPE	1	1.25	.25T
PLANTER GALVANIZED OVAL SHAPE	1	1.25	.25T
PLANTER GALVANIZED OVAL SHAPE	1	1.25	.25T
Sub Total			\$11.25
SALES TAX			\$0.87
Total			\$12.12
Cash			\$12.12

NOW SHOP ONLINE AT DOLLARTREE.COM

* We will gladly exchange any unopened item *
* with original receipt. We do not offer refunds. *

3191 0505 0 10 2 23 06 /2/2 11 35

Sales Ass 11 35 35

*PH Women's Club
Centerpieces*

Phone 310-377-4777

ELWOOD NURSERY

770 BART EARLE WAY

ROLLING HILLS, CA 90274

02/23/2022

14:01:04

CREDIT CARD

MC SALE

Card # XXXXXXXXXXXX1306
Chip Card: Mastercard Debit
AID: A0000000041010
SEQ #: 6
Batch #: 1890
INVOICE 6
Approval Code: 054069
Entry Method: Chip Read
Mode: Issuer - PIN Bypassed

SALE AMOUNT \$16.40

CUSTOMER COPY

*WCCRH > centerpieces For
March 3rd*

HOBBY LOBBY

Super Savings, Super Selection!

22035 Hawthorne Blvd

Torrance, CA 90503

Hobby Lobby Store #885 (310) 316-0077

S-885 R-2 T-5352 ANDREW H	SALE
106500000	Butterflys Floral 4.99
SUBTOTAL	4.99
TAX TOTAL	0.47
TOTAL	5.46
CASH	5.46
CHANGE DUE	0.00

Number of Items Purchased: 1

Thank You. Please come again.

Become a fan on Facebook.

Sign up today for our Hobby Lobby App

Visit us online at www.hobbylobby.com



Leading the TMD and Dental Sleep Community

DOLLAR TREE	PLANT TINS centerpieces	12.12
NURSERY	PLANTS centerpieces	6.56
NURSERY	PLANTS & SOIL centerpieces	16.40
Hobby Lobby	Butterflies for centerpieces	5.46
		\$ 40.54

13 Georgeff Rd
RH 90214

1 Shipping address

claudia feld
13 GEORGEFF RD
ROLLING HILLS, CA 90274-5272
Add delivery instructions

Change

 Or pick up near this address - See nearby pickup locations

2 Payment method

 Visa ending in 4597

Change

Billing address: Claudia S. Feld, 13 GEORGEFF RD, ROLLIN...

^ Add a gift card or promotion code or voucher

 Enter code

~ Apply Capital One Rewards \$2,560.50 (320,063 Rewards) available

3 Review items and shipping



Get a \$100 Amazon Gift Card instantly upon approval for the Amazon Prime Rewards Visa Card.
Instant decision within 15 seconds and no annual fee.

[Learn more](#)

Delivery date: April 25, 2022 If you order in the next 11 hours and 48 minutes (Details)
Items shipped from Amazon.com



ID Badge Holder with Metal Badge Clips - Waterproof Sealable Clear Plastic Horizontal ID Card Holder for Work ID, Key Card, Driver's License

Choose your Prime delivery option:

☒ Monday, April 25
FREE Standard Shipping


[Place your order](#)

By placing your order, you agree to Amazon's privacy notice and conditions of use.

Order Summary

Items:	\$7.49
Shipping & handling:	\$0.00
Total before tax:	\$7.49
Estimated tax to be collected:	\$0.71

Order total: \$8.20

How are shipping costs calculated?
Prime shipping benefits have been applied to your order.

Accounts B of A
only in...ame.pdf

statements 1.pdf

Images - 3 pages

valentine
delivery JUDITH

WOMENS COMMUNITY CLUB OF ROLLING HILLS
REQUEST FOR REIMBURSEMENT

Submit to: Kim Rosenfield, Treasurer
31 Chuckwagon Rd. Rolling Hills, CA 90274
310-902-3282

DATE: 4/26/22

REIMBURSEMENT AMOUNT: \$840.07
(Please submit all receipts, which must equal the reimbursement requested)

FUNCTION/PURPOSE: Egg Hunt +
Office Expenses

DESCRIPTION OF EXPENSES:

Cotton Candy machine	\$243.08
Paper Cups / goods (Amazon)	\$68.96, Amazon
Paper Goods (Party City)	\$104.03
Paper Goods (Smart & Final)	\$71.05
Venmo Gift card for designer	\$100.00
Stonhook & age signs	\$252.95

MAKE CHECK PAYABLE TO: Kristen Kahl-Reno

WCCRH PRESIDENT: Karen A Willis
Karen Willis

WCCRH Treasurer: Kim Rosenfield

Final Details for Order #112-5840092-3556247[Print this page for your records.](#)**Order Placed:** March 9, 2022**Amazon.com order number:** 112-5840092-3556247**Order Total: \$243.08****Shipped on March 10, 2022****Items Ordered**1 of: 6310 Great Northern Popcorn Cotton Candy Machine Flufftastic Floss Maker
Electric**Price**

\$221.99

Sold by: Amazon.com Services LLC

Condition: New

Shipping Address:Kristen Kahl-Reno
1 BOWIE RD
ROLLING HILLS, CA 90274-5220
United States**Shipping Speed:**

Standard Shipping

Payment information**Payment Method:**

American Express | Last digits: 1011

Item(s) Subtotal: \$221.99

Shipping & Handling: \$0.00

Billing addressKristen Kahl-Reno
1 BOWIE RD
ROLLING HILLS, CA 90274-5220
United States

Total before tax: \$221.99

Estimated tax to be collected: \$21.09

Grand Total: \$243.08**Credit Card transactions**

AmericanExpress ending in 1011: March 10, 2022: \$243.08

To view the status of your order, return to [Order Summary](#).

Final Details for Order #111-3382188-5573843[Print this page for your records.](#)**Order Placed:** April 8, 2022**Amazon.com order number:** 111-3382188-5573843**Order Total:** \$68.96**Shipped on April 9, 2022****Items Ordered****Price**

2 of: *MotBach 120 Pcs Brown Kraft Paper Disposable Recyclable Eco-friendly Food Serving Boats Take Out Food Trays Party Supplies for Tacos, Nachos, Crawfish, French Fries*

\$23.99

Sold by: MotBach ([seller profile](#))

Condition: New

1 of: *[300 Pack] 8 oz. Kraft Paper Hot Coffee Cups - Unbleached*

\$34.99

Sold by: COMFY PACKAGE ([seller profile](#))

Condition: New

Shipping Address:

Kristen Kahl-Reno

1 BOWIE RD

ROLLING HILLS, CA 90274-5220

United States

Shipping Speed:

FREE Prime Delivery

Payment information**Payment Method:**

American Express | Last digits: 1011

Gift Card

Item(s) Subtotal: \$82.97

Shipping & Handling: \$0.00

Total before tax: \$82.97

Estimated tax to be collected: \$7.88

Gift Card Amount: -\$21.89

Grand Total: \$68.96**Billing address**

Kristen Kahl-Reno

1 BOWIE RD

ROLLING HILLS, CA 90274-5220

United States

Credit Card transactions

AmericanExpress ending in 1011: April 9, 2022: \$68.96

To view the status of your order, return to [Order Summary](#).Have an issue with your gift card? Read about [common issues](#) or [contact us](#).

Party City®

NOBODY HAS MORE PARTY FOR LESS

25361 CRENSHAW BLVD.
TORRANCE, CA 90505
424-323-5981

013051281441	50CT 7IN PL	\$35.00	T
50CT 7IN PL ECO			
5 @ \$7.00			
192937259399	50CT 12OZ CO	\$48.00	T
50CT 12OZ COFFEE CUP KRAFT			
8 @ \$6.00			
048419304166	9CT 10X14.5I	\$3.00	T
9CT 10x14.5IN PLCMT DOILIE			
048419304166	9CT 10X14.5I	\$3.00	T
9CT 10x14.5IN PLCMT DOILIE			
048419648819	12CT 12IN WH	\$3.00	T
12CT 12IN WHT DOILIE			
048419648833	8CT 14.5IN W	\$3.00	T
8CT 14.5IN WHT DOILIE			

=====

SUBTOTAL	\$95.00
GEN MERCH TAX @ 9.500%	\$9.03
TOTAL	\$104.03
CR AMEX	\$104.03

ITEMS = 17

=====

CR AMEX SALE \$104.03
XXXXXXXXXXXX1011 CHIP
APPR: 821621
JOURNAL: 1506114910325249

AID: A000000025010801
Application Label: AMERICAN EXPRESS
Cryptogram Type: TC
Cryptogram: 1F46B25BEADB89EE

=====

STORE 1506 TRN 30 REG 1
04-04-2022 01:12:48 PM

2EI 1E8E 001 0161



2EI1E8E0010161

	Sun Harvest Paper Napkins, 1-Ply (200 each) 4 x \$2.59	\$10.36
	Sun Harvest Plates, Paper, 6 Inches (100 each) 4 x \$3.59	\$14.36
	Sun Harvest Paper Towels, 2-Ply (3 each) 1 x \$4.19	\$4.19
	First Street Cold Cups, Paper, 12 Ounce (200 each) 2 x \$15.19	\$30.38

ORDER TOTALS

Items Subtotal	\$59.29
Checkout Bag Tax or Fee	\$0.40
Sales Tax	\$5.63
Tip	\$2.96
Service Fee	\$2.37
Temporary Fuel Surcharge	\$0.40
Total	\$71.05

Express Member Free Delivery!

CHARGES☐ ending in 1011

Original Charge \$71.05

Your card was temporarily authorized for \$140.00. Your statement will reflect a final charge within 7 business days of order completion.

[Learn more](#)

Total Charged \$ 71.05**Rate your order****Get help**



Payment details

**Ashley Bryant**

"Egg Hunt sign design!"

- \$100

Social activity



Status

Complete

Payment method

**Venmo balance**

Transaction details

April 12, 2022, 5:22 PM ·  **Private**

Paid to

@AshBryHo

Type of transaction

Payments between friends

Transaction ID

3515173510136725576

phone.

Note: Supply chain disruptions and labor shortages are causing delays for some orders. Please allow for the possibility of an incremental 1-2 days when ordering. Thank you for your understanding.

Check Order Status

Product Details	Shipping Details	Price
Yard Signs Size : 18" x 24" Printed Side : Front Only Material : 3/16" Corrugated Plastic Quantity : 1 Printing Time : 2 Business Days Stakes : Add 1 Stake(s) Proofing: PDF Proof Requested	4 Day Transit ARTEASECOLORS Attn: Ashley Bryant 23207 Early Ave TORRANCE, CA 90505 310-539-9912	\$21.36
Yard Signs Size : 18" x 24" Printed Side : Front Only Material : 3/16" Corrugated Plastic Quantity : 1 Printing Time : 2 Business Days Stakes : Add 1 Stake(s) Proofing: PDF Proof Requested	4 Day Transit ARTEASECOLORS Attn: Ashley Bryant 23207 Early Ave TORRANCE, CA 90505 310-539-9912	\$21.36
Yard Signs Size : 18" x 24" Printed Side : Front Only Material : 3/16" Corrugated Plastic Quantity : 1 Printing Time : 2 Business Days Stakes : Add 1 Stake(s) Proofing: PDF Proof Requested	4 Day Transit ARTEASECOLORS Attn: Ashley Bryant 23207 Early Ave TORRANCE, CA 90505 310-539-9912	\$21.36
Yard Signs Size : 18" x 24"	4 Day Transit ARTEASECOLORS	\$21.36

Printed Side : Front Only Material : 3/16" Corrugated Plastic Quantity : 1 Printing Time : 2 Business Days Stakes : Add 1 Stake(s) Proofing: PDF Proof Requested	Attn: Ashley Bryant 23207 Early Ave TORRANCE, CA 90505 310-539-9912	
Yard Signs Size : 12" x 18" Printed Side : Front and Back Material : 3/16" Corrugated Plastic Quantity : 1 Printing Time : 2 Business Days Stakes : Add 1 Stake(s) Proofing: PDF Proof Requested	4 Day Transit ARTEASECOLORS Attn: Ashley Bryant 23207 Early Ave TORRANCE, CA 90505 310-539-9912	\$19.83
Yard Signs Size : 12" x 18" Printed Side : Front and Back Material : 3/16" Corrugated Plastic Quantity : 1 Printing Time : 2 Business Days Stakes : Add 1 Stake(s) Proofing: PDF Proof Requested	4 Day Transit ARTEASECOLORS Attn: Ashley Bryant 23207 Early Ave TORRANCE, CA 90505 310-539-9912	\$19.83
Yard Signs Size : 12" x 18" Printed Side : Front and Back Material : 3/16" Corrugated Plastic Quantity : 1 Printing Time : 2 Business Days Stakes : Add 1 Stake(s) Proofing: PDF Proof Requested	4 Day Transit ARTEASECOLORS Attn: Ashley Bryant 23207 Early Ave TORRANCE, CA 90505 310-539-9912	\$19.83
Yard Signs Size : 12" x 18" Printed Side : Front and Back Material : 3/16" Corrugated Plastic Quantity : 1 Printing Time : 2 Business Days Stakes : Add 1 Stake(s) Proofing: PDF Proof Requested	4 Day Transit ARTEASECOLORS Attn: Ashley Bryant 23207 Early Ave TORRANCE, CA 90505 310-539-9912	\$19.83

Quantity : 1

Printing Time : 2 Business Days

Stakes : Add 1 Stake(s)

Proofing: PDF Proof Requested

TORRANCE, CA 90505

310-539-9912

Sub Printing Cost: \$164.76

Total: \$164.76

Tax: \$21.95

Shipping & Handling: \$66.24

Total: \$252.95

Start Planning Your Next Project

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Create your own unboxing experience in minutes

[Shop Now](#)

Custom Pouches



Influence customers' buying decisions with beautiful pouches

[Shop Now](#)

Stickers



Customize your design in any size, shape, and color

[Shop Now](#)

WOMENS COMMUNITY CLUB OF ROLLING HILLS
REQUEST FOR REIMBURSEMENT

Submit to: Kim Rosenfield, Treasurer
31 Chuckwagon Rd. Rolling Hills, CA 90274
310-902-3282

DATE: 5-4-22

REIMBURSEMENT AMOUNT: 400.⁰⁰
(Please submit all receipts, which must equal the reimbursement requested)

FUNCTION/PURPOSE: Egg Hunt

DESCRIPTION OF EXPENSES:

Magician

MAKE CHECK PAYABLE TO: WCCRH

WCCRH PRESIDENT: Karen A Willis

Karen Willis

WCCRH TREASURER: Kim Rosenfield

Kim Rosenfield

To		Details	
Name	Kristen Kahl-Reno	Invoice Date	5/4/22
Event	Easter Event	Invoice#	20220504
Street Address	34 Crest Rd E	Customer ID	Easter Event
City/St/ Zipcode	RHE, CA 90274		
Email	kristenkahl@gmail.com		

Event Type	Date of Event	Event Time	# of Guests
Magic Services	April 10, 2022	1:00 PM - 3:00 PM	~200+
# Qty	Description	\$ Unit Price	\$ Line Total
	~45 minute Magic Show	\$400.00	\$400.00

PAID

Notes/Comments:

Kindly make check payable to **Alex Huang** and provide at time of event or mail to: **1 Sunnyfield Drive, Rolling Hills Estates, CA 90274**

For questions, please don't hesitate to contact Alex Huang at (310) 413-2381 or wowalexkazaam@gmail.com.

Thank you.

\$ Total Amount	
Subtotal	\$400.00
Total Due	\$400.00

WOMENS COMMUNITY CLUB OF ROLLING HILLS

REQUEST FOR REIMBURSEMENT

Submit to: Kim Rosenfield, Treasurer
31 Chuckwagon Rd. Rolling Hills, CA 90274
310-902-3282

DATE: 6-6-22

REIMBURSEMENT AMOUNT: 135.13 + 229.88 = 365.01
(Please submit all receipts, which must equal the reimbursement requested)

FUNCTION/PURPOSE: Egg Hunt

DESCRIPTION OF EXPENSES:

Signs	170.82
4 @ \$7.99	
4 Metal Stakes	31.96
1 Wooden Welcome	14.99
Bunny Bags	6.99
Tax	5.12
	\$229.88

Cotton Candy Supplies 135.13

MAKE CHECK PAYABLE TO: Karen A Willis

WCCRH PRESIDENT: Karen A Willis

WCCRH TREASURER: Kim Rosenfield
Kim Rosenfield

Signs

(310)-831-3231

(310)-831-8494

1 HOUR PHOTO ETC

28641 S WESTERN AVE

RCH PALOS VRD, CA 90275

02/22/2022

13:59:24

MID: XXXXXXXXXXXX230

TID: XXXXX215

CREDIT CARD

MC SALE

Card # Token XXXXXXXXXXXX1081

Chip Card: MASTERCARD

AID: A0000000041010

SEQ #: 2

Batch #: 221

INVOICE 2

Approval Code: 07741Z

Entry Method: Chip Read

Mode: Issuer

SALE AMOUNT \$170.82

I agree to pay above total amount

according to card issuer agreement.

(Signature) (Credit Voucher)

HOBBY LOBBY.

Super Savings, Super Selection!

22035 Hawthorne Blvd

Torrance, CA 90503

Hobby Lobby Store #885 (310) 316-0077

S-885 R-2 T-0931 GRACE F SALE

105000000	Crafts	25.80 <i>AV</i>
20 @ 1.29 ea		25.80
104300000	Easter	31.96
4 @ 7.99 ea		
105100000	Paper Crafts	6.99
105100000	Paper Crafts	1.79
40 % Off (2.99-1.20)		
105000000	Crafts	0.99
105100000	Paper Crafts	4.78 <i>AV</i>
40 % Off (3.99-1.60)		4.78
2 @ 2.39 ea		
104300000	Easter	14.99
105100000	Paper Crafts	5.88 <i>AV</i>
40 % Off (4.99-2.00)		5.88
2 @ 2.99 ea		
105000000	Crafts	11.18 <i>AV</i>
30 % Off (7.99-2.40)		11.18
2 @ 5.59 ea		

SUBTOTAL 104.46
TAX TOTAL 9.92
TOTAL 114.38

M/C 114.38

ACCOUNT #: *****1081

AUTH#: 09798Z

ACCT: MASTERCARD

INSERTED

MASTERCARD

CARD # *****1081

EXP **/**

REF #

AUTH #

RESP 00

1 402041012 432

ISO 00

AID: A0000000041010

TSI: EMO 0000000000

TUR: 0000000000000000

12:31



By placing your order, you agree to Amazon's privacy notice and conditions of use.

Place your order

Tap for fewer boxes and a **\$2 digital credit** with Amazon Day delivery.

Never run out and turn on auto-deliveries >

Shipping to: **Karen Willis, 34 CHUCKWAGON RD...**
Multiple delivery dates. Details below.

Items (8):	\$284.56
Shipping & handling:	\$0.00
Total before tax:	\$284.56
Estimated tax to be collected:	\$21.56

Handwritten calculations on a teal sticky note:

$$\begin{array}{r} 170.99 \\ 12.96 \quad 7.58\% \text{ tax} \\ \hline 183.95 \\ 306.12 \\ \hline 122.17 \end{array}$$

Handwritten calculations:

$$\begin{array}{r} 7.58\% \text{ tax} \\ \$306.12 \\ - 170.99 \quad \text{RTN} \\ \hline 135.13 \end{array}$$

...LLING HILLS, CA 90274... >

... (optional) >

on.com



Subtotal \$284.00

Proceed to checkout (8 items)

☐ Send as a gift. Easy returns.

The Candery Cotton Candy Sugar Floss
3lbs 3 Pack Premium Flavors (Grape, R...

\$38⁹⁹

✓prime & FREE Returns

In Stock

Color: Grape, Raspberry, Strawberry

Delete

Save for later

Compare with similar items



Concession Essentials - CE 2 Pack Sugar
Cherry and Blueberry 2 Pack Cotton C...

\$18⁶⁰

✓prime & FREE Returns

In Stock

Save more with Subscribe & Save >

Size: 2 Pack-3.25 Pound Cartons- Blue
Raspberry and Cherry**Color:** Cherry and Blueberry

Delete

Save for later

Compare with similar items



Karpevta Cotton Candy Maker Machine
Pink 1000W Cotton Candy Machine C...

\$170⁹⁹

Includes \$19.00 Prime savings

✓prime & FREE Returns

In Stock

Size: Cotton Candy Machine

*Returned
Didn't
Work*

Proceed to checkout (8 items)

In Stock

Size: Cotton Candy Machine



Delete

Save for later



Cotton Candy Cones (100 Pack) - White
Cotton Candy Sticks - Kraft Paper Cot...

\$9⁹⁹

✓prime & FREE Returns

In Stock



Delete

Save for later

Compare with similar items



Concession Essentials CE Cotton Candy
Bags-200 Cotton Candy Bags with Tie...

\$16⁰²

✓prime & FREE Returns

In Stock

Save more with Subscribe & Save >

Size: 200ct

Color: Concession Essential Design



Delete

Save for later

Returns are easy

30-day returns on millions of items



Karen, pay ~~\$284.56~~ **\$184.56** for this
order. Get a **\$100 Amazon Gift Card**
upon approval for the Amazon Prime





City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 7.G
Mtg. Date: 07/25/2022

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: CHRISTIAN HORVATH, CITY CLERK / EXECUTIVE ASSISTANT TO CITY MANAGER

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: ADOPT RESOLUTION NO. 1297 UPDATING THE CONSOLIDATED TAX AND FEE SCHEDULE REGARDING THE COMMITTEE ON TREES AND VIEWS PROCESSING FEE FOR VIEW CASES

DATE: July 25, 2022

BACKGROUND:

For Fiscal Year 2022-2023, staff originally proposed the following change to the Consolidated Tax and Fee Schedule:

A. View Impairment

1. Review by Committee on Trees and Views Processing fee **\$6,000** for complaints against one property. **Review by Committee on Trees and Views Processing fee \$10,000 for complaints against multiple properties.**

Chapter 17.26 of the Rolling Hills Municipal Code (RHMC) was adopted by Ordinance 354 on October 23, 2017. Since adoption, the first view case to be processed was the case between 59 and 61 Eastfield Drive. The case was filed in October 2020. The vegetation owner filed an appeal of the Committee on Trees and Views decision to the City Council and the City Council denied the appeal at the April 11, 2022 City Council meeting, bringing the case to a close.

Staff, including the City Attorney's office, has worked on the case since the initial filing. Taking a snap shot of the City Attorney expenses relating to the 59 and 61 Eastfield Drive view case between May, 2021 and November, 2021, a total of \$10,678 was paid by the city to the contracted attorney for services relating to the case. Currently, the Consolidated Tax and Fee Schedule allows the city to charge \$2,000 for view impairment case to be reviewed by Committee on Trees and Views. The charge is purposed to recover city expenses relating to processing the case by staff and by contracted staff. Not taking into consideration staff time spent on the 59 and 61 Eastfield Drive case, and taking a very conservative inventory of the City Attorney's expenses relating to the case, the recovery on the case was 19% of the actual cost.

Additionally, according to the City Attorney's reading of RHMC Chapter 17.26.040, the city's current view preservation ordinance anticipates that one complaint might allege obstruction of "multiple views," which implies that views could conceivably be obstructed by vegetation on multiple owners' properties:

RHMC Section 17.26.040(C)(1)(a) *A view impairment complaint ... shall consist of ... [a] description of the nature and extent of the view, as well as of the alleged obstruction. If multiple views are identified, each must be disjointed and observable from a separate viewing area. Evidence of the views and alleged obstructions must be pertinent and may include, but is not limited to, documentary evidence, (as described by Section 17.26.050), dated photographs, or written declarations.*

The City Attorney noted that if the city's current fee resolution does not address a view preservation complaint alleging multiple views by multiple properties, the city is limited to collecting the one fee for the one complaint that includes allegations of multiple views obstructed by multiple properties. In order to avoid this situation, the city could consider amending its fee resolution to charge the higher cost of processing a view preservation complaint that alleges multiple views obstructed by multiple properties. This would help alleviate the concern that property owners will frivolously allege multiple views obstructed by multiple properties.

DISCUSSION:

At the May 9, 2022 City Council meeting, the City Council approved the staff recommendation of raising Committee on Trees and Views Processing fee to \$6,000 for complaints against one property and \$10,000 for complaints against multiple properties. The motion carried on a 3/2 vote with Mayor Black and Councilmember Pieper dissenting.

At the June 27, 2022 City Council meeting, Councilmember Mirsch pulled the item from consent calendar and requested it be tabled for further discussion.

At the July 11, 2022 City Council meeting, Councilmember Mirsch noted that she had a change of mind regarding her previous vote. The City Council discussed the matter and approved revising the fee back to \$2000.00. The City Council further clarified and approved that additional \$2000.00 fees would be applied to each individual view complaint against any separate property. The motion carried 4/1 with Councilmember Dieringer dissenting.

FISCAL IMPACT:

Fiscal impact depends on changes and level of activity for proposed fee increases.

RECOMMENDATION:

Approve as presented.

ATTACHMENTS:

[ResolutionNo1297_FeeSchedule_FY22-23_CTV_Update.pdf](#)

RESOLUTION NO. 1297

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS MODIFYING THE ROLLING HILLS FEE RESOLUTION AND REPEALING RESOLUTION NO. 1278.

THE CITY COUNCIL OF THE CITY OF ROLLING HILLS DOES HEREBY
RESOLVE AS FOLLOWS:

Section 1: The following fees are established and charged for applications for processing discretionary cases for Planning, Zoning and Subdivisions and shall be paid by the applicant prior to submission for public hearing, pursuant to Title 16 (Subdivision) and Title 17 (Zoning) of the Rolling Hills Municipal Code:

- | | | |
|----|---|---|
| A. | Site Plan Review | \$ 1,500 |
| B. | Conditional Use Permit | \$ 1,500 |
| C. | Variance | \$ 1,250 |
| D. | Variance, Minor | \$ 750 |
| 1. | Minor deviation into required yard setback, not exceeding 5' and attached to main residential structure | |
| E. | Multiple discretionary reviews; | Most expensive fee for the first review and 1/2 fee for second review. No cost for third or more reviews. |
| F. | Lighting Ordinance Modification | \$ 375 |
| G. | Outdoor Lighting Audit | \$ 150 (initiated by resident) |
| H. | Time extension | \$ 200 |
| I. | Zone Change | \$ 2,000 |
| J. | General Plan Amendment | \$ 2,000 |
| K. | Zoning/Subdivision Code Amendment | \$ 2,000 |
| L. | Discretionary Approval Modification | \$ 2/3 of original application fee |
| M. | Appeal Fee | \$ 2/3 of original application fee |
| N. | City Council and Planning Commission interpretation | \$ 375 Fee to be credited if results in filing of a formal |

	and miscellaneous reviews	application to City Council or Planning Commission
O.	Environmental Review fees for discretionary permits	
1.	Preparation and Staff Review of Initial Study	\$ 200
2.	Preparation of Negative Declaration or Mitigated Negative Declaration	\$ 50 (plus fee charged by CA Department of Fish and Wildlife, applicable, as adjusted annually)
P.	Environmental Impact Reports	Consultant fee plus 10%
Q.	County Clerk Processing Fee	County fee
R.	Lot Line Adjustment	\$ 1,500, plus County fee
S.	Tentative Parcel/Tract Map	\$ 1,500, plus County fee
T.	Final Parcel/Tract Map	County fee
U.	Zoning violation and construction penalty fee	\$ 1,500
1.	Applications for illegal or “as built” grading or construction or non-compliance with approved plans for projects that require Planning Commission review. Fee is charged in addition to the discretionary application review fee.	
V.	Stop work order	\$ 200
1.	Fee charged for each additional “stop work order” that is issued beyond the original stop work order for illegal construction and grading activity.	
W.	Service Request (For services provided by L.A. County not included in the General Services Agreement)	County fee, plus 20%
X.	Appeal of Zone Clearance	\$ 375
Y.	Stable Use Permit (For stables under 800 sq ft considered by the Planning Commission)	\$ 375
Z.	Major Remodel Review (For remodels of more than 50% demolition)	\$ 375

Section 2. The following fees are established and charged for applications for processing View Impairment, Traffic Commission, and Accessory Dwelling Unit cases:

A. View Impairment

1. Review by Committee on Trees and Views
Processing fee

A. Complaint against single property \$2,000

B. Complaint against multiple properties \$2,000 per property

2. Environmental Review Fees

A. Preparation and Staff Review of Initial Study \$ 200

B. Preparation of Negative Declaration or
Mitigated Negative Declaration \$ 50
(plus fee charged by
CA Department of
Fish and Wildlife, if
applicable, as
adjusted annually)

B. Traffic Commission Review

1. New driveways or other traffic
related items \$ 300

C. Accessory Dwelling Unit

1. Accessory Dwelling Unit or
Junior Accessory Dwelling Unit \$ 375

Section 3. The following fees are established and charged for General Administration processing:

A. General Plan \$ 30

B. Zoning Code \$ 25

C. Subdivision Code \$ 25

D. Budget \$ 30

E. Zoning Map \$ 3

F. Xeroxed copies, each page \$ 0.25

G. False Alarms

Fee for 1st and 2nd incident involving a false alarm is waived

		If paid within 30 days	If paid after 30 days
3 rd	false alarm	\$ 50	\$100
4 th	false alarm	\$ 100	\$300
5 th	false alarm	\$ 150	\$600
6 th	false alarm	\$ 200	\$1,000

Section 4. The following fees are established and shall be collected for each permit pursuant to Title 15, (Building and Construction) of the Rolling Hills Municipal Code:

- | | | |
|----|--|---|
| A. | 1. BUILDING PERMIT | Two and one-quarter times the amount set forth in the Building Code for each fee, table and schedule therein. |
| | 2. PARKS AND RECREATION | Each new residential dwelling shall pay 2% of the first \$ 100,000 of construction valuation, plus 0.25% of such valuation over \$ 100,000. |
| B. | PLUMBING PERMIT | Two and one-quarter times the amount set forth in the Plumbing Code for each fee, table and schedule therein. |
| C. | MECHANICAL PERMIT | Two and one-quarter times the amount set forth in the Mechanical Code for each fee, table and schedule therein. |
| D. | ELECTRICAL PERMIT | Two and one-quarter times the amount set forth in the Electrical Code for each fee, table and schedule therein. |
| E. | GEOTECHNICAL REPORT, SITE AND PLAN REVIEW | 0.42% of the valuation of the proposed structures; however, minimum fee shall be \$ 535.00 and the maximum fee shall be \$ 3,588.00 |
| F. | SOLAR AND PHOTOVOLTAIC SYSTEMS AND APPURTENANT EQUIPMENT | The amount set forth in the Los Angeles County Building and Electrical Codes for each fee, table and |

schedule therein, plus \$ 60.11 City administrative fee.

Section 5. The following fees are established and shall be collected for each permit pursuant to Title 15, (Building and Construction) of the Rolling Hills Municipal Code for review conducted by the City's contract building official, other than Los Angeles County Department of Building and Safety:

- | | |
|---|--|
| A. BUILDING PERMIT | In addition to the provisions of Section 4 A.1 of this resolution, a 25% surcharge on Los Angeles County Department of Building and Safety fees shall be charged for the alternative use of the City's contract building official. |
| B. PLUMBING PERMIT | In addition to the provisions of Section 4 B. of this resolution, a 25% surcharge on Los Angeles County Department of Building and Safety fees shall be charged for the alternative use of the City's contract building official. |
| C. MECHANICAL PERMIT | In addition to the provisions of Section 4 C. of this resolution, a 25% surcharge on Los Angeles County Department of Building and Safety fees shall be charged for the alternative use of the City's contract building official. |
| D. ELECTRICAL PERMIT | In addition to the provisions of Section 4 D. of this resolution, a 25% surcharge on Los Angeles County Department of Building and Safety fees shall be charged for the alternative use of the City's contract building official. |
| E. GEOTECHNICAL REPORT,
SITE AND PLAN REVIEW | In addition to the provisions of Section 4 E. of this resolution, a 25% surcharge on Los Angeles County Department of Building and Safety fees shall be charged for the alternative use of the City's contract building official. |

F. SOLAR AND PHOTOVOLTAIC
SYSTEMS AND APPURTENANT
EQUIPMENT

In addition to the provision of Section 4 F. of this resolution, a 25% surcharge on Los Angeles County Department of Building and Safety fees, plus \$60.11 City administrative fee, shall be charged for the alternative use of the City's contract building official.

Section 6. The following fees are established and shall be collected for each permit relating to construction and demolition waste:

A. CONSTRUCTION AND
DEMOLITION PERMIT

\$ 150 single project permit, plus
\$1,000 deposit refundable upon
submittal of a Certificate of
Compliance.

Section 7. The following fines are established for issuance of administrative citations relating to a violation of Chapter 9.58 of the Rolling Hills Municipal Code:

Administrative Penalty for	\$ 2,500	1 st violation
violation of Chapter 9.58	\$ 5,000	2 nd violation within one year of the 1 st violation
	\$ 7,500	Each additional violation within one year of the 1 st violation

Section 8. The following fees are established and charged for processing landscaping submittals subject to the requirements of the Water Efficient Landscape Ordinance.

Review of landscape submittal package and verification of compliance	\$1,500 (portion refunded if not spent; additional funds may be collected, if needed to complete the review); plus \$5,000 deposit refundable upon submittal of a Certificate of Compliance.
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Section 9. The following fees are established and charged for processing utility pole removal reimbursement applications pursuant to City Council Resolution No. 1259.

Review of utility pole removal reimbursement application.	\$100
Appeal of utility pole removal reimbursement decision.	\$300

Section 10. The following fee is established and charged for processing wireless telecommunication facility applications:

Application fee: \$1,000

Section 11. Should the City accept payment of any fee identified in this resolution by means of credit card, an additional 3% surcharge on such fee shall be charged as a convenience fee for processing the payment. When City accepts payment by means of credit card, it shall also accept payment by means of cash or check.

Section 12. The fees set forth do not exceed the estimated reasonable cost of providing such services.

Section 13. The City Council Resolution No. 1278 is hereby repealed and superseded by this Resolution .

PASSED, APPROVED, AND ADOPTED this 25th day of July, 2022.

JIM BLACK
MAYOR

ATTEST:

CHRISTIAN HORVATH
CITY CLERK

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

I certify that the foregoing Resolution No. 1297 entitled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS
MODIFYING THE ROLLING HILLS FEE RESOLUTION AND REPEALING
RESOLUTION NO. 1278**

was approved and adopted at a regular meeting of the City Council on the 25th day of July 2022
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

Agenda Item No.: 7.H
Mtg. Date: 07/25/2022

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: VANESSA HEVENER, SENIOR MANAGEMENT ANALYST

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: RECEIVE AND FILE PENDING MONSANTO CLASS ACTION SETTLEMENT RELATING TO STORMWATER COMPLIANCE

DATE: July 25, 2022

BACKGROUND:

In 2016, a group of cities and counties including City of Long Beach, City of Berkeley, City of Chula Vista, County of Los Angeles, City of Oakland, City of Portland, Port of Portland, City of San Diego, City of San Jose, as well as City of Portland, City of Spokane and Baltimore County filed lawsuits against Monsanto and two related companies claiming that polychlorinated biphenyls manufactured by Monsanto contaminated waterbodies throughout California and in other areas of the country. PCBs were widely used in paint, ink, paper products, fireproofing products, hydraulic fluids and other industrial applications, and then discharged into the subject waterbodies.

In March 2022, the United States District Court for the Central District of California consolidated the lawsuits and certified a single class action. Shortly after, a proposed settlement was reached between the various entities and Monsanto. Final approval of the settlement will be considered on October 13, 2022.

DISCUSSION:

The City of Rolling Hills is an initial settlement class member of the Monsanto Class Action because the City is located in a watershed that includes waterbodies that have been impaired or threatened by PBCs. The City is subject to three separate Total Maximum Daily Loads where PBCs is a named pollutant (TMDL is a numerical value that represents the highest amount of a pollutant a waterbody can receive and still meet water quality standards). The City already has been incurring monitoring costs for the following PBC-related TMDLs in the following waterbodies:

- Machado Lake TMDL for Pesticides and PCBs

- Dominguez Channel and Greater Los Angeles and Long Beach Harbor Toxic Pollutants TMDL
- Santa Monica Bay TMDL for DDTs and PCBs

If the settlement is approved, Monsanto would establish a series of funds to be allocated for certain water or sediment monitoring and cleanup costs. The City is eligible to receive a settlement in the proposed TMDL Fund and/or the Monitoring Fund. Attached to the staff report is a copy of the Notice of Monsanto Class Action Settlement.

FISCAL IMPACT:

The City may receive \$20,000 if the pending settlement is approved.

RECOMMENDATION:

Receive and file.

ATTACHMENTS:

[Notice of Monsanto Class Action Settlement 2022-07-18.pdf](#)

NOTICE OF MONSANTO CLASS ACTION SETTLEMENT

City of Long Beach, et al. v. Monsanto Company, et al.

United States District Court, Central District of California - Western Division

Case No.: 2:16-cv-03493-FMO-AS

ATTENTION SETTLEMENT CLASS MEMBER:

LAUREN PETTIT
CITY CLERK
4045 PALOS VERDES DRIVE NORTH
ROLLING HILLS ESTATES, CA 90274-2522



MST10183-R3

SETTLEMENT WEBSITE CREDENTIALS:

User ID: MST10183

Confirmation Code: 16351

**UNITED STATES DISTRICT COURT
FOR THE CENTRAL DISTRICT OF CALIFORNIA WESTERN DIVISION**



Case No.: 2:16-cv-03493-FMO-AS

**NOTICE OF PENDENCY OF CLASS-
ACTION PROPOSED SETTLEMENT
AND COURT-APPROVAL HEARING**

TO: As of June 24, 2020 only, but not later, all NPDES Phase I and II city, town, village, borough, township, and independent port district MS4 permittees with jurisdictional boundaries within a HUC 12 Watershed that contains and/or is immediately adjoining a 303(d) water body impaired by PCBs and all NPDES Phase I and II county MS4 permittees with urbanized, unincorporated boundaries within a HUC 12 Watershed that contains and/or is immediately adjoining a 303(d) water body impaired by PCBs.

THIS IS A COURT-APPROVED NOTICE. PLEASE READ THIS NOTICE CAREFULLY, AS THE PROPOSED SETTLEMENT DESCRIBED BELOW MAY AFFECT YOUR LEGAL RIGHTS AND PROVIDE YOU POTENTIAL BENEFITS. THIS IS NOT A NOTICE OF A LAWSUIT AGAINST YOU OR A SOLICITATION FROM A LAWYER.

I. WHAT IS THE PURPOSE OF THIS NOTICE?

The purpose of this Notice is (i) to advise you of a proposed settlement (referred to as the “Settlement”) of the above-captioned consolidated lawsuits (the “Action”) pending against Monsanto Company, Solutia Inc., and Pharmacia LLC (the former Monsanto Company) (collectively, “Defendant” or “Monsanto”) in the United States District Court for the Central District of California (the “Court”); (ii) to summarize your rights in connection with the Settlement; and (iii) to inform you of a Court hearing to consider whether to grant final approval of the Settlement, to be held on October 13, 2022, at 10:00 a.m., before the Honorable Fernando M. Olguin, United States District Judge of the United States District Court for the Central District of California, located at 350 W. First St., Los Angeles, California 90012.

II. WHAT IS THE ACTION ABOUT?

Plaintiffs City of Long Beach, Mayor and City Council of Baltimore, City of Berkeley, City of Chula Vista, County of Los Angeles, City of Oakland, City of Portland, Port of Portland, City of San Diego, City of San Jose, and City of Spokane filed lawsuits against Defendant in district courts in their respective jurisdictions. In their complaints, Plaintiffs asserted that Defendant manufactured a class of industrial chemicals called polychlorinated biphenyls (“PCBs”) between the 1930s and 1977 and stated various causes of action against Defendant for alleged PCB-related impairments to the environment, including to water bodies. Plaintiffs alleged that PCBs are present at sites and public properties, including in stormwater, stormwater and wastewater systems, water bodies, sediment, natural resources, fish and wildlife. Plaintiffs sought compensatory damages and injunctive and equitable relief.

On March 14, 2022, the Court entered an order certifying the Action as a class action, and specifically certifying a Nationwide Class defined as: **As of June 24, 2020 only, but not later, all NPDES Phase I and II city, town, village, borough, township, and independent port district MS4 permittees with jurisdictional boundaries within a HUC 12 Watershed that contains and/or is immediately adjoining a 303(d) water body impaired by PCBs and all NPDES Phase I and II county MS4 permittees with urbanized, unincorporated boundaries within a HUC 12 Watershed that contains and/or is immediately adjoining a 303(d) water body impaired by PCBs.** The claims certified for class-action treatment include claims that Defendant's PCBs and PCB-containing products were defectively designed, that the risks of environmental harm associated with PCBs and PCB-containing products outweighed the benefits of their uses, that Defendant failed to warn of the risks of harm associated with PCBs and PCB-containing products, and that Plaintiffs and the Settlement Class Members suffered property damage as a result of PCB contamination.

Defendant denies that class certification was or remains appropriate (except for purposes of the proposed settlement), denies that its PCBs and PCB-containing products were defectively designed, denies that the risks of environmental harm associated with PCBs and PCB-containing products outweigh their benefits, denies that it acted unlawfully, and asserts various legal and factual defenses against Plaintiffs' claims.

The parties reached a settlement before the Court resolved the claims and defenses of the parties in the Action. Therefore, the Court never resolved whether Defendant did anything wrong.

This Notice should not be understood as an expression of any opinion by the Court as to the merits of the Plaintiffs' claims or Defendant's defenses. Plaintiffs and Defendant recognize that to resolve these and other important issues would be time-consuming, uncertain, and expensive, which is part of the reason for the Settlement.

III. WHO IS PART OF THE PROPOSED SETTLEMENT?

Plaintiffs and Defendant have entered into an agreement to settle the Action (the "Settlement Agreement"). The Court has preliminarily approved the Settlement Agreement as fair, reasonable, and adequate. The Court will hold a final Court Approval Hearing, as described below, to consider whether to make the settlement final.

You are a Class Member if you are:

- **As of June 24, 2020 only, but not later, a NPDES Phase I or II city, town, village, borough, township, or independent port district MS4 permittee with jurisdictional boundaries within a HUC 12 Watershed that contains and/or is immediately adjoining a 303(d) water body impaired by PCBs;**

OR

- **As of June 24, 2020 only, but not later, a NPDES Phase I or II county MS4 permittees with urbanized, unincorporated boundaries within a HUC 12 Watershed that contains and/or is immediately adjoining a 303(d) water body impaired by PCBs.**

If you received this Notice about the proposed settlement in the mail, then you have been identified as an Initial Settlement Class Member according to the parties' records.

Initial Settlement Class Members have been identified in accordance with the Class Definition using three publicly maintained and available databases, as follows: (1) the U.S. EPA 303(d) list of bodies of water impaired by PCBs; (2) USGS HUC 12 Watersheds; (3) U.S. Census Bureau.

IV. WHAT ARE THE KEY TERMS OF THE PROPOSED SETTLEMENT?

The key terms of the proposed Settlement are as follows.

1. **Settlement Amount.** Defendant has agreed to pay up to five hundred and fifty million dollars (\$550,000,000) as the total and maximum dollar amount Defendant will be obligated to pay as a net class benefit if the Court grants final approval and all other contingencies are met. This amount includes all payments (i) to Settlement Class Members in exchange for the Release (as described below), and (ii) to the Plaintiffs as class-representative awards (as described below). The Settlement Amount does not include the amount to be paid to Plaintiffs' attorneys for attorneys' fees and expenses actually incurred in the Action (as described below). The Settlement Amount also does not include the reasonable costs and expenses incurred in (1) the notice process, which includes all costs incurred in connection with preparing, printing, publishing, and mailing the Direct Notice; and (2) the administration process, which includes all costs and expenses incurred to hire a Class Action Settlement Administrator and costs of processing claims and administering the Settlement Agreement. Defendant will pay for the costs of the notice process and the costs necessary to process claims and administer the Settlement Agreement. The costs and expenses for implementing the Allocation by the Special Master also will be paid by Defendant. No costs and expenses for implementing the Allocation will be paid from the Settlement Fund.

2. **Settlement Benefit.** Each Settlement Class Member who has not excluded itself from the Class will be eligible to receive a settlement check(s) from the Class Action Settlement Administrator based on the Settlement Class Allocation method developed by Lead Class Counsel, the Special Master, and the Named Class Plaintiffs' consulting experts, which has been approved by the Court as fair and reasonable.

The Settlement Amount will be allocated among four separate funds for Class Members. Any amount allocated to a Settlement Class Member in the Monitoring Fund or TMDL Fund that opts out of the Settlement will be reallocated to Settlement Class Members pursuant to the Settlement Agreement. **You may be eligible to receive a payment from one or more of these funds. You are required to apply to receive payment from certain funds.**

(a) **Monitoring Fund.** The Monitoring Fund will include \$42,894,993.43. The funds are intended to pay for PCB sampling and/or any other mitigation efforts in the Settlement Class Member's sole discretion, as part of compliance with applicable law.

The Monitoring Fund will provide a payment to 2,320 Settlement Class Members, which excludes Settlement Class Members that receive over \$100,000 from the TMDL Fund and Settlement Class Members that are also Sediment Site Entities. The Monitoring Fund provides payment at four general levels based on whether the Initial Settlement Class Member is a Phase I or Phase II NPDES Permittee, and whether the Initial Settlement Class Member contains a population of at least 100,000. Independent port districts are excluded from the population consideration and therefore included in levels above 100,000. Phase I Permittees are generally larger than Phase II Permittees. Class Members that are also TMDL Entities receiving over one hundred thousand dollars (\$100,000) from the TMDL Fund will not receive money from the Monitoring Fund. Class Members that are also TMDL Entities receiving between fifty thousand dollars (\$50,000) and one hundred thousand dollars (\$100,000) from the TMDL Fund will receive partial payments ("Monitoring Fund Partial Payments") from the Monitoring Fund. These Monitoring Fund Partial Payments are calculated on a sliding scale: for every one thousand dollars (\$1,000) above fifty thousand

dollars (\$50,000) received from the TMDL Fund, the Monitoring Fund Partial Payment will be reduced by two percent (2%) of a Base Payment. Base Payments are as follows: thirty thousand dollars (\$30,000) for Phase I permittees with a population greater than or equal to one hundred thousand (100,000) and Phase I independent port districts; twenty thousand dollars (\$20,000) for Phase I permittees with a population less than one hundred thousand (100,000); twenty five thousand dollars (\$25,000) for Phase II permittees with a population greater than or equal to one hundred thousand (100,000) and Phase II independent port districts; fifteen thousand dollars (\$15,000) for Phase II permittees with a population less than one hundred thousand (100,000). Settlement Class Members that are also TMDL Entities receiving less than \$50,000 from the TMDL Fund will receive the full Monitoring Fund payment.

Notwithstanding any other payment made within the Allocation, Phase I Initial Settlement Class Members receiving no money or less than fifty thousand dollars (\$50,000) from the TMDL Fund, with populations greater than or equal to 100,000 and Phase I independent port districts each will receive thirty two thousand twenty four dollars and forty seven cents (\$32,024.47); Phase I Initial Settlement Class Members, receiving no money or less than fifty thousand dollars (\$50,000) from the TMDL Fund, with populations less than 100,000 each will receive twenty two thousand twenty four dollars and forty seven cents (\$22,024.47); Phase II Initial Settlement Class Members receiving no money or less than fifty thousand dollars (\$50,000) from the TMDL Fund, with populations greater than or equal to 100,000, and Phase II independent port districts each will receive twenty seven thousand twenty four dollars and forty seven cents (\$27,024.47); Phase II Initial Settlement Class Members receiving no money or less than fifty thousand dollars (\$50,000) from the TMDL Fund, with populations less than 100,000 each will receive seventeen thousand twenty four dollars and forty seven cents (\$17,024.47). Any amounts allocated to a Settlement Class Member that opts out will be reallocated within the formula for the Monitoring Fund.

Phase I $\geq$ 100,000 pop. and Phase I independent port districts:

$$68 \times \$32,024.47 = \$2,177,663.96$$

$$\text{Phase I} < 100,000 \text{ pop.: } 68 \times \$22,024.47 = \$1,497,663.96$$

Phase II $\geq$ 100,000 pop. and Phase II independent port districts:

$$214 \times \$27,024.47 = \$5,783,236.58$$

$$\text{Phase II} < 100,000 \text{ pop.: } 1,956 \times \$17,024.47 = \$33,299,863.32$$

Monitoring Fund Partial Payments: TMDL Entities receiving TMDL Funds between fifty thousand dollars (\$50,000) and one hundred thousand dollars (\$100,000) will receive a Monitoring Fund Partial Payment. Fourteen (14) TMDL Entities will receive a Monitoring Fund Partial Payment for a total of \$136,565.61.

(b) **TMDL Fund.** The TMDL Fund will include \$250,000,000. **Not every Settlement Class Member is eligible to receive payment from the TMDL Fund.** A Settlement Class Member will receive a payment from the TMDL Fund if the Settlement Class Member is subject to and/or responsible for a TMDL, TMDL Alternative, or TMDL Direct-to-Implementation regulation, promulgated or updated after January 1, 2010, wherein PCB is a named constituent.

The amount of TMDL Fund payments are determined by the following TMDL Allocation Calculation: for all TMDL Fund Entities, multiply (1) the total jurisdictional area within any HUC-12 Water-

shed that contains a 303(d) water body with a PCB TMDL, by (2) the USGS Geodatabase Imperviousness of such jurisdictional area (known as "Weighted Imperviousness"). Then, proportionally normalize all Weighted Imperviousness values to calculate a weighted, relative percentage for each TMDL Fund Entity. Lastly, multiply (1) the weighted, relative percentage for each TMDL Fund Entity, by (2) the total fund less Population Factor Awards. A 0.7 multiplier is applied to any TMDL Fund Entity with a population of less than one hundred thousand (100,000). To account for large populations as a factor in the equitable allocation of the TMDL Fund, each TMDL Fund Entity town, city, village, borough, or township with a population of more than 1 million, and each TMDL Fund Entity county with a population of more than 2 million, will receive a Population Factor Award of \$2 million. No Settlement Class Member will recover more than seven million five hundred thousand dollars (\$7,500,000) under the TMDL Fund, regardless of whether a Population Factor Award would otherwise have provided for an amount greater than \$7,500,000.

(c) **Sediment Sites Fund.** The Sediment Sites Fund will initially receive \$150,000,000. **Not every Settlement Class Member is eligible to receive payment from the Sediment Sites Fund.** A Settlement Class Member will receive a payment from the Sediment Sites Fund if the Settlement Class Member is a Noticed Party/Potentially Responsible Party or named Responsible Party in at least one of three types of regulated Sediment Sites wherein PCBs have contaminated sediments due to stormwater contribution. The three types of Sediments Sites include only the following: (1) U.S. EPA Superfund Sites, (2) U.S. EPA Large Sediment Sites, and/or (3) Clean Water Act Category 4b Sites/Waters. The following is a list of Sediment Sites wherein at least one Initial Settlement Class Member is a Noticed Party/ Potentially Responsible Party or named Responsible Party due to stormwater contribution of PCBs: Diamond Alkali-Lower Passaic River (Newark, New Jersey); Newtown Creek (New York, New York); Gowanus Canal (New York, New York); Lower Duwamish Waterway (Seattle, Washington); Portland Harbor (Portland, Oregon); Commencement Bay, Near Shore/Tide Flats (Tacoma, Washington); Harbor Island (Lead) (Seattle, Washington); Pacific Sound Resources (Seattle, Washington); San Diego Bay (San Diego, California). Class Members who are eligible for Sediment Sites Fund payments are "Qualifying Sediment Site Entities." The following is the list of the twelve (12) Initial Settlement Class Members that are Noticed Parties/Potentially Responsible Parties or named Responsible Parties, due to stormwater contribution of PCBs, in at least one Sediment Site: City of Newark, New Jersey; City of New York, New York; City of Seattle, Washington; King County, Washington; Port of Seattle, Washington; City of Tukwila, Washington; City of Tacoma, Washington; Port of Tacoma, Washington; City of Portland, Oregon; Port of Portland, Oregon; City of San Diego, California; Port of San Diego, California.

The Sediment Sites Fund will be allocated among Qualifying Sediment Site Entities identified in Paragraph 79(c) of the Settlement Agreement, other than any Opt-Out Litigating Entity, by a court-appointed Special Master. The Special Master shall use the Sediment Sites Application to inform, guide, and design an equitable allocation among all eligible applicants based on the totality and relativity of the following PCB-caused factors: past costs and expenses spent as of the date of the application for Sediment Site remediation; past costs and expenses spent as of the date of the application for other mitigation required due to the Sediment Site; documented and evidenced future costs and expenses that will be spent for Sediment Site remediation; documented and evidenced future costs and expenses that will be spent for mitigation required due to the Sediment Site; and any other important factors or information deemed relevant by the Special Master. The Special Master will rely solely on the application and documents submitted and will not include oral advocacy, presentation, interview, or interactive process. All applications and documents submitted to the Special Master for the Allocation will be and will remain confidential.

Applications must be submitted within 65 days of the Final Approval Order. Applications may be submitted electronically following Final Approval to www.PCBCClassAction.com.

If a Qualifying Sediment Site Entity fails to provide a Sediment Sites Application, the Special Master will work with the Allocation Experts to determine, upon application completed by the Allocation Experts, the allocation amount that could have been otherwise allocated to the Qualifying Sediment Site Entity that did not submit an application. For each Opt-Out Litigating Entity Qualifying Sediment Site Entity, the Sediment Sites Fund will be reduced by \$12,500,000 ($\$150,000,000/12=\$12,500,000$) and this amount will be subtracted from the total Settlement Fund, with the balance of the Sediment Sites Fund being allocated to the Non-Opt-Out Qualifying Sediment Site Entities.

The Special Master will create an appeals process by utilizing a Sediment Sites Appeals Reserve Fund of up to ten percent (10%) of the \$150,000,000 fund. The appeals process will allow for one (1) de novo appeal from each eligible applicant, and any decisions will be at the discretion of the Special Master. The appeals process shall be conducted within an efficient time-frame so as not to hinder the progress of the overall Allocation. The appeals process shall include only a two (2) page written appeal explaining the basis for the appeal, referring only to the original application as evidence of such basis. Any Sediment Sites Appeals Reserve Funds remaining after all appeals have been decided shall be redistributed to all Sediment Site Settlement Class Members on a pro-rata basis.

(d) **Special Needs Fund.** The Special Needs Fund will receive \$107,105,006.57, further allocated into two separate parts known as Special Needs Fund, Part A and Special Needs Fund, Part B. **Settlement Class Members must apply to receive payment from these funds. Not every Settlement Class Member is eligible to receive payment from the Special Needs Funds.**

1. Special Needs Fund, Part A. Special Needs Fund, Part A is allocated \$57,105,000. Not every Settlement Class Member is eligible for a payment from Special Needs Fund, Part A, which is intended to compensate and accommodate those Litigating Entities whose time, energy, effort, attorney work product, costs, expenses, and risk of litigation helped to cause the entire Class Settlement, for the benefit of all 2,528 Initial Settlement Class Members.

Payment from Special Needs Fund, Part A is available only to those Initial Settlement Class Members that are "Litigating Entities" --- i.e., Class Members that (1) have filed tort, public nuisance, and/or product liability lawsuits against Defendant for PCB contamination of stormwater and sediment, and/or (2) that are Named Class Members --- who submit Special Needs Fund, Part A Applications. Litigating Entities include only the following fifteen (15) Initial Settlement Class Members: City of Chula Vista, City of San Diego, Unified Port District of San Diego, City of Long Beach, County of Los Angeles, City of San Jose, City of Berkeley, City of Oakland, City of Portland, Port of Portland, City of Seattle, City of Tacoma, City of Spokane, City of Baltimore, and County of Baltimore.

The Special Master will equitably and reasonably allocate Part A funds, upon application, based on the totality and relativity of the following factors: whether outside counsel was retained; whether a lawsuit was filed; how long the lawsuit was filed at the time of Preliminary Class Approval; the case posture and procedure of any lawsuit; the amount, time, energy, cost, and productivity during discovery with Defendant; the retention of experts; the development of expert testimony and reports; the preparation and presentation of experts for deposition; the litigation of significant motions, including but not limited to motions to

dismiss, discovery motions; motions for summary judgment or adjudication, in limine motions, and other motions; and any other important factors or information deemed relevant by the Special Master as having a significant impact on, or catalyst for, this Settlement. The Special Master will rely solely on the application and documents submitted and will not include oral advocacy, presentation, interview, or interactive process. All applications and documents submitted to the Special Master for the Allocation will be and will remain confidential, and subject to Evidence Code section 408 and state law equivalent code sections, to this Settlement Allocation process and shall not be disclosed or shared beyond the review of the following: the Special Master, the Allocation Experts, Lead Class Counsel, the Class Action Settlement Administrator, and the Court. The Claims Administrator shall also provide Monsanto and the Court with a quarterly accounting of the Settlement Funds and any distributions made as part of the Allocation. The standard for any judicial oversight or review, if any, of the Special Master will be a “de novo” standard. The Special Master will give attention and consideration to any Litigating Entity that has incurred attorneys’ fees to outside counsel, other than Lead or Co-Class Counsel. The Special Master will reasonably and equitably prioritize and reimburse any Litigating Entity that, through outside counsel other than Lead or Co-Class Counsel, incurred reasonable, documented out-of-pocket litigation costs. Litigating Entities that retained outside counsel, and that were not under contract for representation by Lead or Co-Class Counsel, may apply for and receive, subject to Special Master Allocation, an equitable and reasonable allocation for such outside counsel, including attorneys’ fees and costs. Nothing herein shall prevent any Litigating Entity from applying for and receiving, subject to Special Master Allocation, an equitable allocation for in-house or general counsel fees, overhead, salaries, time, energy, costs, resources, and/or attention, including but not limited to city attorneys, county counsel, and/or general counsel.

Not every Settlement Class Member who submits a Special Needs Fund, Part A Application will receive payment from this Fund. Certain Settlement Class Members are not eligible to receive payment, or payment for certain categories, from the Special Needs Fund, Part A:

- Settlement Class Members that are not Litigating Entities shall not recover from the Special Needs Fund, Part A.
- Litigating Entities, which as of October 2019, were under contract for representation by Lead or Co-Class Counsel shall not recover for outside counsel fees or costs in the Special Needs Fund, Part A.
- Litigating Entities that do not timely return a completed application will not receive any payment from the Special Needs Fund, Part A.

Applications must be submitted within 65 days of the Final Approval Order. Applications may be submitted following Final Approval electronically to www.PCBCClassAction.com.

The Special Master will create an appeals process by utilizing a Part A Appeals Reserve Fund of up to ten percent (10%) of the \$57,105,000 fund. The appeals process will allow for one (1) de novo appeal from each eligible applicant, and any decisions will be the discretion of the Special Master. The appeals process shall be conducted within an efficient time-frame so as not to hinder the progress of the overall Allocation. The appeals process shall include only a two (2) page written appeal explaining the basis for the appeal, referring only to the original application as evidence of such basis. Any Part A Appeals Reserve Funds remaining after all appeals have been decided by the Special Master shall be redistributed to all Litigating Entities on a pro-rata basis.

2. ***Special Needs Fund, Part B.*** Special Needs Fund, Part B, is allocated \$50,000,006.57. Not every Settlement Class Member is eligible for a payment from Special Needs Fund, Part B, which is intended to compensate those Settlement Class Members who apply and make a showing, in the discretion of the Special Master, of a significant regional, state, or national benefit, cost, or contribution regarding 303(d) bodies of water impaired by PCBs through stormwater and/or dry weather runoff, and such benefit, cost, or contribution is not otherwise encompassed within any other part of this Allocation.

The Special Master will equitably and reasonably allocate Part B funds among only those Settlement Class Members who apply for funds. Settlement Class Members must submit a completed Application within one year and fourteen days of the mailing of Monitoring Fund payments by the Class Action Settlement Administrator to Settlement Class Members. Settlement Class Members that do not timely return a completed application forfeit any right to Part B Funds. Application does not guarantee that the Special Master will allocate Part B Funds to the applicant. **Some Part B applicants may not receive any Part B Funds.** The Special Master shall use the Special Needs Fund, Part B Application to inform, guide, and design an equitable allocation among all eligible applicants. The Special Master will rely solely on the application and documents submitted and will not include oral advocacy, presentation, interview, or interactive process. All applications and documents submitted to the Special Master for the Allocation will be and will remain confidential, and subject to Evidence Code section 408 and state law equivalent code sections, to this Settlement Allocation process and shall not be disclosed or shared beyond the review of the following: the Special Master, the Allocation Experts, Lead Class Counsel, the Class Action Settlement Administrator, and the Court. At the discretion of the Special Master, Defendant may have access to the information for business purposes only, such as insurance or other business needs, provided however that such materials are maintained by Defendant as confidential to the extent legally allowable. The Class Action Settlement Administrator shall also provide Monsanto and the Court with a quarterly accounting of the Settlement Funds and any distributions made as part of the Allocation. Documents related to the Portland Harbor Superfund Site shall remain confidential in any event during the pendency of the Portland Harbor Superfund Site action. **Settlement Class Members that do not timely return a completed application forfeit any right to Part B Funds.**

Applications must be submitted within one year and fourteen days of the Class Action Settlement Administrator's mailing of Monitoring Fund payments to Settlement Class Members. Applications may be submitted electronically to www.PCBClassAction.com.

The Special Master will create an appeals process by utilizing a Part B Appeals Reserve Fund of up to ten percent (10%) of the \$50,000,006.57 fund. The appeals process will allow for one (1) de novo appeal from each eligible applicant, and any decisions, including regarding eligibility, will be the discretion of the Special Master. The appeals process shall be conducted within an efficient time-frame so as not to hinder the progress of the overall Allocation. The appeals process shall include only a two (2) page written appeal explaining the basis for the appeal, referring only to the original application as evidence of such basis. Any Part B Appeals Reserve Funds remaining after all appeals have been decided by the Special Master shall be redistributed to all Part B awarded applicants only on a pro-rata basis. Part B applicants who did not receive an award under either an initial application or an appeal will not receive any pro-rata distribution after all appeals are exhausted.

The Special Master may, in his sole discretion, fairly and reasonably, and consistent with the intention and general structure of the terms of the Allocation, equitably balance monetary allocations to Settlement Class Members to the extent that any did not receive a proper and appropriate Allocation in accordance with the terms herein.

3. **Payment of Settlement Benefit.** Settlement benefits vary based on the Settlement Members' status as described above. Subject to Paragraph 79(e) of the Settlement Agreement, Monsanto Company, on behalf of the entities described in Paragraphs 14 and 42 of the Settlement Agreement, agrees to pay, within thirty (30) days of the Effective Date, into the Class Action Settlement Administrator's escrow account a lump sum up to Five Hundred and Fifty Million Dollars (\$550,000,000). The payment shall be made to Settlement Class Members as soon as possible and at the earliest reasonable direction by the Special Master to the Claims Administrator.

4. **Release.** Plaintiffs and all Settlement Class Members who have not excluded themselves from the Class will release certain claims against the Defendant, its affiliates, certain predecessors and successors, and other parties set forth in the Settlement Agreement. This is referred to as the "Release." Generally speaking, the Release will prevent any Settlement Class Member from bringing any lawsuit or making any claims that Defendant's PCBs and PCB-containing products were defectively designed, that the risks of environmental harm associated with PCBs and PCB-containing products outweighed the benefits of their uses, that Defendant failed to warn of the risks of harm associated with PCBs and PCB-containing products, and that Plaintiffs and the Class suffered property damage as a result of PCB contamination. The terms of the Release, as set forth in the Settlement Agreement, can be found in the Addendum at the end of this Notice.

The Release, as set forth in Paragraphs 106-108, and Paragraph 41, of the Settlement Agreement and the Addendum to this Notice, will be effective as to every Settlement Class Member who has not excluded itself from the Class, regardless whether or not that Settlement Class Member receives a Settlement Benefit.

5. **Attorney Fee/Litigation Cost and Class Representative Awards.** The Court will determine the amount of attorneys' fees and expenses to award to Class Counsel from the Settlement Amount for investigating the facts and law in the Action, litigating the Action since 2015, and negotiating the proposed Settlement of the Action. Class Counsel will request an award of all Attorneys' Fees and Expenses in a total amount of \$98,000,000 to be paid by Defendant. Class Counsel will make their request in a motion for attorneys' fees and litigation costs to be filed with the Court at least 60 days before the Final Approval Hearing. After the motion for attorneys' fees and litigation costs is filed, copies will be available from Class Counsel, the Settlement website, or from the Court docket.

Any attorneys' fees and litigation costs and expenses approved by the Court will be paid by Defendant exclusively and will not be paid from the class benefit Settlement Amount.

6. **Settlement Administration.** In addition to the Settlement Amount, Defendant has agreed to pay the reasonable costs of (1) the notice process, which includes all costs incurred in connection with preparing, printing, publishing, and mailing the Direct Notice; and (2) the administration process, which includes all costs and expenses incurred to hire a Class Action Settlement Administrator and costs of processing claims and administering the Settlement Agreement. No costs and expenses for implementing the Allocation shall be paid from the Settlement Fund.

7. **Dismissal of the Action.** If the Settlement is approved by the Court and becomes final, the Action will be dismissed with prejudice. If the Settlement is not approved by the Court or does not become final for any reason, the Action will continue, and Class Members will not be entitled to receive any Settlement Benefit.

THE PARAGRAPHS ABOVE PROVIDE ONLY A GENERAL SUMMARY OF THE TERMS OF THE PROPOSED SETTLEMENT. YOU CAN REVIEW THE SETTLEMENT AGREEMENT ITSELF FOR MORE INFORMATION ABOUT THE EXACT TERMS OF THE SETTLEMENT. THE SETTLEMENT AGREEMENT IS AVAILABLE FROM LEAD CLASS COUNSEL.

V. WHO REPRESENTS THE SETTLEMENT CLASS?

The Court has appointed the attorneys from the following law firms to act as counsel for the Class (referred to as "Lead Class Counsel " or "Plaintiffs' Counsel") for purposes of the proposed settlement:

Scott Summy
ssummy@baronbudd.com

Carla Burke Pickrel
cburkepickrel@baronbudd.com

Baron & Budd, P.C.
3102 Oak Lawn Avenue,
Ste. 1100
Dallas, Texas 75219
(214) 521-3605

John Fiske
jfiske@baronbudd.com

Baron & Budd, P.C.
11440 West Bernardo Court, Suite 265
San Diego, CA 92127
858-251-7424

VI. WHAT ARE THE REASONS FOR THE PROPOSED SETTLEMENT?

Plaintiffs and Defendant agreed on all of the terms of the proposed Settlement through extensive arms-length negotiations between Plaintiffs' Counsel and Counsel for the Defendant, with the able assistance of a third-party mediator, Hon. Jay C. Gandhi (Ret.) of JAMS. The parties have entered into the proposed Settlement after weighing the benefits of the Settlement against the probabilities of success or failure in the Action, and against the delays that would be likely if the Action proceeded to trial and, after trial, to appeal.

Plaintiffs and Plaintiffs' Counsel have concluded that the proposed Settlement provides substantial benefits to the Class, avoids prolonged litigation, and is in the best interests of the Class. Plaintiffs and Plaintiffs' Counsel have concluded that the proposed Settlement is fair, reasonable, and adequate.

Defendant firmly denies any wrongdoing and any liability whatsoever, but believes that it is in its best interest to settle the Action on the terms set forth in the Settlement Agreement in order to avoid further expense, uncertainty, inconvenience, and business disruption as a result of the Action.

VII. WHAT DO YOU NEED TO KNOW AND DO NOW?

You CAN PARTICIPATE IN THE SETTLEMENT. You do not need to do anything in order to participate in the Settlement and be represented by Plaintiffs and Plaintiffs' Counsel. You will not be billed for their services. If you do nothing, you may be eligible to receive the Monitoring Fund Payment described in this Notice and certain Class Members also will be eligible to receive payments from the TMDL Fund. You may apply for additional payments from the Sediment Sites Fund and the Special Needs Funds, Parts A and B by submitting applications to the Special Master. Plaintiffs' Counsel will receive a fee only if the Court approves the Settlement and the fee award, if any, will be set by the Court. If you participate in the Settlement, you will be bound by any judgment or other final disposition of the Action, including the Release set forth in the Settlement Agreement, and will be precluded from pursuing claims against Defendant separately if those claims are within the scope of the Release.

You CAN OPT OUT OF THE SETTLEMENT. If you do not wish to be a Class Member, and do not want to participate in the Settlement and receive a Settlement Benefit Check, you may exclude yourself from the Class by completing and mailing a notice of intention to opt-out (referred to as an “Opt-Out”).

To be treated as valid, the Opt-Out must be sent via certified or first class mail to the Class Action Settlement Administrator at the address below.

Class Action Settlement Administrator
Steven Weisbrot of Angeion Group, LLC
1650 Arch Street, Suite 2210
Philadelphia, PA 19103

The Opt-Out must be postmarked on, or personally delivered, no later than July 25, 2022.

The Opt-Out must bear the signature of the Settlement Class Member (even if represented by counsel), and the Settlement Class Member’s current address and telephone number. If the Settlement Class Member has entered into a written or oral agreement to be represented by counsel, the request for exclusion shall also be signed by the attorney who represents the Settlement Class Member.

Any Settlement Class Member who has not timely and properly filed an Opt-Out will be bound by the Settlement and all subsequent proceedings, orders, and judgments, including, but not limited to, the Release and Final Approval Order. **Any Settlement Class Member who elects to opt out of the Settlement Class pursuant to this Agreement shall not be entitled to any Settlement Benefit.**

Settlement Class Members who have elected to Opt Out of the Settlement Class may withdraw their Opt-Out requests prior to the Effective Date, but only if they accept the benefits and terms of this Settlement and dismiss with prejudice any other pending action against Defendant arising out of PCB-related impairments to the environment, including water bodies.

Lead Class Counsel shall have the right to contact persons who file Opt-Outs and to challenge the timeliness and validity of any Opt-Out requests, as well as the right to effect the withdrawal of any exclusion filed in error and any exclusion request which a Settlement Class Member wishes to withdraw for purposes of participating in the Settlement as set forth in this Agreement. The Court shall determine whether any of the contested Opt-Outs are valid.

You CAN OBJECT OR TAKE OTHER ACTIONS. Any Settlement Class Member who has not successfully excluded itself (“Opted-Out”) may object to the Settlement. To exercise this objection right, the Settlement Class Member must provide written notice of the objection via certified or first class mail to the Court and the Class Action Settlement Administrator at the addresses below:

United States District Court for the Central District of California
350 W. First Street
Los Angeles, California, 90012

Class Action Settlement Administrator
Steven Weisbrot of Angeion Group, LLC
1650 Arch Street, Suite 2210
Philadelphia, PA 19103

The Objection must be postmarked on, or personally delivered, no later than July 25, 2022.

The objection must bear the signature of the Settlement Class Member (even if represented by counsel), the Settlement Class Member's current address and telephone number, and state the exact nature of the objection including any legal support the Settlement Class Member wishes to introduce in support of the objection, and whether or not the Settlement Class Member intends to appear at the Final Approval Hearing. If the Settlement Class Member is represented by counsel, the objection shall also be signed by the attorney who represents the Settlement Class Member and state whether the attorney representing the objector will appear at the Final Approval Hearing.

Any Settlement Class Member who fails to comply with these provisions shall waive and forfeit any and all rights to appear separately and/or to object, and shall be bound by all the terms of this Settlement Agreement and by all subsequent proceedings, orders and judgments, including, but not limited to, the Release, the Final Order and the Final Judgment in the Actions. The exclusive means for any challenge to this Settlement shall be through the provisions of Section VI of the Settlement Agreement. Without limiting the foregoing, any challenge to the Settlement or Final Approval Order shall be pursuant to appeal under the Federal Rules of Appellate Procedure and not through a collateral attack.

Any Settlement Class Member who objects to the Settlement shall be entitled to all of the benefits of the Settlement if this Settlement Agreement and the terms contained herein are approved, as long as the objecting Settlement Class Member complies with all requirements of this Settlement Agreement applicable to Settlement Class Members, including the timely submission of an Application and other requirements herein.

Appearances at the Court Approval Hearing. It is not necessary for you to appear at the final Court Approval Hearing. If you have not excluded yourself from the Class and wish to appear and/or speak at the hearing, whether personally or through a lawyer, then you must properly file a Notice of Appearance in the Action with the Clerk of Court of the United States District Court for the Central District of California, and you must mail or hand-deliver a copy of the Notice of Appearance to Class Counsel and Counsel for the Defendant at the addresses set forth below, by September 15, 2022. If you choose to participate at the hearing, you will not be permitted to raise matters that you could have raised, but did not raise, in a properly submitted and valid objection (as described above) without the Court's approval.

Other Motions or Submissions Concerning the Action or the Settlement. It is not necessary for you to submit any motion concerning the Action or Settlement to the Court. If you have not excluded yourself from the Settlement and want to submit a motion to the Court concerning the Settlement or the Action, however, then you must properly file a motion, together with all supporting documents, in the Action with the Clerk of Court of the United States District Court for the Central District of California, and must mail or hand-deliver a copy of the motion, together with all supporting documents, to Class Counsel and Counsel for the Defendant at the addresses set forth below, by September 15, 2022.

VIII. WHAT WILL HAPPEN AT THE FINAL COURT APPROVAL HEARING?

The Court will hold the final Court Approval Hearing in Courtroom 6D of the First Street U.S. Courthouse, located at 350 W. 1st St., Los Angeles, California, 90012, on October 13, 2022, at 10:00 a.m. At that time, the Court will determine, among other things, (i) whether the Settlement should be finally approved as fair, reasonable, and adequate, (ii) whether the Action should be dismissed with prejudice pursuant to the terms of the Settlement Agreement, (iii) whether Class Members should be bound by the Release set forth in the Agreement, (iv) the amount of attorneys' fees and costs to be awarded to Plaintiffs' Counsel, if any, and (v) the amount of the award to be made to Plaintiffs for their services as class representatives, if any. The Court approval hearing may be postponed, adjourned, or continued by Order of the Court without further notice to the Class.

IX. HOW CAN YOU GET ADDITIONAL INFORMATION ABOUT THE ACTION, THE PROPOSED SETTLEMENT, THE SETTLEMENT AGREEMENT, OR THE NOTICE?

The descriptions of the Action, the Settlement, and the Settlement Agreement in this Notice are only a general summary. In the event of a conflict between this Notice and the Settlement Agreement, the terms of the Settlement Agreement control. All papers filed in this case, including the full Settlement Agreement, are available for you to inspect and copy (at your cost) at the office of the Clerk of Court, the Settlement website, or online through PACER. A copy of the Settlement Agreement also may be obtained from Class Counsel by contacting them at the addresses or telephone numbers set forth above. Any questions concerning this Notice, the Settlement Agreement, or the Settlement may be directed to Class Counsel. You may also seek the advice and counsel of your own attorney, at your own expense, if you desire.

DO NOT WRITE OR TELEPHONE THE COURT, THE CLERK'S OFFICE, OR DEFENDANT WITH ANY QUESTIONS ABOUT THIS NOTICE, THE SETTLEMENT, OR THE SETTLEMENT AGREEMENT.

X. WHAT ARE THE ADDRESSES YOU MAY NEED?

Lead Class Counsel:

Scott Summy
Carla Burke Pickrel
BARON & BUDD, P.C.
3102 Oak Lawn Avenue, Ste. 1100
Dallas, Texas 75219
(214) 521-3605

John Fiske
BARON & BUDD, P.C.
11440 West Bernardo Court, Suite 265
San Diego, CA 92127
(858) 251-7424

Defendant's Counsel:

Mark D. Anstoetter
Brent Dwerlkotte
SHOOK, HARDY & BACON LLP
2555 Grand Blvd.
Kansas City, Missouri 64108
(816) 474-6550

Co-Class Counsel:

John Gomez
GOMEZ TRIAL ATTORNEYS
655 W. Broadway, Ste. 1700
San Diego, California 92101

Richard Gordon
Martin Wolf
GORDON, WOLF & CARNEY
100 W. Pennsylvania Ave, Ste. 100
Towson, Maryland 21204

John R. Wertz
2345 Willow Street
San Diego, California 9210

Settlement Administrator:

Steven Weisbrot
Angeion Group, LLC
1650 Arch Street, Suite 2210
Philadelphia, PA 19103

XI. WHAT YOU MUST INCLUDE IN ANY DOCUMENT YOU SEND REGARDING THE ACTION.

In sending any document to the Settlement Administrator, the Court, Class Counsel, or Defendant's Counsel, it is important that both your envelope and any documents inside contain the following case name and identifying number:

City of Long Beach v. Monsanto Co., et al., CASE NO.: 2:16-cv-03493-FMO-AS.

You must also include your full name, address, email address, and a telephone number where you can be reached.

XII. WHAT IMPORTANT DEADLINES YOU NEED TO KNOW.

- SEPTEMBER 15, 2022 Any notices of appearances and motions must be hand-delivered or post marked and mailed to the Court and hand-delivered or postmarked and mailed to Class Counsel and Defendant's Counsel.
- JULY 25, 2022 All opt-outs must be postmarked and mailed to the Settlement Administrator.
- JULY 25, 2022 Any objections must be hand-delivered or postmarked and mailed to the Court and hand-delivered or postmarked and mailed to Class Counsel and Defendant's Counsel.
- OCTOBER 13, 2022 Final Approval Hearing

Dated: May 24, 2022

The Honorable Fernando M. Olguin
UNITED STATES DISTRICT JUDGE

ADDENDUM

As noted in Section IV of the Notice, the terms of the Release, and definitions of terms, as embodied in Paragraphs 41-43 and 106-108 of the Settlement Agreement, are reproduced below.

41. "Released Claims" means all claims which were or could have been alleged in the Action, including but not limited to any claim for attorneys' fees, expenses, and costs. Nothing in this Settlement Agreement will preclude or affect any action under the Comprehensive Response, Compensation and Liability Act ("CERCLA") or similar state Superfund statutes and applicable regulations, or under any other laws or regulations. This Agreement shall in no way affect any administrative test claims related to the California Water Board. The Releases provided herein shall be mutual between Plaintiffs, Settlement Class Members, and Releasing Persons, on the one hand, and Defendant and Released Persons on the other hand. Releasing Persons release only Released Persons as defined herein.

42. "Released Persons" means Defendant and any Affiliate of Defendant, including but not limited, to Bayer AG, Pfizer Inc., and Eastman Chemical Company. "Affiliate" under this Settlement means each and all past, present, or future, direct or indirect, predecessors, successors (including but not limited to successors by merger or acquisition), parents (including intermediate parents and ultimate parents), subsidiaries, affiliated or related companies, divisions, partnerships, and joint ventures; and any past, present, or future officer, director, shareholder, employee, partner, trustee, representative, agent, servant, insurer, attorney, predecessor, successor, or assignee of any of the above.

43. "Releasing Persons" shall include Named Class Plaintiffs and all Settlement Class Members, and each of their past, present, or future, direct or indirect, predecessors, successors (including but not limited to successors by merger or acquisition), parents (including intermediate parents and ultimate parents), subsidiaries, affiliated or related companies, divisions, partnerships, and joint ventures; and any past, present, or future officer, director, shareholder, employee, partner, trustee, representative, agent, servant, insurer, attorney, predecessor, successor, or assignee of any of the above.

VIII. MUTUAL RELEASE

106. Upon entry of the Final Approval Order, Defendant and Released Persons will have released all claims arising from PCB contamination that were or could have been alleged against any Named Class Plaintiffs, Settlement Class Members, and/or Releasing Persons. Upon entry of the Final Approval Order, the Releasing Persons will have released the Released Persons from the Released Claims. All Releases provided herein shall be mutual between Plaintiffs, Class Members, and Releasing Persons, on the one hand, and Defendant and Released Persons on the other hand. Nothing in this Agreement shall affect or limit any defenses Defendant may have in or against any claims or actions asserted against Defendant by any person or persons who are not

parties to this Settlement Agreement for any Released Claims, including but not limited to any defense based on protection from contribution claims or actions under any applicable federal, state, or local law.

107. Each Settlement Class Member agrees to be responsible for any liens, interests, actions, or claims made by any third party, in a derivative manner, for or against the portion of Settlement Funds allocated to each Settlement Class Member, including without limitation, any derivative actions or claim asserted by any insurers, agents, representatives, successors, predecessors, assigns, and attorneys, bankruptcy trustees, and any and all other persons, firms, corporations, associations, and other legal entities who may claim through them in a derivative manner.

108. If any Settlement Class Member brings an action or asserts a claim against Defendant contrary to the terms of the Settlement Agreement, Defendant shall provide Lead Class Counsel with a copy of the Settlement Class Member's complaint. Lead Class Counsel agrees to contact counsel of record for the Settlement Class Member and advise him or her of the Settlement Agreement.



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 9.A
Mtg. Date: 07/25/2022

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: JOHN SIGNO, DIRECTOR OF PLANNING & COMMUNITY SERVICES

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: ZONING CASE NO. 21-02: REQUEST FOR APPROVAL OF A SITE PLAN REVIEW TO DEMOLISH AN EXISTING RESIDENCE AND CONSTRUCT A NEW 5,215-SQUARE-FOOT SINGLE-FAMILY RESIDENCE AND RELATED IMPROVEMENTS; AND A VARIANCE TO CONSTRUCT A FIVE-FOOT-HIGH RETAINING WALL IN THE SETBACK AREA AND CONDUCT NON-EXEMPT GRADING ON A PROPERTY LOCATED AT 11 FLYING MANE ROAD (LOT 53-SF), ROLLING HILLS, CA (NEVENKA LCC)

DATE: July 25, 2022

BACKGROUND:

On May 17, 2022, the Planning Commission conducted a field trip and held an evening meeting on this item. At the conclusion of the evening meeting, the Planning Commission directed staff to prepare a resolution of approval and continued the public hearing to June 21, 2022.

On May 26, 2022, the Traffic Commission held a meeting to discuss the location of the driveway and apron and recommended to the City Council approval with a condition that the front hedge be removed or trimmed to no more than 24 inches to protect line of sight.

Since the May 17th meeting, the applicant has since revised the retaining wall in the side yard setback to be a double wall that is five feet high and three feet high. According to the applicant, this was at the direction of Rolling Hills Community Association (RHCA) because of grading concerns in the easement. The double wall will not be visible from the adjacent easement and will provide pedestrian access to the side of the building. However, the five-foot-high portion still requires a variance for being in the setback area and 10 feet away from the property line.

On June 21, 2022, the Planning Commission adopted Resolution No. 2022-07 approving Zoning Case No. 21-02 for a Site Plan Review to demolish an existing residence and construct a new 5,215-square-foot single-family residence and related improvements, and variances to construct a five-foot-high retaining wall in the setback area and conduct non-exempt grading.

Zoning, Location, and Lot Description

The property located at 11 Flying Mane Road is zoned RAS-1 and has a net lot area of 0.9 acre (39,556 square feet). However, for purposes of calculating net lot area, Rolling Hills Municipal Code (RHMC) Section 17.16.060(A) indicates that properties less than an acre are to be considered an acre (43,560 square feet). Only one building pad exists on the property and is located at the highest portion adjacent to the roadway easement.

The lot is developed with a 5,292-square-foot single-family residence built in 1953. In 1962, the Planning Commission approved a variance for an indoor swimming pool and structure to encroach into the required 20-foot side yard setback by eight feet. The pool was constructed in late 1963. In 1968, the Planning Commission re-approved the variance on a technicality that it originally expired before the pool was completed.

The existing residence is located 30 feet from the front roadway easement, 10 feet from the northern side property line, and eight feet from the southern side property line. The rear property line is located downslope of the building pad over 250 feet to the west. Since the house was built prior to the City's incorporation, the front and northern side setback are considered legal nonconforming; as mentioned, the southern side setback was reduced with approval of a variance.

DISCUSSION:

Applicant Request

The applicant is requesting a site plan review to demolish an existing 5,292-square-foot single-family residence and construct a new 5,215-square-foot single-family residence and garage in a similar footprint. The new residence meets the requirements for reduced setbacks on a smaller lot. According to RHMC Section 17.24.045, reduced setbacks may apply to properties in the RAS-1 zoning district that have a lot area of 1.25 acres or less, excluding roadway easements.

The proposed project includes a 485-square-foot swimming pool, 85-square-foot pool equipment, 337 square feet of attached covered porches, 15-square-foot barbecue, and 288-square-foot service yard.

The total structures, excluding exempt structures, is 6,384 square feet or 14.7% of the net lot area.

The flatwork area, which includes the driveway, paved walkways, patios, and courtyards is 3,338 square feet. This covers 7.7% of the net lot area.

Disturbance covers 12,521 square feet and accounts for 28.7% of the net lot area.

The residential building pad is 8,780 square feet and covers 20% of the net lot area.

A future stable and corral are proposed downslope near the rear of the property and will cover 1,000 square feet. The stable and corral are not proposed at this time.

Grading includes 3,372 cubic yards (CY) of cut and 3,315 CY of fill for a total of 6,687 CY. The

project requires 57 CY of export.

Landscaping includes 13,350 square feet of new and altered areas. The landscape plan is being reviewed by the City's landscape consultant.

Site Plan Review

The applicant is requesting a Site Plan Review (SPR) to demolish the existing residence and construct the new residence, attached garage, swimming pool, retaining walls, and other improvements.

Non-exempt grading

The applicant is requesting a total of 6,687 CY of grading, including 57 CY of export. The 110 CY of excavation for the swimming pool is exempt and could be exported from the site without relief from the Code. Grading will be done on the building pad for the new residence, driveway, and yard area. Grading includes 2,000 CY of over-excavation and 2,350 CY of recompaction.

Retaining Walls

Retaining walls are proposed to the rear (west) of the swimming pool and along the southern side property line next to the residence, which requires a variance. Retaining walls are also needed for the stable and corral set-aside area. The maximum height of the retaining walls is five feet and the average height is not to exceed two and one-half feet.

Variances

The applicant is requesting approval of a variance for a new five-foot-high retaining wall within the southern side yard setback. A variance is also requested for grading within the southern side yard setback for the retaining wall to allow for wider access. Export of 57 CY of dirt is required.

Variance request to allow a new five-foot-high retaining wall within the side yard setback

Pursuant to RHMC Section 17.16.150(F-G), retaining walls are permitted in setback areas if they do not exceed three feet in height, do not require grading, and are located along a walkway; or if they do not exceed three feet in height and are necessary to improve drainage or prevent slope erosion and are not in an easement, unless approved by the Association. Such walls must be screened from the public right-of-ways, easements and adjacent properties with appropriate landscaping.

The applicant is requesting the variance to allow for a retaining wall up to five feet in height to allow for a wider access to an existing horse trail which has been filled with imported material. The retaining wall will be located in the side setback approximately 10 feet from the property line. It extends nearly the full length of the residence. A portion of the wall extends into the front yard setback, but tapers from 24 inches to six inches toward the front of the property.

Variance request for non-exempt grading

Pursuant to Section 17.16.230, no export or import of cut or fill material shall be permitted in connection with any grading performed in the City, unless otherwise permitted by the

provisions of Title 15 of the Code. The project does not meet the exemptions in Title 15 in that grading consists of 6,687 CY total and covers nearly the entire building pad and set aside area for the future stable and corral. Additionally, 57 CY of export is required.

MUNICIPAL CODE COMPLIANCE

Lot Coverage

The proposed structural coverage on the lot will be 6,384 square feet, or 14.7% of the lot, which is less than the lot coverage limitation of 20% maximum. The proposed total coverage including structures and flatwork will be 9,722 square feet or 22.3% of the lot area, which is less than the lot coverage limitation of 35% maximum.

Area of Disturbance

The project site has been previously disturbed due to development of the existing residence. The proposed project will add 2,124 square feet of disturbance for a total of 12,521 square feet, or 28.7% of the net lot area.

Access to Future Stable

A stable and corral is not proposed to be constructed, however, a set aside area of 1,000 square feet is included in the rear portion of the property downslope from the main pad. Access to the set aside area is via a bridle trail along the southern property line approximately 35 feet away.

Swimming Pool

The proposed swimming pool is 485 square feet and located behind the proposed residence at the edge of the building pad. The pool will be designed to have an infinity edge in which water flows into a surge basin. The edge of the pool and building pad will be supported by retaining walls. The pool equipment will be located in a crawl space underneath the master bedroom. Approval of a swimming pool less than 800 square feet is typically approved administratively if no discretionary application is involved.

Raised Deck

A raised deck is located next to the master bedroom in the southwestern portion of the residence. The deck is raised two and one-half feet above finished grade above the retaining walls. The deck is approximately five feet wide by 35 feet long along the western elevation of the residence and connects to the pool deck.

Landscaping

There is an existing hedge in the front of the property which helps screen the residence for privacy. The hedge is entirely on the property with a portion extending into the roadway easement. It is a policy that hedges not be allowed for new projects. The Planning Commission should consider if the hedge should be removed.

The Preliminary Landscape Plan shows an olive grove and vineyard in the rear portion of the property. Two new trees are shown in the front yard next to the street. The Plan is being

reviewed by the City's landscape consultant for compliance with water efficiency requirements. The Planning Commission should consider if conditions are necessary to limit the height of trees to protect neighboring views.

Environmental Review

The proposed project has been determined to not 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 a single-family residence, swimming pool, and accessory structures.

Public Participation

None received.

CRITERIA FOR SITE PLAN REVIEW

17.46.050 - Required Site Plan Review findings.

1. The Commission shall be required to make findings in acting to approve, conditionally approve, or deny a Site Plan Review application.
2. No project which requires Site Plan Review approval shall be approved by the Commission, or by the City Council on appeal, unless the following findings can be made:
3. The project complies with and is consistent with the goals and policies of the general plan and all requirements of the zoning ordinance;
4. 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;
5. The project is harmonious in scale and mass with the site, the natural terrain and surrounding residences;
6. 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);
7. Grading has been designed to follow natural contours of the site and to minimize the amount of grading required to create the building area;
8. Grading will not modify existing drainage channels nor redirect drainage flow, unless such flow is redirected into an existing drainage course;
9. 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;
10. The project is sensitive and not detrimental to the convenient and safe movement of pedestrians and vehicles; and
11. The project conforms to the requirements of the California Environmental Quality Act.
12. If all of the above findings cannot be made with regard to the proposed project, or cannot be made even with changes to the project through project conditions imposed by City staff and/or the Planning Commission, the site plan review application shall be denied.

CRITERIA FOR VARIANCES

17.38.050 Required Variance findings.

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

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

FISCAL IMPACT:

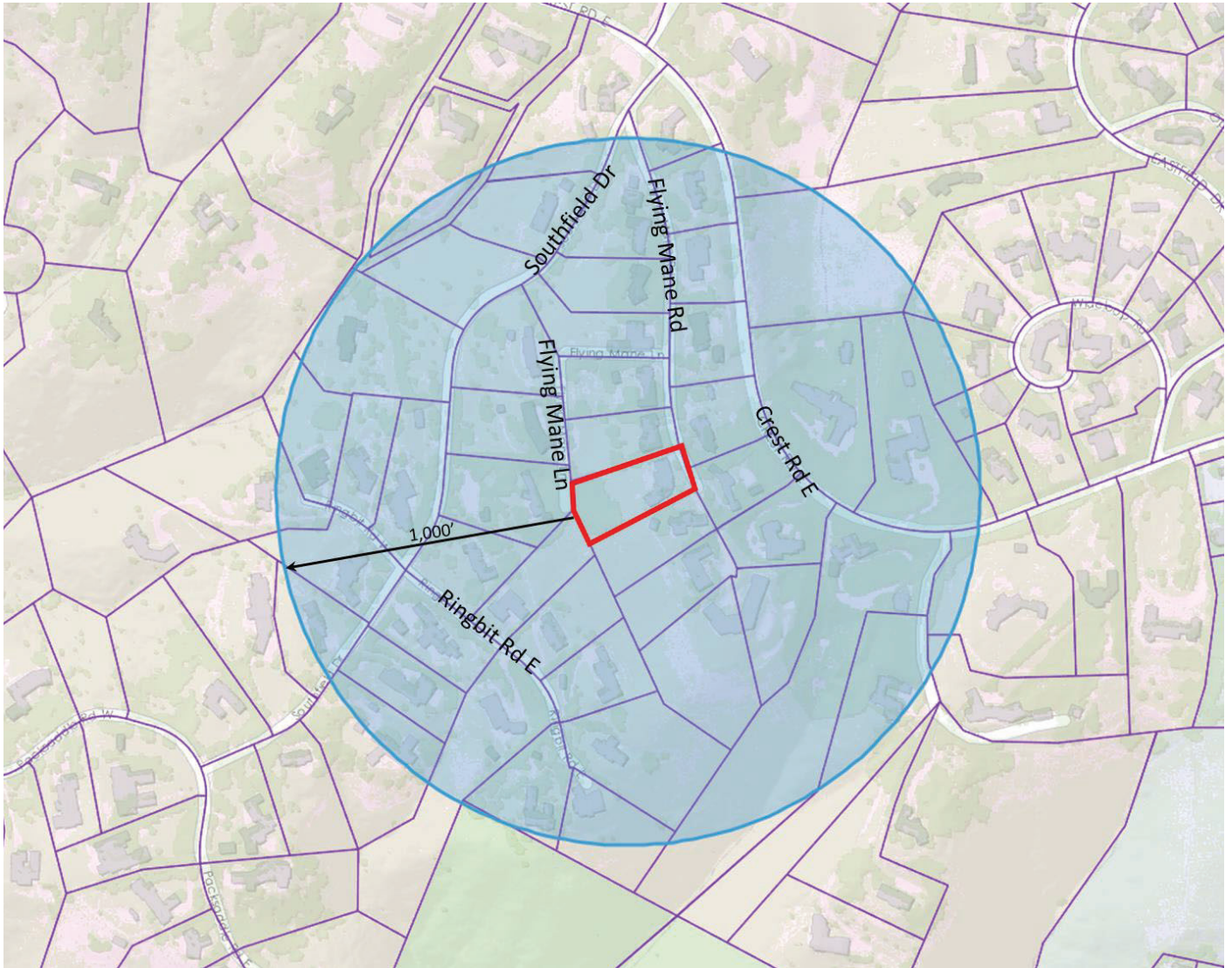
None.

RECOMMENDATION:

Receive and file.

ATTACHMENTS:

[Vicinity Map - 11 Flying Mane Rd.pdf](#)
[Development Table \(ZC 21-02\)_V3.pdf](#)
[2022-07_PC_Resolution_11FlyingManeRoad_ZC 21-02.pdf](#)
[Traffic Engineer's Memo - M01 11 Flying Mane.pdf](#)
[C-City Grading Plan_C\(6.6.22\).pdf](#)
[11 Flying Mane - RHCA - 22 0527-reduced.pdf](#)



City of Rolling Hills

2 PORTUGUESE BEND ROAD

ROLLING HILLS, CA 90274

TITLE VICINITY MAP

CASE NO. Zoning Case No. 22-02

OWNER Nevenka LLC

Site Plan Review, Variance

ADDRESS 11 Flying Mane Road, Rolling Hills 90274

SITE



Development Table Zoning Case No. 21-02 (11 FLYING MANE ROAD)			
Site Plan Review and Variance	PAD 1	PAD 2	TOTAL
RAS-1 Zone Setbacks Front: 50 ft. from front easement line Side: 20 ft. from side property line Rear: 50 ft. from rear easement line	Single family residence, garage, pool, equipment, entryways (SF)	Future Stable (SF)	
Pad/Net Lot Area	8,780	1,000	43,560 [^]
Residence	4,795		
Garage	420		
Swimming Pool/Spa	485		
*Pool Equipment	85		
Stable (min. 450 SF)		450 ^{**}	
Attached Covered Porches	396		
*Outdoor Barbecue	15		
Service Yard	288		
Total Structure Area	6,384	450 ^{**}	6,384
Total Structural Coverage (20% max)			14.7%
Total Flatwork			3,338
Total Structural and Flatwork			9,722
Total Lot Coverage (35% maximum)			22.3%
Building Pad Coverage (Policy: 30% maximum)	72.7%	45% ^{**}	
Disturbed Area (40% maximum; up to 60% with slopes less than 3:1)			12,521 28.7%
Grading	3,372 CY cut 3,315 CY fill		6,687 CY 57 CY export

*Allowable deductions; excluded from Total Structure Area/Total Structural Coverage

**Future stable not part of project

[^]Actual net lot area is 39,556 SF but per Code it is rounded to 1 acre (43,560 SF)

RESOLUTION NO. 2022-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF ZONING CASE NO. 21-02 FOR A SITE PLAN REVIEW TO DEMOLISH AN EXISTING RESIDENCE AND CONSTRUCT A NEW 5,215-SQUARE-FOOT SINGLE-FAMILY RESIDENCE AND RELATED IMPROVEMENTS; AND VARIANCES TO CONSTRUCT A FIVE-FOOT-HIGH RETAINING WALL IN THE SETBACK AREA AND CONDUCT NON-EXEMPT GRADING ON A PROPERTY LOCATED AT 11 FLYING MANE ROAD (LOT 53-SF), ROLLING HILLS, CA (NEVENKA LLC)

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 Nevenka LLC with respect to real property located at 11 Flying Mane Road, Rolling Hills (Lot 53-SF) requesting a site plan review to demolish an existing 5,292-square-foot single-family residence and construct a new 5,215-square-foot single-family residence and attached garage in a similar footprint, and construct five-foot-high retaining walls in the rear portion of the building pad and in the side yard setback. The project also includes a 485-square-foot swimming pool, 85-square-foot pool equipment, 337 square feet of attached covered porches, 15-square-foot barbecue, and 288-square-foot service yard, which are not subject to discretionary review. A variance is requested for a new five-foot-high retaining wall within the southern side yard setback and for non-exempt grading including 57 cubic yards (CY) of exported dirt.

Section 2. The existing single-family residence was built in 1953. In 1962, the Planning Commission approved a variance for an indoor swimming pool and structure to encroach into the required 20-foot side yard setback by eight feet. The pool was constructed in late 1963. In 1968, the Planning Commission re-approved the variance on a technicality that the original permit expired before the pool was completed.

Section 3. The Planning Commission conducted duly noticed public hearings to consider the application at its special field trip meeting and regular meeting on May 17, 2022. Neighbors within a 1,000-foot radius were notified of the public hearings and a notice was published in the Daily Breeze on May 6, 2022. The applicant and agent were notified of the public hearings in writing by first class mail and the agent was in attendance at the hearings. Evidence was heard and presented from all persons interested in affecting said proposal.

Section 4. On May 26, 2022, the Traffic Commission held a meeting to review the shifting of the driveway apron and driveway several feet from the existing location and recommended to the City Council approval of the proposal with the condition that the hedge in the front of the property be trimmed to no higher than 24 inches to protect line of sight.

Section 5. The property is zoned RAS-1 and the net lot area excluding the roadway easement is 0.9 acre (39,556 square feet). For purposes of calculating net lot area, Rolling

Hills Municipal Code (RHMC) Section 17.16.060(A) indicates that properties less than an acre are to be considered an acre (43,560 square feet). The project includes an existing 8,780-square-foot building pad near the front of the property closest to the street. The property has a lot depth of over 320 feet and slopes downward toward the rear property line. The grade elevation between the main building pad and the rear property line is over 100 feet. A second building pad is proposed as a set aside for a future stable and corral near the rear of the property.

Section 6. 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 demolition of a residence and 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 6. Site Plan Review. Site Plan Review is required for demolition of an existing residence and construction of a new residence pursuant to RHMC Section 17.46.020(A), for a retaining wall above three feet in height pursuant to RHMC Section 17.16.190(F), and for non-exempt grading totaling 6,687 CY including 57 CY of export pursuant to RHMC Section 17.46.020(A). With respect to the Site Plan Review for the development, the Planning Commission hereby makes the following findings:

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, which includes demolition and construction of a residence and grading is compatible with the General Plan and Zoning ordinance, subject to the variance for a new five-foot-high retaining wall within the southern side yard setback and a variance for grading within the southern side yard setback for the retaining wall to allow for wider access and export of dirt. The proposed structures comply with the General Plan requirement of low profile, low-density residential development with sufficient open space between surrounding structures. The new residence will be built on the existing building pad and will have a similar footprint as the existing residence, which will reduce the visual impact and minimize grading.

The new residence meets the requirements for reduced setbacks on a smaller lot. According to RHMC Section 17.24.045, reduced setbacks may apply to properties in the RAS-1 zoning district that have a lot area of 1.25 acres or less, excluding roadway easements. As such, the new residence will maintain the 30-foot front yard setback of the existing residence.

The project conforms to Zoning Code lot coverage requirements. The net lot area of the lot is 43,560 square feet per RHMC Section 17.16.060(A). The structural net lot coverage is proposed at 6,384 square feet or 14.7% (20% max. permitted) excluding exempt structures; and the total lot coverage proposed, including flatwork, would be 9,722 square feet or 22.3%

(35% max. permitted). The disturbed area of the lot is proposed to be 12,521 square feet or 28.7% (40% permitted).

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 proposed grading and retaining wall for development will not adversely affect or be materially detrimental to adjacent uses, buildings, or structures; the grading and retaining wall allows the proposed construction to be constructed largely on an existing building pad which enables proposed project elements to be the least intrusive to surrounding properties. The retaining wall preserves the existing topography in the adjacent bridle trail easement and eliminates grading and disturbance in the easement. Further, the grading and retaining wall allows the proposed construction to be a sufficient distance from nearby residences so views and privacy of surrounding neighbors will not be impacted. The pool will be behind the residence and not visible from the street. The pool and patio area are included in the lot coverage. Lastly, the graded areas will incorporate landscaping and the retaining wall will be screened with landscaping. The lot will have a main building pad and a stable set aside area and 28.7% of the lot will be disturbed with the remaining area left landscaped or in a natural state.

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 from Flying Mane Road as it utilizes the existing building pad and has a similar footprint to the existing residence. The driveway will be moved several feet and repaved to align with the new garage. The proposed pool will be located at the edge of the pad and retaining walls will be located behind the residence at the top of the slope. The pool equipment will be located in a crawl space underneath the residence where it will not be visible. 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).

A landscape plan has been prepared to for compliance with water efficient landscape ordinance requirements and low impact development standards. The landscape plan will introduce additional landscaping, which will be compatible with and enhances the rural character of the community, and the landscaping will provide a buffer or transition area between private and public areas. The grading and retaining wall are designed to preserve existing topography where possible and mimic the natural terrain.

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.

Grading consists of 3,372 CY of cut and 3,315 CY of fill. Export of 57 CY is required and covered by the variance contained herein. The grading and retaining wall are designed to preserve slopes where possible and mimic the natural terrain.

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

Grading will be done to improve the driveway and walkways throughout the site. Drainage will not change and will follow the natural drainage courses of the lot.

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 and new landscaping will be considerate of the environment and will enhance the rural character of the community. Landscaping will provide a buffer or transition between various pads on the property. 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.

The grading and retaining wall for the project occurs in the side of the property and will not be visible from the adjacent easement. There is ample parking in the garage and driveway in the front of the house. An adequate pathway is proposed to safely accommodate pedestrians from the residence to the backyard and stable set aside area in the rear of the property. Adequate walkways will be provided to the pool and deck.

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 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, swimming pool, retaining walls, and associated grading. 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 building pad has already been graded and existing structures are on site.

Section 7. Variances. Section 17.38.050 sets forth the required findings for granting variances to construct a five-foot-high retaining wall in the side yard setback with non-exempt grading and export of dirt identified in Section 17.16.120, Section 17.16.150(F), and Section 17.16.230. With respect to the request for variances, the Planning Commission finds as follows:

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

There are extraordinary circumstances applicable to this property. The residence was developed prior to the City's incorporation and has a legal nonconforming front yard setback of 30 feet which may continue pursuant to Section 17.24.045. However, the small lot size and location of the building pad near the street are exceptional circumstances applicable to the property that do not apply generally to other properties in the same vicinity and zone. A retaining wall in the side yard setback is warranted in order to maintain the existing topography and provide emergency access around the residence. The encroachment is considered minimal given the existing residence already encroaches eight feet into the required side yard setback. The improvement will enhance the usability of the residence and be compatible with existing development in the area. Further, a five-foot-high retaining wall with an average height of two and one-half feet is needed to improve accessibility. The variance is warranted due to the unique sloping topography that does not apply generally to other properties in the vicinity.

B. That such variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same vicinity and zone but which is denied the property in question.

Granting the requested variances are necessary for the preservation and enjoyment of property rights on the property. The existing main building pad encroaches into the front and side setback areas making it necessary for the retaining wall and other improvements to also encroach. Other properties in the vicinity enjoy these types of improvements.

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

Granting the variances to encroach into the front and side setbacks will not be detrimental to the public welfare and will not be injurious to properties in the vicinity; a retaining wall and other improvements are allowed in the Rolling Hills community. Further, the project will be consistent with other development in the area. The new residence is substantially in the same location as the existing residence to be demolished; the driveway will be relocated several feet and repaved and the retaining wall will improve access to the side of the residence.

D. That in granting the variance, the spirit and intent of this title will be observed.

Allowing construction in the side setback will improve access to the side of the residence and allow the existing topography to remain. The project is harmonious in scale and mass with the site, the natural terrain, and surrounding residences because the proposed construction complies with the low-profile residential development pattern of the community and will not give the property an over-built look. The lot is sufficient to accommodate the proposed use.

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

The construction in the side setback allows a new single family home similar to others enjoyed by many properties throughout the City. The project, together with the variances, will be compatible with the objectives, policies, general land uses, and programs specified in the General Plan.

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

Granting a variance 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.

G. That the variance request is consistent with the General Plan of the City of Rolling Hills.

Granting the variance will be consistent with the General Plan of the City of Rolling Hills, which allows and encourages residential uses and property improvements. It will further the low-profile residential development pattern of the community and will not give the property an over-built look.

Section 8. Approval; Conditions. Based upon the foregoing findings, and the evidence in the record, the Planning Commission hereby approves Zoning Case No. 21-02 subject to the following conditions:

A. The Site Plan and Variance approvals shall expire within two years from the effective date of approval as defined in RHMC Sections 17.46.080 and 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 June 21, 2022 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 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. 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 6,384 square feet or 14.7% of the net lot area, in conformance with lot coverage limitations (20% maximum).

The total lot coverage proposed, including structures and flatwork, shall not exceed 9,722 square feet or 22.3% of the net lot area, in conformance with lot coverage limitations (35% maximum).

H. The disturbed area of the lot, including the future stable and corral area shall not exceed 28.7%, or 12,521 square feet surface area. Grading for this project shall not exceed 3,372 CY of cut and 3,315 CY of fill with 57 CY of export for a total of 6,687 cubic yards balanced on site.

I. The residential building pad is proposed at 8,780 square feet and shall not exceed coverage of 6,384 square feet or 72.7% with allowed deductions. The set aside pad for a future stable and corral is proposed at 1,000 square feet and shall not exceed 450 square feet of coverage or 45% with allowed deductions.

J. A driveway access shall be provided per the Fire Department requirements and the apron of the driveway shall be roughened and the first 20 feet of the driveway shall not exceed 7% in slope.

K. Access to the set aside area for the future stable and corral shall be decomposed granite or 100% pervious roughened material; the access route shall not be wider than 12 feet.

L. 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.

M. Per LA County Building Code, a pool barrier and/or fencing shall be required for the pool.

N. 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.

O. The applicant shall comply with all requirements of the Lighting Ordinance of the City of Rolling Hills (RHMC 17.16.190.E), pertaining to lighting on said property, roofing and material requirements of properties in the Very High Fire Hazard Severity Zone, and Low Impact Development requirements for storm water management on site (RHMC Chapter 8.32).

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

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

R. Prior to issuance of a final construction approval of the project, all graded slopes shall be landscaped. Prior to issuance of building permit, the landscaping 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.

S. 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 the proposed retaining wall with vegetation not to exceed 10 feet in height, and that the vegetation used for screening shall be planted in an offset manner, 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.

T. 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.

The landscaping shall be subject to the requirements of the City's Water Efficient Landscape Ordinance, (Chapter 13.18 of the RHMC).

Pursuant to Chapter 8.30 of the RHMC, the property shall at all times be maintained free of dead trees and vegetation.

U. The retaining wall shall not exceed five feet in height at any point along the wall and shall have an average height of two and one-half feet.

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 of improvements to advance equestrian use and emergency preparedness for evacuation within the City. Where 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. *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.

Z. *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.

AA. *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.

AB. *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.

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

AD. 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.wrhn.noaa.gov/lox/main.php?suite=safety&page=hazard_definitions#FIRE. It is the sole responsibility of the property owner and/or his/her contractor to monitor the red flag warning conditions.

AE. Storm water 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.

AF. *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.

AG. *During construction*, an Erosion Control Plan containing the elements set forth in Section 7010 of the 2016 County of Los Angeles Uniform Building Code shall be followed to minimize erosion and to protect slopes and channels to control storm water pollution.

AH. 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.

AI. 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.

AJ. 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.

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

AL. 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.

AM. 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.

PASSED, APPROVED AND ADOPTED THIS 21th DAY OF JUNE, 2022.

BRAD CHELF, CHAIRPERSON

ATTEST:

CHRISTIAN HORVATH, CITY CLERK

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

I certify that the foregoing Resolution No. 2022-07 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF ZONING CASE NO. 21-02 FOR A SITE PLAN REVIEW TO DEMOLISH AN EXISTING RESIDENCE AND CONSTRUCT A NEW 5,215-SQUARE-FOOT SINGLE-FAMILY RESIDENCE AND RELATED IMPROVEMENTS; AND VARIANCES TO CONSTRUCT A FIVE-FOOT-HIGH RETAINING WALL IN THE SETBACK AREA AND CONDUCT NON-EXEMPT GRADING ON A PROPERTY LOCATED AT 11 FLYING MANE ROAD (LOT 53-SF), ROLLING HILLS, CA (NEVENKA LLC)

was approved and adopted at a regular meeting of the Planning Commission on June 21, 2022, 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

Memorandum

TO: Elaine Jeng, PE, City Manager

FROM: Vanessa Munoz, City Traffic Engineer

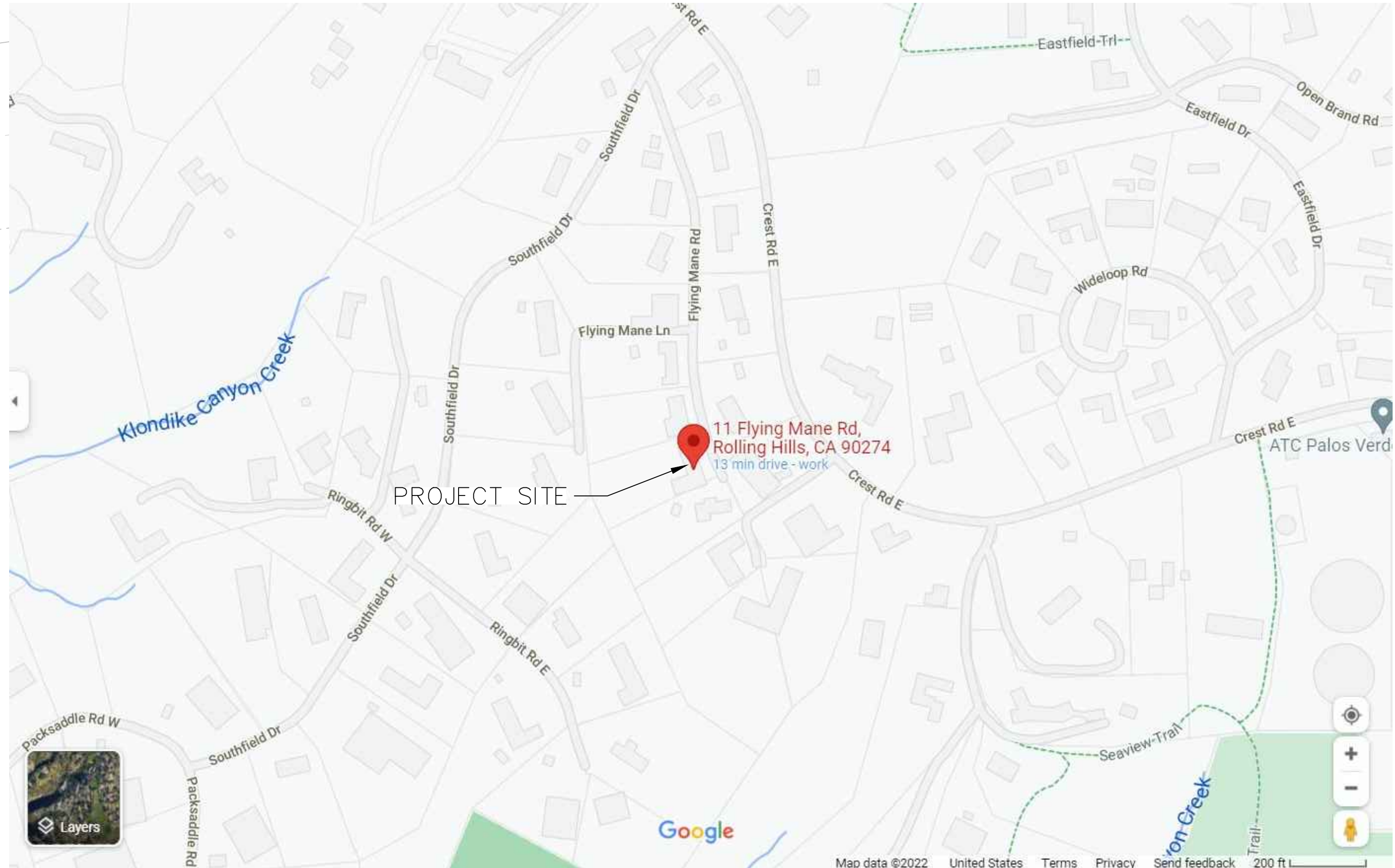
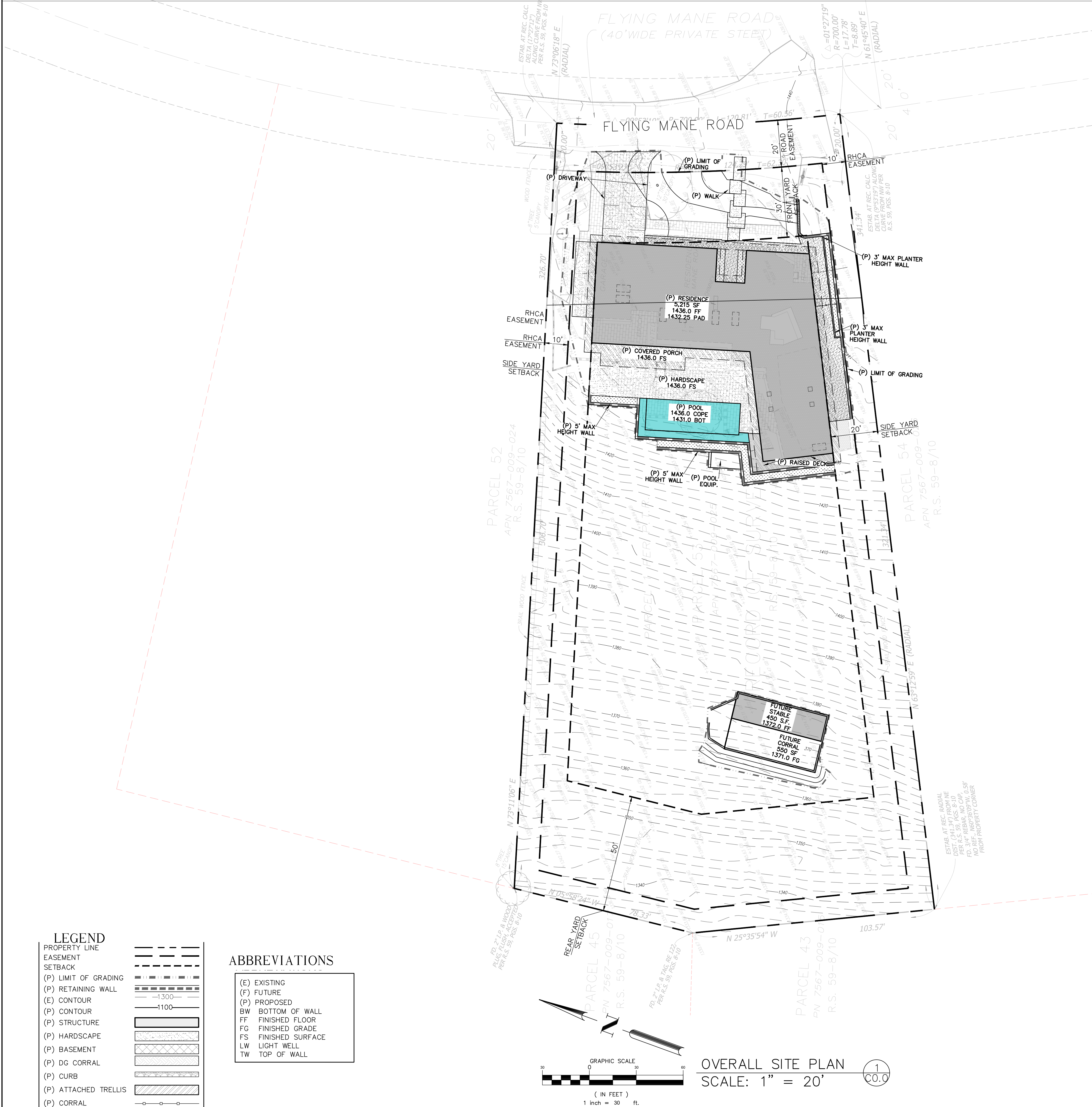
DATE: May 20, 2022

SUBJECT: 11 Flying Mane Road

This memorandum is in response to the request by the city to review and provide input on the proposed driveway being requested by the residents of 11 Flying Mane Road. The proposed driveway will be shifted southerly from the existing location 4-5 feet. The proposed driveway will have an 18-foot driveway aisle with a 28-foot driveway apron.

On May 18, 2022, a field review of existing conditions was performed to assess the proposed location and width of the driveway. Based on the field observations and engineering judgement, the driveway proposed location is acceptable.

NEVENKA LLC
GRADING PLAN
NEW RESIDENTIAL ESTATE
11 FLYING MANE ROAD
ROLLING HILLS, CA 90274



CONCEPT GRADING PLAN
11 FLYING MANE
Rolling Hills, CA 90275

OWNER / CLIENT:

NEVENKA, LLC
c/o JOHN RUZICKA, AIA
#11 FLYING MANE
ROLLING HILLS, CA 90274

CIVIL ENGINEER / PREPARED BY:

BOLTON ENGINEERING CORP.
25834 NARBONNE AVENUE, SUITE 210
LOMITA, CA 90717
PHONE: (310) 325-5580
R.C.E.: TAVISHA ALES, P.E. No.83446
JOB I.D.: 21340

STAMPED FOR PRELIMINARY PLANNING PURPOSES ONLY AND PURSUANT TO CITY OF ROLLING HILLS REQUIREMENT THAT EARTHWORK QUANTITIES USED TO EVALUATE PLANNING APPLICATIONS BE STAMPED BY A REGISTERED CIVIL ENGINEER. EARTHWORK QUANTITIES WERE PREPARED FROM ARCHITECTURAL PLANS PROVIDED AND ARE BASED ON OUR UNDERSTANDING OF CITY OF ROLLING HILLS PLANNING REQUIREMENTS. SIMPLE EXCAVATION REQUIRED TO OBTAIN PAD GRADES IS CONSIDERED; NO SOILS REPORT HAS BEEN REVIEWED AND NO TEMPORARY SLOPES OR OTHER REMEDIAL REQUIREMENTS HAVE BEEN CONSIDERED. AS A RESULT, FINAL EARTHWORK REQUIRED MAY VARY FROM THE QUANTITIES SHOWN. THIS PLAN IS FOR PLANNING ONLY AND NOT FOR CONSTRUCTION PURPOSES.

Grading Quantities	
Pad 1: Main Residence	
Cut (C.Y)	812
Fill (C.Y)	405
Over-Ex (C.Y)	2,000
Re-Compaction (C.Y)	2,350
Total Grading (C.Y)	5,567
Pad 2: Stable	
Cut (C.Y)	85
Fill (C.Y)	85
Over-Ex (C.Y)	475
Re-Compaction (C.Y)	475
Total Grading (C.Y)	1,120
OVERALL SITE GRADING	
Cut (C.Y)	897
Fill (C.Y)	490
Over-Ex (C.Y)	2,475
Re-Compaction (C.Y)	2,825
Total Grading (C.Y)	6,687
Total EXPORT (C.Y)	57
Total Allowable EXPORT (C.Y)	110

PRELIMINARY: FOR PLANNING PURPOSES

TITLE: COVER SHEET

NEW RESIDENCE, GUEST HOUSE, STABLE, GARDEN & POOL

11 FLYING MANE ROAD

ROLLING HILLS, CA 90274

CLIENT: NEVENKA, LLC

11 FLYING MANE ROAD

ROLLING HILLS, CA 90274

Bolton Engineering Corp.

Civil Engineering and Surveying

25834 Narbonne Avenue Suite 210

Rolling Hills, CA 90274

Ph: 310-325-5580 Fax: 310-325-5581

Revisions

By

Date: June 6, 2022

Scale: AS SHOWN

Drawn: TMA

Checked: TMA

Job No. 21340

Sheet

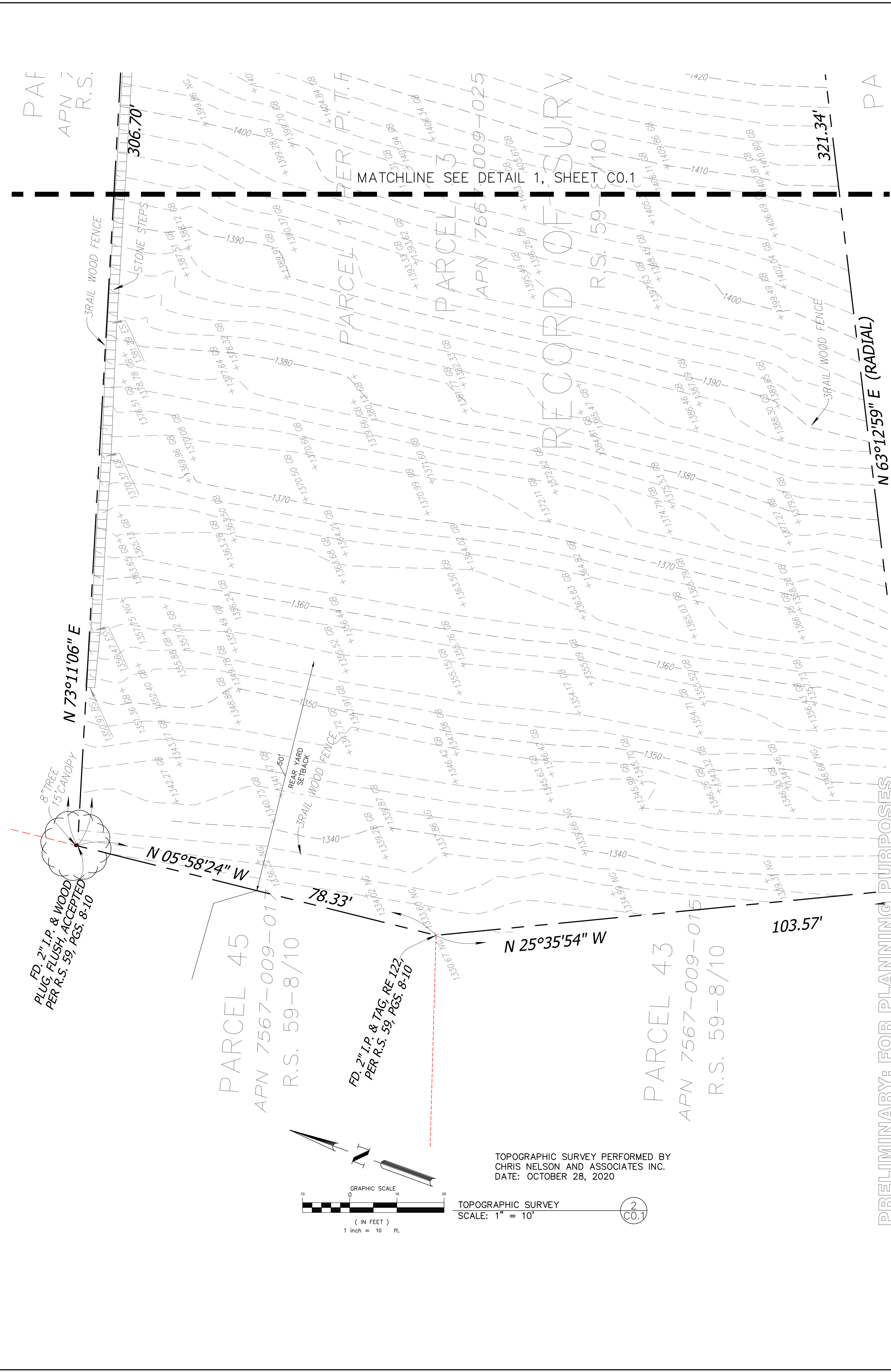
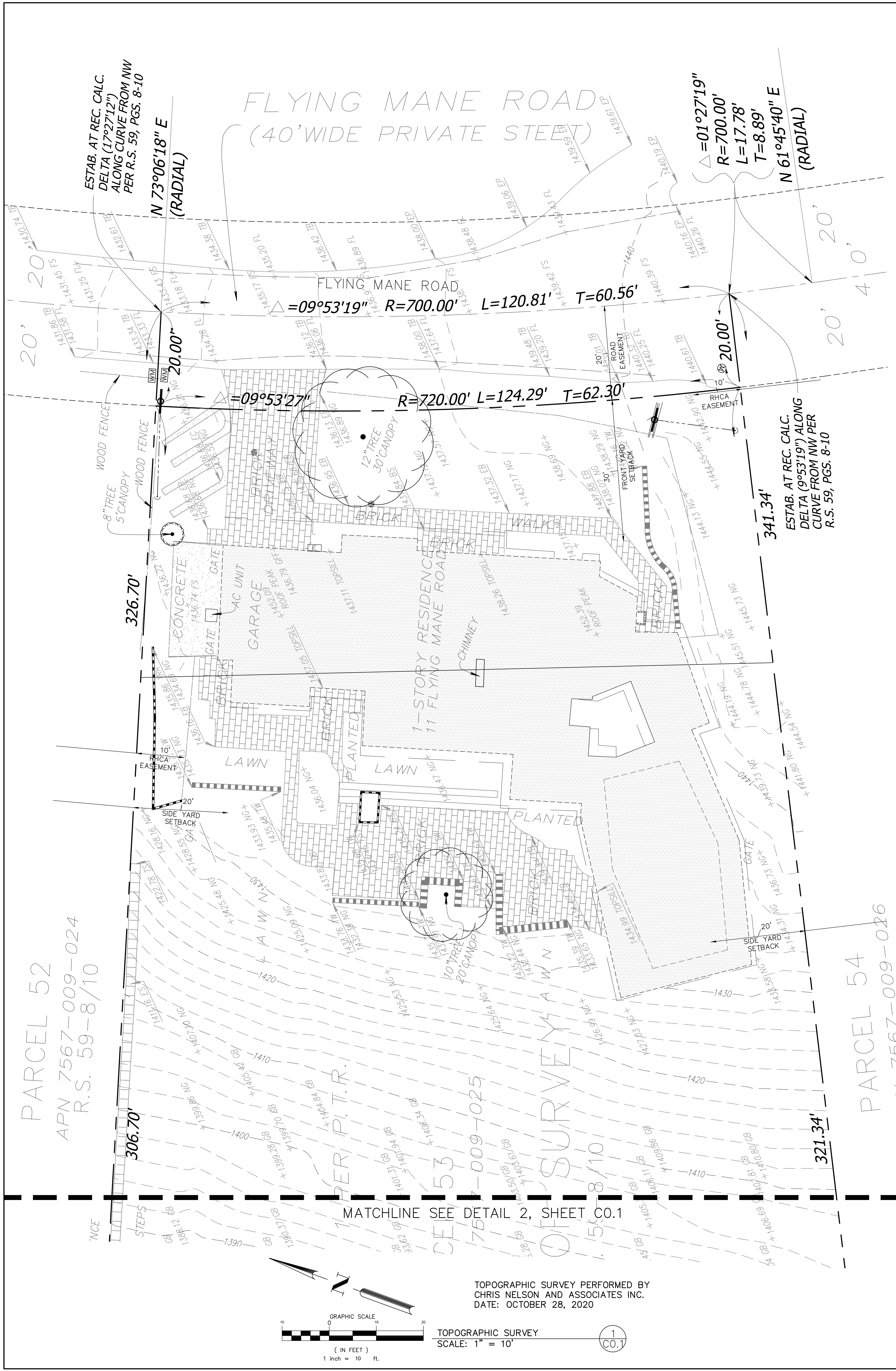
Of

5

Sheets

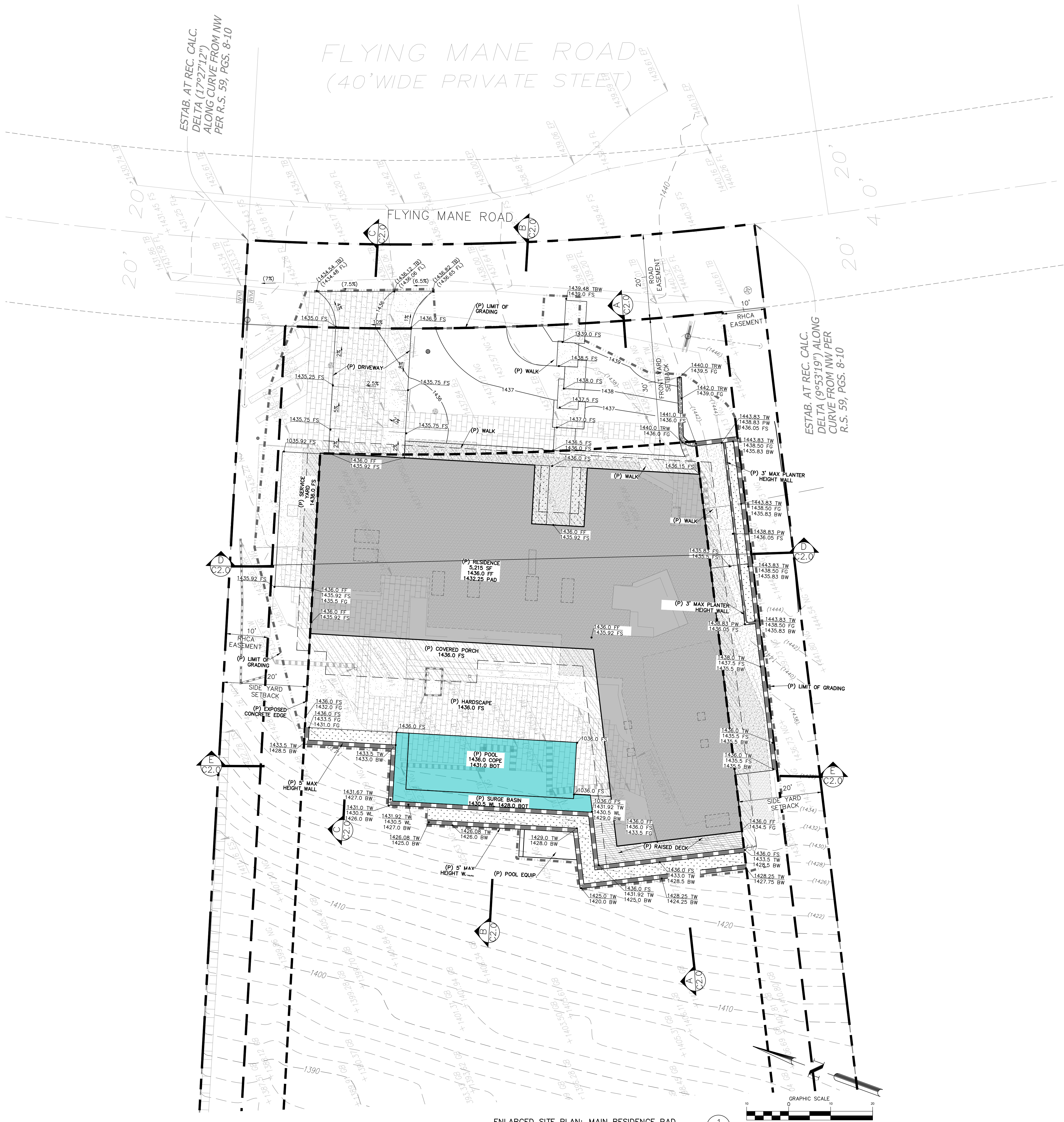
SHEET INDEX

COVER SHEET.....	C0.0
TOPOGRAPHIC SURVEY.....	C0.1
ENLARGED SITE PLAN: MAIN RESIDENCE.....	C1.1
ENLARGED SITE PLAN: STABLE.....	C1.2
SITE SECTIONS.....	C2.0



PRELIMINARY: FOR PLANNING PURPOSES

Revisions		By
Bolton Engineering Corp.		
Civil Engineering and Surveying		
25834 Natoma Avenue Suite 210		
Loma, CA 90777		
Ph: 310-325-5580 Fax: 310-325-5581		
NEVENKA, LLC		
11 FLYING MANE ROAD		
ROLLING HILLS, CA 90274		
TITLE: TOPOGRAPHIC SURVEY		
EXISTING SITE CONDITIONS		
11 FLYING MANE ROAD		
ROLLING HILLS, CA 90274		
Date: June 6, 2022		
Scale: AS SHOWN		
Drawn: TMA		
Checked: TMA		
Job No. 21340		
Sheet		
C0.1		
Of 5		Sheets



Grading Quantities	
Pad 1: Main Residence	
Cut (C.Y)	812
Fill (C.Y)	405
Over-Ex (C.Y)	2,000
Re-Compaction (C.Y)	2,350
Total Grading (C.Y)	5,567

ABBREVIATIONS

- (E) EXISTING
(F) FUTURE
(P) PROPOSED
BW BOTTOM OF WALL
FF FINISHED FLOOR
FG FINISHED GRADE
FS FINISHED SURFACE
LW LIGHT WELL
TW TOP OF WALL

LEGEND

- PROPERTY LINE
EASEMENT
SETBACK
(P) LIMIT OF GRADING
(P) RETAINING WALL
(E) CONTOUR
(P) CONTOUR
(P) STRUCTURE
(P) HARDSCAPE
(P) BASEMENT
(P) DG CORRAL
(P) CURB
(P) ATTACHED TRELLIS
(P) CORRAL
(P) PERVIOUS ACCESSWAY

PRELIMINARY: FOR PLANNING PURPOSES

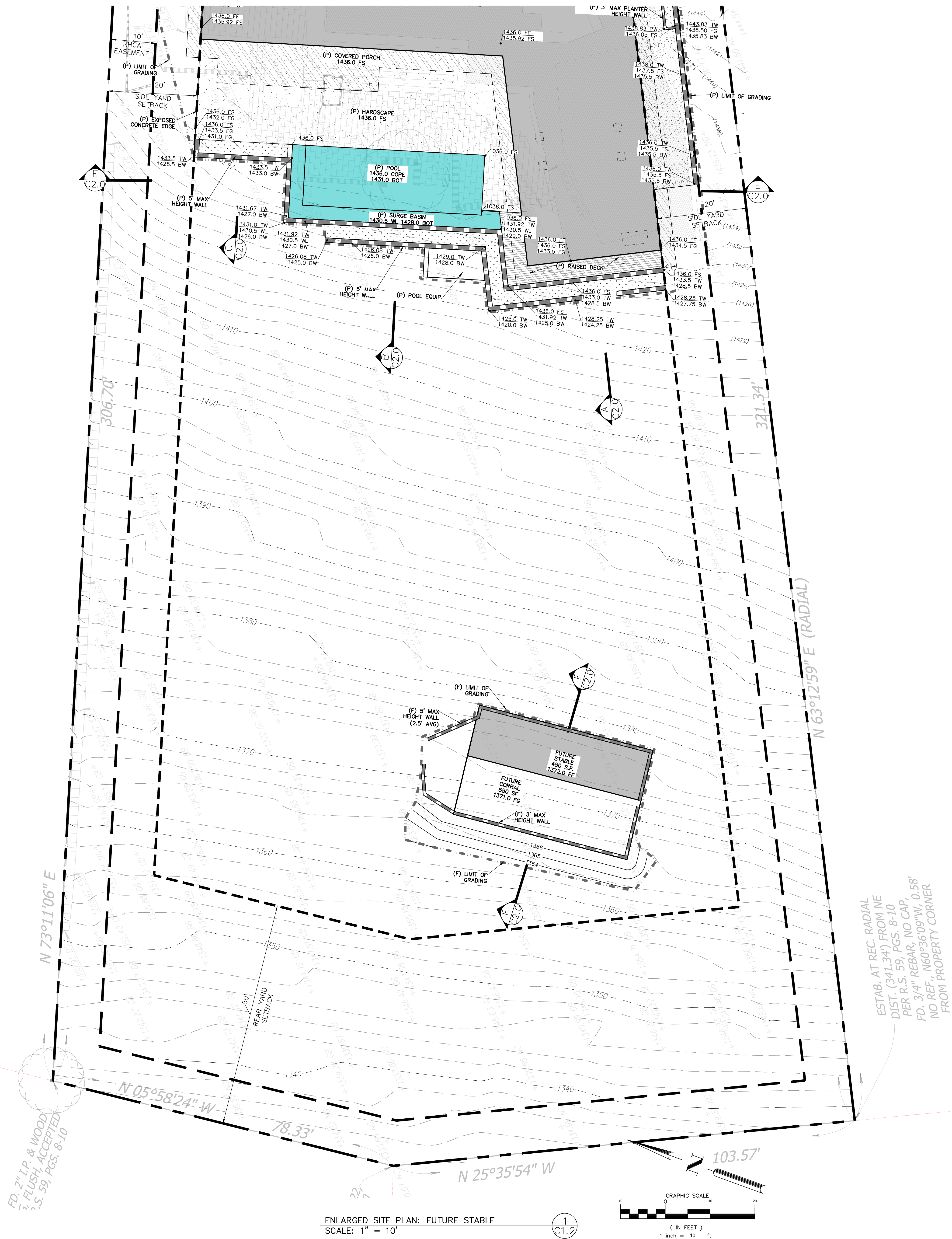
CLIENT: NEVENKA, LLC
11 FLYING MANE ROAD
ROLLING HILLS, CA 90274

TITLE: ENLARGED SITE PLAN: MAIN RESIDENCE
NEW RESIDENTIAL ESTATE
11 FLYING MANE ROAD
ROLLING HILLS, CA 90274

Date: June 6, 2022
Scale: AS SHOWN
Drawn: TMA
Checked: TMA
Job No: 21340
Sheet: C1.1
Of 5 Sheets

Bolton Engineering Corp.
Civil Engineering and Surveying
23834 Natcom Avenue Suite 210
Lomita, CA 90717
Ph: 310-325-5580 Fax: 310-325-5581

Revisions	By



Pad 2: Stable	
Cut (C.Y)	85
Fill (C.Y)	85
Over-Ex (C.Y)	475
Re-Compaction (C.Y)	475
Total Grading (C.Y)	1,120

ABBREVIATIONS	
(E)	EXISTING
(F)	FUTURE
(P)	PROPOSED
BW	BOTTOM OF WALL
FF	FINISHED FLOOR
FG	FINISHED GRADE
FS	FINISHED SURFACE
LW	LIGHT WELL
TW	TOP OF WALL

LEGEND	
PROPERTY LINE	---
EASEMENT	---
SETBACK	---
(P) LIMIT OF GRADING	---
(P) RETAINING WALL	---
(E) CONTOUR	---
(P) CONTOUR	---
(P) STRUCTURE	---
(P) HARDSCAPE	---
(P) BASEMENT	---
(P) DG CORRAL	---
(P) CURB	---
(P) ATTACHED TRELLIS	---
(P) CORRAL	---
(P) PERVIOUS ACCESSWAY	---

PRELIMINARY: FOR PLANNING PURPOSES

TITLE: ENLARGED SITE PLAN: FUTURE STABLE

NEW RESIDENTIAL ESTATE
11 FLYING MANE ROAD
ROLLING HILLS, CA 90274

CLIENT: NEVENKA, LLC

11 FLYING MANE ROAD
ROLLING HILLS, CA 90274

Bolton Engineering Corp.
Civil Engineering and Surveying
23834 Natoma Avenue Suite 210
Lomita, CA 90717
Ph: 310-325-5580 Fax: 310-325-5581

Revisions	By

Bolton Engineering Corp.
Civil Engineering and Surveying
23834 Natoma Avenue Suite 210
Lomita, CA 90717
Ph: 310-325-5580 Fax: 310-325-5581

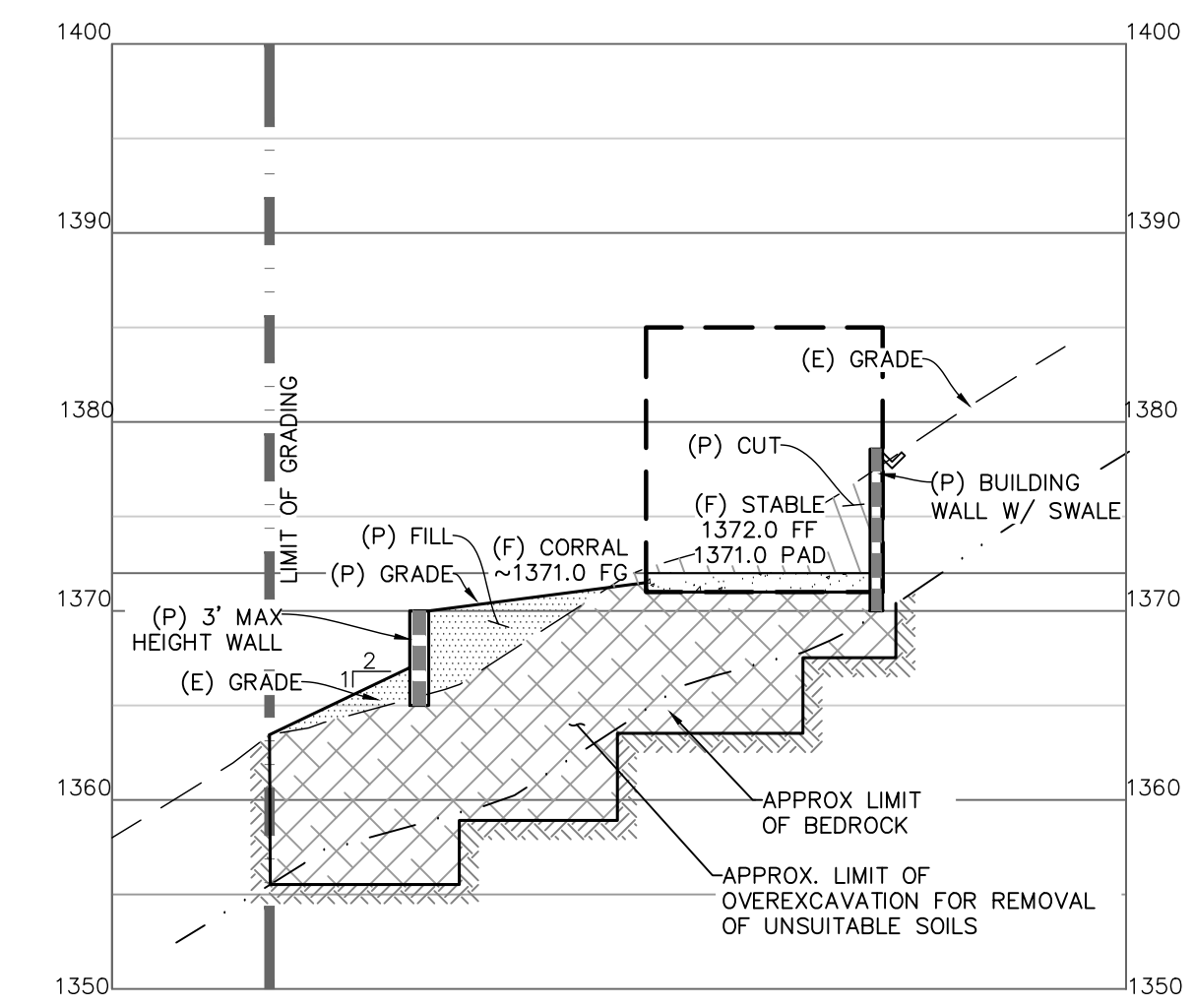
BEC

CLIENT: NEVENKA, LLC
11 FLYING MANE ROAD
ROLLING HILLS, CA 90274

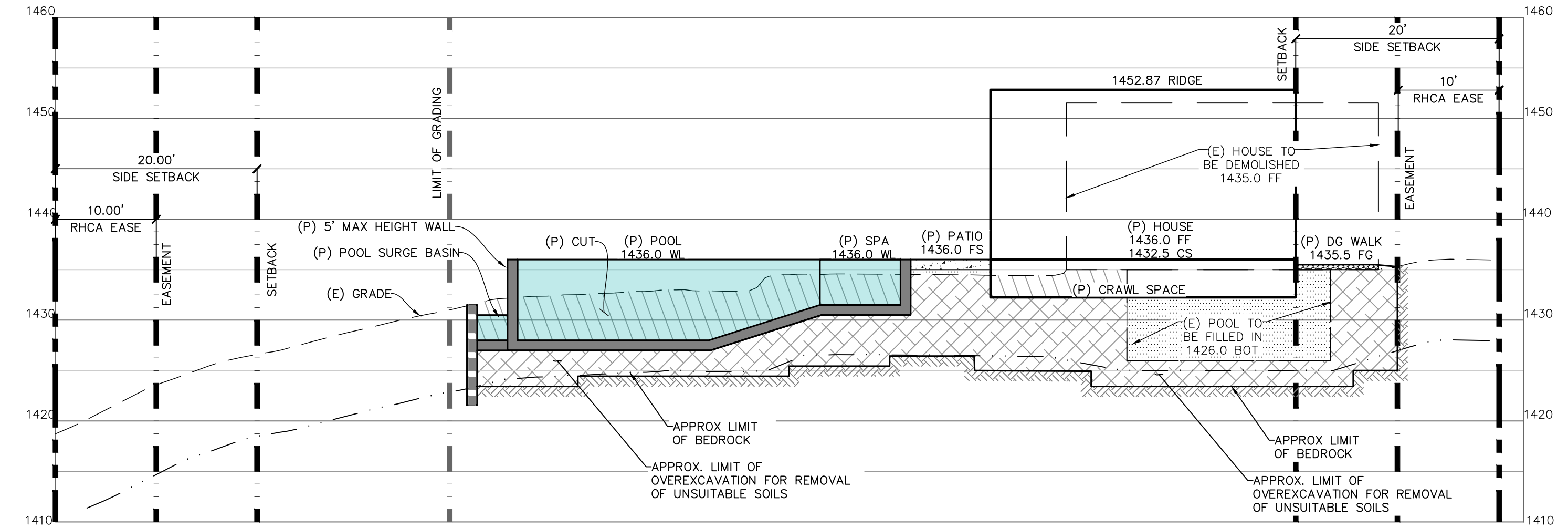
TITLE: SITE SECTIONS
NEW STABLE & RIDING RING
11 FLYING MANE ROAD
ROLLING HILLS, CA 90274

Date: June 6, 2022
Scale: AS SHOWN
Drawn: TMA
Checked: TMA
Job No: 21340
Sheet
C2.0
Of 5 Sheets

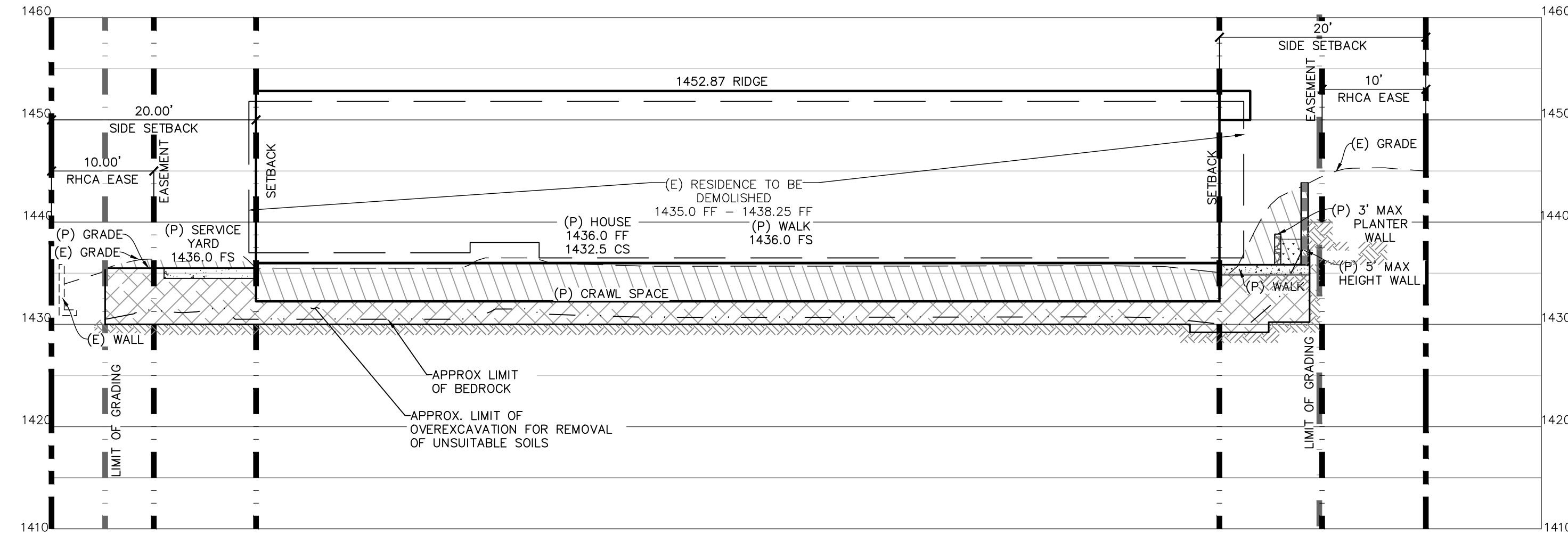
PRELIMINARY: FOR PLANNING PURPOSES



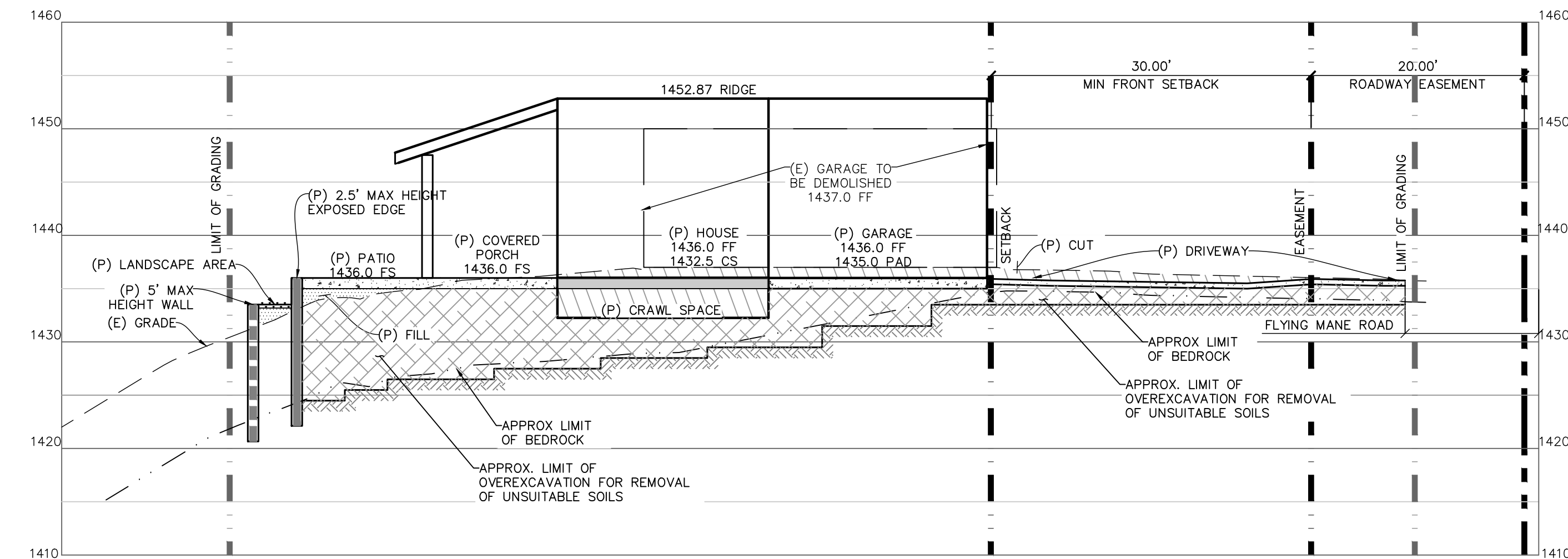
SECTION F-F
SCALE: 1" = 10'



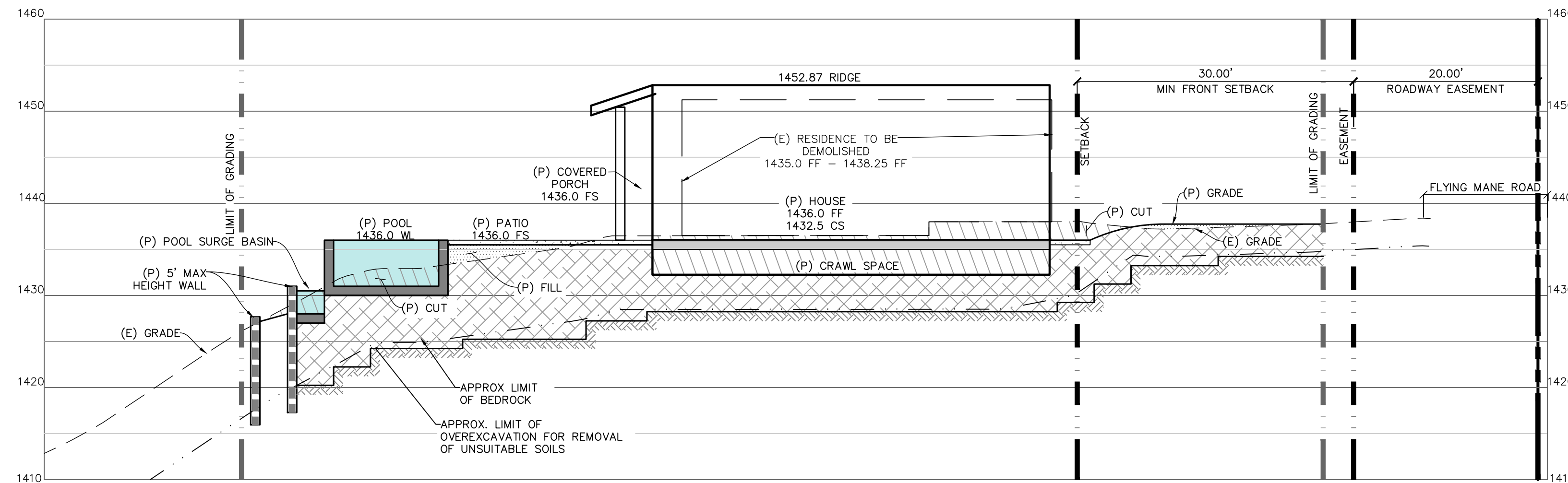
SECTION E-E
SCALE: 1" = 10'



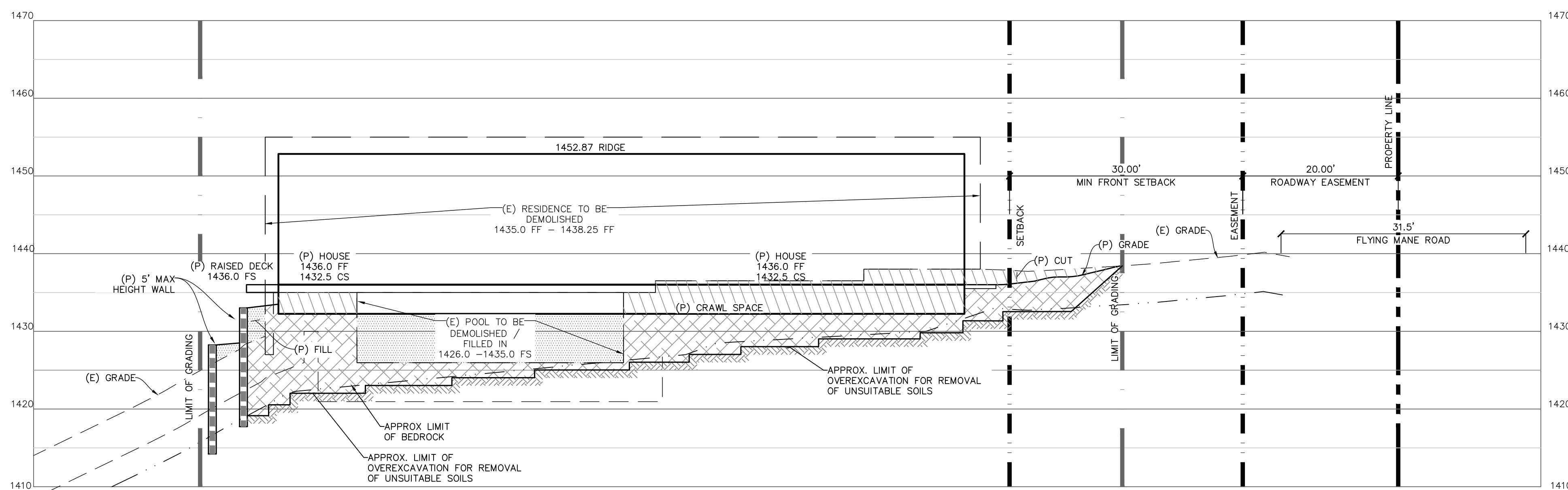
SECTION D-D
SCALE: 1" = 10'



SECTION C-C
SCALE: 1" = 10'

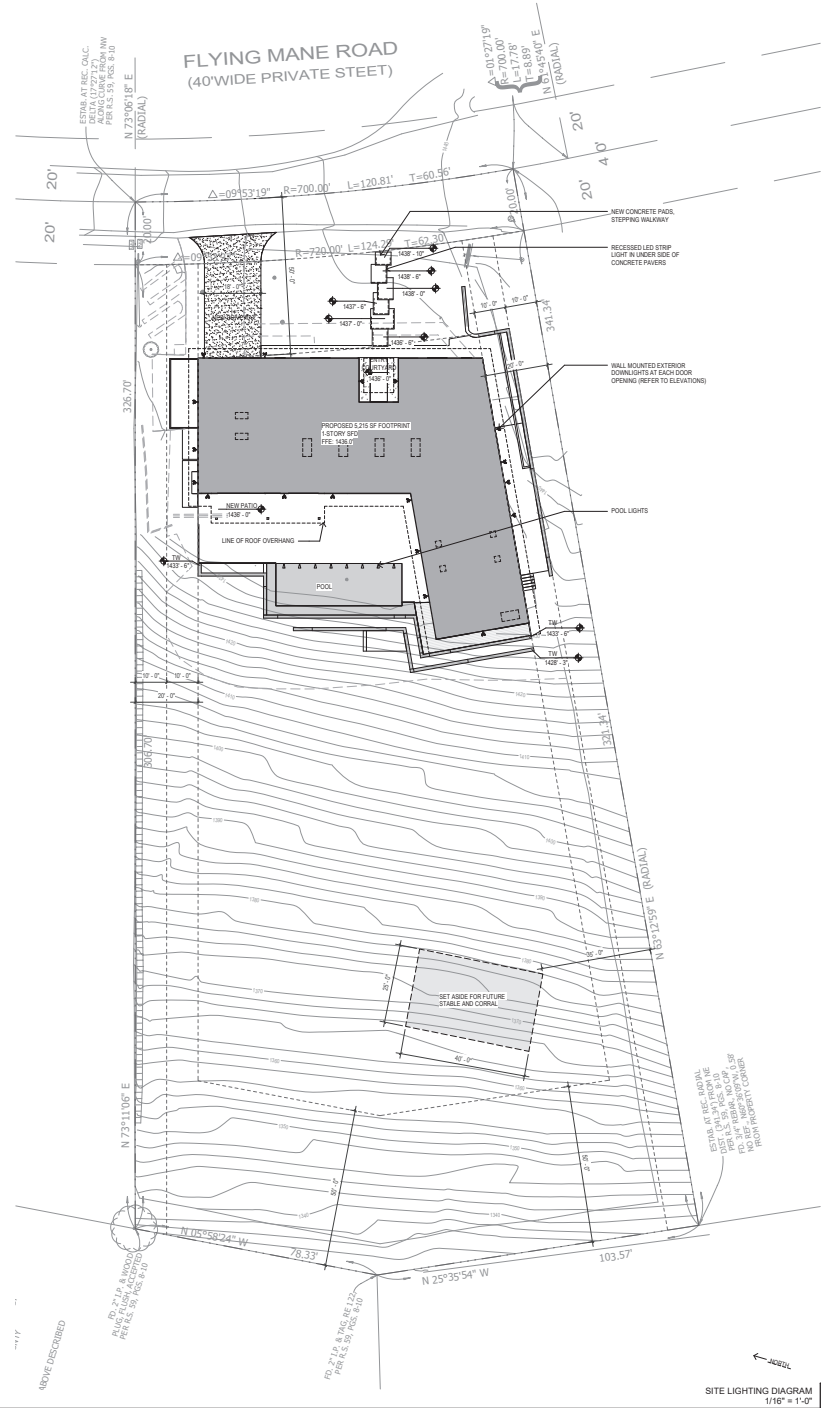


SECTION B-B
SCALE: 1" = 10'

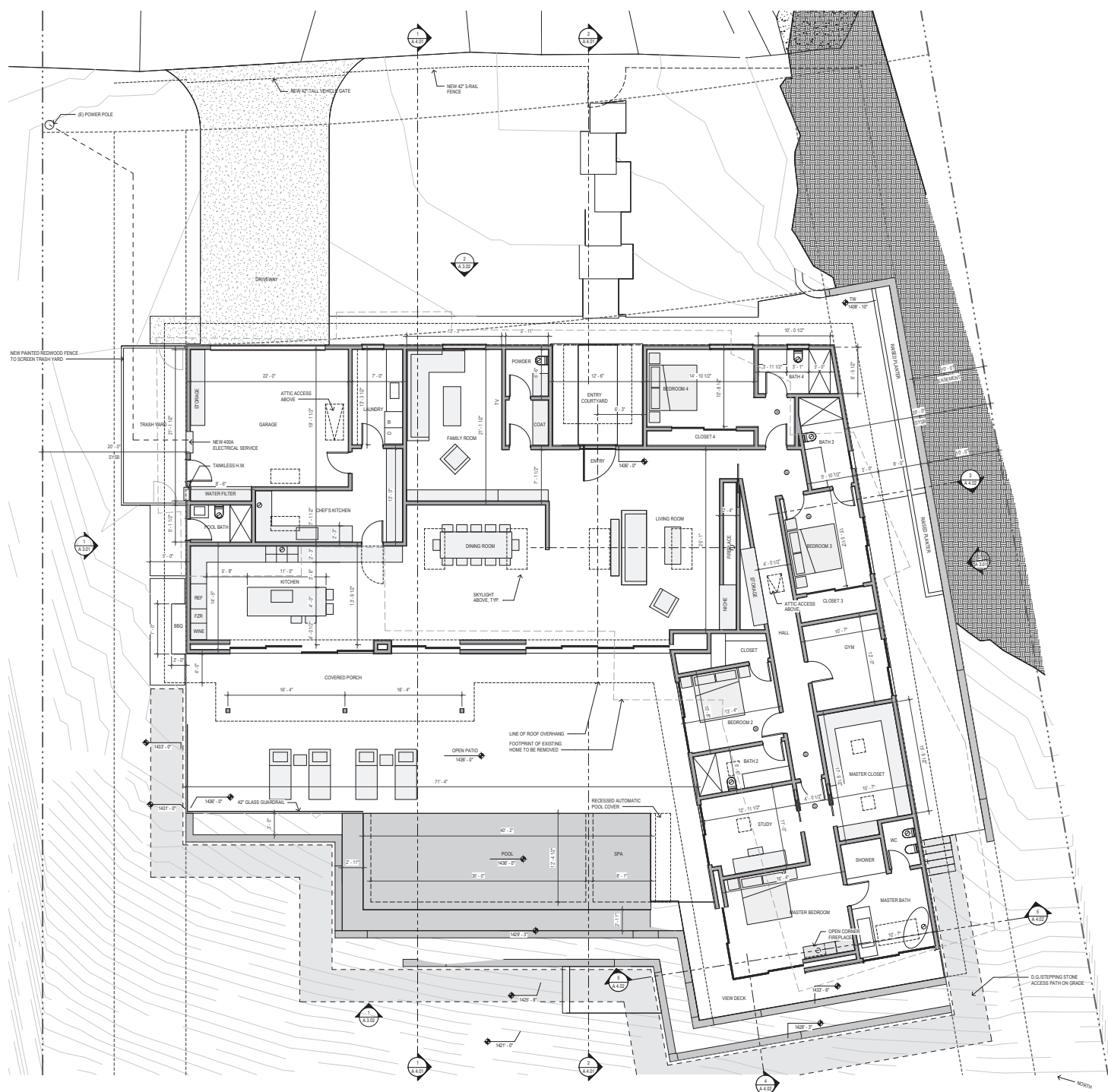


SECTION A-A
SCALE: 1" = 10'

SECTIONS LEGEND	
PROPERTY LINE	---
EASEMENT	---
SETBACK	---
EXISTING GRADE	---
PROPOSED GRADE	---
(P) LIMIT OF GRADING	---
(P) FENCE	---
(P) CUT	---
(P) FILL	---
(P) OVER-EXCAVATION	---
LIMITS OF BEDROCK	---



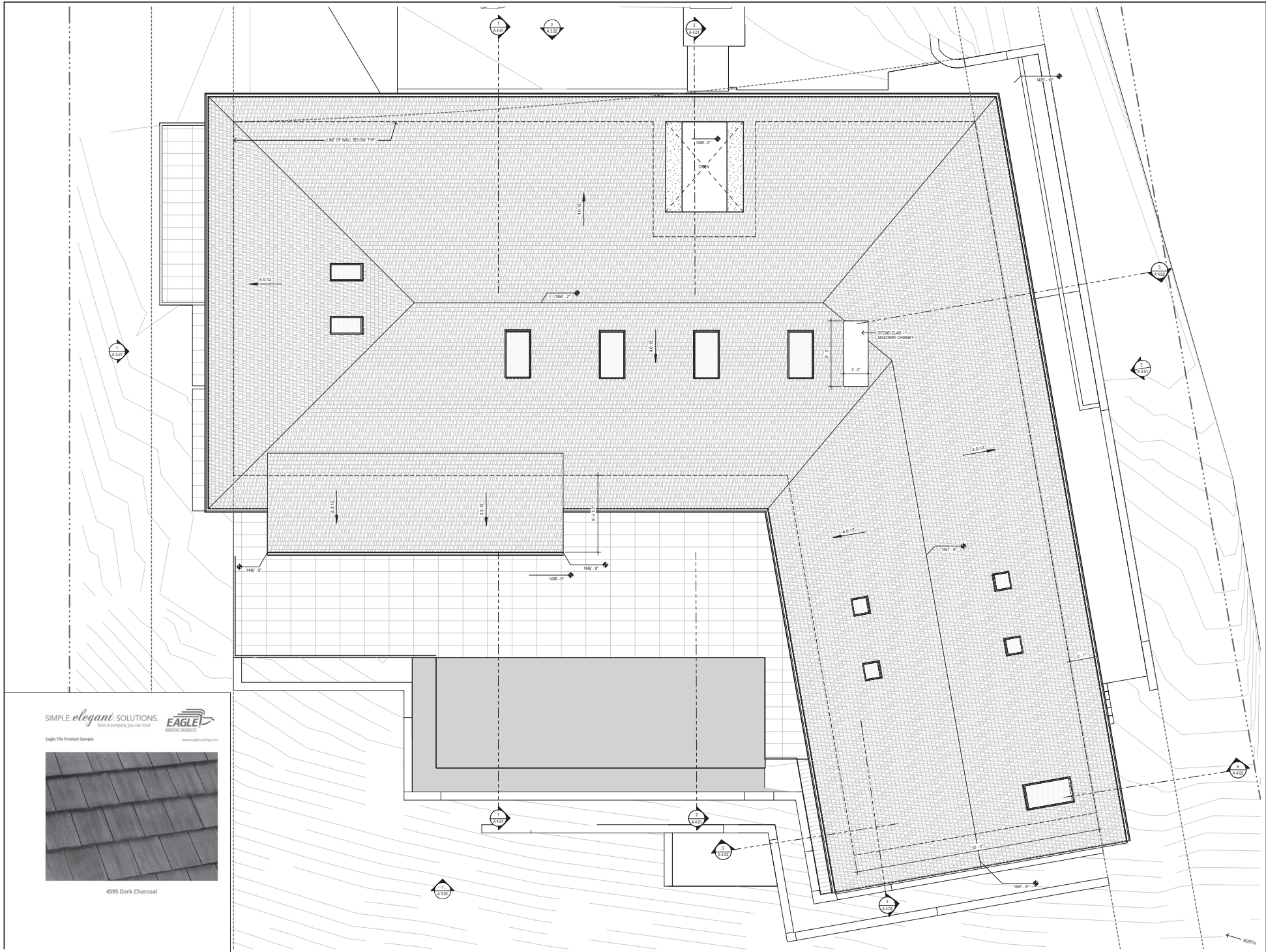
SITE LIGHTING DIAGRAM
1/16" = 1'-0"



SYMBOLS LEGEND	
	MECHANICAL VENTILATION CAPABLE OF 50 CFM EXHAUSTED TO EXTERIOR (R303.3)
	COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR, HARD WIRED (PCA 4.315)

PROPOSED FIRST FLOOR
3/16" = 1'-0"

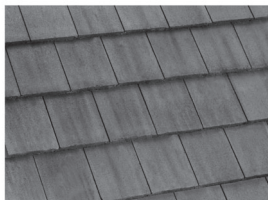
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SIMPLE *elegant* SOLUTIONS.
That's a company you can trust.



Eagle Tile Product Sample

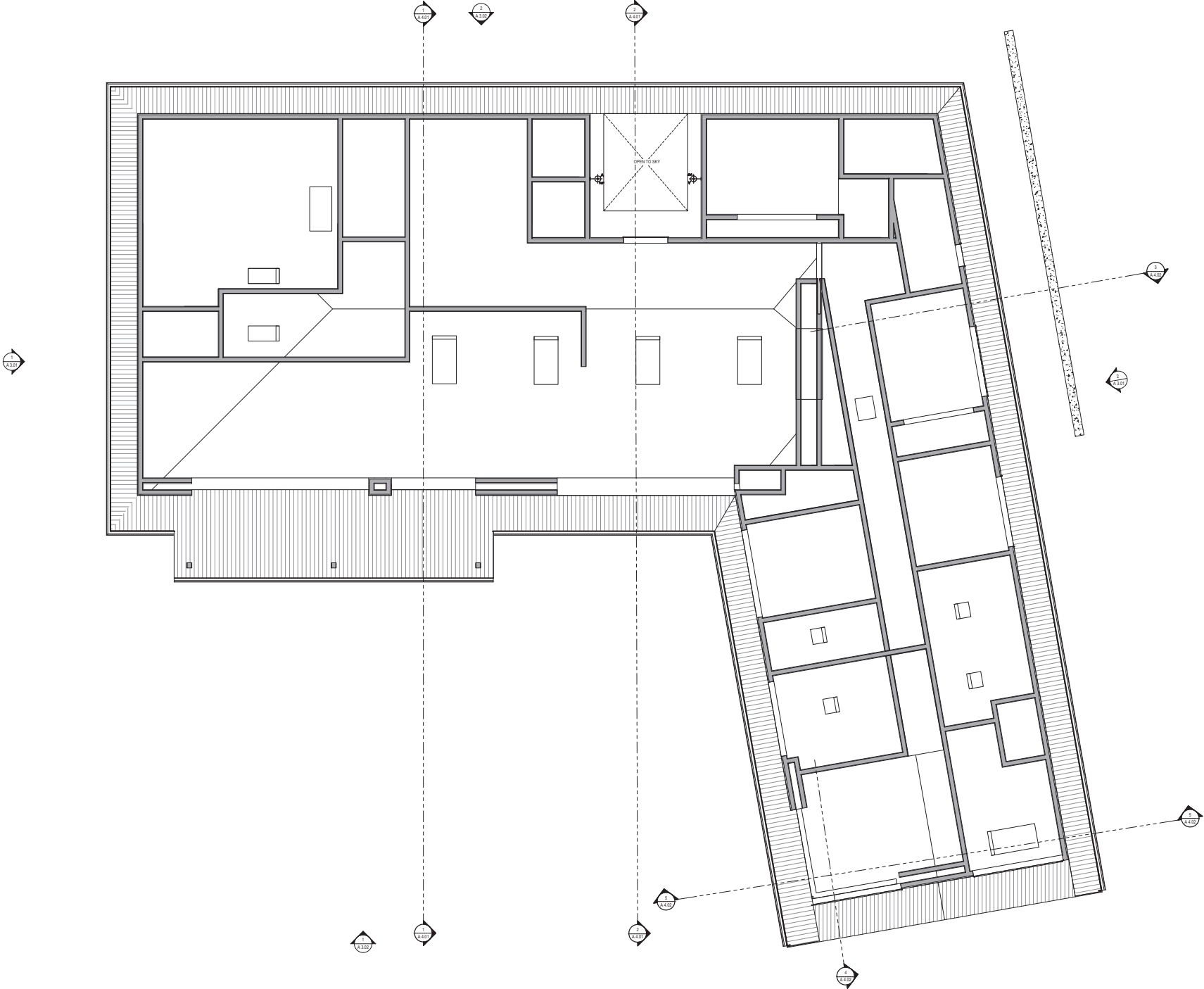


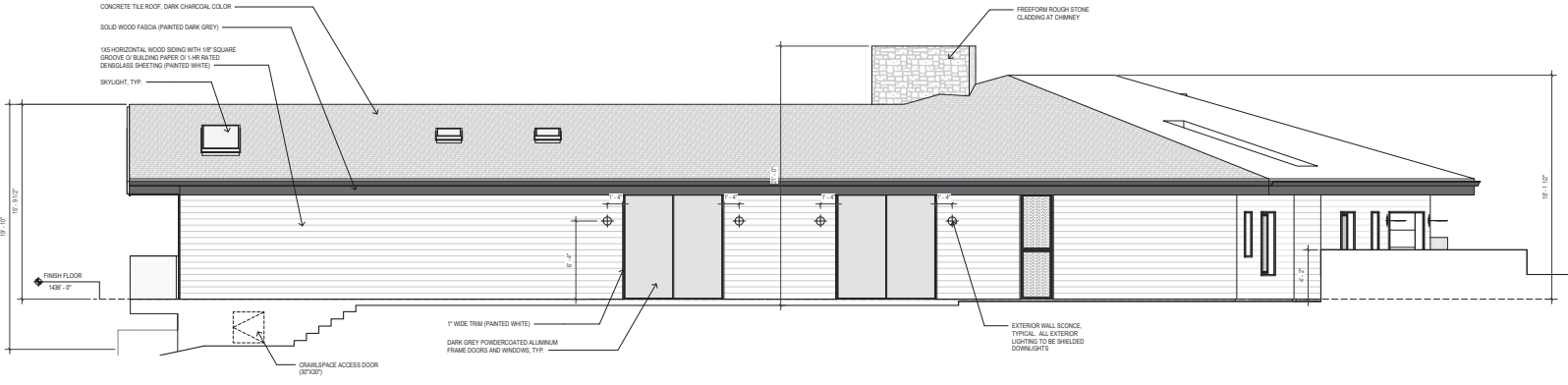
4595 Dark Charcoal

PROPOSED ROOF MATERIAL SPECIFICATION

PROPOSED ROOF
1/4" = 1'-0"

1





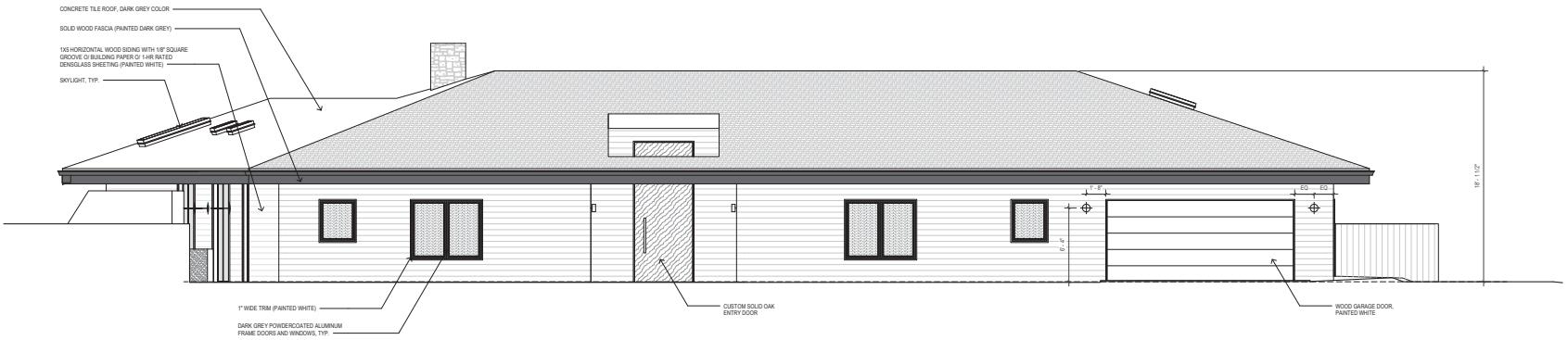
WEST ELEVATION
 1/4" = 1'-0"

2



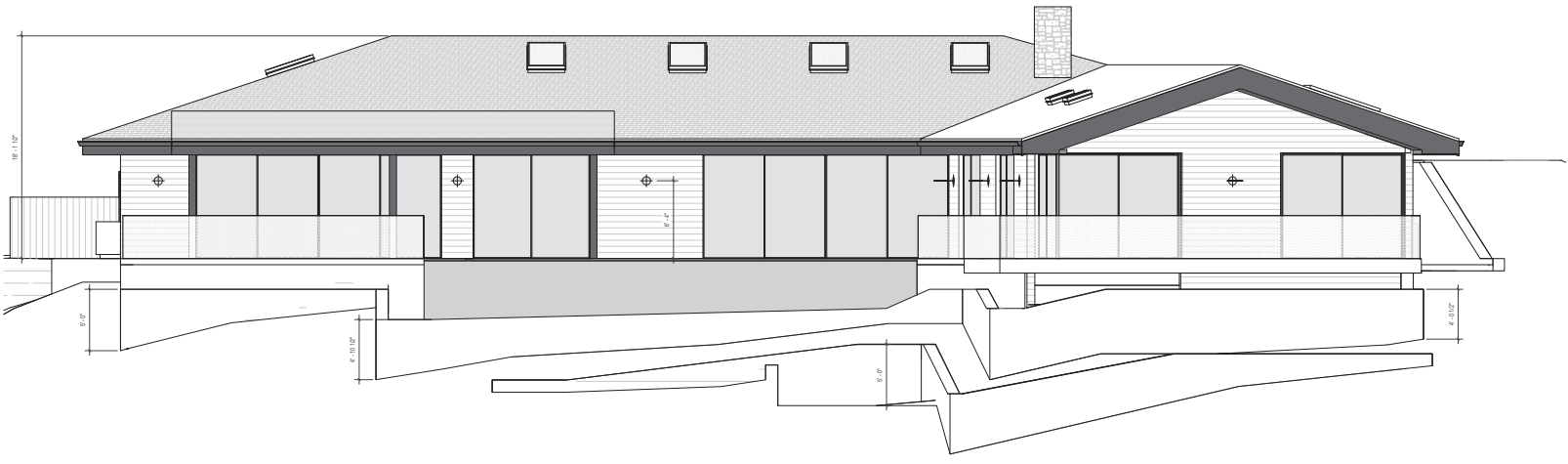
EAST ELEVATION
 1/4" = 1'-0"

1



NORTH ELEVATION
1/4" = 1'-0"

2



SOUTH ELEVATION
1/4" = 1'-0"

1



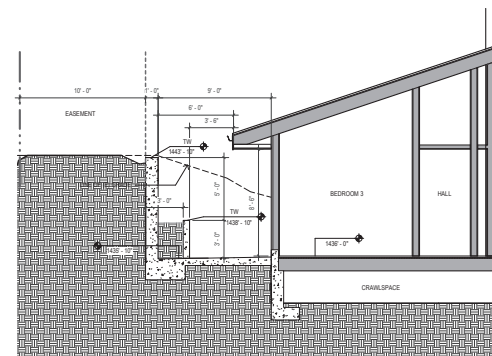
PRIVATE RESIDENCE
#11 FLYING MANE
ROLLING HILLS, CA 90274

BUILDING SECTIONS

MAY 27, 2022

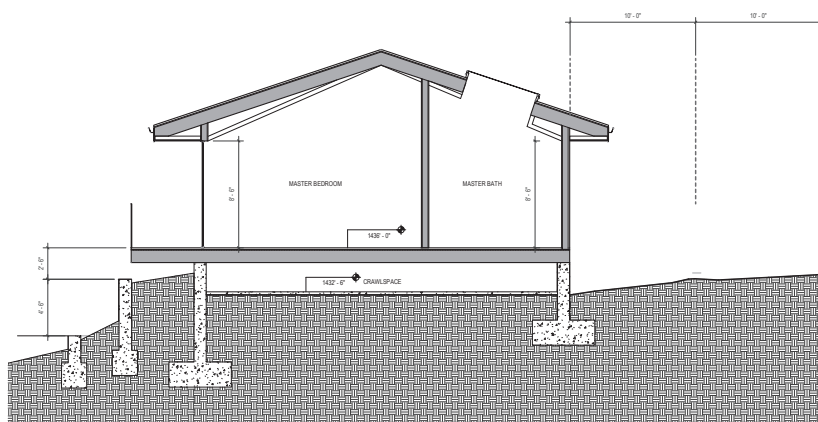
1121

A 4.02

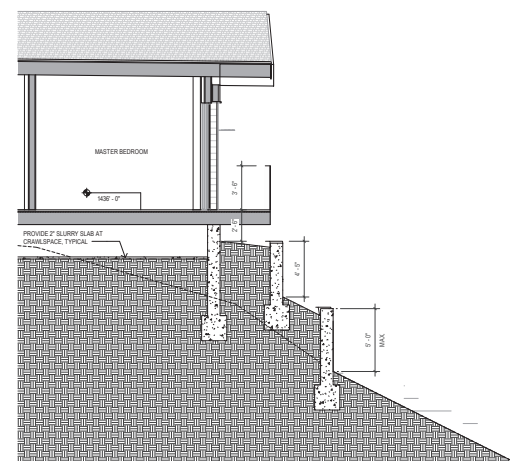


SECTION 3
1/4" = 1'-0"

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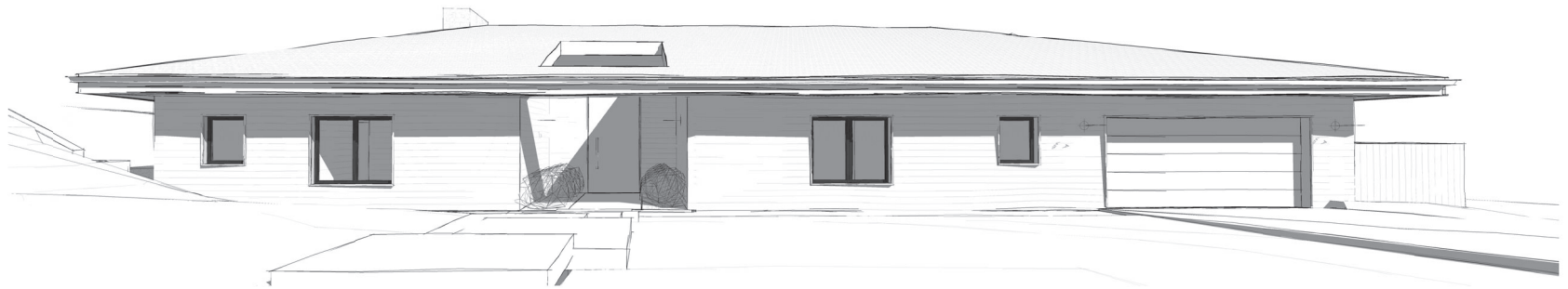


SECTION 5
1/4" = 1'-0"

[illegible]

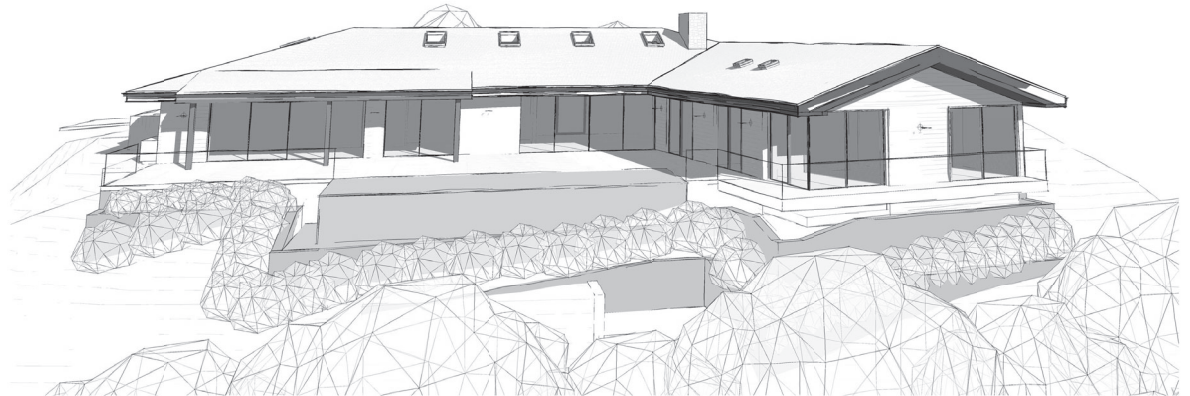
SECTION 4
1/4" = 1'-0"

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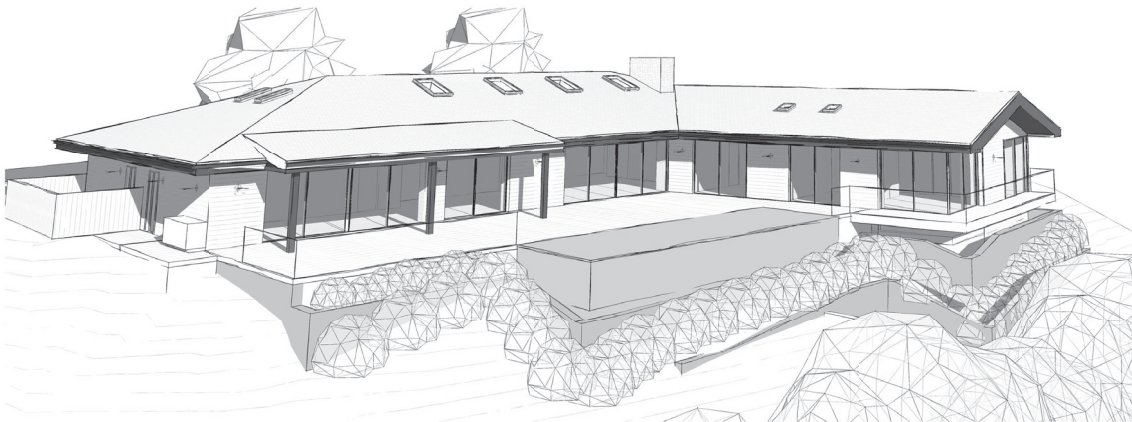
STREET FACADE

1



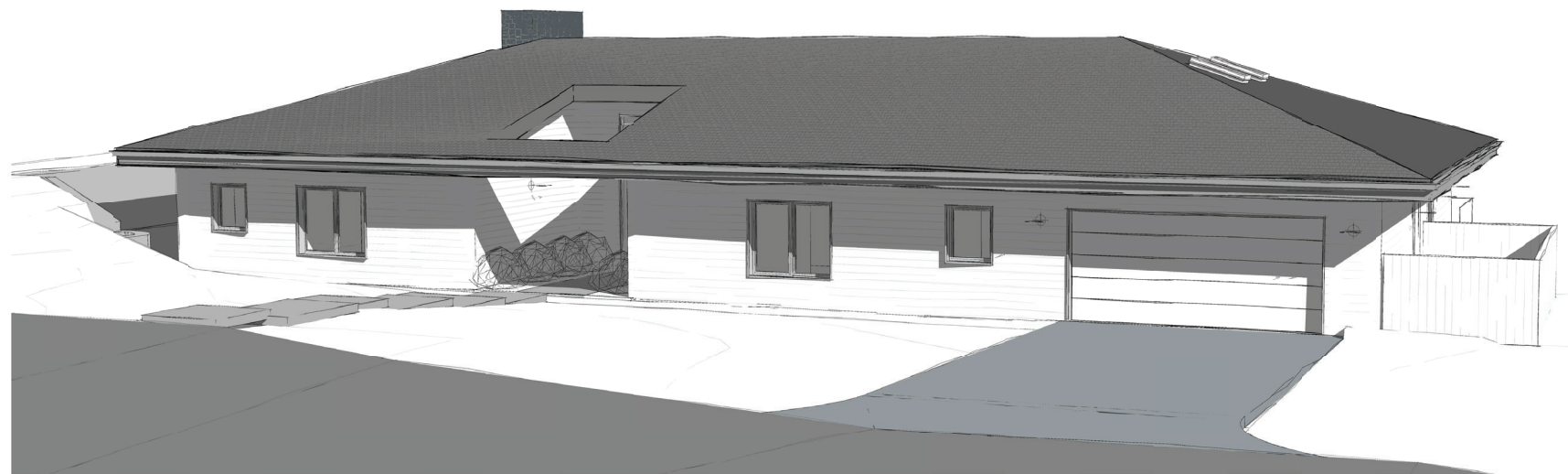
HILLSIDE PERSPECTIVE

2



HILLSIDE PERSPECTIVE 2

3



CONCRETE TILE ROOFING BY EAGLE, DARK CHARCOAL GREY

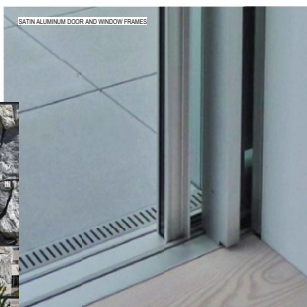


SOLID WOOD SIDING, 6" WIDE HORIZONTAL BOARDS WITH 1/4" SQUARE GAP AND MITERED CORNERS



FEET ORN ROUGH STONE CLADDING AT CHIMNEY

SATIN ALUMINUM DOOR AND WINDOW FRAMES



TOPCAST CONCRETE PLATWORK WITH EXPOSED AGGREGATE



CUT BLUESTONE PAVING AT DRIVEWAY, LARGE FORMAT TILES



DOVE GREY
GLOSS GLAZE FINISH

SURFACE MOUNTED EXTERIOR DOWN LIGHTS



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 9.B
Mtg. Date: 07/25/2022

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: JOHN SIGNO, DIRECTOR OF PLANNING & COMMUNITY SERVICES

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: ZONING CASE NO. 22-44: REQUEST FOR APPROVAL OF A SECOND MAJOR MODIFICATION TO A SITE PLAN REVIEW TO RELOCATE THE DRIVEWAY APRON, CONSTRUCT MAXIMUM FIVE-FOOT-HIGH RETAINING WALLS, AND FOR NON-EXEMPT GRADING; CONDITIONAL USE PERMIT TO CONSTRUCT A 750-SQUARE-FOOT STABLE AND CORRAL; AND VARIANCE REQUESTS TO EXCEED THE MAXIMUM PERMITTED DISTURBANCE, CONSTRUCT A STABLE AND CORRAL IN THE FRONT YARD, CONSTRUCT IN THE FRONT SETBACK AREA, AND FOR RETAINING WALLS THAT EXCEED A HEIGHT OF 3 FEET UP TO A MAXIMUM OF 5 FEET IN THE FRONT YARD SETBACK FOR A PROPERTY LOCATED AT 8 MIDDLE RIDGE LANE SOUTH (LOT 254-UR), ROLLING HILLS, CA 90274 (CIMMARUSTI)

DATE: July 25, 2022

BACKGROUND:

On June 21, 2022, the Planning Commission adopted Resolution No. 2022-08 approving Zoning Case No. 22-44 for a second major modification to a Site Plan Review to relocate the driveway apron, construct maximum five-foot-high retaining walls, and for non-exempt grading; conditional use permit to construct a stable and corral; and variance requests to exceed the maximum permitted disturbance, construct a stable and corral in the front yard and front yard setback, and for retaining walls that exceed a height of 3 feet up to a maximum of 5 feet in the front yard setback. The Planning Commission included the Traffic Commission's recommendation on safety improvements made on May 26, 2022.

Previous Approvals

On July 16, 2019, the Planning Commission adopted Resolution No. 2019-13 approving Zoning Case No. 956 for a Site Plan Review for grading of 6,790 cubic yards of cut and 5,955 cubic yards of fill with 835 cubic yards of dirt to be exported from the excavation of the

basement and pool; to construct a 6,201-square-foot residence with a 3,000-square-foot basement and 880-square-foot attached garage; to construct a 1,172 square foot swimming pool; and to construct a not to exceed 5-foot-high retaining wall along the driveway; a Condition Use Permit (CUP) to construct an 800-square-foot guest house; and Variances to exceed the maximum permitted disturbance of the lot by 9.9% to up to 49.9%, where maximum permitted is 40%; and to cover 33.3% of the front yard setback with a driveway, where the maximum permitted is 20%. The driveway apron was approved by the Traffic Commission. The project also included accompanying administrative approvals to construct the following: 1) 1,222 square feet of covered porches for the residence; 2) 238-square-foot entryway for the residence; 3) 40 square foot pool equipment area; 4) 100-square-foot water feature; 5) 400-square-foot outdoor kitchen; 6) 100-square-foot service yard area; and 7) 337-square-foot attached porch for the guest house.

On August 17, 2021, the Planning Commission adopted Resolution No. 2021-11 granting a two-year time extension for Zoning Case No. 956 to July 16, 2023. The time extension applies to the Site Plan Review, Conditional Use Permit, and Variances.

On April 19, 2022, the Planning Commission adopted Resolution No. 2022-04 approving Zoning Case No. 21-10 for a major modification to a Site Plan Review to relocate the residence and ancillary structures 30 feet to the east. The plan also converted the 800-square-foot guest house to a 1,000-square-foot accessory dwelling unit (ADU) eliminating the need for a CUP. No changes were made to the location of the driveway apron nor to the lot disturbance of 49.9%.

Zoning, Location, and Lot Description

The property is zoned RAS-2 and excluding roadway easement the net lot area is 137,810 square feet (3.16 acres) in size. The lot is vacant. The existing topography of the project site slopes down approximately 40 feet from the upper area of Middleridge Lane South to the lowest portion of the lot.

DISCUSSION:

Applicant's Request

On May 20, 2022, the property owner, Ralph Cimmarusti (Colorado St. Brand Blvd LLC), submitted a major modification request for the Site Plan Review to relocate the driveway apron, construct maximum five-foot-high retaining walls in the front yard setback, construct a new 750-square-foot stable and corral in the front yard, construct in the front and side yard setback areas, and for non-exempt grading.

The proposed project does not affect the major modification for the relocation of the residence and ancillary structures approved by the Planning Commission on April 19, 2022.

Site Plan Review

Site Plan Review is required for a second major modification to relocate the driveway apron, construct maximum five-foot-high retaining walls with an average height of two and one-half feet, and for non-exempt grading of 12,280 cubic yards as identified in Rolling Hills Municipal Code (RHMC) Section 17.46.020.

Driveway Apron

The driveway apron will be relocated from the northwestern corner of the lot approximately 200 feet to the south, which shortens the driveway length by nearly half. The total driveway will be reduced from 10,770 square feet to 6,722 square feet, and the portion of the driveway in the front yard setback will be reduced from 8,500 square feet to 4,452 square feet. This eliminates the variance request approved under Resolution No.2019-13 since the area of the driveway in the front yard setback is reduced from 33.3% to 17.4%, which is less than the 20% maximum permitted.

A secondary driveway will extend from the main driveway to the proposed stable and corral. The secondary driveway will be 10 feet wide and of a permeable material such as decomposed granite. It will be entirely in the front yard setback.

The City's traffic engineer reviewed the driveway apron and advised that landscaping not be in the sight triangle, which is defined as the sight distance 222 feet to the east and 180 feet to the west. This meets and exceeds the 155-foot distance for a 25-mph roadway and 173-foot distance for downgrades exceeding 9% slope. The traffic engineer's report is attached.

On May 26, 2022, the Traffic Commission reviewed the relocation of the driveway apron and recommended approval, 4-0, with a condition that safety improvements be included as advised by the traffic engineer. This includes a restriction that landscaping in the front easement not exceed 24 inches in height and that the front of the driveway be scored or roughened for horses.

Retaining Walls

The project includes three sets of retaining walls: a retaining wall at the stable and corral to support the building pad; a retaining wall adjacent to the driveway and motor court; and a set of retaining walls at the front of the property to support two existing mature trees. The walls will have a maximum height of five feet with an average height of two and one-half feet. The retaining walls will be located in the front yard with the wall supporting the driveway and motor court and the walls supporting the tree wells located in the front yard setback. A variance has been requested for these encroachments which is described below.

Grading

The total grading for the project is proposed to be 12,280 cubic yards (CY): 6,140 CY of cut and 6,140 CY of fill. Grading will be balanced on site. The western portion of the lot includes 961 CY of cut and 752 CY of fill for the driveway; the depth of the cut will be eight feet and the fill will be six feet. The project includes 1,740 CY of overexcavation and 1,740 CY of recompaction.

The applicant is proposing to use the excavated dirt to flatten surrounding areas. No dirt will be exported. Maximizing the amount of fill on the subject property complies with the goals of the General Plan to balance grading on site. A breakdown of the cubic yards of cut and fill is shown in Table 1.

Table 1. Grading

Area of Grading	CY of Cut	Depth of Cut	CY of Fill	Depth of Fill	Total CY of Grading
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Area of Grading	CY of Cut	Depth of Cut	CY of Fill	Depth of Fill	Total CY of Grading
Walls	142	7.7'	224	3.8'	366
Driveway	961	8'	752	6'	1,713
Yard	230	2.7'	121	3.2'	351
Main Residence	128	2'	0	0	128
Basement	2,392	14.3'	0	0	2,392
ADU	191	7.1'	12	2.2'	203
Pool and Spa	306	8.1'	0	0	306
Stable	20	1'	190	4'	210
Pathway to Stable	0	0'	430	10.3'	430
Slope Grading	1,770	10	4,411	11'	6,181
Total (Grading Balanced on-site)	6,140	n/a	6,140	n/a	12,280

Source: Grading calculations provided by applicant

Lot and Building Pad Coverage

- Net Lot Area: 137,810 square feet (3.16 acres)
- Structural Coverage: 12,147 square feet or 8.8%, excluding exempt structures (20% max. permitted)
- Flatwork (including driveways and walkways): 12,812 square feet or 9.3%
- Total Lot Coverage (structures and flatwork): 24,959 square feet or 18.1%, excluding exempt structures
- Total Disturbed Area: 72,646 square feet or 52.7% of the lot (40% maximum permitted; variance required)

Variance

Zoning Case No. 956 approved under Resolution No. 2019-13 includes variance requests from Section 17.16.070 for lot disturbance and exceeding the 20% maximum permitted coverage in the front setback with a driveway. The project will increase the lot disturbance from 49.9% to 52.7%, thus necessitating a new variance. However, the project will reduce the driveway coverage in the front yard setback from 33.3% to 17.4%, thus eliminating the need for a variance since coverage will be less than the 20% maximum permitted.

The project also includes variance requests to construct a stable and corral in the front yard identified in Sections 17.18.060(A)(2) and 17.18.090(3), construct in the front yard setback area identified in Sections 17.16.110, and to construct a five-foot-high retaining wall in the side and front yard setbacks identified in Section 17.16.150(F). Findings to support the variance requests are included in the resolution.

Conditional Use Permit

Zoning Case No. 956 approved under Resolution No. 2019-13 included a conditional use permit (CUP) for a guest house. However, the guest house has been converted to an ADU eliminating the need for a CUP since ADUs are not subject to discretionary review.

Pursuant to RHMC Section 17.18.060, the proposed 750-square-foot stable with an attached 300-square-foot covered porch does require a CUP. Findings to support approval of the CUP are included in the resolution.

Environmental Review

The project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) under Class 3, Section 15303. New construction of a single-family residence and accessory structures.

Rolling Hills Community Association Review

Rolling Hills Community Association will review this project at a later date.

Traffic Commission Review

On May 26, 2022, the Traffic Commission reviewed the relocation of the driveway apron and recommended approval, 4-0. At the advice of the traffic engineer, the Traffic Commission recommended a restriction that landscaping in the front easement not exceed 24 inches in height and the front of the driveway be scored or roughened for horses.

Public Participation

No written correspondence received.

SITE PLAN REVIEW CRITERIA

17.46.010 Purpose.

The site plan review process is established to provide discretionary review of certain development projects in the City for the purposes of ensuring that the proposed project is consistent with the City's General Plan; incorporates environmentally and aesthetically sensitive grading practices; preserves existing mature vegetation; is compatible and consistent with the scale, massing and development pattern in the immediate project vicinity; and otherwise preserves and protects the health, safety and welfare of the citizens of Rolling Hills.

17.46.50 Required Findings.

1. The Commission shall be required to make findings in acting to approve, conditionally approve, or deny a site plan review
2. No project which requires site plan review approval shall be approved by the Commission, or by the City Council on appeal, unless the following findings can be made:
3. The project complies with and is consistent with the goals and policies of the general plan and all requirements of the zoning ordinance; 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;

4. The project is harmonious in scale and mass with the site, the natural terrain and surrounding residences;
5. 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);
6. Grading has been designed to follow natural contours of the site and to minimize the amount of grading required to create the building area;
7. Grading will not modify existing drainage channels nor redirect drainage flow, unless such flow is redirected into an existing drainage course;
8. 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;
9. The project is sensitive and not detrimental to the convenient and safe movement of pedestrians and vehicles; and
10. The project conforms to the requirements of the California Environmental Quality.

CRITERIA FOR APPROVAL OF CONDITIONAL USE PERMIT

17.42.050 Basis for approval or denial of Conditional Use Permit.

The Commission (and Council on appeal), in acting to approve a conditional use permit application, may impose conditions as are reasonably necessary to ensure the project is consistent with the General Plan, compatible with surrounding land use, and meets the provisions and intent of this title. In making such a determination, the hearing body shall find that the proposed use is in general accord with the following principles and standards:

1. That the proposed conditional use is consistent with the General Plan;
2. That the nature, condition and development of adjacent uses, buildings and structures have been considered, and that the use will not adversely affect or be materially detrimental to these adjacent uses, building or structures;
3. That the site for the proposed conditional use is of adequate size and shape to accommodate the use and buildings proposed;
4. That the proposed conditional use complies with all applicable development standards of the zone district;
5. That the proposed use is consistent with the portions of the Los Angeles County Hazardous Waste Management Plan relating to siting and siting criteria for hazardous waste facilities;
6. That the proposed conditional use observes the spirit and intent of this title.

CRITERIA FOR VARIANCES

17.38.050 Required Variance findings.

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

1. That there are exceptional or extraordinary circumstances or conditions applicable to the property that do not apply generally to other properties in the same vicinity and zone;
2. That such variance is necessary for the preservation and enjoyment of substantial

property rights possessed by other properties in the same vicinity and zone but which is denied the property in question;

3. That the granting of such variance will not be materially detrimental to the public welfare or injurious to properties or improvements in the vicinity;
4. That in granting the variance, the spirit and intent of this title will be observed;
5. That the variance does not grant special privilege to the applicant;
6. That the variance is consistent with the portions of the County of Los Angeles Hazardous Waste Management Plan relating to siting and siting criteria for hazardous waste facilities; and
7. That the variance request is consistent with the general plan of the City of Rolling Hills.

FISCAL IMPACT:

None.

RECOMMENDATION:

Receive and file.

ATTACHMENTS:

[Vicinity Map.pdf](#)

[220616_8MiddleridgeLnS_ZC22-44_Development Table.pdf](#)

[EARTH-INFO-6-15-22.pdf](#)

[Memo from Traffic Engineer 052022.pdf](#)

[220512_8MiddleridgeLnS_ZC22-44_Driveway Location Pictures.pdf](#)

[Resolution No. 2022-08 - 8MiddleridgeLn_S_ZC 22-44-PROPOSED.pdf](#)

[Resolution No. 2022-04 - 8 Middleridge Lane South ZC 21-10-CORRECT.pdf](#)

[Resolution No. 2021-11 for Time Ext \(ZC 956\) 8 Middleridge Ln S.pdf](#)

[Resolution No. 2019-13 8 Middleridge Lane South.pdf](#)

[ARCH-SITE PLAN-6-16-22 11X17.pdf](#)

[220615_8MiddleridgeLnS_ZC22-44_11x17 Site Plan.pdf](#)

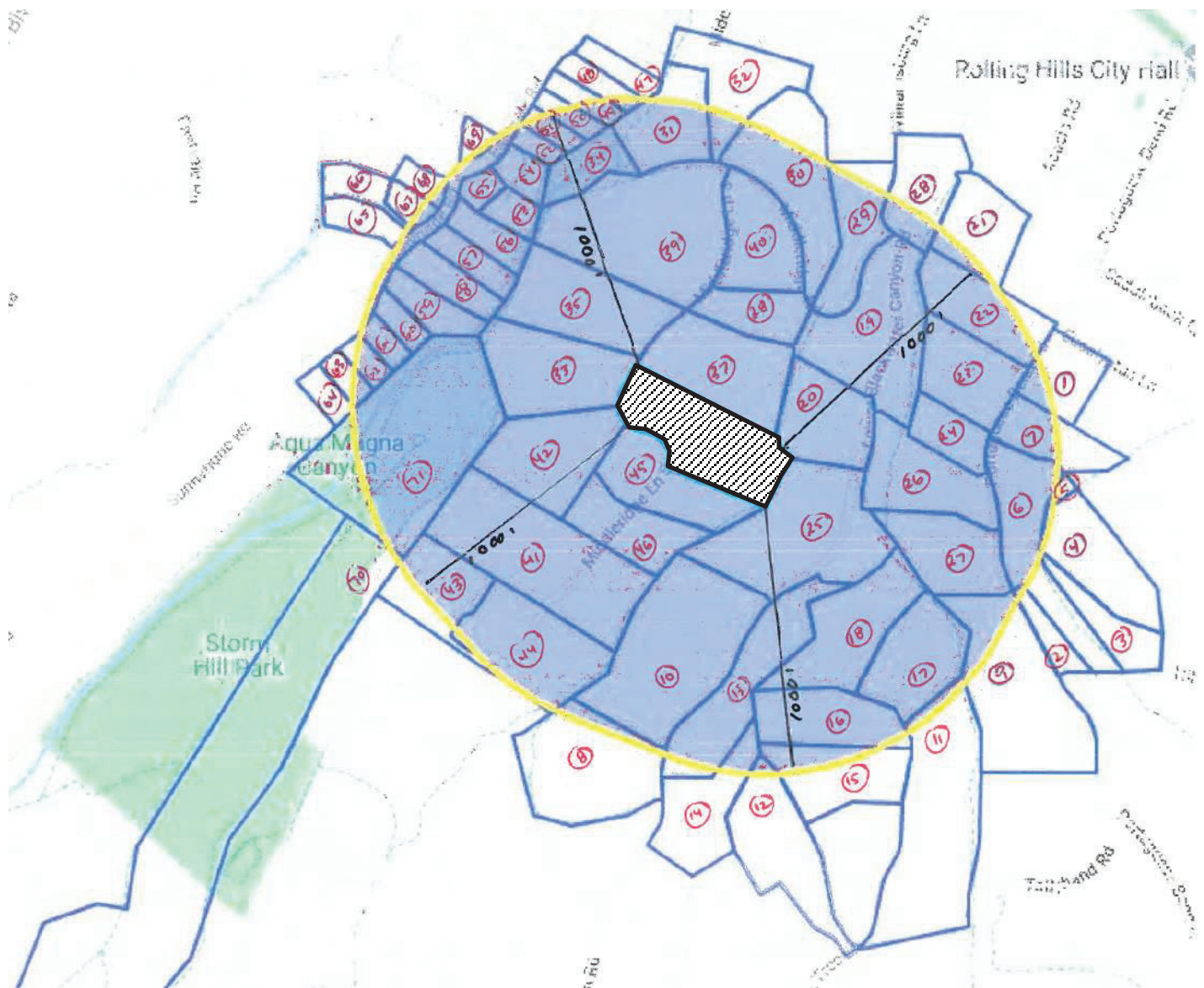
[220615_8MiddleridgeLnS_ZC22-44_11x17 Barn Plans.pdf](#)

[220615_8MiddleridgeLnS_ZC22-44_CutFill Plans.pdf](#)

[220615_8MiddleridgeLnS_ZC22-44_Slope Plans.pdf](#)

[CL_AGN_220621_PC_BlueFolderItem_10A_ArchSitePlan.pdf](#)

[CL_AGN_220621_PC_BlueFolderItem_10A_2022-08_PC_Resolution_8MiddleridgeLn_S_ZC 22-44.pdf](#)



City of Rolling Hills

2 PORTUGUESE BEND ROAD

ROLLING HILLS, CA 90274

TITLE VICINITY MAP

CASE NO. Zoning Case No. 22-44

Site Plan Review, Conditional Use Permit, Variance

OWNER Cimmarusti

ADDRESS 8 Middleridge Lane South, Rolling Hills, CA 90274

SITE



COMPARISON CHART

8 MIDDLE RIDGE LANE SOUTH	2019 PRIOR APPROVAL	2022 PROPOSED PROJECT
RA-S- 2 Zone Net Lot Area: 137,810 SF (3.16 AC)	SINGLE FAMILY RESIDENCE, GARAGE, GUEST HOUSE, POOL AND SPA, FUTURE (SET ASIDE) STABLE	SINGLE FAMILY RESIDENCE, GARAGE, ADU, POOL AND SPA, STABLE
Building Pad 1	30,600 SF	30,600 SF
Residence	6,201 SF 18.2' height	6,094 SF 19.5' height
Garage	880 SF	987 SF
Pool and Spa	1,172 SF	1,172 SF
Pool Equipment	40 SF	40 SF
Guest House	800 SF	--
ADU	--	1,000 SF
Stable (450 SF minimum)	450 SF (Future Stable)	750 SF
Attached Covered Porches	1,222 SF	1,522 SF
Entryway, Porte Cochere, Breezeways	238 SF	238 SF
Attached Trellises	--	244 SF
Outdoor Kitchen	400 SF	400 SF
Water features	100 SF	100 SF
Service Yard	100 SF	100 SF
Basement Area	3,000 SF	4,491 SF
Grading	13,580 cubic yards (6,790 CY cut / 6,790 CY fill)	12,280 cubic yards (6,140 CY cut / 6,140 CY fill)
Total Structure Area (20% max)	11,603 SF (8.4%)	12,647 SF (9.2%)
Total Structures (excluding up to 5 legal and up to 800 SF detached structures that are not higher than 12 ft (no more than 120 SF per structure per deduction, except for trellis)	11,103 SF (8.1%)	12,147 SF (8.8%)
Total Flatwork	16,860 SF (12.2%)	12,812 SF (9.3%)
Total Lot Coverage (Structures and Flatwork) (35% max & with deductions)	27,963 SF (20.3%)	24,959 SF (18.1%)
Total Disturbed Area (40% maximum)	68,886 SF (49.9%)	72,646 SF (52.7%)

Date	6/15/2022	Address	8 Middle Ridge South
GRADING AND EXCAVATION INFORMATION			
Grading Quantities	Cubic Yds.	Max. Depth	Max. Depth Location
CUT/EXCAVATION			
For House(without basement)	128	2	SW of Bldg.
For other structures:			
Walls	142	7.7	SE of DWY.
ADU	191	7.1	SW of ADU
For Driveway	961	8	SW of SWY.
For yard areas	230	2.7	SW of Pool
For basement excavation	2392	14.3	SW of Basement
Stable	20	1	E of Stable
Pathway to stable	0	0	
Slope grading	1770	10	S of DWY.
For pool/spa excavation	306	8.1	SW of Pool
Overexcavation	1740	3	Bldg.+ADU+DWY.+Hardscape
TOTAL CUT	6140(overexcavation is not included)		
TOTAL EXPORT	0		
FILL			
For House	0	0	
For other structures:			
Walls	224	3.8	NW of DWY.
ADU	12	2.2	NE of ADU
For Driveway	752	6	NE of DWY.
For yard areas	121	3.2	NE of Pool
For basement excavation	0	0	
Stable	190	4	W of Stable
Pathway to stable	430	10.3	S of Pathway
Slope grading	4411	11	W of Bldg.
For pool/spa excavation	0	0	
Recompaction	1740	3	Bldg.+ADU+DWY.+Hardscape
TOTAL FILL	6140(Recompaction is not included)		
TOTAL GRADING (Sum of total cut and total fill)		12,280	
PAD/FLOOR ELEVATIONS			
	Residential pad	Other pad	
Existing pad elevations			
Finished Floor	no ex. Bldg		
Finished grade			
Proposed pad elevations			
Finished floor	1013/1014.25	ADU:1015.5	
Finished grade	1011.5 to 1016.25	ADU:1014.85	
Basement-finished floor	1002/1003.33		
Basement-finished well wall	1001.75/1003.08		

Memorandum

TO: Elaine Jeng, PE, City Manager

FROM: Vanessa Munoz, PE, TE, City Traffic Engineer

DATE: May 20, 2022

SUBJECT: 8 Middleridge Lane South Driveway

This memorandum is in response to the request by the city to review and provide input on the revised layout for a single 20- foot driveway being proposed by the residents at 8 Middleridge Lane South. This is a revision to the previously approved layout.

A sight triangle exhibit was submitted for the same driveway location back on October 10, 2018, to verify sight obstructions and sight distance available from the driveway in both directions. The sight distance shown is 222-feet to the east and 180-feet to the west which meets and exceeds the 155-feet for a 25-mph roadway and 173-feet for downgrades exceeding 9% slope.

The revised proposed driveway layout is acceptable, however due to the curvature of road and parcel terrain, I recommend no foliage and/or landscape higher than 24" be permitted within the line-of-sight triangle. The limitations are proposed to always maintain the acceptable line of sight and avoid overgrowth of landscape in the future in both directions. The line-of-sight triangle shall be laid out on the site plan to delineate the landscape height limitations.

8 MIDDLERIDGE LANE SOUTH – DRIVEWAY LOCATION

Main Driveway



Looking northwest along Middleridge Lane South
(yellow arrows depict edge of driveway apron)



Looking southeast along Middleridge Lane South

8 MIDDLELIDGE LANE SOUTH – DRIVEWAY LOCATION



Looking northeast toward driveway apron
(yellow arrows depict edge of driveway apron)

RESOLUTION NO. 2022-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF ZONING CASE NO. 22-44 FOR A SECOND MAJOR MODIFICATION TO A SITE PLAN REVIEW TO RELOCATE THE DRIVEWAY APRON, CONSTRUCT MAXIMUM FIVE-FOOT-HIGH RETAINING WALLS, AND FOR NON-EXEMPT GRADING; CONDITIONAL USE PERMIT TO CONSTRUCT A STABLE AND CORRAL; AND VARIANCE REQUESTS TO EXCEED THE MAXIMUM PERMITTED DISTURBANCE, CONSTRUCT A STABLE AND CORRAL IN THE FRONT YARD AND FRONT YARD SETBACK, AND FOR RETAINING WALLS THAT EXCEED A HEIGHT OF 3 FEET UP TO A MAXIMUM OF 5 FEET IN THE FRONT YARD SETBACK FOR A PROPERTY LOCATED AT 8 MIDDLE RIDGE LANE SOUTH (LOT 254-UR), ROLLING HILLS, CA 90274 (CIMMARUSTI)

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

Section 1. On July 16, 2019, the Planning Commission adopted Resolution No. 2019-13 approving Zoning Case No. 956 for a Site Plan Review for grading of 6,790 cubic yards of cut and 5,955 cubic yards of fill with 835 cubic yards of dirt to be exported from the excavation of the basement and pool; to construct a 6,201-square-foot residence with a 3,000-square-foot basement and 880-square-foot attached garage; to construct a 1,172 square foot swimming pool; and to construct a not to exceed 5-foot-high retaining wall along the driveway; a Condition Use Permit to construct an 800-square-foot guest house; and Variances to exceed the maximum permitted disturbance of the lot by 9.9% to up to 49.9%, where maximum permitted is 40%; and to cover 33.3% of the front yard setback with a driveway, where the maximum permitted is 20%. The project also included accompanying administrative approvals to construct the following: 1) 1,222 square feet of covered porches for the residence; 2) 238-square-foot entryway for the residence; 3) 40 square foot pool equipment area; 4) 100-square-foot water feature; 5) 400-square-foot outdoor kitchen; 6) 100-square-foot service yard area; and 7) 337-square-foot attached porch for the guest house.

Section 2. On August 17, 2021, the Planning Commission adopted Resolution No. 2021-11 granting a two-year time extension for Zoning Case No. 956 to July 16, 2023. The time extension applies to the Site Plan Review, Conditional Use Permit, and Variances.

Section 3. On April 19, 2022, the Planning Commission adopted Resolution No. 2022-04 approving Zoning Case No. 21-10 for a major modification to a Site Plan Review to relocate the residence and ancillary structures 30 feet to the east and subject to the time extension to July 16, 2023.

Section 4. On May 20, 2022, the property owner, Ralph Cimmarusti (Colorado St. Brand Blvd LLC), submitted a request for the Site Plan Review to relocate the driveway apron, construct maximum five-foot-high retaining walls in the front yard setback,

construct a new 750-square-foot stable and corral in the front yard, and conduct non-exempt grading. The request includes a Conditional Use Permit to construct a stable and corral, and Variance requests to exceed the maximum permitted disturbance, construct a stable and corral in the front yard, construct in the front yard setback, and for retaining walls for the driveway and two tree planters that exceed a height of 3 feet up to a maximum of 5 feet in the front yard setback.

Section 5. The Planning Commission conducted a duly noticed public hearing field trip on June 21, 2022, followed by a virtual public hearing meeting that same evening. Neighbors within a 1,000-foot radius were notified of the public hearing and a notice was published in the Daily Breeze on June 9, 2022. The Applicant and his agent were notified of the public hearings in writing by first class mail and email and both were in attendance at the hearing. Evidence was heard and presented from all persons interested in affecting said proposal and from members of City staff. The Planning Commission reviewed, analyzed, and studied said proposal.

Section 6. The property is zoned RAS-2, and the lot is 3.45 acres in size excluding roadway easement. For development purposes, the net lot area is 3.16 acres, (137,810 sq. ft.). The lot is vacant. The lot is long and narrow, having a very long frontage along Middleridge Lane South. The rear of the lot slopes to a bridle trail that crosses the lot.

Section 7. The Planning Commission finds that the development project is exempt from the California Environmental Quality Act, (CEQA) pursuant to Section 15303 (new construction of single family residence and accessory structures) of the CEQA guidelines. The Class 3 exemption consists of construction and location of limited numbers of new, small facilities or structures, including one single-family residence and accessory structures, including garages, carports, patios, swimming pools, and fences. Here, the development project includes construction of a stable and corral, relocation of the driveway apron, and retaining walls and associated grading for purposes of locating and constructing such facilities. Therefore, the project meets the Class 3 categorical exemption under Section 15303. Further, none of the exceptions to the exemption apply. More specifically, there is no reasonable probability that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances associated with the property and no reasonable probability that the development will have a significant effect on the environment.

Section 8. The Planning Commission finds that the second Major Modification to the Site Plan Review that was granted by Resolution No. 2019-13, extended by Resolution No. 2021-11, and modified by Resolution No. 2022-04 for 12,280 cubic yards of grading balanced onsite pursuant to RHMC Section 17.46.020 and for 5-foot retaining wall along a portion of the driveway pursuant to RHMC Section 17.16.190 and 17.16.210 do not affect the findings for Site Plan Review. With respect to the second Major Modification to the Site Plan Review for the increased grading in the additional amount of 40 cubic yards of cut and 40 cubic yards of fill pursuant to RHMC Section 17.46.020 and 5-foot-high retaining walls along a portion of the driveway pursuant to RHMC Section 17.16.190, the Planning Commission makes the following findings of fact pursuant to

RHMC Section 17.46.050, which supplement the Site Plan Review findings in Resolution No. 2019-13 and 2022-04:

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 relocation of the driveway apron, retaining walls, and grading comply with the General Plan requirement of low profile, low-density residential development with sufficient open space between surrounding structures and maintain sufficient setbacks to provide buffers between residential uses.

The property is unimproved, and therefore a new driveway and building pads must be created. The balanced grading complies with the General Plan and all requirements of the zoning ordinance subject to the variances. The grading is necessary to create the building pads, and a driveway of 20 feet in width with a turnaround area is required by the Fire Department. The net lot area of the lot is over 3 acres but is constrained by the shape of the lot, which is long and narrow, having a very long frontage along Middleridge Lane South. The lot is adjacent to other large lots along Middleridge Lane South.

The not-to-exceed 5-foot-high retaining walls along the driveway and for the planter areas comply with the general plan and all requirements of the zoning ordinance. The topography of the lot and the requirement for a 20-foot-wide driveway dictates the location of a wall, and other retaining walls for planter areas will preserve existing mature trees which will benefit the neighborhood character. The walls will be minimally visible from the street or by any neighbors. The retaining wall supports the General Plan as it will provide safety to the property owners, reduce the need for additional grading and meet the building code and Fire Department requirements.

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 proposed project will be constructed on the least steep area of the lot, so that the lot experiences the least disruption. The lot coverage is 24,959 square feet or 18.1%, which is below the maximum lot coverage limitation of 35%. The grading for the building pad leaves the steeper and more densely vegetated areas in their existing state. The project in general will retain the existing slopes and vegetation. The not to exceed 5-foot-high retaining walls support the slope along the driveway and the existing mature trees to reduce the need for additional grading.

C. The project is harmonious in scale and mass with the site, the natural terrain and surrounding residences.

The proposed development, as conditioned, is consistent with the scale of the neighborhood when compared to new residences in the City. The proposed project is screened from the road so as to reduce the visual impact of the development. The

development plan takes into consideration the views from Middleridge Lane South. The development will be set back from the road so that views from the road will not be blocked. Significant portions of the lot will be left undeveloped. The development location will be the least intrusive to surrounding properties, is of sufficient distance from nearby residences so that it will not impact the view or privacy of surrounding neighbors, and will allow the owners to enjoy their property without significantly impacting surrounding property owners. The grading for the building pad leaves the steeper and more densely vegetated areas in their existing state. The proposed 5-foot-high retaining walls are necessary to support the slope along the driveway and maintain the existing mature trees along the street. The walls are harmonious in scale as they will be minimally visible from the roadway and neighboring properties.

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 area of the proposed construction does not contain any native vegetation; part of the area is flat and through the years has been cleared for fire prevention. There are several mature trees and shrubs that will be preserved with construction of the retaining walls and other native vegetation will be planted. A good portion of the lot will remain in its natural condition as it slopes into the canyon and a bridle trail. This area of the lot will not be affected by the construction of the project. The building pad for the stable and corral is created with a cut and fill that will be balanced on site. The resulting slopes near the residence pad and stable pad will mostly be 3:1 or less with no slopes greater than 2:1 gradient.

The not-to-exceed 5-foot-high and 50-foot-long retaining wall along the driveway limits preserves and integrates existing topographic features of the site because it follows the contours of the lot and is required to support the width of the driveway. The retaining walls along the street will preserve the existing mature trees. It will aid in the design of the drainage on the property as the run off will travel along the driveway curb and the wall into a dissipator located near the driveway apron and into the street. This will protect the building pad and the structure from flooding during heavy rains. The rear of the building pad will continue draining in sheet flow fashion to the natural drainage course below the property.

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 building pads are created with grading that parallels the existing topography and the road. The dirt will be placed in natural appealing curved shape to fill an existing depression. The resulting slopes near the residence pad and stable pad will mostly be 3:1 or less with no slopes greater than 2:1 gradient. Fill slopes follow Middleridge in a natural form. There is no grading in the canyon and all drainage courses remain the same. Runoff will be collected in a managed fashion so as not to flood the property.

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

The topography and hydrology of the lot dictate the location of the development so that an acceptable drainage design for the property may be accomplished. The project will not affect any drainage course as the drainage will mimic the existing drainage course; however due to the introduction of impervious surfaces to the lot the lot runoff will be collected in a managed fashion, so as not to flood the property.

G. The project preserves surrounding native vegetation and mature trees and supplements these elements with drought-tolerant landscaping which is compatible with and enhances the rural character of the community, and landscaping provides a buffer or transition area between private and public areas.

The project will retain many of the existing vegetation, and add new vegetation compatible with the rural character of the City. A large portion of the lot will remain undisturbed and the existing vegetation will remain. A large portion of the area proposed for construction does not contain any native or mature vegetation as it was cleared for fire prevention through the years. The development will be screened and landscaped with additional trees and shrubs. The landscaping will provide a buffer or transition area between the property and surrounding properties. The retaining walls will not disturb surrounding native vegetation or mature trees. The retaining walls are minimally visible from adjacent properties.

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

This is an unimproved lot and a new driveway must be constructed. The relocated driveway apron shortens the driveway length by approximately half which eliminates impervious area. The Traffic Engineer has reviewed the driveway and recommends approval with the condition that landscaping along the roadway be minimized to no higher than 24 inches. A path for pedestrians is preserved at the street and there is ample off-street parking due to the Fire Prevention access requirement.

The new 20' wide driveway, as required by the Fire Department, will be safe for two cars to drive past each other. There is ample parking in the garages and in the motor court in front of the house so visitor parking will be contained on site.

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

The development project is exempt from CEQA pursuant to Section 15303 (new construction of single-family residence and accessory structures) of the CEQA guidelines. The Class 3 exemption consists of construction and location of limited numbers of new, small facilities or structures, including one single-family residence and accessory structures, including garages, carports, patios, swimming pools, and fences. Here, the development project includes construction of a stable and corral, relocation of the driveway apron, and retaining walls and associated grading for purposes of locating and

constructing such facilities. Therefore, the project meets the Class 3 categorical exemption under Section 15303. Further, none of the exceptions to the exemption apply. More specifically, there is no reasonable probability that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances associated with the property and no reasonable probability that the development will have a significant effect on the environment.

Section 9. Section 17.16.040 (A)(6) and Section 17.18.050(A)(1) of the Rolling Hills Municipal Code permits approval of a stable greater than two hundred square with a Conditional Use Permit. The Planning Commission must consider applications for a Conditional Use Permit and may, with such conditions as are deemed necessary, approve a conditional use that complies with the findings in RHMC Section 17.18.060 - Requirements for stables requiring conditional use permit. The proposed 750-square-foot stable with an attached 300-square-foot covered porch complies with all requirements of this section except it exceeds the maximum permitted disturbance, is located in the front yard, and is constructed in the front yard setback. Variances for those conditions are being granted concurrently in this resolution.

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

A. The proposed conditional use is consistent with the General Plan.

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

B. That the nature, condition and development of adjacent uses, buildings and structures have been considered, and that the use will not adversely affect or be materially detrimental to these adjacent uses, building or structures.

The propoed 750-square-foot stable and 300-square-foot covered porch are distanced from nearby residences, as well as not having any impact on the views of surrounding neighbors. The proposed stable and corral will be 96 feet from the residence on the subject property and over 100 feet from any neighboring residences, thus exceeding the 35-foot required minimum distance from a residential structure.

C. That the site for the proposed conditional use is of adequate size and shape to accommodate the use and buildings proposed.

The proposed stable is of similar scale with existing stables in the neighborhood. The lot is 3.45 acres in size for development purposes. The proposed project site if sufficiently large to accommodate the proposed use.

D. The proposed conditional use complies with all applicable development standards of the zone district

The proposed project requires a Conditional Use Permit pursuant to Sections 17.18.050 and 17.18.060 of the Zoning Ordinance. The proposed conditional use complies with all applicable development standards of the zone district subject to the required variances which are approved herein.

E. The proposed conditional use is consistent with the portions of the Los Angeles County Hazardous Waste Management Plan relating to siting criteria for hazardous waste facilities.

The project site is not listed on the current State of California Hazardous Waste and Substances Sites List.

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

The proposed stable observes the spirit and intent of the zoning title because it provides for an equestrian use that is encouraged throughout the City as each property is required to have a stable and corral or a set aside therefor.

Section 10. Variance. Section 17.38.050 sets forth the required findings for granting a variance to exceed the maximum permitted disturbance identified in Section 17.16.070(B), construct a stable and corral in the front yard identified in Sections 17.18.060(A)(2) and 17.18.090(3), construct a stable and corral in the front yard setback identified in Sections 17.16.110, and to construct five-foot-high retaining walls to support the driveway and create two tree wells in the front yard setback identified in Section 17.16.150(F). With respect to the requests for Variances, the Planning Commission finds as follows:

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

There are extraordinary circumstances applicable to this property in that there are steep slopes in the rear of the property making it more feasible to develop in the front yard. The property also has a curvilinear street frontage of over 500 feet creating a much larger front yard compared to other properties in the vicinity and in the same zone. An increase in disturbance from is needed to prevent development on steep slopes. Further, five-foot-high retaining walls with an average height of two and one-half feet are needed in the front setback to improve accessibility and preserve existing mature trees. The variance requests are warranted due to the unique sloping topography that does not apply generally to other properties in the vicinity.

B. That such variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same vicinity and zone but which is denied the property in question.

Granting the requested variances are necessary for the preservation and enjoyment of property rights on the property. The stable pad encroaches into the front yard and the retaining walls encroach into the front yard setback due to the property's unique shape. Other properties in the vicinity enjoy these types of improvements.

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

Granting the variances to encroach into the front yard setback will not be detrimental to the public welfare and will not be injurious to properties in the vicinity; a retaining wall and other improvements are allowed in the Rolling Hills community. Further, the project will be consistent with other development in the area. Improvements in the front yard setback will not be detrimental to the public welfare or injurious to properties or improvements in the vicinity.

D. That in granting the variance, the spirit and intent of this title will be observed.

Allowing the variances meets the spirit and intent of this title in that Rolling Hills is an equestrian community and construction of a stable and retaining walls would be harmonious in scale and mass with the site, the natural terrain, and surrounding residences. The proposed construction complies with the low-profile residential development pattern of the community and will not give the property an over-built look. The lot is sufficient to accommodate the proposed use.

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

The construction in the front setback allows improvement to a single-family property similar to others in the City. The project, together with the variances, will be compatible with the objectives, policies, general land uses, and programs specified in the General Plan.

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

Granting the variances 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.

G. That the variance request is consistent with the General Plan of the City of Rolling Hills.

Granting the variances will be consistent with the General Plan of the City of Rolling Hills, which allows and encourages residential uses and property improvements. It will

further the low-profile residential development pattern of the community and will not give the property an over-built look.

Section 11. Based upon the foregoing findings, the Planning Commission hereby approves Zoning Case No. 2022-44, a request for a second Major Modification to a Site Plan Review to relocate the driveway apron, construct not-to-exceed 5-foot-high retaining walls in the front yard setback, and conduct non-exempt grading to be balanced on site; a Conditional Use Permit to construct a stable and corral; and Variance requests to exceed the maximum permitted disturbance, construct a stable and corral in the front yard, construct a stable and corral in the front yard setback, and for retaining walls that support the driveway and create two tree wells that exceed a height of 3 feet up to a maximum of 5 feet in the front yard setback, and hereby amends the conditions of approval in Section 9 of Planning Commission Resolution No. 2019-13, dated July 16, 2019, and amended by Resolution No. 2022-04 dated April 19, 2022, to read as follows:

E. The lot shall be developed and maintained in substantial conformance with the site plan on file with the City and approved by the Planning Commission on April 19, 2022, as amended by the site plan on file with the City and approved by the Planning Commission on June 21, 2022, except as otherwise provided in these conditions. All conditions of the Site Plan Review, Conditional Use Permit, and Variances shall be incorporated into the building permit working drawings, and where applicable complied with prior to issuance of a grading or building permit from the building department.

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

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

G. The structural net lot coverage shall not exceed 12,647 sq.ft. or 9.2% (w/out deductions) and 8.8% w/deductions in conformance with the lot coverage limitations; the proposed total coverage, (structures and flatworks) shall not exceed 24,959 sq.ft. (w/deductions) or 18.1% and 18.5% w/out deduction in conformance with the lot coverage limitations.

The proposed residential building pad will be 30,600 sq.ft. with 36.6% structural coverage-accounting for allowable deductions, and includes the accessory dwelling unit.

The proposed stable and corral pad will be 1,775 sq. ft. with 59.1% structural coveral.

H. The disturbed area of the lot shall not exceed 52.7%. Grading for this project shall not exceed 6,140 cubic yards of cut and 6,140 cubic yards of fill balanced onsite.

AC. The Applicant shall execute an Affidavit of Acceptance of all conditions of this permit pursuant to the Zoning Ordinance, or the approval shall not be effective. The affidavit shall be recorded together with the resolution.

Section 12. Except as amended herein and as amended by Resolution 2021-11 and 2022-04, the provisions and conditions of Resolution No. 2019-13 shall continue to be in full force and effect.

PASSED, APPROVED AND ADOPTED THIS 21st DAY OF JUNE, 2022.

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 Code of Civil Procedure Section 1094.6.

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

I certify that the foregoing Resolution No. 2022-08 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF ZONING CASE NO. 22-44 FOR A SECOND MAJOR MODIFICATION TO A SITE PLAN REVIEW TO RELOCATE THE DRIVEWAY APRON, CONSTRUCT MAXIMUM FIVE-FOOT-HIGH RETAINING WALLS, AND FOR NON-EXEMPT GRADING; CONDITIONAL USE PERMIT TO CONSTRUCT A STABLE AND CORRAL; AND VARIANCE REQUESTS TO EXCEED THE MAXIMUM PERMITTED DISTURBANCE, CONSTRUCT A STABLE AND CORRAL IN THE FRONT YARD AND FRONT YARD SETBACK, AND FOR RETAINING WALLS THAT EXCEED A HEIGHT OF 3 FEET UP TO A MAXIMUM OF 5 FEET IN THE FRONT YARD SETBACK FOR A PROPERTY LOCATED AT 8 MIDDLE RIDGE LANE SOUTH (LOT 254-UR), ROLLING HILLS, CA 90274 (CIMMARUSTI)

was approved and adopted at a regular meeting of the Planning Commission on June 21st, 2022 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

RESOLUTION NO. 2022-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL FOR A MAJOR MODIFICATION FOR A SITE PLAN REVIEW FOR THE CONSTRUCTION OF A NEW RESIDENCE, INCLUDING ATTACHED GARAGE AND BASEMENT, RETAINING WALL, SWIMMING POOL, AND GRADING IN ZONING CASE NO. 21-10 AT **8 MIDDLE RIDGE LANE SOUTH** (CIMMARUSTI)

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

Section 1. On July 16, 2019, the Planning Commission adopted Resolution No. 2019-13 approving Zoning Case No. 956 for a Site Plan Review for grading of 6,790 cubic yards of cut and 5,955 cubic yards of fill with 835 cubic yards of dirt to be exported from the excavation of the basement and pool; to construct a 6,201-square-foot residence with a 3,000-square-foot basement and 880-square-foot attached garage; to construct a 1,172 square foot swimming pool; and to construct a not to exceed 5-foot-high retaining wall along the driveway; a Condition Use Permit to construct an 800-square-foot guest house; and Variances to exceed the maximum permitted disturbance of the lot by 9.9% to up to 49.9%, where maximum permitted is 40%; and to cover 33.3% of the front yard setback with a driveway, where the maximum permitted is 20%. A new driveway apron was approved by the Traffic Commission. The project also included accompanying administrative approvals to construct the following: 1) 1,222 square feet of covered porches for the residence; 2) 238-square-foot entryway for the residence; 3) 40 square foot pool equipment area; 4) 100-square-foot water feature; 5) 400-square-foot outdoor kitchen; 6) 100-square-foot service yard area; and 7) 337-square-foot attached porch for the guest house.

Section 2. On August 17, 2021, the Planning Commission adopted Resolution No. 2021-11 granting a two-year time extension for Zoning Case No. 956 to July 16, 2023. The time extension applies to the Site Plan Review, Conditional Use Permit, and Variances.

Section 3. On September 20, 2021, the new owner, Ralph Cimmarusti (Colorado St. Brand Blvd LLC), submitted a major modification request for the Site Plan Review granted by Resolution 2019-13 and extended by Resolution 2021-11 to relocate the residence 30 feet to the east and two feet higher in elevation. The changes also include: reducing the size of the house to 6,094 square feet and increasing the attached garage to 987 square feet with no change in footprint; enlarging the basement to 4,491 square feet; and balanced grading of 6,100 cubic yards of cut and 6,100 cubic yards of fill with no import or export of dirt. The modification eliminates the need for a Condition Use Permit; the new owner is abandoning the CUP for the guest house granted by Resolution 2019-13 and extended by Resolution 2021-11 and is pursuing a 1,000-square-foot accessory dwelling unit (ADU), which is not subject to discretionary review. The Variances granted by Resolution 2019-13 and extended by Resolution 2021-11 to exceed the maximum permitted disturbance of the lot by 9.9% to up to 49.9%, where maximum

permitted is 40%; and to cover 33.3% of the front yard setback with a driveway, where the maximum permitted is 20% are still in effect and are not proposed to be changed.

Section 4. The Planning Commission conducted a duly noticed public hearing field trip on April 19, 2022, followed by a virtual public hearing meeting that same evening. Neighbors within a 1,000-foot radius were notified of the public hearing and a notice was published in the Daily Breeze on April 8, 2022. The Applicant and his agent were notified of the public hearings in writing by first class mail and email and both were in attendance at the hearing. Evidence was heard and presented from all persons interested in affecting said proposal and from members of City staff. The Planning Commission reviewed, analyzed, and studied said proposal.

Section 5. The property is zoned RAS-2, and the lot is 3.45 acres in size excluding roadway easement. For development purposes the net lot area is 3.16 acres, (137,810 sq. ft.). The lot is vacant. The lot is long and narrow, having a very long frontage along Middleridge Lane South. The rear of the lot slopes to a bridle trail that crosses the lot.

Section 6. The Planning Commission finds that the development project is exempt from the California Environmental Quality Act, (CEQA) pursuant to Section 15303 (new construction of single family residence and accessory structures) of the CEQA guidelines. The Class 3 exemption consists of construction and location of limited numbers of new, small facilities or structures, including one single-family residence and accessory structures, including garages, carports, patios, swimming pools, and fences. Here, the development project includes construction of a single-family residence, including basement and attached garage, a swimming pool, and a retaining wall and associated grading for purposes of locating and constructing such facilities. Therefore, the project meets the Class 3 categorical exemption under Section 15303. Further, none of the exceptions to the exemption apply. More specifically, there is no reasonable probability that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances associated with the property and no reasonable probability that the development will have a significant effect on the environment.

Section 7. The Planning Commission finds that the Major Modification to the Site Plan Review that was granted by Resolution No. 2019-13 and extended by Resolution No. 2021-11 which includes shifting the construction of the 6,094-square-foot residence, including 4,491-square-foot basement and 987-square-foot attached garage, pursuant to RHMC Section 17.46.020, shifting the 1,172-square-foot swimming pool pursuant to RHMC Section 17.46.020, and shifting the not to exceed 5-foot-high retaining wall along a portion of the driveway pursuant to RHMC Sections 17.16.190 and 17.16.210; and modifying the amount of grading to 6,100 cubic yards of cut and 6,100 cubic yards of fill balanced onsite pursuant to RHMC Section 17.46.020 does not affect the findings for Site Plan Review. With respect to the Major Modification to the Site Plan Review, the Planning Commission makes the following findings of fact which supersede the Site Plan Review findings in Resolution No. 2019-13:

A. The project still complies with and is consistent with the goals and policies of the General Plan and all requirements of the Zoning Ordinance. The residence, including the basement and attached garage, and the swimming pool comply with the General Plan requirement of low profile, low-density residential development with sufficient open space between surrounding structures and maintain sufficient setbacks to provide buffers between residential uses. The construction of these features also does not require variances from any zoning requirement.

The property is unimproved, and therefore a new driveway and a building pad must be created. The balanced grading complies with the General Plan and all requirements of the zoning ordinance subject to the two variances to increase the disturbance above the maximum allowable and to increase the coverage of the front yard setback above the maximum allowable to construct the driveway. The grading is necessary to create the building pad for the residence and a driveway of 20 feet in width with a turn around area is required by the Fire Department. The net lot area of the lot is over 3 acres but is constrained by the shape of the lot which is long and narrow, having a very long frontage along Middleridge Lane South. The lot is adjacent to other large lots along Middleridge Lane South.

The not-to-exceed 5-foot-high retaining wall along the driveway complies with the general plan and all requirements of the zoning ordinance. The topography of the lot and the requirement for a 20-foot-wide driveway dictates the location of a wall. The wall will not be visible from the street or by any neighbors; it will only be visible to the Applicant. The retaining wall supports the General Plan as it will provide safety to the property owners, reduce the need for additional grading and meet the building code and Fire Department requirements.

B. The project substantially preserves the natural and undeveloped state of the lot by minimizing building coverage. The topography and the configuration of the lot have been considered, and the proposed project will be constructed on the least steep area of the lot, so that the lot experiences the least disruption. The lot coverage is 28,407 square feet or 20.9%, which is below the maximum lot coverage limitation of 35%. The grading for the building pad leaves the steeper and more densely vegetated areas in their existing state. The project in general will retain the existing slopes and vegetation. The not to exceed 5-foot-high retaining wall supports the slope along the driveway to reduce the need for additional grading.

C. The project is harmonious in scale and mass with the site, the natural terrain and surrounding residences. The proposed development, as conditioned, is consistent with the scale of the neighborhood when compared to new residences in the City. The proposed project is screened from the road so as to reduce the visual impact of the development. The development plan takes into consideration the views from Middleridge Lane South. The development will be set back from the road so that views from the road will not be blocked. Significant portions of the lot will be left undeveloped. The development location will be the least intrusive to surrounding properties, is of sufficient distance from nearby residences so that it will not impact the view or privacy of surrounding neighbors, and will allow the owners to enjoy their property without significantly impacting surrounding property owners. The grading for the building pad

leaves the steeper and more densely vegetated areas in their existing state. The proposed 5-foot-high retaining wall is necessary to support the slope along the driveway. The wall is harmonious in scale as it will be only visible from the yard of the subject residents and not by any other neighbors.

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 area of the proposed construction does not contain any native vegetation; part of the area is flat and through the years has been cleared for fire prevention. There are several mature trees and shrubs that will be preserved and other native vegetation will be planted. A good portion of the lot will remain in its natural condition as it slopes into the canyon and a bridle trail. This area of the lot will not be affected by the construction of the project. The building pad is created with a cut of earth that parallels the existing topography and the road. The dirt will be placed in a natural appealing curved shape to fill an existing depression. The resulting slopes will range from 3:1 gradient in the front area to 2.5:1 and 2:1 gradient in the rear of the house.

The not-to-exceed 5-foot-high and 50-foot-long retaining wall along the driveway limits preserves and integrates existing topographic features of the site because it follows the contours of the lot and is required to support the width of the driveway. The wall will not affect native vegetation or mature trees. It will aid in the design of the drainage on the property as the run off will travel along the driveway curb and the wall into a dissipator located near the driveway apron and into the street. This will protect the building pad and the structure from flooding during heavy rains. The rear of the building pad will continue draining in sheet flow fashion to the natural drainage course below the property.

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 building pad is created with grading that parallels the existing topography and the road. The dirt will be placed in natural appealing curved shape to fill an existing depression. The resulting slopes will range from 3:1 gradient in the front area to 2.5:1 and 2:1 gradient in the rear of the house. With the pad pitched as the existing site slopes, the fill slopes follow Middleridge in a natural form. There is no grading in the canyon and all drainage courses remain the same. Run off will be collected in a managed fashion, so as not to flood the property and to discharge water through the dissipator into the street.

F. Grading will not modify existing drainage channels nor redirect drainage flow, unless such flow is redirected into an existing drainage course. The topography and hydrology of the lot dictate the location of the development so that an acceptable drainage design for the property may be accomplished. The project will not affect any drainage course as the drainage will mimic the existing drainage course; however due to the introduction of impervious surfaces to the lot the lot run off will be collected in a managed fashion, so as not to flood the property and to discharge water through a dissipater into the street. The design incorporates a drainage swale behind the wall to further direct the water along the wall and into a dissipater. This will protect the building pad and the structures from flooding during heavy rains.

G. The project preserves surrounding native vegetation and mature trees and supplements these elements with drought-tolerant landscaping which is compatible with and enhances the rural character of the community, and landscaping provides a buffer or transition area between private and public areas. The project will retain many of the existing vegetation, and add new vegetation compatible with the rural character of the City. A large portion of the lot will remain undisturbed and the existing vegetation will remain. A large portion of the area proposed for construction does not contain any native or mature vegetation as it was cleared for fire prevention through the years. The development will be screened and landscaped with additional trees and shrubs. The landscaping will provide a buffer or transition area between the property and surrounding properties. The retaining wall will not disturb surrounding native vegetation or mature trees. The retaining wall is only visible to the Applicant and not from adjacent properties.

H. The project is sensitive and not detrimental to the convenient and safe movement of pedestrians and vehicles. This is an unimproved lot and a new driveway must be constructed. Following several reiterations for a proposed driveway reviewed by the Traffic Commission including at a field visit, the Traffic Commission recommended approval of the driveway in its currently proposed location. The Traffic Engineer agreed on the location of the driveway apron. The neighbors at the field visit also supported the location of the driveway apron. A path for pedestrians is preserved at the street and there is ample off-street parking due to Fire Prevention access requirement.

The new 20' wide driveway, as required by the Fire Department, will be safe for two cars to drive past each other. There is ample parking in the garages and in the turnaround area at the front of the house so visitor parking will be contained on site outside of the setbacks.

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

Section 8. Based upon the foregoing findings, the Planning Commission hereby approves Zoning Case No. 2021-10, a request for a Major Modification to a Site Plan Review for construction of a 6,094-square-foot residence, including a 4,491-square-foot basement and 987-square-foot attached garage; construction of a 1,172-square-foot swimming pool; and construction of a not-to-exceed 5-foot-high high retaining wall along the driveway and grading to be balanced on site and hereby amends the conditions of approval in Section 9 of Planning Commission Resolution No. 2019-13, dated July 16, 2019, to read as follows:

E. The lot shall be developed and maintained in substantial conformance with the site plan on file with the City and approved by the Planning Commission on April 19, 2022, except as otherwise provided in these conditions. All conditions of the Site Plan Review and Variances shall be incorporated into the building permit working drawings, and where applicable complied with prior to issuance of a grading or building permit from the building department.

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

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

G. The structural net lot coverage shall not exceed 12,047 sq.ft. or 8.7% (w/out deductions) and 8.4% w/deductions in conformance with the lot coverage limitations; the proposed total coverage, (structures and flatworks) shall not exceed 28,407 sq.ft. (w/deductions) or 20.9% and 21.0% w/out deduction in conformance with the lot coverage limitations.

The proposed residential building pad will be 30,600 sq.ft. with 36.6% structural coverage-accounting for allowable deductions, and includes the accessory dwelling unit.

H. The disturbed area of the lot shall not exceed 49.9%. Grading for this project shall not exceed 6,100 cubic yards of cut and 6,100 cubic yards of fill balanced onsite.

K. The highest ridgeline of the residence shall not exceed 19.5 feet from the finished grade to the finished surface of the roof along the north elevation. Three chimneys are permitted, two shall run in a north south direction, which is parallel to views from behind, minimizing impact.

N. (Reserved.)

AC. The Applicant shall execute an Affidavit of Acceptance of all conditions of this permit pursuant to the Zoning Ordinance, or the approval shall not be effective. The affidavit shall be recorded together with the resolution.

Section 9. Except as amended herein and as amended by Resolution 2021-11, the provisions and conditions of Resolution No. 2019-13 shall continue to be in full force and effect.

PASSED, APPROVED AND ADOPTED THIS 19th DAY OF APRIL, 2022.

BRAD CHELF, CHAIRMAN

ATTEST:

CITY CLERK

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

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

I certify that the foregoing Resolution No. 2022-04 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL FOR A MAJOR MODIFICATION FOR A SITE PLAN REVIEW FOR THE CONSTRUCTION OF A NEW RESIDENCE, INCLUDING ATTACHED GARAGE AND BASEMENT, RETAINING WALL, SWIMMING POOL, AND GRADING IN ZONING CASE NO. 21-10 AT **8 MIDDLE RIDGE LANE SOUTH** (CIMMARUSTI)

was approved and adopted at a regular meeting of the Planning Commission on April 19th, 2022 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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

Administrative Offices

CITY CLERK

RESOLUTION NO. 2021-11

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

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

Section 1. An application was duly filed by Mr. Tim McHugh with respect to real property located at 8 Middleridge Lane South requesting a two-year time extension to comply with the requirements of Resolution No. 2019-13 to commence construction of the approved project.

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

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

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

Section 5. The Site Plan, Variances, and Conditional Use Permit approval shall expire within four years from effective date of approval of Resolution No. 2019-13. No further extension shall be granted as required by Sections 17.46.080, 17.42.070 and 17.38.070 of the RHMC.

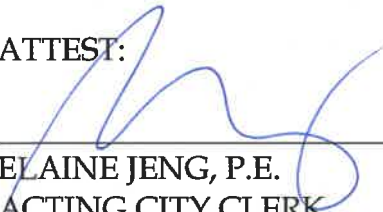
Section 6. Except as herein amended, the provisions and conditions of Resolution No. 2019-13 shall continue to be in full force and effect.

PASSED, APPROVED AND ADOPTED THIS 17TH DAY OF AUGUST 2021.



BRAD CHELF, CHAIRMAN

ATTEST:



ELAINE JENG, P.E.
ACTING CITY CLERK

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

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

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

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

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

NOES: None.

ABSENT: None.

ABSTAIN: None.

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

Administrative Offices



ELAINE JENG, P.E.
ACTING CITY CLERK

RESOLUTION NO. 2019-13.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL FOR A SITE PLAN REVIEW FOR THE CONSTRUCTION OF A NEW RESIDENCE, INCLUDING ATTACHED GARAGE AND BASEMENT, RETAINING WALL, SWIMMING POOL, AND GRADING; CONDITIONAL USE PERMIT TO CONSTRUCT A GUEST HOUSE; AND VARIANCES TO EXCEED THE MAXIMUM PERMITTED DISTURBANCE OF THE LOT AND TO EXCEED THE MAXIMUM PERMITTED COVERAGE OF THE FRONT YARD SETBACK FOR CONSTRUCTION OF A DRIVEWAY IN ZONING CASE NO. 956 AT 8 MIDDLE RIDGE LANE SOUTH (ZHANG).

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

Section 1. An application was duly filed by Mr. Kevin Zhang (Applicant) for Site Plan Review for grading of 6,790 cubic yards of cut and 5,955 cubic yards of fill with 835 cubic yard of dirt to be exported from the excavation of the basement and pool; to construct a 6,201 square foot residence with 3,000 square foot basement and 880 square foot attached garage; to construct a 1,172 square foot swimming pool; and to construct a not to exceed 5' high retaining wall along the driveway; a Condition Use Permit to construct an 800 square foot guest house; and Variances to exceed the maximum permitted disturbance of the lot by 9.9% to up to 49.9%, where maximum permitted is 40%; and to cover 33.3% of the front yard setback with a driveway, where the maximum permitted is 20%. A new driveway apron was approved by the Traffic Commission. Applicant also seeks accompanying administrative approvals to construct the following: 1) 1,222 square feet of covered porches for the residence; 2) 238 square foot entryway for the residence; 3) 40 square foot pool equipment area; 4) 100 square foot water feature; 5) 400 square foot outdoor kitchen; 6) 100 square foot service yard area; and 7) 337 square foot attached porch for the guest house.

Section 2. During the Traffic Commission and Planning Commission proceedings, several residents along Middleridge Lane South expressed concerns about the project relating to the location of the driveway apron, massing and size of the house, grading amount, potential loss of privacy, loss of views, visibility of the long driveway from the street, and screening of the project. The applicant revised the project three times; by reducing the size of the house, attached garage, covered porches, eliminating two retaining walls, lowering the building pad by over 6' from the original proposed development, lowering the ridge line of the house, and moving the house away from the side setback line to provide for a greater distance between the project and adjacent house.

Section 3. The Planning Commission conducted duly noticed public hearings to consider the application at their regular meetings on February 19, 2019, April 16, 2019, May 21, 2019, and June 18, 2019 including site visits on April 16, 2019 and on June 18, 2019. The Planning Commission at the June 18, 2019 regular meeting directed staff to prepare a Resolution approving the project. Neighbors within a 1,000-foot radius were notified of the public hearings and notices were published in the Peninsula News on January 3, 2019 and April 4, 2019. The Applicant and his agent were notified of the public hearings in writing by first class mail and the Applicant's agent was in attendance at the hearings. Evidence was heard and presented from all persons interested in affecting said proposal and from members of the City staff. The Planning Commission reviewed, analyzed, and studied said proposal.

Section 4. The property is zoned RAS-2, and the lot is 3.45 acres in size excluding roadway easement. For development purposes the net lot area is 3.1 acres, (137,810 sq.ft.). The lot is vacant. The lot is long and narrow, having a very long frontage along Middleridge Lane South. The rear of the lot slopes to a bridle trail that crosses the lot.

Section 5. The Planning Commission finds that the development project is exempt from the California Environmental Quality Act, (CEQA) pursuant to Section 15303 (new construction of single family residence and accessory structures) of the CEQA guidelines.

Section 6. Site Plan Review is required for the construction of the 6,201 square foot residence, including 3,000 square foot basement and 880 square foot attached garage pursuant to Rolling Hills Municipal Code (RHMC) Section 17.46.020; the 1,172 square foot swimming pool pursuant to RHMC Section 17.46.020; the grading of 6,790 cubic yards of cut and 5,955 cubic yards of fill pursuant to RHMC Section 17.46.020; and a not to exceed 5 foot retaining wall along a portion of the driveway pursuant to RHMC Sections 17.16.190 and 17.16.210. With respect to the Site Plan Review, the Planning Commission makes the following findings of fact:

A. The project complies with and is consistent with the goals and policies of the general plan and all requirements of the zoning ordinance. The 6,201 square foot residence, including 3,000 square foot basement and 880 square foot attached garage, and the 1,172 square foot swimming pool comply with the General Plan requirement of low profile, low-density residential development with sufficient open space between surrounding structures and maintain sufficient setbacks to provide buffers between residential uses. The construction of these features also does not require variances from any zoning requirement.

The property is unimproved, and therefore a new driveway and a building pad must be created. The 6,790 cubic yards of cut and 5,955 cubic yards of fill of grading complies with the general plan and all requirements of the zoning ordinance subject to the two variances to increase the disturbance above the maximum allowable and to increase the coverage of the front yard set back above the maximum allowable to construct the driveway. The grading is necessary to create the building pad for the residence and a driveway of 20' in width with a turn around area is required by the Fire Department. The net lot area of the lot is over 3 acres but is constrained by the shape of the lot which is long and narrow, having a very long frontage along Middleridge Lane South. The lot is adjacent to other large lots along Middleridge Lane South.

The not to exceed 5 foot retaining wall along the driveway complies with the general plan and all requirements of the zoning ordinance. The topography of the lot and the requirement for a 20' wide driveway dictates the location of a wall. The wall will not be visible from the street or by any neighbors; it will only be visible to the Applicant. The retaining wall supports the General Plan as it will provide safety to the property owners, reduce the need for additional grading and meet the building code and Fire Department requirements.

B. The project substantially preserves the natural and undeveloped state of the lot by minimizing building coverage. The topography and the configuration of the lot have been considered, and the proposed project will be constructed on the least steep area of the lot, so that the lot experiences the least disruption. The lot coverage is 28,243 square feet or 20.5%, which is below the maximum lot coverage limitation of 35%. The grading for the building pad leaves the steeper and more densely vegetated areas in their existing state. The project in general will retain the existing slopes and vegetation. The not to exceed 5' retaining wall supports the slope along the driveway to reduce the need for additional grading.

C. The project is harmonious in scale and mass with the site, the natural terrain and surrounding residences. The proposed development, as conditioned, is consistent with the scale of the neighborhood when compared to new residences in the City. The proposed project is screened from the road so as to reduce the visual impact of the development. The development plan takes into consideration the views from Middleridge Lane South. The development will be set back from the road so that views from the road will not be blocked. Significant portions of the lot will be left

undeveloped. The development location will be the least intrusive to surrounding properties, is of sufficient distance from nearby residences so that it will not impact the view or privacy of surrounding neighbors, and will allow the owners to enjoy their property without significantly impacting surrounding property owners. The grading for the building pad leaves the steeper and more densely vegetated areas in their existing state. The proposed 5' retaining wall is necessary to support the slope along the driveway. The wall is harmonious in scale as it will be only visible from the yard of the subject residents and not by any other neighbors.

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 area of the proposed construction does not contain any native vegetation; part of the area is flat and through the years has been cleared for fire prevention. There are several mature trees and shrubs that will be preserved and other native vegetation will be planted. A good portion of the lot will remain in its natural condition as it slopes into the canyon and a bridle trail. This area of the lot will not be affected by the construction of the project. The building pad is created with a cut of earth that parallels the existing topography and the road. The dirt will be placed in a natural appealing curved shape to fill an existing depression. The resulting slopes will range from 3:1 gradient in the front area to 2.5:1 and 2:1 gradient in the rear of the house.

The not to exceed 5 foot high and 50 foot long retaining wall along the driveway limits preserves and integrates existing topographic features of the site because it follows the contours of the lot and is required to support the width of the driveway. The wall will not affect native vegetation or mature trees. It will aid in the design of the drainage on the property as the run off will travel along the driveway curb and the wall into a dissipator located near the driveway apron and into the street. This will protect the building pad and the structure from flooding during heavy rains. The rear of the building pad will continue draining in sheet flow fashion to the natural drainage course below the property.

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 building pad is created with grading that parallels the existing topography and the road. The dirt will be placed in natural appealing curved shape to fill an existing depression. The resulting slopes will range from 3:1 gradient in the front area to 2.5:1 and 2:1 gradient in the rear of the house. With the pad pitched as the existing site slopes, the fill slopes follow Middleridge in a natural form. There is no grading in the canyon and all drainage courses remain the same. Run off will be collected in a managed fashion, so as not to flood the property and to discharge water through the dissipator into the street.

F. Grading will not modify existing drainage channels nor redirect drainage flow, unless such flow is redirected into an existing drainage course. The topography and hydrology of the lot dictate the location of the development so that an acceptable drainage design for the property may be accomplished. The project will not affect any drainage course as the drainage will mimic the existing drainage course; however due to the introduction of impervious surfaces to the lot the lot run off will be collected in a managed fashion, so as not to flood the property and to discharge water through a dissipater into the street. The design incorporates a drainage swale behind the wall to further direct the water along the wall and into a dissipater. This will protect the building pad and the structures from flooding during heavy rains.

G. The project preserves surrounding native vegetation and mature trees and supplements these elements with drought-tolerant landscaping which is compatible with and enhances the rural character of the community, and landscaping provides a buffer or transition area between private and public areas. The project will retain many of the existing vegetation, and add new vegetation compatible with the rural character of the City. A large portion of the lot will remain undisturbed and the existing vegetation will remain. A large portion of the area proposed for construction does not contain any

native or mature vegetation as it was cleared for fire prevention through the years. The development will be screened and landscaped with additional trees and shrubs. The landscaping will provide a buffer or transition area between the property and surrounding properties. The retaining wall will not disturb surrounding native vegetation or mature trees. The retaining wall is only visible to the Applicant and not from adjacent properties.

H. The project is sensitive and not detrimental to the convenient and safe movement of pedestrians and vehicles. This is an unimproved lot and a new driveway must be constructed. Following several reiterations for a proposed driveway reviewed by the Traffic Commission including at a field visit, the Traffic Commission recommended approval of the driveway in its currently proposed location. The Traffic Engineer agreed on the location of the driveway apron. The neighbors at the field visit also supported the location of the driveway apron. A path for pedestrians is preserved at the street and there is ample off-street parking due to Fire Prevention access requirement.

The new 20' wide driveway, as required by the Fire Department, will be safe for two cars to drive past each other. There is ample parking in the garages and in the turnaround area at the front of the house so visitor parking will be contained on site outside of the setbacks.

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

Section 7. Conditionally permitted uses are not outright permitted by the RHMC. The Planning Commission must consider applications for a Conditional Use Permit and may, with such conditions as are deemed necessary, approve a conditional use which will not jeopardize, adversely affect, endanger or to otherwise constitute a menace to the public health, safety, or general welfare or be materially detrimental to the property of other persons located in the vicinity of such use. A Conditional Use Permit is required for construction of a 800 square foot guest house pursuant to RHMC Section 17.16.040. Section 17.16.210 (A)(5) of the RHMC contains conditions for a guest house subject to approval of a conditional use permit. With respect to this request for a Conditional Use Permit, the Planning Commission finds as follows:

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

B. The nature, condition, and development of adjacent uses, buildings, and structures have been considered, and the use will not adversely affect or be materially detrimental to these adjacent uses, buildings, or structures. The guest house is located of sufficient distance from nearby residences so as to not impact the view or privacy of surrounding neighbors. The height of the guest house will not be obtrusive or block views and is located sufficient distance from the road so as to not be visible from adjacent residences. As part of the approval, a condition is imposed that the guest house will not be rented and will not be located within 50-feet of a driveway or a parking pad.

C. The site for the proposed conditional use is of adequate size and shape to accommodate the use and building proposed. The lot is over 3 acres net in size and is sufficiently large to accommodate the proposed use. The guest house blends in with the

house and will not give the property an over-built look. Sufficient areas of the lot will remain open and unobstructed and sufficient distance has been put between the house and the guest house to leave open spaces in between. Sufficient distance has also been put between the street and the guest house to leave open space between.

D. The proposed conditional use complies with all applicable development standards of the zone district (RAS-2). The guest house complies with all conditions for guest houses pursuant to Section 17.16.210(A)(5) of RHMC. No walls or any variances are requested for the guest house use. The height of the guest house will not be obtrusive or block views. It is located a sufficient distance from the road so as to not be visible from adjacent residences.

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

F. The proposed conditional use observes the spirit and intent of this title. A guest house is a common amenity in the City. The construction meets all the development standards including the allowable size of 800 square feet. The proposed guest house is located a sufficient distance from nearby residences so as to not impact the view or privacy of surrounding neighbors. A stable and corral set aside area is preserved on the lot and the location of the guest house would not prevent the construction of a stable and corral should the owners wish to develop one in the future.

Section 8. Sections 17.38.010 through 17.38.050 of the RHMC permit approval of a Variance from the standards and requirements of the Zoning Ordinance when exceptional or extraordinary circumstances applicable to the property and not applicable to other similar properties in the same zone prevent the owner from making use of a parcel of property to the same extent enjoyed by similar properties in the same vicinity. A variance from Section 17.16.070 is required because it states that the lot disturbance shall be limited to 40% of the net lot area and a variance from Section 17.16.150 is required because it states that driveways may not cover more than 20% of the setback in which they're located. The Applicant is requesting a variance for 49.9% disturbance of the net lot area and to cover 33.3% of the front setback with a driveway. With respect to this request for Variances, the Planning Commission finds as follows:

A. There are exceptional and extraordinary circumstances or conditions applicable to the property that do not apply generally to the other property in the same vicinity and zone. Unlike most other properties in this zone, this lot is long and follows the curve of the road. The lot is also narrower than most typical lots and therefore it is suitable for development of a rambling, long house. This type of design requires more grading than if a "U" or an "L" shape house was feasible on the lot. In addition, the property is unimproved, and therefore a new driveway and a building pad must be created. The Traffic Commission determined that the best location for the driveway apron was to be located towards the north-east corner of the property, which required the driveway to be long; thus more disturbance of the lot was required. The Fire Department requires a 20' wide driveway with a turn around area and a path of at least 5' all around the structures to access all points of the structures, which also adds to the disturbance of the lot.

The Fire Department requires access to the east and north-east wings of the home and access all around the home through provision of a path. These requirements force the driveway to be long. Due to the narrow site, there is no room for the entire driveway to be moved out of the front setback. Therefore the front yard coverage of 33.3% with the driveway becomes necessary.

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

Unlike most other properties in this zone, this lot is long and follows the curve of the road. The lot is also narrower than other typical lots and therefore it is suitable for development of a rambling, long house. This type of design requires more disturbance than if a "U" or an "L" shape house was developed on the lot. Middleridge Lane South has exceptionally poor sight lines due to tight curves and steepness. After several proposals for location of the driveway apron, the Traffic Commission, Traffic Engineer, and the residents at the site visit supported the location of the apron as a safe location along the meandering street. The selected driveway apron location leads to a long driveway in the front setback and requires additional disturbance. The shape of the lot, the Fire Department requirements, and the recommended location of the apron control design parameters. Therefore the Variances are necessary. Other properties in the vicinity have on average wider lots, which is denied to 8 Middleridge Lane South property.

C. The granting of the Variance would not be materially detrimental to the public welfare or injurious to the property or improvements in such vicinity. The driveway extending across the front yard setback will be screened from the adjacent properties by new vegetation. Additionally, the existing vegetation already provides a buffer between the street, other properties, and the subject site. The development has been carefully designed and the driveway apron studied for sight distance, making it safe and therefore the improvement and the new driveway will not be injurious to the neighboring properties or subject site. The grading, which will result in greater than the maximum allowable disturbance of the lot, will also not be materially detrimental to the public welfare or injurious to the property as it has been carefully designed to minimize grading and does not greatly exceed the 40% maximum disturbance allowable at 49.9%. This grading is required for construction of the safe driveway in addition to construction of the remaining portion of the building pad.

D. In granting the variance, the spirit and intent of the Zoning Code will be observed. The Zoning Ordinance in the RHMC allows for the construction of single family residences on a lot. The property is unimproved, and therefore a new driveway must be constructed. The lot is unique in size and topography. The Traffic Commission determined that the best location of the apron was to be located towards the north-east corner of the property. This triggered more disturbance of the lot and the location of the driveway in the setback. The narrow nature of the lot makes it difficult to move the driveway out of the front setback. No other variances are requested for this project and the project meets all other development standards of the Zoning Ordinance, and therefore the spirit and intent of the Zoning Code is observed.

E. The variance does not grant special privilege to the Applicant. The lot is unique in size and topography. The driveway apron which requires the driveway to traverse through the front yard setback would allow the owners and visitors to enjoy a safe ingress and ingress from the property and provide for on-site parking. The exceedance in the disturbance of the lot is triggered by the requirements of the Fire Department for the wide driveway and access around the property. The Traffic Commission and Traffic Engineer determined that the driveway apron was in the best location for the lot. The residents at the site visit supported the location of the driveway apron. Without the variances, the Applicant would be required to significantly decrease the size of the residence to provide the Fire Department with sufficient access around the property. Such reduction in size would also constrain orderly development of the interior of the residence, attached garage, and guest house.

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 because there are no hazardous waste facilities at issue in this case.

G. The variance requests are consistent with the General Plan. The proposed variances for the project will provide for residential uses which are in line with the

General Plan, as it allows construction of a single family single story home on a lot. The location of the driveway apron largely causes the disturbance to exceed the maximum allowable and causes the driveway to traverse through the front yard setback in excess of the maximum allowable. The driveway apron will provide the Applicant with a safe access to and from the property, on site parking so that parking will not spill over on the roadway easement, and will protect the views that the adjacent properties currently enjoy. These items are consistent with the General Plan, meeting the goal of maintaining the City's one story height limitations and preserving scenic vistas.

Section 9. Based upon the foregoing findings, the Planning Commission hereby approves Zoning Case No. 956 a request for Site Plan Review for grading of 6,790 cubic yards of cut and 5,955 cubic yards of fill with 835 cubic yard of dirt to be exported from the excavation of the basement and pool; to construct a 6,201 square foot residence with 3,000 square foot basement and 880 square foot attached garage; to construct a 1,172 square foot swimming pool; and to construct a not to exceed 5' high retaining wall along the driveway; a Condition Use Permit to construct an 800 square foot guest house; and Variances to exceed the maximum permitted disturbance of the lot by 9.9% to up to 49.9%, where maximum permitted is 40%; and to cover 33.3% of the front yard setback with a driveway, where the maximum permitted is 20% subject to the following conditions:

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

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

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

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

E. The lot shall be developed and maintained in substantial conformance with the site plan on file dated May 15, 2019 except as otherwise provided in these conditions. All conditions of the Site Plan Review, Variances and Conditional Use Permit approvals shall be incorporated into the building permit working drawings, and where applicable complied with prior to issuance of a grading or building permit from the building department.

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

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

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

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

G. The structural net lot coverage shall not exceed 11,603 sq.ft. or 8.4% (w/out deductions) and 8.2% w/deductions in conformance with the lot coverage limitations; the proposed total coverage, (structures and flatworks) shall not exceed 28,243 sq.ft. (w/deductions) or 20.5% and 20.6% w/out deduction in conformance with the lot coverage limitations.

The proposed residential building pad will be 30,600 sq.ft. with 35.9% structural coverage-accounting for allowable deductions, and includes the guest house.

H. The disturbed area of the lot shall not exceed 49.9%. Grading for this project shall not exceed 6,790 cubic yards of cut and 5,955 cubic yards of fill, with 835 cubic yard of dirt to be exported.

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

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

K. The highest ridgeline of the residence shall not exceed 18.2' feet from the finished grade to the finished surface of the roof along west elevation, and then step down to as low as 13'3". The guest house may not exceed the height of 14'10" along the north elevation and 13'10' elsewhere. Three chimneys are permitted, two shall run in a north south direction, which is parallel to views from behind, minimizing impact.

L. The dissipaters and pool equipment area shall be screened with landscaping. Sound attenuating equipment shall be installed to dampen the sound from the pool equipment area and the pool pump. The project shall utilize the most quiet and technologically advanced equipment to dampen the sound. Per LA County Building Code, pool barrier/fencing shall be required.

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

N. The guest house shall not exceed 800 square feet as measured from the outside wall. All provisions of Section 17.16.210(A)(5) of the zoning ordinance, shall be complied with; including, and not be limited to: only one sanitary facility consisting of a shower, sink, and a toilet and a kitchenette is permitted in the guest house; there shall be no parking area within 50-feet of the guest house and no renting of the guest house is permitted. A guest house floor plan shall be submitted to the Planning Department prior to obtaining a building permit.

O. The property on which the project is located shall contain a set aside area to provide an area meeting all standards for a stable and corral with adequate access. The stable and corral set aside area may not be graded, unless an application is filed with the City for construction of a stable.

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

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

The landscaping plan shall include vegetation and trees, that when planted, to the maximum extent feasible, screen the development from the adjacent properties; minimum of 24 inch plant boxes and 15 gallon plants shall be utilized for screening. The detailed landscaping plan must provide that any trees and shrubs used in the landscaping scheme for this project shall be planted in a way that screens the development from adjacent street and neighbors, but as plants grow, they would not grow into a hedge or impede any neighbors views. The landscaping plan shall utilize to the maximum extent feasible, plants that are native to the area, are water-wise and are consistent with the rural character of the community. The project shall be continually maintained in substantial conformance with the landscaping plan.

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

S. 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.

T. A construction fence may be allowed or may be required by the City or the Building Department staff for the duration of the construction of the project. City staff shall approve the location and height of the fence. The construction fence shall not be placed more than 15 calendar days prior to commencement of the construction and shall be removed within 15 calendar days of substantial completion of the project as determined by City staff or at any given time at the discretion of City staff.

U. Placement of one construction and one office trailer may be permitted for the duration of on-site construction activities during an active building permit; each shall be no larger than 8' x 40' in size, and must be authorized by City staff with such authorization being revoked at any point deemed reasonable by City staff. Such trailers, to maximum extent practicable shall be located in a manner not visible from the street. Unless otherwise approved by staff, with proof of a good cause, such trailers shall not be located in any setback or front yard, may be placed on the site no more than 15 calendar days prior to commencement of construction and must be removed within 15

calendar days of expiration of a building permit, revocation, or finalization of the project.

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

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

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

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

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

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

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

AC. The Applicant shall execute an Affidavit of Acceptance of all conditions of this permit pursuant to Zoning Ordinance, or the approval shall not be effective. The affidavit shall be recorded together with the resolution.

PASSED, APPROVED AND ADOPTED THIS 16th DAY OF JULY, 2019.



BRAD CHELF, CHAIRMAN

ATTEST:



CITY CLERK

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

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

I certify that the foregoing Resolution No. 2019-13 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL FOR A SITE PLAN REVIEW FOR THE CONSTRUCTION OF A NEW RESIDENCE, INCLUDING ATTACHED GARAGE AND BASEMENT, RETAINING WALL, SWIMMING POOL, AND GRADING; CONDITIONAL USE PERMIT TO CONSTRUCT A GUEST HOUSE; AND VARIANCES TO EXCEED THE MAXIMUM PERMITTED DISTURBANCE OF THE LOT AND TO EXCEED THE MAXIMUM PERMITTED COVERAGE OF THE FRONT YARD SETBACK FOR CONSTRUCTION OF A DRIVEWAY IN ZONING CASE NO. 956 AT 8 MIDDLE RIDGE LANE SOUTH (ZHANG).

was approved and adopted at a regular meeting of the Planning Commission on July 16th, 2019 by the following roll call vote:

AYES: CARDENAS, COOLEY, KIRKPATRICK, SEABURN, AND CHAIR CHELF.

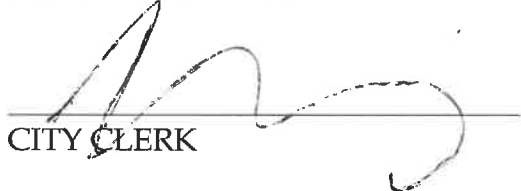
NOES: NONE.

ABSENT: NONE.

ABSTAIN: NONE.

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

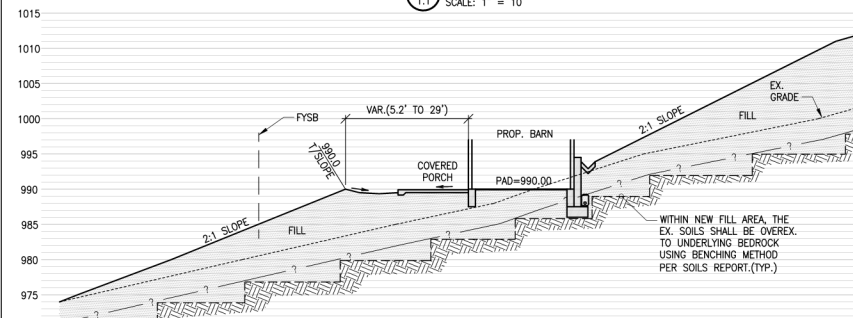
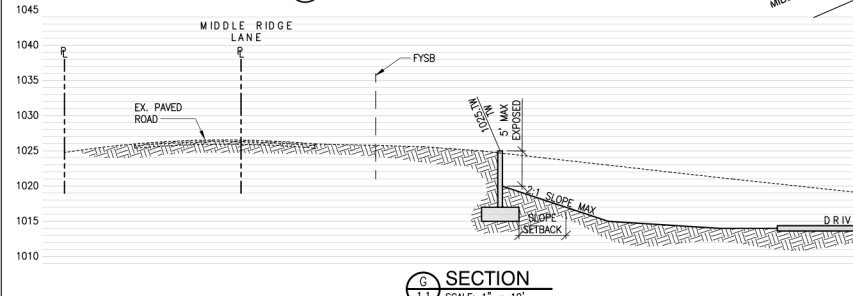
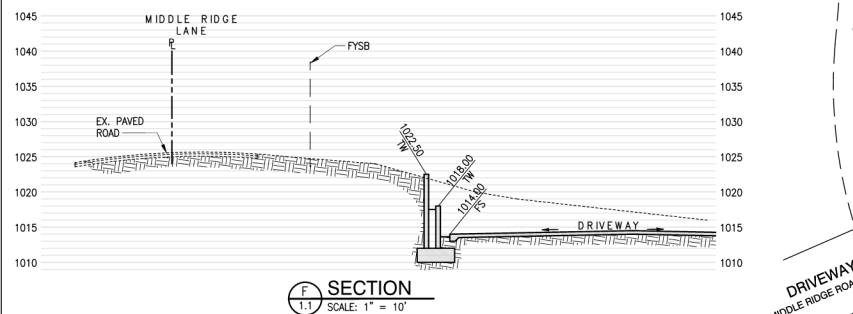
Administrative Offices


CITY CLERK

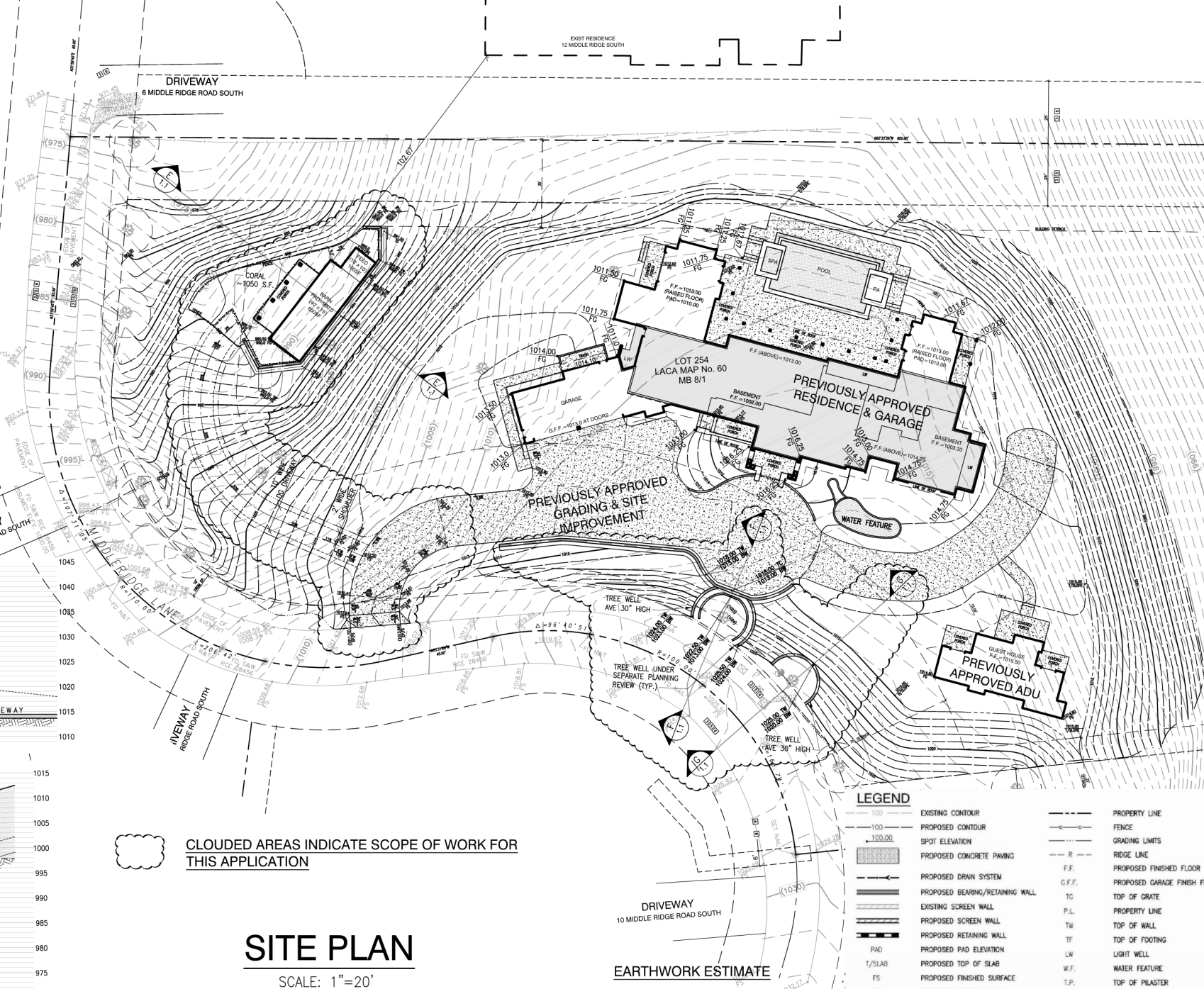
EASEMENT NOTES:

NUMBERING SEQUENCE PER FIDELITY NATIONAL TITLE COMPANY PRELIMINARY REPORT NO. 00193980-997-0C1-JA1, DATED APRIL 30, 2018

- ANY EASEMENTS OR SERVITUDES APPEARING IN THE PUBLIC RECORDS. (PLOTTED HEREON)
(EASEMENTS PER LACA MAP NO. 60 AM 8/1 AND TRACT MAP NO. 26789, MB 798/90-91, AND RS 58/22)
- EASEMENTS, RIGHTS AND RIGHTS OF WAY AS PROVIDED BY AGREEMENT AND DECLARATION OF ESTABLISHMENT OF CONDITIONS AND RESTRICTIONS TO PALOS VERDE CORPORATION FOR ROADS, STREETS, BRIDLE TRAILS, PARKWAYS, POLES, WIRES AND CONDUITS FOR ELECTRICAL DISTRIBUTION FOR LIGHTING, HEATING, POWER, TELEPHONE, PUBLIC AND PRIVATE SEWERS, STORM DRAINS, LAND DRAINS, PIPES, WATER DISTRIBUTION OR OTHER UTILITY SERVICES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JULY 16, 1946 IN BOOK 23491 PAGE 1 AND AS RESERVED BY SAID DEED FROM PALOS VERDE CORPORATION, RECORDED AUGUST 8, 1946 IN BOOK 23544, PAGE 219 OF OFFICIAL RECORDS AND AS AMENDED BY AMENDMENT RECORDED MAY 8, 1968 AS INSTRUMENT NO. 3283 IN BOOK M2856, PAGE 62 OF OFFICIAL RECORDS. (PLOTTED HEREON)
- COVENANTS, CONDITIONS, AND RESTRICTIONS IN THE DOCUMENT RECORDED JULY 16, 1946 IN BOOK 23491 PAGE AND SAID DEED FROM PALOS VERDE CORPORATION, RECORDED AUGUST 8, 1946 IN BOOK 23544, PAGE 219 OF OFFICIAL RECORDS AND AS AMENDED BY AMENDMENT RECORDED MAY 8, 1968 AS INSTRUMENT NO. 3283 IN BOOK M2856, PAGE 62 OF OFFICIAL RECORDS. (BLANKET IN NATURE)
- AN EASEMENT RESERVED BY TO PALOS VERDE CORPORATION FOR ROADS, STREETS, BRIDLE TRAILS, PARKWAYS, POLES, WIRES AND CONDUITS FOR ELECTRICAL DISTRIBUTION FOR LIGHTING, HEATING, POWER, TELEPHONE, PUBLIC AND PRIVATE SEWERS, STORM DRAINS, LAND DRAINS, PIPES, WATER DISTRIBUTION OR OTHER UTILITY SERVICES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AUGUST 8, 1946 IN BOOK 23544, PAGE 219 OF OFFICIAL RECORDS. (PLOTTED HEREON)
- AN EASEMENT GRANTED TO PALOS VERDE WATER COMPANY FOR WATER DISTRIBUTION AND INCIDENTAL PURPOSES IN THE DOCUMENT AS DESCRIBED AS PORTION OF PARCEL F AND RECORDED OCTOBER 1, 1962 AS INSTRUMENT NO. 1962-4615 OF OFFICIAL RECORDS. (PLOTTED HEREON)
- EASEMENTS GRANTED TO ROLLING HILLS COMMUNITY ASSOCIATION OF RANCHO PALOS VERDES, A CORPORATION FOR ROAD, BRIDLE TRAILS AND PUBLIC UTILITY PURPOSES IN THE DOCUMENT DATED OCTOBER 18, 1962 AND RECORDED AS INSTRUMENT NO. 1962-1691 OF OFFICIAL RECORDS. (DOES NOT AFFECT FEE PARCEL)
- AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, FOR PUBLIC UTILITIES, IN THE DOCUMENT DATED DECEMBER 16, 1983 AND RECORDED AS INSTRUMENT NO. 1983-1493954 OF OFFICIAL RECORDS. (PLOTTED HEREON)
- AN EASEMENT GRANTED TO GENERAL TELEPHONE COMPANY OF CALIFORNIA, A CORPORATION, FOR COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, IN THE DOCUMENT DATED MARCH 22, 1984 AND RECORDED AS INSTRUMENT NO. 1984-353770 OF OFFICIAL RECORDS. (PLOTTED HEREON)



PREVIOUSLY APPROVED				PREVIOUSLY APPROVED			
DATE 4-4-22 ZONING CASE NO. ADDRESS 2 MIDDLE RIDGE S				DATE 5-12-22 ZONING CASE NO. ADDRESS 2 MIDDLE RIDGE S			
ALL MEASUREMENTS TO BE TAKEN FROM THE EXTERIOR FINISHED WALLS OF STRUCTURES. ALL STRUCTURES MUST BE SHOWN ON THE PLAN AND LISTED HERE:				ALL MEASUREMENTS TO BE TAKEN FROM THE EXTERIOR FINISHED WALLS OF STRUCTURES. ALL STRUCTURES MUST BE SHOWN ON THE PLAN AND LISTED HERE:			
CALCULATION OF LOT COVERAGE				CALCULATION OF LOT COVERAGE			
AREA AND STRUCTURES	EXISTING	PROPOSED	TOTAL	AREA AND STRUCTURES	EXISTING	PROPOSED	TOTAL
NET LOT AREA	sq.ft.	sq.ft.	121,610	NET LOT AREA	sq.ft.	sq.ft.	121,610
RESIDENCE	sq.ft.	sq.ft.	9,274	RESIDENCE	sq.ft.	sq.ft.	9,274
GARAGE	sq.ft.	sq.ft.	9,571	GARAGE	sq.ft.	sq.ft.	9,571
SWIMMING POOL/SPA	sq.ft.	sq.ft.	1,172	SWIMMING POOL/SPA	sq.ft.	sq.ft.	1,172
POOL EQUIPMENT	sq.ft.	sq.ft.	40	POOL EQUIPMENT	sq.ft.	sq.ft.	40
GUEST HOUSE	sq.ft.	sq.ft.	—	GUEST HOUSE	sq.ft.	sq.ft.	—
CABANA	sq.ft.	sq.ft.	—	CABANA	sq.ft.	sq.ft.	—
STABLE (dirt volume to be included in grading quantities)	cu.yd.	cu.yd.	450	STABLE (dirt volume to be included in grading quantities)	cu.yd.	cu.yd.	450
RECREATION COURT	sq.ft.	sq.ft.	—	RECREATION COURT	sq.ft.	sq.ft.	—
ATTACHED COVERED PORCHES	sq.ft.	sq.ft.	1,214	ATTACHED COVERED PORCHES	sq.ft.	sq.ft.	1,214
ENTRYWAY/PORT COCHERE, BRIDGEWAY	sq.ft.	sq.ft.	232	ENTRYWAY/PORT COCHERE, BRIDGEWAY	sq.ft.	sq.ft.	232
ATTACHED TRELLISES	sq.ft.	sq.ft.	244	ATTACHED TRELLISES	sq.ft.	sq.ft.	244
DETACHED STRUCTURES (circular all that applies)	sq.ft.	sq.ft.	—	DETACHED STRUCTURES (circular all that applies)	sq.ft.	sq.ft.	—
SHEDS, TRELLISES, GAZEBOS, BARBECUE, OUTDOOR KITCHEN	sq.ft.	sq.ft.	400	SHEDS, TRELLISES, GAZEBOS, BARBECUE, OUTDOOR KITCHEN	sq.ft.	sq.ft.	400
BOONED PLAY EQUIPMENT, etc.	sq.ft.	sq.ft.	—	BOONED PLAY EQUIPMENT, etc.	sq.ft.	sq.ft.	—
WATER FEATURES, ETC.	sq.ft.	sq.ft.	100	WATER FEATURES, ETC.	sq.ft.	sq.ft.	100
SERVICE YARD	sq.ft.	sq.ft.	1,000	SERVICE YARD	sq.ft.	sq.ft.	1,000
OTHER AREA	sq.ft.	sq.ft.	1,000	OTHER AREA	sq.ft.	sq.ft.	1,000
BASEMENT AREA (volume to be included in grading quantities)	cu.yd.	cu.yd.	4,431	BASEMENT AREA (volume to be included in grading quantities)	cu.yd.	cu.yd.	4,431
DEPTH OF BASEMENT	ft.	ft.	10	DEPTH OF BASEMENT	ft.	ft.	10
TOTAL STRUCTURES	sq.ft.	sq.ft.	13,047	TOTAL STRUCTURES	sq.ft.	sq.ft.	13,047
% STRUCTURAL COVERAGE	%	%	9.7%	% STRUCTURAL COVERAGE	%	%	9.7%
TOTAL STRUCTURES EXCLUDING sq.ft. 11 ft. or less up to 800 sq. ft. detached structures that are not higher than 12 ft. (see note 1)	sq.ft.	sq.ft.	11,547	TOTAL STRUCTURES EXCLUDING sq.ft. 11 ft. or less up to 800 sq. ft. detached structures that are not higher than 12 ft. (see note 1)	sq.ft.	sq.ft.	11,547
% STRUCTURAL COVERAGE	%	%	9.4%	% STRUCTURAL COVERAGE	%	%	9.4%



PREVIOUSLY APPROVED				PROPOSED			
DATE 4-4-22 ZONING CASE NO. ADDRESS 2 MIDDLE RIDGE S				DATE 5-12-22 ZONING CASE NO. ADDRESS 2 MIDDLE RIDGE S			
CALCULATION OF BUILDING PAD COVERAGE				CALCULATION OF BUILDING PAD COVERAGE			
BUILDABLE PAD AREA AND STRUCTURES	EXISTING	PROPOSED	TOTAL	BUILDABLE PAD AREA AND STRUCTURES	EXISTING	PROPOSED	TOTAL
BUILDING PAD	sq.ft.	sq.ft.	30,600	BUILDING PAD	sq.ft.	sq.ft.	30,600
RESIDENCE	sq.ft.	sq.ft.	9,094	RESIDENCE	sq.ft.	sq.ft.	9,094
GARAGE	sq.ft.	sq.ft.	9,571	GARAGE	sq.ft.	sq.ft.	9,571
POOL/SPA	sq.ft.	sq.ft.	1,172	POOL/SPA	sq.ft.	sq.ft.	1,172
POOL EQUIPMENT	sq.ft.	sq.ft.	40	POOL EQUIPMENT	sq.ft.	sq.ft.	40
GARAGE/REC RM	sq.ft.	sq.ft.	—	GARAGE/REC RM	sq.ft.	sq.ft.	—
GUEST HOUSE	sq.ft.	sq.ft.	—	GUEST HOUSE	sq.ft.	sq.ft.	—
STABLE	sq.ft.	sq.ft.	—	STABLE	sq.ft.	sq.ft.	—
SPORTS COURT	sq.ft.	sq.ft.	—	SPORTS COURT	sq.ft.	sq.ft.	—
SERVICE YARD	sq.ft.	sq.ft.	100	SERVICE YARD	sq.ft.	sq.ft.	100
ATTACHED COVERED PORCHES	sq.ft.	sq.ft.	1,214	ATTACHED COVERED PORCHES	sq.ft.	sq.ft.	1,214
Accessory structures	sq.ft.	sq.ft.	337	Accessory structures	sq.ft.	sq.ft.	337
AREA OF ATTACHED COVERED PORCHES THAT EXCEED 50% OF THE SIZE OF BUILDING/STRUCTURE	sq.ft.	sq.ft.	337	AREA OF ATTACHED COVERED PORCHES THAT EXCEED 50% OF THE SIZE OF BUILDING/STRUCTURE	sq.ft.	sq.ft.	337
ENTRYWAY/PORT COCHERE/BRIDGEWAY	sq.ft.	sq.ft.	232	ENTRYWAY/PORT COCHERE/BRIDGEWAY	sq.ft.	sq.ft.	232
ATTACHED TRELLISES	sq.ft.	sq.ft.	244	ATTACHED TRELLISES	sq.ft.	sq.ft.	244
ALL DETACHED STRUCTURES (from previous page)	sq.ft.	sq.ft.	500	ALL DETACHED STRUCTURES (from previous page)	sq.ft.	sq.ft.	500
ALL DETACHED STRUCTURES (from previous page after excluding detached structures)	sq.ft.	sq.ft.	0	ALL DETACHED STRUCTURES (from previous page after excluding detached structures)	sq.ft.	sq.ft.	0
OTHER AREA	sq.ft.	sq.ft.	1,000	OTHER AREA	sq.ft.	sq.ft.	1,000
TOTAL STRUCTURES ON PAD NO. 1	sq.ft.	sq.ft.	11,619	TOTAL STRUCTURES ON PAD NO. 1	sq.ft.	sq.ft.	11,619
% BUILDING PAD COVERAGE	%	%	38.2%	% BUILDING PAD COVERAGE	%	%	38.2%
TOTAL STRUCTURES ON PAD NO. 2	sq.ft.	sq.ft.	11,932	TOTAL STRUCTURES ON PAD NO. 2	sq.ft.	sq.ft.	11,932
% BUILDING PAD COVERAGE	%	%	39.0%	% BUILDING PAD COVERAGE	%	%	39.0%

Written dimensions take preference over called dimensions and shall be verified on the job site. Details take preference over plans, elevations and sections. Any discrepancy shall be brought to the attention of the architect prior to the commencement of any work. These drawings and specifications are the property of Criss C Gunderson AIA Architect and shall not be used without other project.

CRISS C GUNDERSON - AIA ARCHITECT
2417 Sunnyside Ridge Road, Rancho Palos Verdes, CA 90275 • 310.373.8077 • Criss@Criss-Gunderson-Architect.com

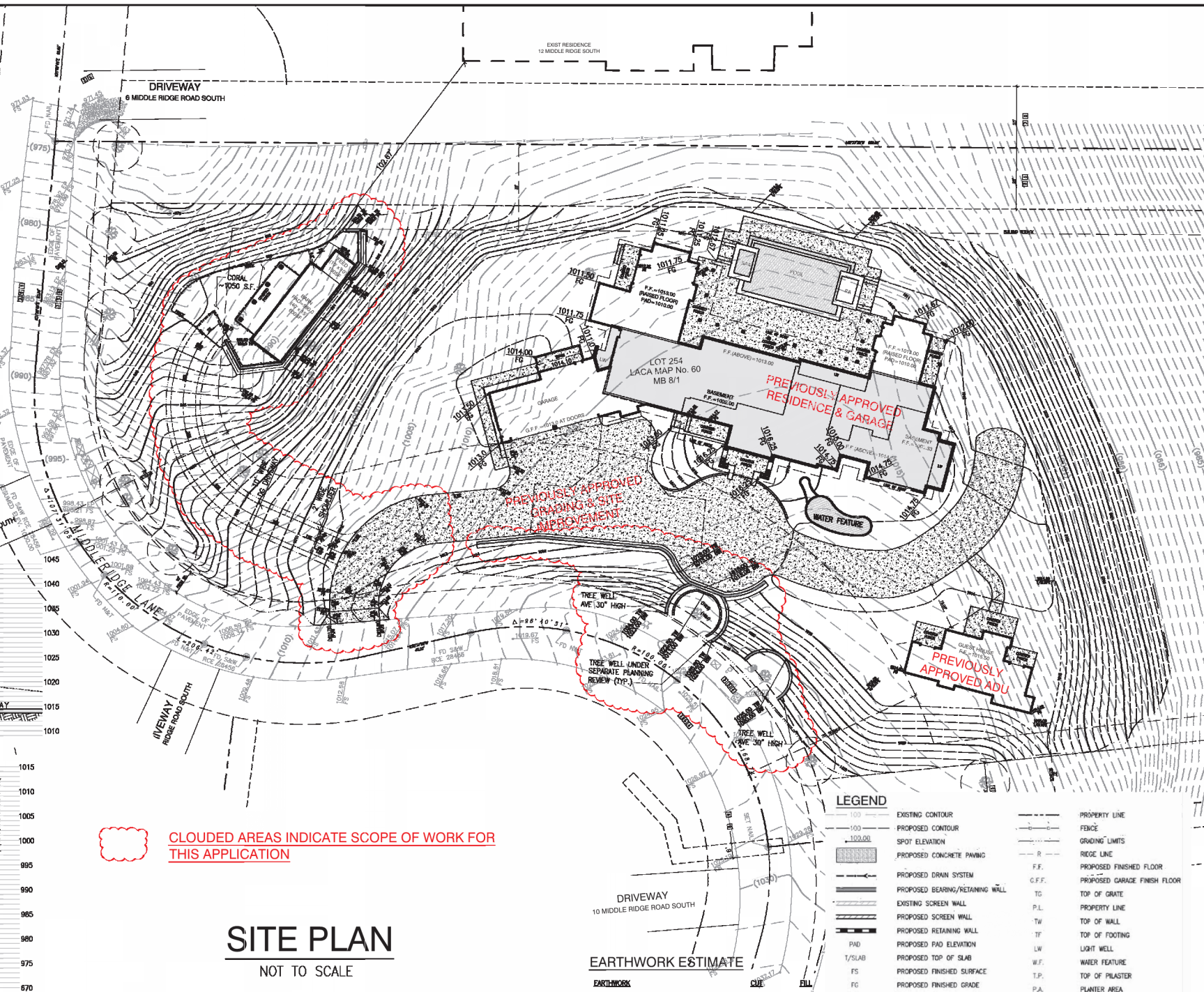
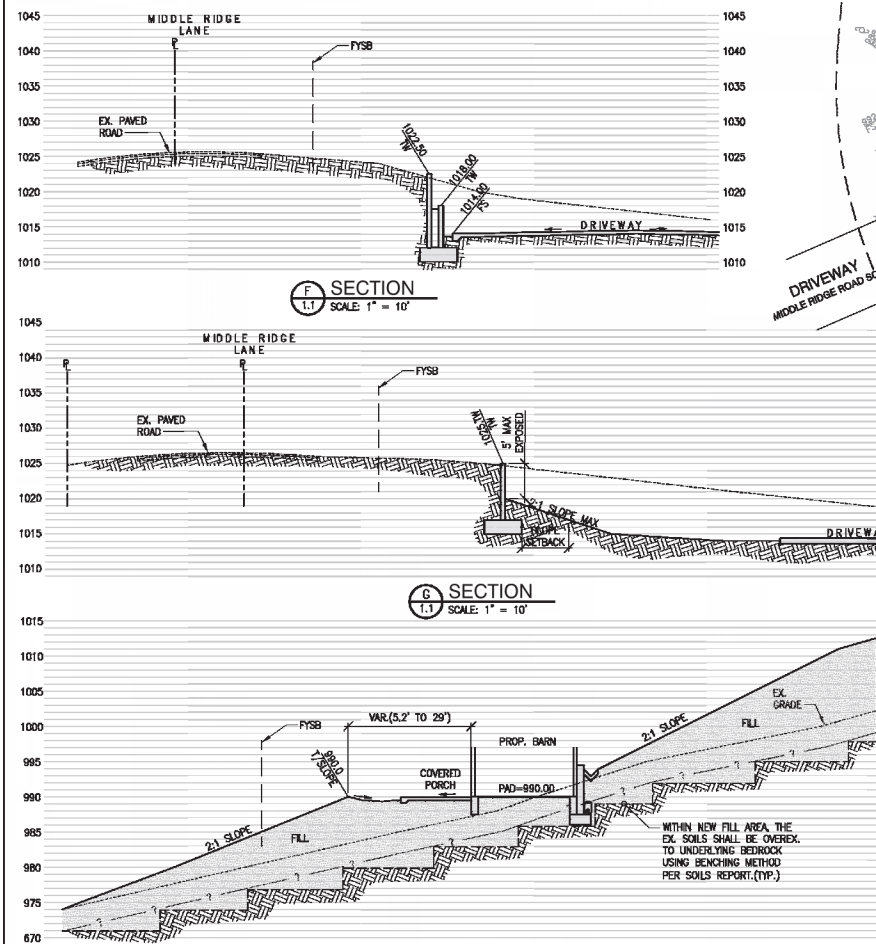
RESIDENCE for COLORADO ST BRAND BLVD LLC
NO.8 MIDDLE RIDGE LANE SOUTH, ROLLING HILLS, CALIFORNIA 90274

1.1

EASEMENT NOTES:

NUMBERING SEQUENCE PER FIDELITY NATIONAL TITLE COMPANY PRELIMINARY REPORT NO. 00193980-997-001-JA1, DATED APRIL 30, 2018

1. ANY EASEMENTS OR SERVITUDES APPEARING IN THE PUBLIC RECORDS. (PLOTTED HEREON)
2. EASEMENTS PER LACA MAP NO. 60 AM 8/1 AND TRACT MAP NO. 25789, MB 798/90-91, AND RS 58/22)
3. EASEMENTS, RIGHTS AND RIGHTS OF WAY AS PROMISED BY AGREEMENT AND DECLARATION OF ESTABLISHMENT OF CONDITIONS AND RESTRICTIONS TO PALOS VERDE CORPORATION FOR ROADS, STREETS, BRIDLE TRAILS, PARKWAYS, PARK AREAS, POLES, WIRES AND CONDUITS FOR LIGHTING, HEATING, POWER, TELEPHONE, PUBLIC AND PRIVATE SEWERS, STORM DRAINS, LAND DRAINS, PIPES, WATER DISTRIBUTION OR OTHER UTILITY SERVICES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JULY 16, 1946 IN BOOK 23491 PAGE 1 AND AS RESERVED BY SAID DEED FROM PALOS VERDE CORPORATION, RECORDED AUGUST 6, 1946 IN BOOK 23544, PAGE 219 OF OFFICIAL RECORDS AND AS AMENDED BY AMENDMENT RECORDED MAY 8, 1968 AS INSTRUMENT NO. 3285 IN BOOK 122856, PAGE 82 OF OFFICIAL RECORDS. (PLOTTED HEREON)
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8. AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, FOR PUBLIC UTILITIES, IN THE DOCUMENT DATED DECEMBER 16, 1983 AND RECORDED AS INSTRUMENT NO. 1983-149354 OF OFFICIAL RECORDS. (PLOTTED HEREON)
9. AN EASEMENT GRANTED TO GENERAL TELEPHONE COMPANY OF CALIFORNIA, A CORPORATION, FOR COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, IN THE DOCUMENT DATED MARCH 22, 1984 AND RECORDED AS INSTRUMENT NO. 1984-353770 OF OFFICIAL RECORDS. (PLOTTED HEREON)

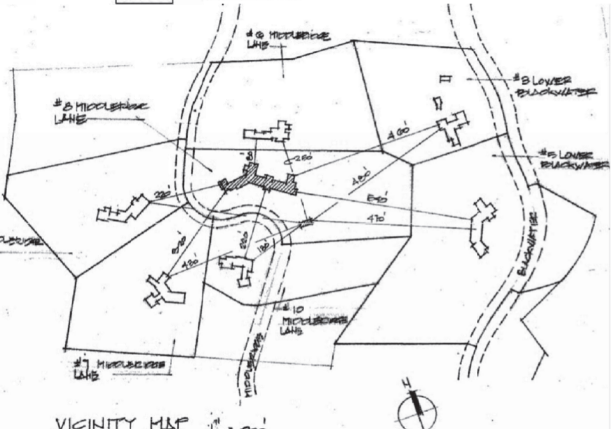


EARTHWORK ESTIMATE

EXCAVATION	IMPORT	TOTAL
6,140 CY	6,140 CY	6,140 CY

LEGEND

	EXISTING CONTOUR		PROPERTY LINE	
	PROPOSED CONTOUR		FENCE	
	SPOT ELEVATION		GRADING LIMITS	
	PROPOSED CONCRETE PAVING		RIDGE LINE	
	PROPOSED DRAIN SYSTEM		PROPOSED FINISHED FLOOR	
	PROPOSED BEARING/RETAINING WALL		PROPOSED GARAGE FINISH FLOOR	
	EXISTING SCREEN WALL		TO	TOP OF GRATE
	PROPOSED SCREEN WALL		P.L.	PROPERTY LINE
	PROPOSED RETAINING WALL		TW	TOP OF WALL
	PROPOSED PAD ELEVATION		TF	TOP OF FOOTING
PAD	PROPOSED TOP OF PAD		LW	LIGHT WELL
T/SLAB	PROPOSED TOP OF SLAB		W.F.	WATER FEATURE
FS	PROPOSED FINISHED SURFACE		T.P.	TOP OF PLASTER
FG	PROPOSED FINISHED GRADE		P.A.	PLANTER AREA
EG	EXISTING GRADE		F.P.	FIRE PIT
	PROPOSED CUT SLOPE			
	PROPOSED FILL SLOPE			



PREVIOUSLY APPROVED

DATE	4-4-22	ZONING CASE NO.	ADDRESS	2 MIDDLE RIDGE
ALL MEASUREMENTS TO BE TAKEN FROM THE EXTERIOR FINISHED WALLS OF STRUCTURES. ALL STRUCTURES MUST BE SHOWN ON THE PLAN AND LISTED HERE:				
CALCULATION OF LOT COVERAGE				
AREA AND STRUCTURES	EXISTING	PROPOSED	TOTAL	5/12/22 REV
NET LOT AREA	sq. ft.	sq. ft.	127,610 sq. ft.	
RESIDENCE	sq. ft.	sq. ft.	9,274 sq. ft.	
GARAGE	sq. ft.	sq. ft.	9,571 sq. ft.	
SWIMMING POOL/SPA	sq. ft.	sq. ft.	1,172 sq. ft.	
POOL EQUIPMENT	sq. ft.	sq. ft.	40 sq. ft.	
GUEST HOUSE	sq. ft.	sq. ft.	—	
CABANA	sq. ft.	sq. ft.	—	
STABLE (dist volume to be included in grading quantities)	sq. ft.	sq. ft.	450 sq. ft.	750
RECREATION COURT	sq. ft.	sq. ft.	—	
ATTACHED COVERED PORCH	sq. ft.	sq. ft.	1,231 sq. ft.	300
ENTRANCEWAY/PORT COCHERE, BRIDGEWAY	sq. ft.	sq. ft.	232 sq. ft.	
ATTACHED TRELLIS	sq. ft.	sq. ft.	244 sq. ft.	
*DETACHED STRUCTURES (circle all that apply)	sq. ft.	sq. ft.	—	
GREEN TRELLIS, GAZEBO, BARBECUE, OUTDOOR KITCHEN	sq. ft.	sq. ft.	400 sq. ft.	
BOONDED PLAY EQUIPMENT 4" or high and over 120 sq. ft. in area	sq. ft.	sq. ft.	100 sq. ft.	
WATER FEATURES, ETC.	sq. ft.	sq. ft.	100 sq. ft.	
SERVICE YARD	sq. ft.	sq. ft.	1,000 sq. ft.	
OTHER ASPH	sq. ft.	sq. ft.	1,000 sq. ft.	
BASEMENT AREA (volume to be included in grading quantities)	sq. ft.	sq. ft.	4,411 sq. ft.	
DEPTH OF BASEMENT	—	—	10	
TOTAL STRUCTURES	sq. ft.	sq. ft.	13,047 sq. ft.	12,047
% STRUCTURAL COVERAGE	%	%	8.2%	9.2%
TOTAL STRUCTURES EXCLUDING net 12' height & up to 800 sq. ft. detached structures that are not higher than 12 ft. (no more than 120 sq. ft. per structure per detached, except for trellis)	sq. ft.	sq. ft.	11,547 sq. ft.	12,147
% STRUCTURAL COVERAGE	%	%	8.4%	9.3%

PREVIOUSLY APPROVED

DATE	4-4-22	Z.C. NO.	ADDRESS	2 MIDDLE RIDGE
ALL FLATWORK MUST BE SHOWN ON THE PLAN				
PRIMARY DRIVEWAY (YS)	sq. ft.	sq. ft.	19,710 sq. ft.	6,722
PAVED WALKS, PATIO AREAS, COURTYARDS	sq. ft.	sq. ft.	1,250 sq. ft.	
POOL DECKING	sq. ft.	sq. ft.	4,240 sq. ft.	
OTHER PAVED DRIVEWAYS, REAR BASEMENTS PARKING PADS	sq. ft.	sq. ft.	—	
TOTAL FLATWORK	sq. ft.	sq. ft.	16,260 sq. ft.	12,812
% TOTAL FLATWORK COVERAGE	%	%	12.2%	9.3%
TOTAL STRUCTURAL & FLATWORK COVERAGE	sq. ft.	sq. ft.	28,900 sq. ft.	25,459
% TOTAL COVERAGE	%	%	20.9%	18.1%
TOTAL STRUCTURAL & structural FLATWORK COVERAGE flat work (dist. volume of up to 1,000 sq. ft. structures from previous page)	sq. ft.	sq. ft.	28,402 sq. ft.	24,959
% TOTAL COVERAGE	%	%	20.9%	18.1%
TOTAL DISTURBED AREA	sq. ft.	sq. ft.	28,360 sq. ft.	72,040
% DISTURBED AREA	%	%	41.2%	52.7%
GRADING QUANTITY (dist. volume of up to 1,000 sq. ft. structures from previous page)	sq. ft.	sq. ft.	—	
Grading quantity (dist. volume of up to 1,000 sq. ft. structures from previous page)	sq. ft.	sq. ft.	—	

PREVIOUSLY APPROVED

DATE	9-9-21	Z.C. NO.	ADDRESS	2 MIDDLE RIDGE
CALCULATION OF BUILDING PAD COVERAGE				
BUILDABLE PAD AREA AND STRUCTURES	EXISTING	PROPOSED	TOTAL	5/12/22 REV N/C
BUILDING PAD	sq. ft.	sq. ft.	39,600 sq. ft.	
RESIDENCE	sq. ft.	sq. ft.	9,044 sq. ft.	
GARAGE	sq. ft.	sq. ft.	9,571 sq. ft.	
POOL/SPA	sq. ft.	sq. ft.	1,172 sq. ft.	
POOL EQUIPMENT	sq. ft.	sq. ft.	40 sq. ft.	
CABANA/RECREM	sq. ft.	sq. ft.	—	
GUEST HOUSE	sq. ft.	sq. ft.	—	
STABLE	sq. ft.	sq. ft.	—	
SPORTS COURT	sq. ft.	sq. ft.	—	
SERVICE YARD	sq. ft.	sq. ft.	100 sq. ft.	
ATTACHED COVERED PORCHES Primary residence	sq. ft.	sq. ft.	1,231 sq. ft.	
Accessory structures	sq. ft.	sq. ft.	232 sq. ft.	
AREA OF ATTACHED COVERED PORCHES THAT EXCEED 10% OF THE SIZE OF BUILDING/ACCESSORY STRUCTURE	sq. ft.	sq. ft.	337 sq. ft.	
ENTRANCEWAY/PORT COCHERE/BRIDGEWAY	sq. ft.	sq. ft.	259 sq. ft.	
ATTACHED TRELLIS	sq. ft.	sq. ft.	238 sq. ft.	
ALL DETACHED STRUCTURES (from previous page)	sq. ft.	sq. ft.	500 sq. ft.	
ALL DETACHED STRUCTURES (from previous page after excluding detached structures)	sq. ft.	sq. ft.	0 sq. ft.	
OTHER ACU	sq. ft.	sq. ft.	1,000 sq. ft.	
TOTAL STRUCTURES ON PAD NO. 1	sq. ft.	sq. ft.	11,610 sq. ft.	
% BUILDING PAD COVERAGE	%	%	38.2%	
TOTAL STRUCTURES ON PAD NO. 2	sq. ft.	sq. ft.	11,390 sq. ft.	
% BUILDING PAD COVERAGE	%	%	36.2%	

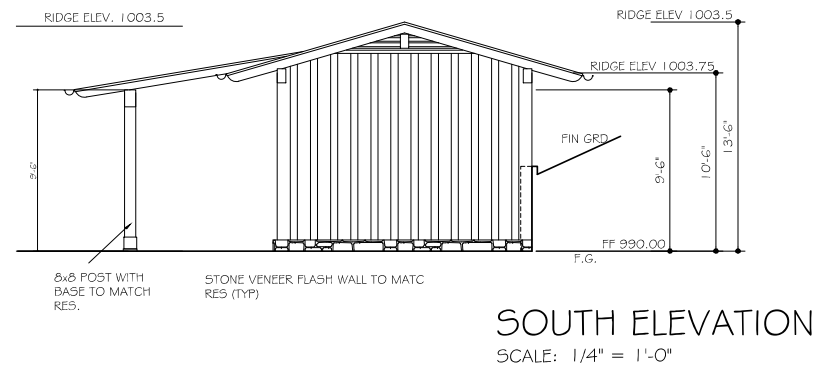
PROPOSED

DATE	5-12-22	Z.C. NO.	ADDRESS	2 MIDDLE RIDGE
CALCULATION OF BUILDING PAD COVERAGE				
BUILDABLE PAD AREA AND STRUCTURES	EXISTING	PROPOSED	TOTAL	
BUILDING PAD	sq. ft.	sq. ft.	17,715 sq. ft.	
RESIDENCE	sq. ft.	sq. ft.	—	
GARAGE	sq. ft.	sq. ft.	—	
POOL/SPA	sq. ft.	sq. ft.	—	
POOL EQUIPMENT	sq. ft.	sq. ft.	—	
CABANA/RECREM	sq. ft.	sq. ft.	—	
GUEST HOUSE	sq. ft.	sq. ft.	—	
STABLE	sq. ft.	sq. ft.	—	
SPORTS COURT	sq. ft.	sq. ft.	—	
SERVICE YARD	sq. ft.	sq. ft.	—	
ATTACHED COVERED PORCHES Primary residence	sq. ft.	sq. ft.	—	
Accessory structures	sq. ft.	sq. ft.	—	
AREA OF ATTACHED COVERED PORCHES THAT EXCEED 10% OF THE SIZE OF BUILDING/ACCESSORY STRUCTURE	sq. ft.	sq. ft.	—	
ENTRANCEWAY/PORT COCHERE/BRIDGEWAY	sq. ft.	sq. ft.	—	
ATTACHED TRELLIS	sq. ft.	sq. ft.	—	
ALL DETACHED STRUCTURES (from previous page)	sq. ft.	sq. ft.	—	
ALL DETACHED STRUCTURES (from previous page after excluding detached structures)	sq. ft.	sq. ft.	—	
OTHER	sq. ft.	sq. ft.	—	
TOTAL STRUCTURES ON PAD NO. 2	sq. ft.	sq. ft.	18,580 sq. ft.	
% BUILDING PAD COVERAGE	%	%	57.1%	
TOTAL STRUCTURES ON PAD NO. 3	sq. ft.	sq. ft.	10,500 sq. ft.	
% BUILDING PAD COVERAGE	%	%	59.1%	

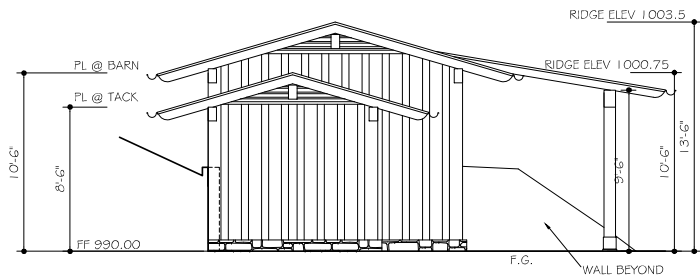
CRISS C GUNDERSON - AIA ARCHITECT
2417 Sunnyside Ridge Road, Rancho Palos Verdes, CA 90275 • 310.373.8077 • Criss@Criss-GunderSON-Architect.com

RESIDENCE for COLORADO ST BRAND BLVD LLC
NO.8 MIDDLE RIDGE LANE SOUTH, ROLLING HILLS, CALIFORNIA 90274

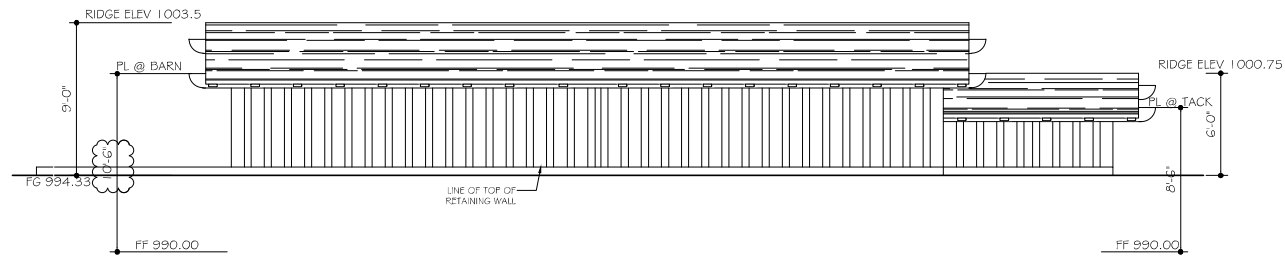




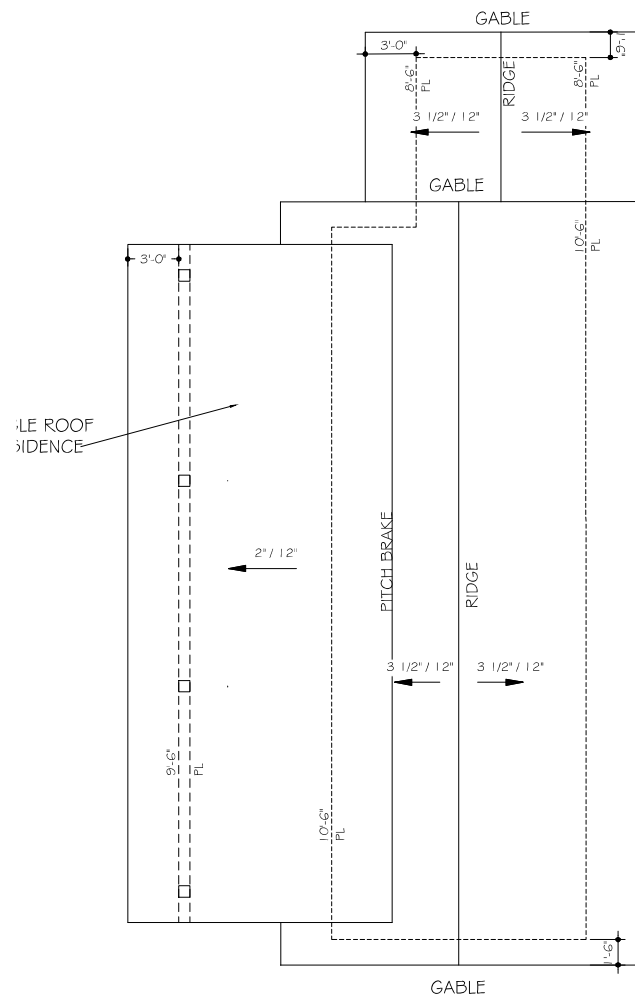
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



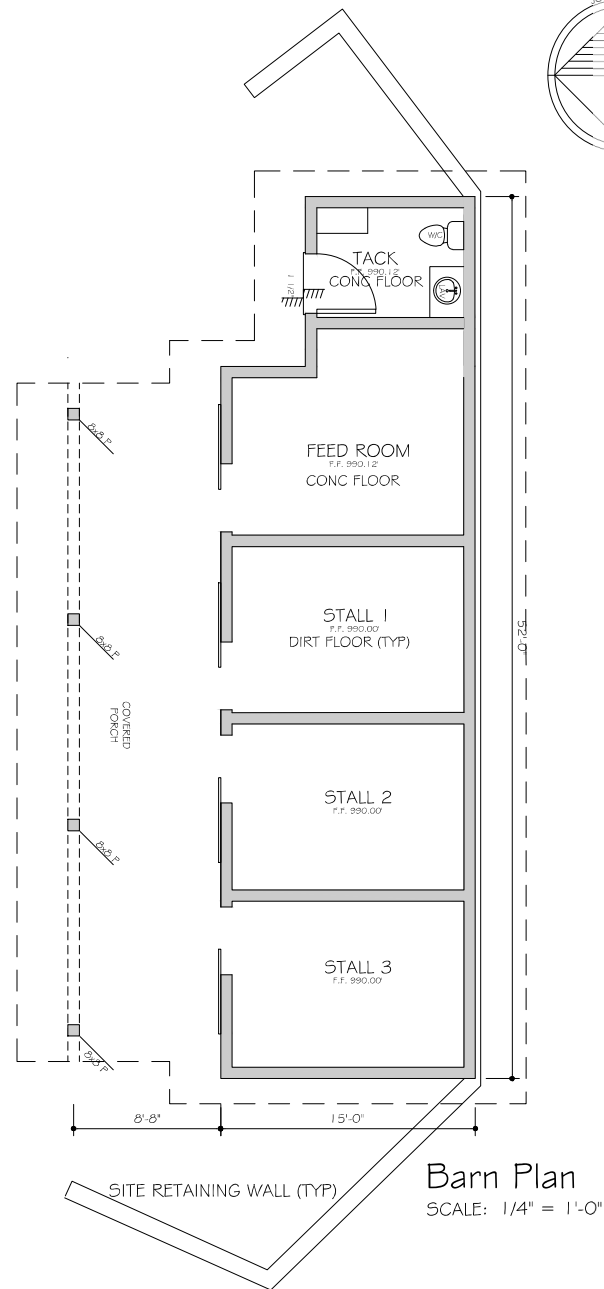
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



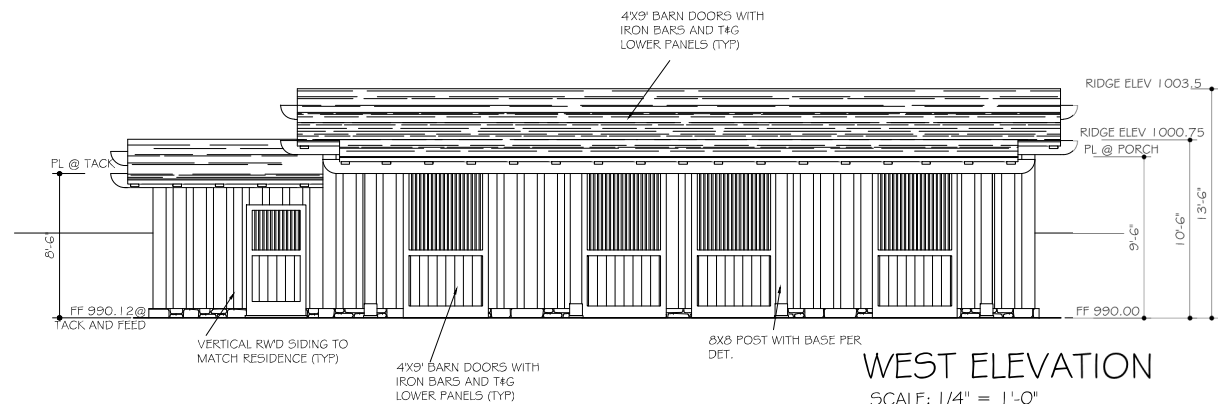
EAST ELEVATION
SCALE: 1/4" = 1'-0"



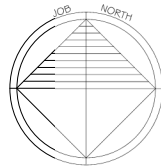
Roof Plan
SCALE: 1/4" = 1'-0"

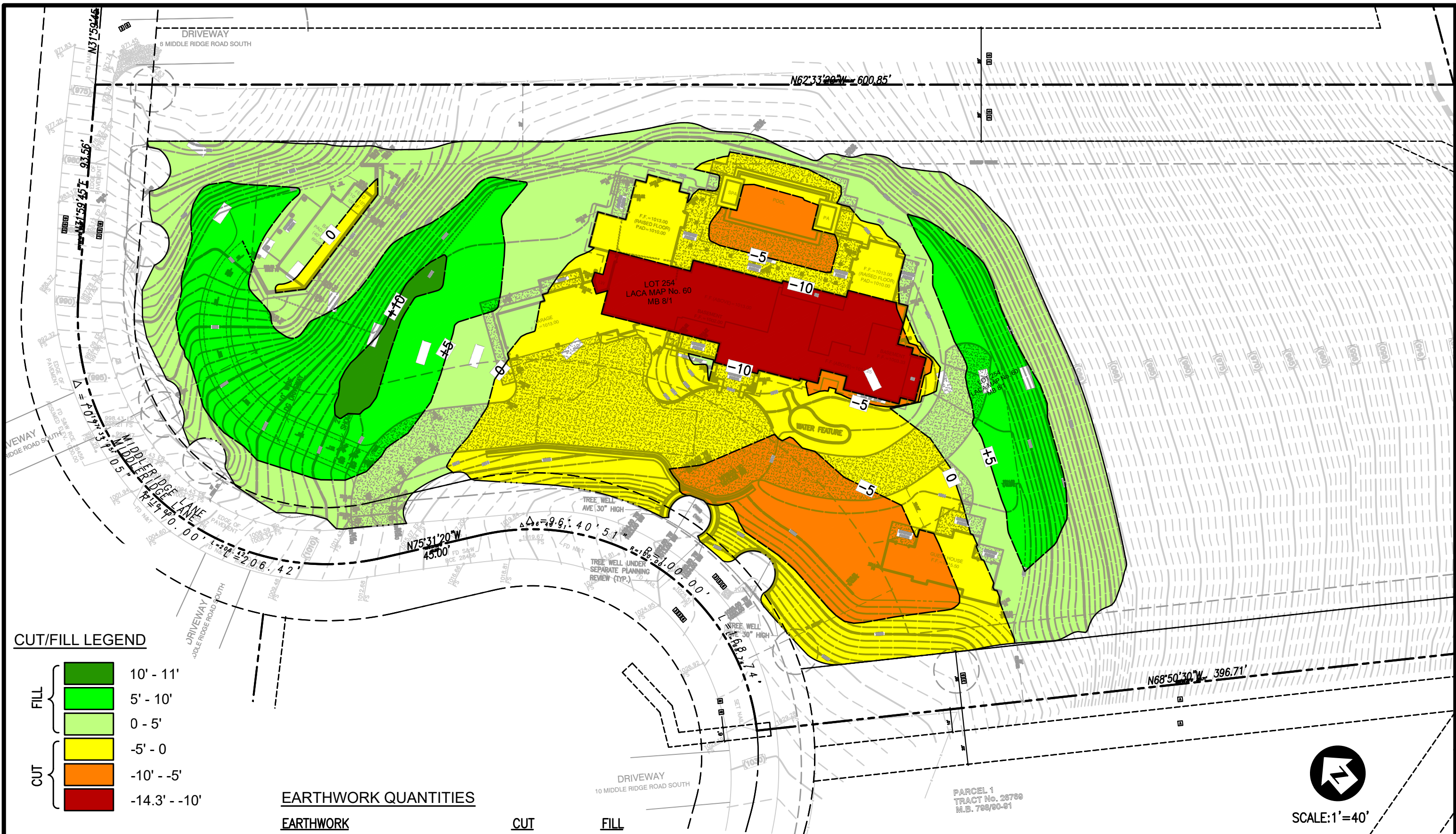


Barn Plan
SCALE: 1/4" = 1'-0"

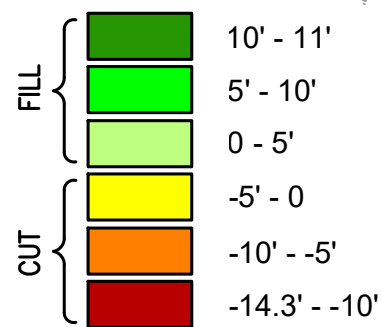


WEST ELEVATION
SCALE: 1/4" = 1'-0"



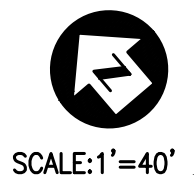


CUT/FILL LEGEND

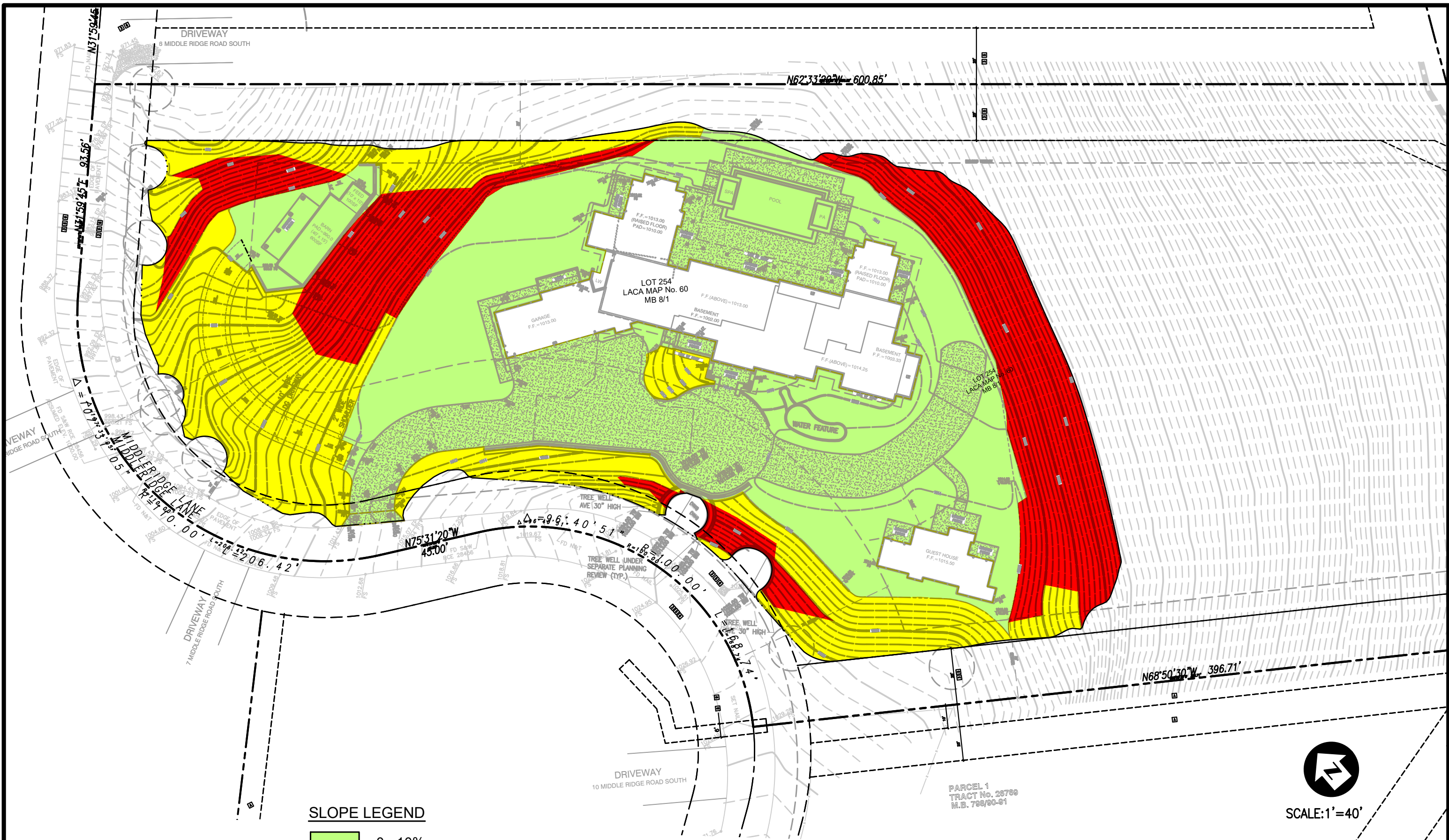


EARTHWORK QUANTITIES

EARTHWORK	CUT	FILL
EXCAVATION	6,140 CY	
EMBANKMENT		6,140 CY
IMPORT/EXPORT	0 CY	0 CY
TOTAL	6,140 CY	6,140 CY

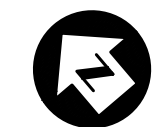


CUT/FILL EXHIBIT **FIGURE E-1**



SLOPE LEGEND

	0 - 10%
	10% - 33.5%(3:1 SLOPE)
	33.5% - 50% (2:1 SLOPE)

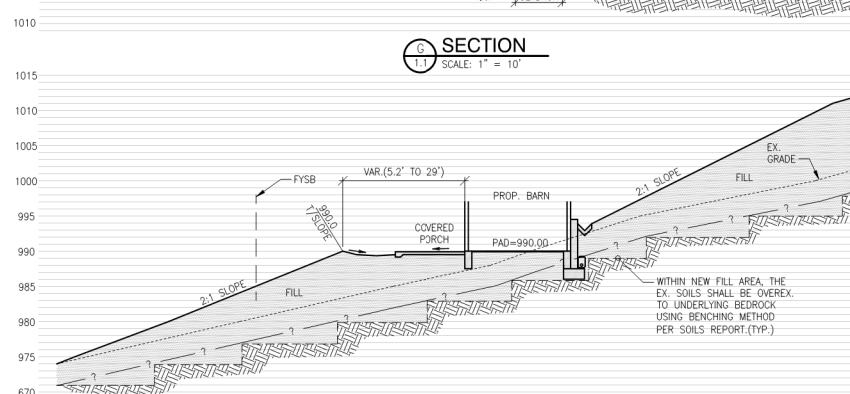
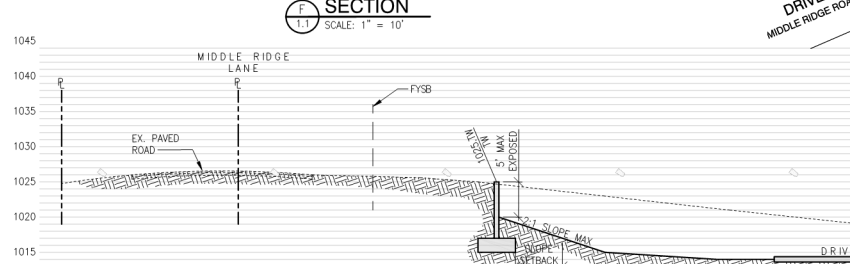
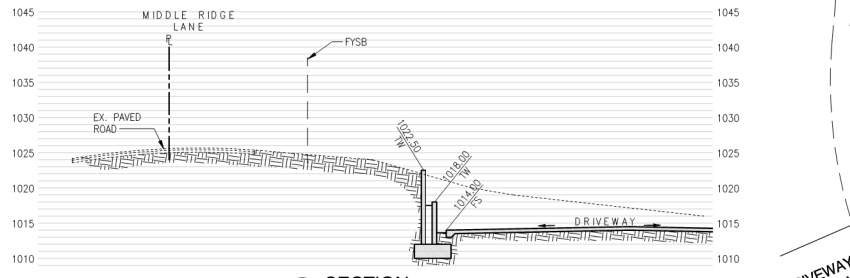


SCALE:1'=40'

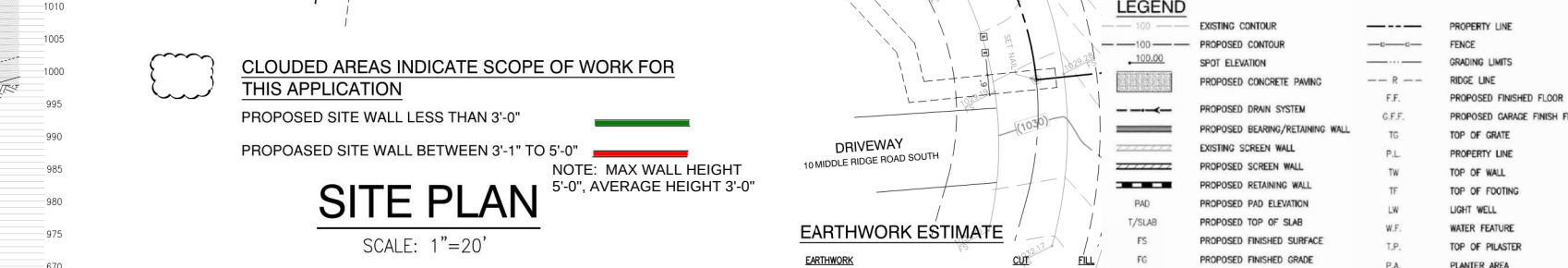
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PREVIOUSLY APPROVED				PREVIOUSLY APPROVED			
DATE 4-4-22 ZONING CASE NO. ADDRESS 2 MIDDLE RIDGE S				DATE 4-4-22 ZONING CASE NO. ADDRESS 2 MIDDLE RIDGE S			
ALL MEASUREMENTS TO BE TAKEN FROM THE EXTERIOR FINISHED WALLS OF STRUCTURES. ALL STRUCTURES MUST BE SHOWN ON THE PLAN AND LISTED HERE:				ALL MEASUREMENTS TO BE TAKEN FROM THE EXTERIOR FINISHED WALLS OF STRUCTURES. ALL STRUCTURES MUST BE SHOWN ON THE PLAN AND LISTED HERE:			
CALCULATION OF LOT COVERAGE				CALCULATION OF LOT COVERAGE			
AREA AND STRUCTURES	EXISTING	PROPOSED	TOTAL	AREA AND STRUCTURES	EXISTING	PROPOSED	TOTAL
NET LOT AREA	sq.ft.	sq.ft.	121,610	NET LOT AREA	sq.ft.	sq.ft.	121,610
RESIDENCE	sq.ft.	sq.ft.	9,254	RESIDENCE	sq.ft.	sq.ft.	9,254
GARAGE	sq.ft.	sq.ft.	957	GARAGE	sq.ft.	sq.ft.	957
SWIMMING POOL/SPA	sq.ft.	sq.ft.	1,172	SWIMMING POOL/SPA	sq.ft.	sq.ft.	1,172
POOL EQUIPMENT	sq.ft.	sq.ft.	40	POOL EQUIPMENT	sq.ft.	sq.ft.	40
GUEST HOUSE	sq.ft.	sq.ft.	-	GUEST HOUSE	sq.ft.	sq.ft.	-
CABANA	sq.ft.	sq.ft.	-	CABANA	sq.ft.	sq.ft.	-
STABLE (dirt volume to be included in grading quantities)	sq.ft.	sq.ft.	450	STABLE (dirt volume to be included in grading quantities)	sq.ft.	sq.ft.	450
RECREATION COURT	sq.ft.	sq.ft.	-	RECREATION COURT	sq.ft.	sq.ft.	-
ATTACHED COVERED PORCHES	sq.ft.	sq.ft.	1,211	ATTACHED COVERED PORCHES	sq.ft.	sq.ft.	1,211
ENTRYWAY/PORT COCHERE	sq.ft.	sq.ft.	232	ENTRYWAY/PORT COCHERE	sq.ft.	sq.ft.	232
ATTACHED TRELLISES	sq.ft.	sq.ft.	244	ATTACHED TRELLISES	sq.ft.	sq.ft.	244
DETACHED STRUCTURES (include all that apply):	sq.ft.	sq.ft.	-	DETACHED STRUCTURES (include all that apply):	sq.ft.	sq.ft.	-
SHEDS, TRELLISES, GAZEBOS, BARBECUE, OUTDOOR KITCHEN	sq.ft.	sq.ft.	400	SHEDS, TRELLISES, GAZEBOS, BARBECUE, OUTDOOR KITCHEN	sq.ft.	sq.ft.	400
BOONED PLAY EQUIP. (less than 12 ft. high and over 120 sq. ft. in area)	sq.ft.	sq.ft.	-	BOONED PLAY EQUIP. (less than 12 ft. high and over 120 sq. ft. in area)	sq.ft.	sq.ft.	-
WATER FEATURES, ETC.	sq.ft.	sq.ft.	100	WATER FEATURES, ETC.	sq.ft.	sq.ft.	100
SERVICE YARD	sq.ft.	sq.ft.	1,000	SERVICE YARD	sq.ft.	sq.ft.	1,000
OTHER	sq.ft.	sq.ft.	1,000	OTHER	sq.ft.	sq.ft.	1,000
BASEMENT AREA (volume to be included in grading quantities)	sq.ft.	sq.ft.	4,411	BASEMENT AREA (volume to be included in grading quantities)	sq.ft.	sq.ft.	4,411
DEPTH OF BASEMENT	ft.	ft.	10	DEPTH OF BASEMENT	ft.	ft.	10
TOTAL STRUCTURES	sq.ft.	sq.ft.	14,047	TOTAL STRUCTURES	sq.ft.	sq.ft.	14,047
% STRUCTURAL COVERAGE	%	%	9.2%	% STRUCTURAL COVERAGE	%	%	9.2%
TOTAL STRUCTURES EXCLUDING (less than 12 ft. high and over 120 sq. ft. in area) and (less than 12 ft. high and over 120 sq. ft. in area) (except for trellises)	sq.ft.	sq.ft.	11,547	TOTAL STRUCTURES EXCLUDING (less than 12 ft. high and over 120 sq. ft. in area) and (less than 12 ft. high and over 120 sq. ft. in area) (except for trellises)	sq.ft.	sq.ft.	11,547
% STRUCTURAL COVERAGE	%	%	9.4%	% STRUCTURAL COVERAGE	%	%	9.4%



PREVIOUSLY APPROVED				PROPOSED			
DATE 4-4-22 ZONING CASE NO. ADDRESS 2 MIDDLE RIDGE S				DATE 4-4-22 ZONING CASE NO. ADDRESS 2 MIDDLE RIDGE S			
ALL MEASUREMENTS TO BE TAKEN FROM THE EXTERIOR FINISHED WALLS OF STRUCTURES. ALL STRUCTURES MUST BE SHOWN ON THE PLAN AND LISTED HERE:				ALL MEASUREMENTS TO BE TAKEN FROM THE EXTERIOR FINISHED WALLS OF STRUCTURES. ALL STRUCTURES MUST BE SHOWN ON THE PLAN AND LISTED HERE:			
CALCULATION OF BUILDING PAD COVERAGE				CALCULATION OF BUILDING PAD COVERAGE			
BUILDABLE PAD AREA AND STRUCTURES	EXISTING	PROPOSED	TOTAL	BUILDABLE PAD AREA AND STRUCTURES	EXISTING	PROPOSED	TOTAL
BUILDING PAD	sq.ft.	sq.ft.	39,600	BUILDING PAD	sq.ft.	sq.ft.	39,600
RESIDENCE	sq.ft.	sq.ft.	9,254	RESIDENCE	sq.ft.	sq.ft.	9,254
GARAGE	sq.ft.	sq.ft.	957	GARAGE	sq.ft.	sq.ft.	957
POOL/SPA	sq.ft.	sq.ft.	1,172	POOL/SPA	sq.ft.	sq.ft.	1,172
POOL EQUIPMENT	sq.ft.	sq.ft.	40	POOL EQUIPMENT	sq.ft.	sq.ft.	40
CABANA/RECREM	sq.ft.	sq.ft.	-	CABANA/RECREM	sq.ft.	sq.ft.	-
GUEST HOUSE	sq.ft.	sq.ft.	-	GUEST HOUSE	sq.ft.	sq.ft.	-
STABLE	sq.ft.	sq.ft.	-	STABLE	sq.ft.	sq.ft.	-
SPORTS COURT	sq.ft.	sq.ft.	-	SPORTS COURT	sq.ft.	sq.ft.	-
SERVICE YARD	sq.ft.	sq.ft.	100	SERVICE YARD	sq.ft.	sq.ft.	100
ATTACHED COVERED PORCHES	sq.ft.	sq.ft.	1,211	ATTACHED COVERED PORCHES	sq.ft.	sq.ft.	1,211
ENTRYWAY/PORT COCHERE	sq.ft.	sq.ft.	232	ENTRYWAY/PORT COCHERE	sq.ft.	sq.ft.	232
ATTACHED TRELLISES	sq.ft.	sq.ft.	244	ATTACHED TRELLISES	sq.ft.	sq.ft.	244
DETACHED STRUCTURES (include all that apply):	sq.ft.	sq.ft.	-	DETACHED STRUCTURES (include all that apply):	sq.ft.	sq.ft.	-
SHEDS, TRELLISES, GAZEBOS, BARBECUE, OUTDOOR KITCHEN	sq.ft.	sq.ft.	400	SHEDS, TRELLISES, GAZEBOS, BARBECUE, OUTDOOR KITCHEN	sq.ft.	sq.ft.	400
BOONED PLAY EQUIP. (less than 12 ft. high and over 120 sq. ft. in area)	sq.ft.	sq.ft.	-	BOONED PLAY EQUIP. (less than 12 ft. high and over 120 sq. ft. in area)	sq.ft.	sq.ft.	-
WATER FEATURES, ETC.	sq.ft.	sq.ft.	100	WATER FEATURES, ETC.	sq.ft.	sq.ft.	100
SERVICE YARD	sq.ft.	sq.ft.	1,000	SERVICE YARD	sq.ft.	sq.ft.	1,000
OTHER	sq.ft.	sq.ft.	1,000	OTHER	sq.ft.	sq.ft.	1,000
BASEMENT AREA (volume to be included in grading quantities)	sq.ft.	sq.ft.	4,411	BASEMENT AREA (volume to be included in grading quantities)	sq.ft.	sq.ft.	4,411
DEPTH OF BASEMENT	ft.	ft.	10	DEPTH OF BASEMENT	ft.	ft.	10
TOTAL STRUCTURES	sq.ft.	sq.ft.	14,047	TOTAL STRUCTURES	sq.ft.	sq.ft.	14,047
% BUILDING PAD COVERAGE	%	%	9.2%	% BUILDING PAD COVERAGE	%	%	9.2%
TOTAL STRUCTURES EXCLUDING (less than 12 ft. high and over 120 sq. ft. in area) and (less than 12 ft. high and over 120 sq. ft. in area) (except for trellises)	sq.ft.	sq.ft.	11,547	TOTAL STRUCTURES EXCLUDING (less than 12 ft. high and over 120 sq. ft. in area) and (less than 12 ft. high and over 120 sq. ft. in area) (except for trellises)	sq.ft.	sq.ft.	11,547
% BUILDING PAD COVERAGE	%	%	9.4%	% BUILDING PAD COVERAGE	%	%	9.4%

CRISS C GUNDERSON - AIA ARCHITECT
2417 Sunnyside Ridge Road, Rancho Palos Verdes, CA 90275 • 310.373.8077 • Criss@Criss-Gunderson-Architect.com

RESIDENCE for COLORADO ST BRAND BLVD LLC
NO.8 MIDDLE RIDGE LANE SOUTH, ROLLING HILLS, CALIFORNIA 90274

1.1

RESOLUTION NO. 2022-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF ZONING CASE NO. 22-44 FOR A SECOND MAJOR MODIFICATION TO A SITE PLAN REVIEW TO RELOCATE THE DRIVEWAY APRON, CONSTRUCT MAXIMUM FIVE-FOOT-HIGH RETAINING WALLS, AND FOR NON-EXEMPT GRADING; CONDITIONAL USE PERMIT TO CONSTRUCT A STABLE AND CORRAL; AND VARIANCE REQUESTS TO EXCEED THE MAXIMUM PERMITTED DISTURBANCE, CONSTRUCT A STABLE AND CORRAL IN THE FRONT YARD AND FRONT YARD SETBACK, AND FOR RETAINING WALLS THAT EXCEED A HEIGHT OF 3 FEET UP TO A MAXIMUM OF 5 FEET IN THE FRONT YARD SETBACK FOR A PROPERTY LOCATED AT 8 MIDDLE RIDGE LANE SOUTH (LOT 254-UR), ROLLING HILLS, CA 90274 (CIMMARUSTI)

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

Section 1. On July 16, 2019, the Planning Commission adopted Resolution No. 2019-13 approving Zoning Case No. 956 for a Site Plan Review for grading of 6,790 cubic yards of cut and 5,955 cubic yards of fill with 835 cubic yards of dirt to be exported from the excavation of the basement and pool; to construct a 6,201-square-foot residence with a 3,000-square-foot basement and 880-square-foot attached garage; to construct a 1,172 square foot swimming pool; and to construct a not to exceed 5-foot-high retaining wall along the driveway; a Condition Use Permit to construct an 800-square-foot guest house; and Variances to exceed the maximum permitted disturbance of the lot by 9.9% to up to 49.9%, where maximum permitted is 40%; and to cover 33.3% of the front yard setback with a driveway, where the maximum permitted is 20%. The project also included accompanying administrative approvals to construct the following: 1) 1,222 square feet of covered porches for the residence; 2) 238-square-foot entryway for the residence; 3) 40 square foot pool equipment area; 4) 100-square-foot water feature; 5) 400-square-foot outdoor kitchen; 6) 100-square-foot service yard area; and 7) 337-square-foot attached porch for the guest house.

Section 2. On August 17, 2021, the Planning Commission adopted Resolution No. 2021-11 granting a two-year time extension for Zoning Case No. 956 to July 16, 2023. The time extension applies to the Site Plan Review, Conditional Use Permit, and Variances.

Section 3. On April 19, 2022, the Planning Commission adopted Resolution No. 2022-04 approving Zoning Case No. 21-10 for a major modification to a Site Plan Review to relocate the residence and ancillary structures 30 feet to the east and subject to the time extension to July 16, 2023.

Section 4. On May 20, 2022, the property owner, Ralph Cimmarusti (Colorado St. Brand Blvd LLC), submitted a request for the Site Plan Review to relocate the driveway apron, construct maximum five-foot-high retaining walls in the front yard setback,

construct a new 750-square-foot stable and corral in the front yard, and conduct non-exempt grading. The request includes a Conditional Use Permit to construct a stable and corral and Variance requests to exceed the maximum permitted disturbance, construct a stable and corral in the front yard, construct a corral in the front yard setback, and for retaining walls for the driveway and two tree wells in the front yard setback (that will in some areas exceed 3 feet, and be up to a maximum of 5 feet, in height).

Section 5. The Planning Commission conducted a duly noticed public hearing field trip on June 21, 2022, followed by a virtual public hearing meeting that same evening. Neighbors within a 1,000-foot radius were notified of the public hearing and a notice was published in the Daily Breeze on June 9, 2022. The Applicant and his agent were notified of the public hearings in writing by first class mail and email and both were in attendance at the hearing. Evidence was heard and presented from all persons interested in affecting said proposal and from members of City staff. The Planning Commission reviewed, analyzed, and studied said proposal.

Section 6. The property is zoned RAS-2, and the lot is 3.45 acres in size excluding roadway easement. For development purposes, the net lot area is 3.16 acres, (137,810 sq. ft.). The lot is vacant. The lot is long and narrow, having a very long frontage along Middleridge Lane South. The rear of the lot slopes to a bridle trail that crosses the lot.

Section 7. The Planning Commission finds that the development project is exempt from the California Environmental Quality Act, (CEQA) pursuant to Section 15303 (new construction of single family residence and accessory structures) of the CEQA guidelines. The Class 3 exemption consists of construction and location of limited numbers of new, small facilities or structures, including one single-family residence and accessory structures, including garages, carports, patios, swimming pools, and fences. Here, the development project includes construction of a stable and corral, relocation of the driveway apron, and retaining walls and associated grading for purposes of locating and constructing such facilities. Therefore, the project meets the Class 3 categorical exemption under Section 15303. Further, none of the exceptions to the exemption apply. More specifically, there is no reasonable probability that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances associated with the property and no reasonable probability that the development will have a significant effect on the environment.

Section 8. Major Modification to Site Plan Review. The Planning Commission finds that this second Major Modification to the Site Plan Review, which was granted by Resolution No. 2019-13, and extended by Resolution No. 2021-11, and modified by Resolution No. 2022-04 does not affect the previously made findings for this project. As noted above, this second Major Modification to the Site Plan Review includes: (1) a relocation of the driveway apron; (2) three sets of retaining walls, which are as follows: (a) a retaining wall at the stable and corral to support the building pad, (b) a retaining wall adjacent to the driveway and motor court, and (c) retaining walls at the front of the property to support two existing mature trees; and (3) increased grading in the additional amount of 40 cubic yards of cut and 40 cubic yards of fill pursuant to RHMC Section 17.46.020. With respect to the foregoing, the Planning Commission makes the following findings of

fact pursuant to RHMC Section 17.46.050, which supplement the Site Plan Review findings in Resolution Nos. 2019-13 and 2022-04:

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 relocation of the driveway apron, three sets of retaining walls, and grading comply with the General Plan's requirement of low profile, low-density residential development with sufficient open space between surrounding structures and maintain sufficient setbacks to provide buffers between residential uses.

The property is unimproved, and therefore a new driveway and building pads must be created. The balanced grading complies with the General Plan and all requirements of the zoning ordinance subject to the variances. The grading is necessary to create the building pads, and a driveway of 20 feet in width with a turnaround area is required by the Fire Department. The net lot area of the lot is over 3 acres but is constrained by the shape of the lot, which is long and narrow, having a very long frontage along Middleridge Lane South. The lot is adjacent to other large lots along Middleridge Lane South.

The not-to-exceed 5-foot-high retaining walls along the driveway and for the planter areas comply with the General Plan and all requirements of the zoning ordinance. The topography of the lot and the requirement for a 20-foot-wide driveway dictates the location of a wall, and other retaining walls for planter areas will preserve existing mature trees which will benefit the neighborhood character. The walls will be minimally visible from the street or by any neighbors. The retaining wall supports the General Plan as it will provide safety to the property owners, reduce the need for additional grading and meet the building code and Fire Department requirements.

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 proposed project will be constructed on the least steep area of the lot, so that the lot experiences the least disruption. The lot coverage is 24,959 square feet or 18.1%, which is below the maximum lot coverage limitation of 35%. The grading for the building pad leaves the steeper and more densely vegetated areas in their existing state. The project in general will retain the existing slopes and vegetation. The not to exceed 5-foot-high retaining walls support the slope along the driveway and the existing mature trees to reduce the need for additional grading.

C. The project is harmonious in scale and mass with the site, the natural terrain and surrounding residences.

The proposed development, as conditioned, is consistent with the scale of the neighborhood when compared to new residences in the City. The proposed project is screened from the road so as to reduce the visual impact of the development. The

development plan takes into consideration the views from Middleridge Lane South. The development will be set back from the road so that views from the road will not be blocked. Significant portions of the lot will be left undeveloped. The development location will be the least intrusive to surrounding properties, is of sufficient distance from nearby residences so that it will not impact the view or privacy of surrounding neighbors, and will allow the owners to enjoy their property without significantly impacting surrounding property owners. The grading for the building pad leaves the steeper and more densely vegetated areas in their existing state. The proposed 5-foot-high retaining walls are necessary to support the slope along the driveway and maintain the existing mature trees along the street. The walls are harmonious in scale as they will be minimally visible from the roadway and neighboring properties.

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 area of the proposed construction does not contain any native vegetation; part of the area is flat and through the years has been cleared for fire prevention. There are several mature trees and shrubs that will be preserved with construction of the retaining walls and other native vegetation will be planted. A good portion of the lot will remain in its natural condition as it slopes into the canyon and a bridle trail. This area of the lot will not be affected by the construction of the project. The building pad for the stable and corral is created with a cut and fill that will be balanced on site. The resulting slopes near the residence pad and stable pad will mostly be 3:1 or less with no slopes greater than 2:1 gradient.

The not-to-exceed 5-foot-high and 50-foot-long retaining wall along the driveway preserves and integrates existing topographic features of the site because it follows the contours of the lot and is required to support the width of the driveway. The retaining walls along the street will preserve the existing mature trees. It will aid in the design of the drainage on the property as the run off will travel along the driveway curb and the wall into a dissipator located near the driveway apron and into the street. This will protect the building pad and the structure from flooding during heavy rains. The rear of the building pad will continue draining in sheet flow fashion to the natural drainage course below the property.

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 building pads are created with grading that parallels the existing topography and the road. The dirt will be placed in natural appealing curved shape to fill an existing depression. The resulting slopes near the residence pad and stable pad will mostly be 3:1 or less with no slopes greater than 2:1 gradient. Fill slopes follow Middleridge Lane South in a natural form. There is no grading in the canyon and all drainage courses remain the same. Runoff will be collected in a managed fashion so as not to flood the property.

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

The topography and hydrology of the lot dictate the location of the development so that an acceptable drainage design for the property may be accomplished. The project will not affect any drainage course as the drainage will mimic the existing drainage course; however due to the introduction of impervious surfaces to the lot the lot runoff will be collected in a managed fashion, so as not to flood the property.

G. The project preserves surrounding native vegetation and mature trees and supplements these elements with drought-tolerant landscaping which is compatible with and enhances the rural character of the community, and landscaping provides a buffer or transition area between private and public areas.

The project will retain many of the existing vegetation, and add new vegetation compatible with the rural character of the City. A large portion of the lot will remain undisturbed and the existing vegetation will remain. A large portion of the area proposed for construction does not contain any native or mature vegetation as it was cleared for fire prevention through the years. The development will be screened and landscaped with additional trees and shrubs. The landscaping will provide a buffer or transition area between the property and surrounding properties. The retaining walls will not disturb surrounding native vegetation or mature trees. The retaining walls are minimally visible from adjacent properties.

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

This is an unimproved lot and a new driveway must be constructed. The relocated driveway apron shortens the driveway length by approximately half which eliminates impervious area. The Traffic Engineer reviewed the driveway and recommended approval with the condition that landscaping along the roadway be minimized to no higher than 24 inches. A path for pedestrians is preserved at the street and there is ample off-street parking due to the Fire Prevention access requirement.

The new 20' wide driveway, as required by the Fire Department, will be safe for two cars to drive past each other. There is ample parking in the garages and in the motor court in front of the house so visitor parking will be contained on site.

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

The development project is exempt from CEQA pursuant to Section 15303 (new construction of single-family residence and accessory structures) of the CEQA guidelines. The Class 3 exemption consists of construction and location of limited numbers of new, small facilities or structures, including one single-family residence and accessory structures, including garages, carports, patios, swimming pools, and fences. Here, the development project includes construction of a stable and corral, relocation of the driveway apron, and retaining walls and associated grading for purposes of locating and

constructing such facilities. Therefore, the project meets the Class 3 categorical exemption under Section 15303. Further, none of the exceptions to the exemption apply. More specifically, there is no reasonable probability that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances associated with the property and no reasonable probability that the development will have a significant effect on the environment.

Section 9. Conditional Use Permit. Section 17.16.040 (A)(6) and Section 17.18.050(A)(1) of the Rolling Hills Municipal Code permits approval of a stable greater than two hundred square with a Conditional Use Permit. The Planning Commission must consider applications for a Conditional Use Permit and may, with such conditions as are deemed necessary, approve a conditional use that complies with the findings in RHMC Section 17.18.060 - Requirements for stables requiring conditional use permit. The proposed 750-square-foot stable with an attached 300-square-foot covered porch complies with all requirements of this section except it exceeds the maximum permitted disturbance, is located in the front yard, and is constructed in the front yard setback. Variances for those conditions are being granted concurrently in this Resolution.

In accordance with RHMC Section 17.42.050, the Planning Commission makes the following findings with respect to the request for a Conditional Use Permit described above:

A. The proposed conditional use is consistent with the General Plan.

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

B. That the nature, condition and development of adjacent uses, buildings and structures have been considered, and that the use will not adversely affect or be materially detrimental to these adjacent uses, building or structures.

The propoed 750-square-foot stable and 300-square-foot covered porch are distanced from nearby residences, as well as not having any impact on the views of surrounding neighbors. The proposed stable and corral will be 96 feet from the residence on the subject property and over 100 feet from any neighboring residences, thus exceeding the 35-foot required minimum distance from a residential structure.

C. That the site for the proposed conditional use is of adequate size and shape to accommodate the use and buildings proposed.

The proposed stable is of similar scale with existing stables in the neighborhood. The net lot area is 3.16 acres in size for development purposes. The proposed project site is sufficiently large to accommodate the proposed use.

D. The proposed conditional use complies with all applicable development standards of the zone district

The proposed project requires a Conditional Use Permit pursuant to Sections 17.18.050 and 17.18.060 of the Zoning Ordinance. The proposed conditional use complies with all applicable development standards of the zone district subject to the required variances which are approved herein.

E. The proposed conditional use is consistent with the portions of the Los Angeles County Hazardous Waste Management Plan relating to siting criteria for hazardous waste facilities.

The project site is not listed on the current State of California Hazardous Waste and Substances Sites List.

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

The proposed stable observes the spirit and intent of the zoning title because it provides for an equestrian use that is encouraged throughout the City as each property is required to have a stable and corral or a set aside therefor.

Section 10. Variance. Section 17.38.050 sets forth the required findings for granting a variance. This Resolution includes the following variances: (1) to exceed the maximum permitted disturbance identified in Section 17.16.070(B); (2) to construct a stable and corral in the front yard identified in Sections 17.18.060(A)(2) and 17.18.090(3); (3) to construct a corral in the front yard setback identified in Sections 17.16.110, and (4) to construct retaining walls up to five feet in height to support the driveway and create two tree wells in the front yard setback identified in Section 17.16.150(F). With respect to these requests for Variances, the Planning Commission finds as follows:

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

There are extraordinary circumstances applicable to this property in that there are steep slopes in the rear of the property making it more feasible to develop in the front yard. The property also has a curvilinear street frontage of over 500 feet creating a much larger front yard compared to other properties in the vicinity and in the same zone. An increase in disturbance from is needed to prevent development on steep slopes. Further, retaining walls (that may be up to five feet in height, but average two and one-half feet in height) are needed in the front setback to improve accessibility and preserve existing mature trees. The variance requests are warranted due to the unique sloping topography that does not apply generally to other properties in the vicinity.

B. That such variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same vicinity and zone but which is denied the property in question.

Granting the requested variances are necessary for the preservation and enjoyment of property rights on the property. The stable pad encroaches into the front yard and the retaining walls encroach into the front yard setback due to the property's unique shape. Other properties in the vicinity enjoy these types of improvements.

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

Granting the variances to encroach into the front yard setback will not be detrimental to the public welfare and will not be injurious to properties in the vicinity; retaining walls and other improvements are allowed in the Rolling Hills community. Further, the project will be consistent with other development in the area. Improvements in the front yard setback will not be detrimental to the public welfare or injurious to properties or improvements in the vicinity.

D. That in granting the variance, the spirit and intent of this title will be observed.

Allowing the variances meets the spirit and intent of this title in that Rolling Hills is an equestrian community and construction of a stable and retaining walls would be harmonious in scale and mass with the site, the natural terrain, and surrounding residences. The proposed construction complies with the low-profile residential development pattern of the community and will not give the property an over-built look. The lot is sufficient to accommodate the proposed use.

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

The construction in the front setback allows improvement to a single-family property similar to others in the City. The project, together with the variances, will be compatible with the objectives, policies, general land uses, and programs specified in the General Plan.

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

Granting the variances 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.

G. That the variance request is consistent with the General Plan of the City of Rolling Hills.

Granting the variances will be consistent with the General Plan of the City of Rolling Hills, which allows and encourages residential uses and property improvements. It will further the low-profile residential development pattern of the community and will not give the property an over-built look.

Section 11. Approval. Based upon the foregoing findings, the Planning Commission hereby approves Zoning Case No. 2022-44, which includes the approval of the following:

1. A second Major Modification to a Site Plan Review to: (i) relocate the driveway apron, (ii) construct not-to-exceed 5-foot-high retaining walls in the front yard setback, and (iii) conduct non-exempt grading to be balanced on site;

2. A Conditional Use Permit to construct a 750-square-foot stable with a 300-square-foot covered porch and a corral; and

3. Variances to: (i) exceed the maximum permitted disturbance, (ii) construct a stable and corral in the front yard, (iii) construct a corral in the front yard setback, and (iv) for retaining walls in the front yard setback that support the driveway and create two tree wells. Such retaining walls may exceed a height of 3 feet but shall not exceed 5 feet in height.

Section 12. Amended Conditions of Approval. All the conditions of approval from Resolution No. 2019-13, Resolution No. 2021-11, and Resolution 2022-04 are restated herein and the Planning Commission hereby amends conditions of approval E, G, H, and AC to read as follows:

“E. The lot shall be developed and maintained in substantial conformance with the site plan on file with the City and approved by the Planning Commission on April 19, 2022, as amended by the site plan on file with the City and approved by the Planning Commission on June 21, 2022, except as otherwise provided in these conditions. All conditions of the Site Plan Review, Conditional Use Permit, and Variances shall be incorporated into the building permit working drawings, and where applicable complied with prior to issuance of a grading or building permit from the building department.

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

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

G. The structural net lot coverage shall not exceed 12,647 sq.ft. or 9.2% (w/out deductions) and 8.8% w/deductions in conformance with the lot coverage limitations; the proposed total coverage, (structures and flatworks) shall not exceed 24,959 sq.ft. (w/deductions) or 18.1% and 18.5% w/out deduction in conformance with the lot coverage limitations.

The proposed residential building pad will be 30,600 sq.ft. with 36.6% structural coverage-accounting for allowable deductions, and includes the accessory dwelling unit.

The proposed stable and corral pad will be 1,775 sq. ft. with 59.1% structural coveral.

H. The disturbed area of the lot shall not exceed 52.7%. Grading for this project shall not exceed 6,140 cubic yards of cut and 6,140 cubic yards of fill balanced onsite.

AC. The Applicant shall execute an Affidavit of Acceptance of all conditions of this permit pursuant to the Zoning Ordinance, or the approval shall not be effective. The affidavit shall be recorded together with the resolution.”

Section 12. Except as amended herein and as amended by Resolution 2021-11 and 2022-04, the provisions and conditions of Resolution No. 2019-13 shall continue to be in full force and effect.

PASSED, APPROVED AND ADOPTED THIS 21st DAY OF JUNE, 2022.

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 Code of Civil Procedure Section 1094.6.

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

I certify that the foregoing Resolution No. 2022-08 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF ZONING CASE NO. 22-44 FOR A SECOND MAJOR MODIFICATION TO A SITE PLAN REVIEW TO RELOCATE THE DRIVEWAY APRON, CONSTRUCT MAXIMUM FIVE-FOOT-HIGH RETAINING WALLS, AND FOR NON-EXEMPT GRADING; CONDITIONAL USE PERMIT TO CONSTRUCT A STABLE AND CORRAL; AND VARIANCE REQUESTS TO EXCEED THE MAXIMUM PERMITTED DISTURBANCE, CONSTRUCT A STABLE AND CORRAL IN THE FRONT YARD AND FRONT YARD SETBACK, AND FOR RETAINING WALLS THAT EXCEED A HEIGHT OF 3 FEET UP TO A MAXIMUM OF 5 FEET IN THE FRONT YARD SETBACK FOR A PROPERTY LOCATED AT 8 MIDDLE RIDGE LANE SOUTH (LOT 254-UR), ROLLING HILLS, CA 90274 (CIMMARUSTI)

was approved and adopted at a regular meeting of the Planning Commission on June 21st, 2022 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

Agenda Item No.: 10.A
Mtg. Date: 07/25/2022

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: JOHN SIGNO, DIRECTOR OF PLANNING & COMMUNITY SERVICES

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: PUBLIC HEARING FOR INTRODUCTION AND FIRST READING OF ORDINANCE NO. 377 AMENDING VARIOUS SECTIONS OF THE MUNICIPAL CODE TO ENSURE CONSISTENCY WITH STATE LAW REGARDING EMPLOYEE, SUPPORTIVE, AND TRANSITIONAL HOUSING AND FINDING THE ACTION TO BE EXEMPT FROM CEQA

DATE: July 25, 2022

BACKGROUND:

In recent years, the State of California has preempted local regulation of certain residential uses, including employee, supportive, and transitional housing. State law generally defines each use follows:

- Employee Housing: refers to privately-owned housing that houses five or more employees and meets specified criteria (e.g., the living quarters are provided in connection with employment). (see Health and Safety Code, § 17008(a)).
- Supportive Housing: refers to housing that is occupied by a homeless individual or family with no limit on the length of stay and that is linked to onsite or offsite services. (see Gov. Code, § 65650(a)).
- Transitional Housing: refers to rental housing operated under program requirements that require termination of assistance and recirculating the unit to another recipient at a predetermined future date that is not less than six months from the beginning of the assistance. (see Gov. Code, § 65582(j)).

The proposed ordinance (the “Ordinance”) updates the Rolling Hills Municipal Code (“RHMC”) to clarify that the City permits these uses as required by State law.

DISCUSSION:

As required by State law, the Ordinance amends the RHMC to:

- Add definitions for “employee housing,” “supportive housing,” and “transitional housing” to the Zoning Code’s “Definitions” provided in Chapter 17.12 of the RHMC.
- Specify that for purposes of the RHMC, “employee housing,” “supportive housing,” and “transitional housing” have the same meaning as defined under State law.
- Indicate that employee housing (with a permit from the statutory enforcement agency) to serve six or fewer employees is considered a single-family residential structure.
 - The Ordinance specifies that the “statutory enforcement agency” refers to the Department of Housing and Community Development (HCD) unless and until the City of Rolling Hills or the County of Los Angeles assume responsibility for enforcing the Employee Housing Act under Health and Safety Code Section 17050.
- Clarify that no conditional use permit, zoning variance, or other zoning clearance will be required for employee housing serving six or fewer employees unless the same is required for a family dwelling of the same type in the same zone.
- Specify that “supportive housing” and “transitional housing” are considered residential uses of property and subject to those restrictions that apply to other residential dwellings of the same type in the same zone.
- Clarify that “supportive housing” is a use by right in all zones where multifamily and mixed uses are permitted.

The Ordinance’s amendments to the RHMC are mandated by State law. For these reasons, staff is recommending that the City Council adopt the Ordinance. The Planning Commission held a public hearing to consider the Ordinance on June 21, 2022 and, thereafter, recommended that the City Council adopt the Ordinance.

ENVIRONMENTAL IMPACT

Adoption of this Ordinance is not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly. Alternatively, the adoption of this Ordinance is exempt from CEQA because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. (State CEQA Guidelines, § 15061(b)(3)).

FISCAL IMPACT:

None.

RECOMMENDATION:

1. Open the public hearing, receive public testimony, close the public hearing; and
2. Introduce for first reading by title only Ordinance No. 377, entitled:
 - "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS, CALIFORNIA, AMENDING VARIOUS SECTIONS OF THE MUNICIPAL CODE TO ENSURE CONSISTENCY WITH STATE LAW REGARDING EMPLOYEE, SUPPORTIVE, AND TRANSITIONAL HOUSING AND FINDING THE ACTION TO BE EXEMPT FROM CEQA"
3. Direct staff to schedule a second reading for the August 8, 2022 City Council meeting.

ATTACHMENTS:

[Attachment 1 - PC Resolution No. 2022-10_Employee_Supportive_Transitional_Housing.pdf](#)

[Attachment 2 - Ordinance 377_EmployeeSupportiveTransitionalHousing.pdf](#)

RESOLUTION NO. 2022-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING VARIOUS SECTIONS OF THE MUNICIPAL CODE TO ENSURE CONSISTENCY WITH STATE LAW REGARDING EMPLOYEE, SUPPORTIVE, AND TRANSITIONAL HOUSING AND FINDING THE ACTION TO BE EXEMPT FROM CEQA

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

WHEREAS, in recent years, the State of California has preempted local regulation of certain residential uses, including employee, supportive, and transitional housing; and

WHEREAS, the City desires to amend the Rolling Hills Municipal Code ("RHMC") to keep it in compliance with state law; and

WHEREAS, on June 21, 2022, the Planning Commission conducted a duly noticed public hearing to consider the proposed ordinance, which would amend various provisions of the RHMC to clarify that the City permits employee, supportive, and transitional housing as required by state law; and

WHEREAS, the Planning Commission has considered the staff report, supporting documents, public testimony, and all appropriate information that has been submitted with the proposed ordinance.

NOW, THEREFORE, the Planning Commission of the City of Rolling Hills does hereby resolve, determine, find, and order as follows:

Section 1. Recitals. The foregoing recitals are true and correct and are incorporated herein as substantive findings of this Resolution.

Section 2. CEQA. The Planning Commission finds that adoption of the proposed ordinance is not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly. Alternatively, the adoption of this ordinance is exempt from CEQA because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. (State CEQA Guidelines, § 15061(b)(3).)

Section 3. General Plan. The proposed ordinance's amendments to Title 17 of the Rolling Hills Municipal Code are consistent with, and in furtherance of, the City's adopted General Plan as they effectuate the Fifth Cycle Housing Element's Implementation Program No. 8—which provides that the City would amend the Municipal Code to add definitions for employee, supportive, and transitional housing.

Section 4. Recommendation. Based on the foregoing recitals and findings, the Planning Commission hereby recommends that the City Council approve and adopt of the proposed ordinance and code amendments that are attached as Exhibit "A" hereto and incorporated herein by reference.

Section 5. Certification. The Planning Commission Chair shall sign and the Secretary shall attest to the adoption of this Resolution.

Section 6. Effective Date. This Resolution takes effect immediately upon its adoption.

PASSED, APPROVED AND ADOPTED THIS 21th DAY OF JUNE, 2022.

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. 2022-12 entitled:

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
ROLLING HILLS RECOMMENDING THAT THE CITY COUNCIL ADOPT
AN ORDINANCE AMENDING VARIOUS SECTIONS OF THE
MUNICIPAL CODE TO ENSURE CONSISTENCY WITH STATE LAW
REGARDING EMPLOYEE, SUPPORTIVE, AND TRANSITIONAL
HOUSING AND FINDING THE ACTION TO BE EXEMPT FROM CEQA**

was approved and adopted at a regular meeting of the Planning Commission on June 21,
2022, 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

ORDINANCE NO. 377

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS, CALIFORNIA, AMENDING VARIOUS SECTIONS OF THE MUNICIPAL CODE TO ENSURE CONSISTENCY WITH STATE LAW REGARDING EMPLOYEE, SUPPORTIVE, AND TRANSITIONAL HOUSING AND FINDING THE ACTION TO BE EXEMPT FROM CEQA

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, in recent years, the State of California has preempted local regulation of certain residential uses, including employee, supportive, and transitional housing; and

WHEREAS, this Ordinance amends Title 17 (Zoning) of the Rolling Hills Municipal Code to ensure that the City's regulation of the above mentioned uses is clear and in accordance with state law; and

WHEREAS, on June 9, 2022, the City gave public notice of a Planning Commission public hearing to be held to consider this Ordinance by advertisement in a newspaper of general circulation; and

WHEREAS, on June 21, 2022, the Planning Commission held a duly-noticed public hearing to consider the staff report, recommendations by staff, and public testimony concerning this 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 July 14, 2022 the City gave public notice of a City Council public hearing to be held to consider this Ordinance by advertisement in a newspaper of general circulation; and

WHEREAS, on July 25, 2022, 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 HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Recitals. The Recitals above are true and correct and are hereby adopted as findings as if fully set forth herein.

SECTION 2. CEQA. The City Council finds that adoption of this Ordinance is not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly. Alternatively, the adoption of this Ordinance is exempt from CEQA because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. (State CEQA Guidelines, § 15061(b)(3).)

SECTION 3. General Plan. This Ordinance's amendments to Title 17 of the Rolling Hills Municipal Code are consistent with, and in furtherance of, the City's adopted General Plan as they effectuate the Fifth Cycle Housing Element's Implementation Program No. 8—which provides that the City would amend the Municipal Code to add definitions for employee, supportive, and transitional housing.

SECTION 4. Code Amendment. Section 17.12.050 ("E" words, terms and phrases) of the Rolling Hills Municipal Code is hereby amended to add a definition for "Employee housing," to read in its entirety as follows:

"Employee housing" has the same meaning as in California Health and Safety Code Section 17008(a), as that section is amended from time to time.

SECTION 5. Code Amendment. Section 17.12.109 ("S" words, terms and phrases) of the Rolling Hills Municipal Code is hereby amended to add a definition for "Supportive housing," to read in its entirety as follows:

"Supportive housing" has the same meaning as in California Government Code Section 65650(a), as that section is amended from time to time.

SECTION 6. Code Amendment. Section 17.12.200 ("T" words, terms and phrases) of the Rolling Hills Municipal Code is hereby amended to add a definition for "Transitional housing," to read in its entirety as follows:

"Transitional housing" has the same meaning as in California Government Code Section 65582(j), as that section is amended from time to time.

SECTION 7. Code Amendment. Section 17.16.250, entitled "Employee, Supportive, and Transitional Housing," is hereby added to the Rolling Hills Municipal Code and shall read in its entirety as follows:

"Section 17.16.250 – Employee, Supportive, and Transitional Housing"

- A. In accordance with California Health and Safety Code Section 10721.5, subdivision (b):

1. Employee housing with a permit from the statutory enforcement agency to serve six or fewer employees is considered a single-family residential structure.
 2. No conditional use permit, zoning variance, or other zoning clearance is required for employee housing serving six or fewer employees unless the same is required for a family dwelling of the same type in the same zone.
 3. In accordance with California Health and Safety Code Section 17007, for purposes of this subsection (A), "statutory enforcement agency" refers to the Department of Housing and Community Development unless and until the City of Rolling Hills or the County of Los Angeles assume responsibility for enforcing the Employee Housing Act under Health and Safety Code Section 17050.
- B. Supportive housing is a use by right in all zones where multifamily and mixed uses are permitted, in accordance with Government Code Title 7, Division 1, Chapter 3, Article 11 (commencing with Section 65650).
- C. Transitional housing and supportive housing are each considered a residential use of property and are subject to those restrictions that apply to other residential dwellings of the same type in the same zone, in accordance with Government Code Section 65583, subdivision (c)(3)."

SECTION 8. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, it shall not affect any remaining provision hereof. The City Council of the City of Rolling Hills hereby declares that it would have adopted this Ordinance despite any partial invalidity.

SECTION 9. Effective Date. This Ordinance takes effect 30 days after its passage and adoption in accordance with California Government Code section 36937.

SECTION 10. Certification. The City Clerk is hereby directed to certify to the passage and adoption of this Ordinance; cause the same, or a summary thereof, to be published or posted in the manner required by law; and file a notice of exemption within five business days after adoption of the Ordinance.

PASSED, APPROVED and ADOPTED this 8th day of August, 2022.

James Black, Mayor

ATTEST:

Christian Horvath, City Clerk

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. 377 was adopted at a regular meeting of the City Council of the City of Rolling Hills held on the 8th day of August, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Christian Horvath
City Clerk



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 10.B
Mtg. Date: 07/25/2022

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: JOHN SIGNO, DIRECTOR OF PLANNING & COMMUNITY SERVICES

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: PUBLIC HEARING FOR INTRODUCTION AND FIRST READING OF ORDINANCE NO. 378 AMENDING SECTION 17.19.030 OF THE ROLLING HILLS MUNICIPAL CODE RELATING TO FAMILY DAY CARE HOMES

DATE: July 25, 2022

BACKGROUND:

Senate Bill (SB) 234 prohibits cities from requiring any Family Child Care Home licensed by the Department of Social Services, Community Care Licensing Division, large or small as defined in Health and Safety Code 1596.78, from having to obtain a land use/zoning permit and/or business license for their operation. Health and Safety Code section 1597.45 now states that Large Family Child Care Homes (caring for up to 14 children) shall be treated the same as Small Family Child Care Homes (caring for up to 8 children) under all local laws. Cities must now consider the operation of a Large Family Child Care Home as a residential use of property by right, just as they have historically been required to treat Small Family Child Care Homes as residential property uses by right.

DISCUSSION:

The enclosed Ordinance amends Section 17.19.030 of the Rolling Hills Municipal Code, which previously provided that homes in the Rancho Del Mar Housing Opportunity Zone were required to get a Conditional Use Permit ("CUP") before operating a day care home. This is no longer permitted by SB 234, so the enclosed Ordinance removes the requirement to get a CUP. Staff worked with the City Attorney's office to draft the ordinance, which amends the Municipal Code so that the City is in compliance with SB 234's requirements. For this reason, staff is recommending that the City Council adopt the Ordinance. The Planning Commission held a public hearing to consider the Ordinance on June 21, 2022 and, thereafter, recommended that the City Council adopt the Ordinance.

CEQA CONSIDERATIONS:

The Ordinance is not a project subject to the California Environmental Quality Act ("CEQA"), pursuant to CEQA Guideline 15061(b)(3), as it can be seen with certainty that the proposed adoption will not have a significant effect on the environment, primarily because the amendment removes the requirement for a use permit for large family day care homes, and regardless of the use permit requirement, state law already establishes that CEQA does not apply to either large or small family day care homes pursuant to CEQA Guideline 15274 and California Health & Safety Code 1597.45(d). Thus, the action on the Ordinance is not anticipated to have any impact under CEQA primarily because the State has already decided that CEQA does not apply to large or small family day care homes.

FISCAL IMPACT:

None.

RECOMMENDATION:

1. Open the public hearing, receive public testimony, close the public hearing; and
2. Introduce for first reading by title only Ordinance No. 378, entitled:
 - "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS, CALIFORNIA AMENDING SECTION 17.19.030 OF THE ROLLING HILLS MUNICIPAL CODE RELATING TO FAMILY DAY CARE HOMES"
3. Direct staff to schedule a second reading for the August 8, 2022 City Council meeting.

ATTACHMENTS:

[Attachment 1 - Resolution No. 2022-11_Family_Day_Care_Homes.pdf](#)

[Attached 2 - Ordinance No. 378_Family_Day_Care__Homes.A.pdf](#)

RESOLUTION NO. 2022-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING SECTION 17.19.030 OF THE ROLLING HILLS MUNICIPAL CODE RELATING TO FAMILY DAY CARE HOMES

WHEREAS, Governor Newsom signed SB 234 (Skinner, Chapter 244) into law, amending the Health and Safety Code relating to family daycare homes, including requiring all local ordinances to treat family daycare homes as a residential use of property; and

WHEREAS, pursuant to Health and Safety Code section 1597.45(a), a small or large family daycare home shall be considered a residential use of property by right for purposes of all City ordinances, including zoning ordinances; and

WHEREAS, pursuant to Health and Safety Code section 1597.45(b), cities cannot impose a business license, fee, or tax on a small or large family daycare home; and

WHEREAS, the use of a home as a small or large family daycare home does not constitute a change of occupancy for purposes of the State Housing Law or local building codes; and

WHEREAS, Health and Safety Code section 1596.78(a) defines a “family daycare home” to mean a “facility that regularly provides care, protection, and supervision for 14 or fewer children, in the provider’s own home, for periods of less than 24 hours per day, while the parents or guardians are away, and is either a large family daycare home or a small family daycare home”; and

WHEREAS, Health and Safety Code section 1596.78(b) defines a “large family daycare home” as a facility that provides care, protection, and supervision for 7 to 14 children...” and section 1596.78 defines a “small family daycare home” as a facility that provides care, protection, and supervision for eight or fewer children...”; and

WHEREAS, adoption of this Ordinance will bring the City’s Zoning Code into compliance with the changes made to family child day care home law pursuant to SB 234 by removing and amending certain regulations for small and large family child care homes in the City; and

WHEREAS, the Ordinance proposed for adoption by the City Council will result in the amendment of certain zoning provisions within the Rolling Hills Municipal Code; and

WHEREAS, Government Code section 65853 *et seq.* requires the Rolling Hills Planning Commission (“Planning Commission”) to hold a public hearing and render a written recommendation to the City Council prior to its adoption of an ordinance that amends zoning provisions within the Municipal Code; and

WHEREAS, the Commission held a duly noticed public hearing on June 21, 2022 to consider the facts as presented in the staff report prepared for this purpose, and to accept public testimony regarding this proposed zoning update.

NOW, THEREFORE, the Planning Commission of the City of Rolling Hills does hereby resolve, determine, find, and order as follows:

Section 1. Recitals. The above recitals are true and correct and are incorporated herein by this reference as findings in support of this Resolution.

Section 2. CEQA. The Planning Commission finds that the adoption of this Ordinance is not a project subject to the California Environmental Quality Act ("CEQA"), pursuant to CEQA Guideline 15061(b)(3), as it can be seen with certainty that the proposed adoption will not have a significant effect on the environment, primarily because the amendment removes the requirement for a use permit for large family day care homes, and regardless of the use permit requirement, state law already establishes that CEQA does not apply to either large or small family day care homes pursuant to CEQA Guideline 15274 and California Health & Safety Code 1597.45(d). Thus, the action on this Ordinance is not anticipated to have any impact under CEQA primarily because the State has already decided that CEQA does not apply to large or small family day care homes.

Section 3. General Plan. The Planning Commission finds that this Ordinance is, as a matter of law, consistent with the City's General Plan pursuant to Government Code Section 1597.45.

Section 4. Recommendation. Based on the foregoing recitals and findings, the Planning Commission hereby recommends that the City Council approve and adopt a proposed ordinance that amends Subdivision E. of Section 17.19.030 to read as follows "E. Daycare;" and accordingly the requirement for daycares to obtain a conditional use permit is stricken.

PASSED, APPROVED AND ADOPTED THIS 21st DAY OF JUNE, 2022.

Brad Chelf, Chair

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 Code of Civil Procedure Section 1094.6.

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

I certify that the foregoing Resolution No. 2022-11 entitled:

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
ROLLING HILLS, CALIFORNIA RECOMMENDING THAT THE CITY
COUNCIL ADOPT AN ORDINANCE AMENDING SECTION 17.19.030
OF THE ROLLING HILLS MUNICIPAL CODE RELATING TO FAMILY
DAY CARE HOMES.**

was approved and adopted at a regular meeting of the Planning Commission on June
21st, 2022 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

ORDINANCE NO. 378

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS, CALIFORNIA AMENDING SECTION 17.19.030 OF THE ROLLING HILLS MUNICIPAL CODE RELATING TO FAMILY DAY CARE HOMES

WHEREAS, Governor Newsom signed SB 234 (Skinner, Chapter 244) into law, amending the Health and Safety Code relating to family daycare homes, including requiring all local ordinances to treat family daycare homes as a residential use of property; and

WHEREAS, pursuant to Health and Safety Code section 1597.45(a), a small or large family daycare home shall be considered a residential use of property by right for purposes of all City ordinances, including zoning ordinances; and

WHEREAS, pursuant to Health and Safety Code section 1597.45(b), the City cannot impose a business license, fee, or tax on a small or large family daycare home; and

WHEREAS, the use of a home as a small or large family daycare home does not constitute a change of occupancy for purposes of the State Housing Law or local building codes; and

WHEREAS, Health and Safety Code section 1596.78(a) defines a “family daycare home” to mean a “facility that regularly provides care, protection, and supervision for 14 or fewer children, in the provider’s own home, for periods of less than 24 hours per day, while the parents or guardians are away, and is either a large family daycare home or a small family daycare home”; and

WHEREAS, Health and Safety Code section 1596.78(b) defines a “large family daycare home” as a facility that provides care, protection, and supervision for 7 to 14 children...” and section 1596.78 defines a “small family daycare home” as a facility that provides care, protection, and supervision for eight or fewer children...”; and

WHEREAS, adoption of this Ordinance will bring the City’s Zoning Code into compliance with the changes made to family child day care home law pursuant to SB 234 by removing and amending certain regulations for small and large family child care homes in the City; and

WHEREAS, the Planning Commission held a duly noticed public hearing on June 21, 2022, to consider making a recommendation to the City Council on making the proposed changes to the zoning chapter of the City’s Municipal Code, and voted in favor of making such a recommendation to the City Council; and

WHEREAS, the City Council held a duly noticed public hearing on July 14, 2022, at which time all interested persons were allowed to address the City Council regarding adoption of this ordinance; and

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

THE CITY COUNCIL OF THE CITY OF ROLLING HILLS, CALIFORNIA DOES ORDAIN AS FOLLOWS:

Section 1. Incorporation of Recitals. The above recitals are true and correct and are incorporated herein by this reference as findings in support of this Ordinance.

Section 2. CEQA. The City Council's adoption of this Ordinance is not a project subject to the California Environmental Quality Act pursuant to CEQA Guideline 15061(b)(3) as it can be seen with certainty that the proposed adoption will not have a significant effect on the environment, primarily because the amendment removes the requirement for a use permit for large family day care homes, and regardless of the use permit requirement, state law already establishes that CEQA does not apply to either large or small family day care homes pursuant to CEQA Guideline 15274 and California Health & Safety Code 1597.45(d). Thus, the City Council's action is not anticipated to have any impact under CEQA primarily because the State has already decided that CEQA does not apply to large or small family day care homes.

Section 3. Section 17.19.030 Amended. Subdivision E. of Section 17.19.030, which reads "E. Daycare*," is hereby amended to read "E. Daycare;" and accordingly the requirement for daycares to obtain a conditional use permit is stricken.

Section 4. Severability. If any section, sentence, clause or phrase of this Ordinance or the application thereof to any entity, person or circumstance is held for any reason to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. The people of the City of Rolling Hills hereby declare that they would have adopted this Ordinance and each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

Section 5. Effective Date. This ordinance shall be in full force and effect 30 days after the date of its passage and adoption.

Section 6. Publication. The City Clerk is hereby directed to certify to the passage and adoption of this Ordinance; cause the same, or a summary thereof, to be published or posted in the manner required by law; and file a notice of exemption within five business days after adoption of the Ordinance.

PASSED, APPROVED and ADOPTED this 8th day of August, 2022.

James Black, Mayor

ATTEST:

Christian Horvath, City Clerk

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. 378 was adopted at a regular meeting of the City Council of the City of Rolling Hills held on the 8th day of August, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Christian Horvath
City Clerk



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 10.C
Mtg. Date: 07/25/2022

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: JOHN SIGNO, DIRECTOR OF PLANNING & COMMUNITY SERVICES

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: PUBLIC HEARING FOR INTRODUCTION AND FIRST READING OF ORDINANCE NO. 379 ADDING CHAPTER 17.62 TO THE ROLLING HILLS MUNICIPAL CODE REGARDING DENSITY BONUSES AND OTHER AFFORDABLE HOUSING INCENTIVES REQUIRED BY STATE LAW AND FINDING THE ACTION TO BE EXEMPT FROM CEQA

DATE: July 25, 2022

BACKGROUND:

California Density Bonus Law (Gov. Code § 65915 et seq.) requires a city to grant a developer, at the developer's request, a density bonus and concessions or incentives for affordable housing projects. (Gov. Code, § 65915(b)(1).) A density bonus means an increase, by a certain percentage, of the number of housing units that may be built for the site. (Gov. Code, § 65915(f).) A concession or incentive means a modification of zoning code standard for the site, such as reduced setbacks, a reduced parking requirement, or allowance of mixed-use zoning. (Gov. Code, § 65915(k).) The degree of density bonus and number of concessions or incentives is based on the number of affordable units in the project (by percentage of all units in the project) and the level of affordability (i.e., for very low income, lower-income, moderate-income, senior housing, etc.).

DISCUSSION:

State law requires cities to adopt an ordinance specifying how the city will implement State Density Bonus Law. (Gov. Code, § 65915(a).) The proposed ordinance (the "Ordinance") amends the Rolling Hills Municipal Code ("RHMC") to satisfy this requirement. The Ordinance will add a new Chapter 17.62 to the RHMC, which will read as follows:

"Chapter 17.62 Density Bonuses and other Affordable Housing Incentives

Section 17.62.010 – Purpose

The purpose of this Chapter is to allow density bonuses and other affordable housing incentives to qualifying projects in accordance with State law.

Section 17.62.020 - Density Bonus and Affordable Housing Incentives

The density bonuses and other affordable housing incentives required by State law, including, but not limited to, Government Code Section 65915 et seq., shall be available to applicants on the terms and conditions specified in State law.”

The Ordinance will bring the RHMC into compliance with State Density Bonus Law. By incorporating the State’s standards by reference, the RHMC will also stay current if and when changes in State law occur. For these reasons, staff is recommending that the City Council adopt the proposed Ordinance. The Planning Commission held a public hearing to consider the Ordinance on June 21, 2022 and, thereafter, recommended that the City Council adopt the Ordinance.

ENVIRONMENTAL IMPACT

Adoption of this Ordinance is exempt from the California Environmental Quality Act (“CEQA”) pursuant to Section 15358 (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly. Moreover, the proposed action is also exempt under CEQA Guidelines Section 15305 as a minor alteration in land-use limitation, as the proposed action does not allow any more density than before; it merely incorporates California’s density-bonus statute and allowances by direct reference to the statute. Lastly, the City Council finds that this Ordinance is also exempt under CEQA pursuant to Guidelines Section 15061(b)(3) (there exists no possibility that the activity will have a significant adverse effect on the environment) because this Ordinance will not cause a change in any of the physical conditions within the area affected by the Ordinance.

FISCAL IMPACT:

None.

RECOMMENDATION:

1. Open the public hearing, receive public testimony, close the public hearing; and
2. Introduce for first reading by title only Ordinance No. 379, entitled:
 - “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS, CALIFORNIA, ADDING CHAPTER 17.62 TO THE ROLLING HILLS MUNICIPAL CODE REGARDING DENSITY BONUSES AND OTHER AFFORDABLE HOUSING INCENTIVES REQUIRED BY STATE LAW AND FINDING THE ACTION TO BE EXEMPT FROM CEQA ”
3. Direct staff to schedule a second reading for the August 8, 2022 City Council meeting.

ATTACHMENTS:

[Attachment 1 - Resolution No. 2022-12_Density_Bonuses_and_Affordable_Housing_Incentives.pdf](#)

RESOLUTION NO. 2022-12

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS RECOMMENDING THAT THE CITY COUNCIL APPROVE AN ORDINANCE ADDING CHAPTER 17.62 TO THE ROLLING HILLS MUNICIPAL CODE REGARDING DENSITY BONUSES AND OTHER AFFORDABLE HOUSING INCENTIVES REQUIRED BY STATE LAW AND FINDING THE ACTION TO BE EXEMPT FROM CEQA

WHEREAS, California's Density Bonus Law (Gov. Code, § 65915 et seq.) encourages developers to build affordable housing (e.g., very low-, low- and moderate-income units) by requiring cities to grant a density bonus, concessions, incentives, and waivers of developments standards for projects that commit certain percentages of their units to affordable housing; and

WHEREAS, Government Code Section 65915 requires cities to adopt an ordinance specifying how the city will implement State Density Bonus Law; and

WHEREAS, the City desires to amend the Rolling Hills Municipal Code ("RHMC") to keep it in compliance with State law; and

WHEREAS, the proposed ordinance (the "Ordinance") amends the RHMC to specify that density bonuses and other affordable housing incentives required by State law (including but not limited to Government Code section 65915 et seq.) will be available to applicants on the terms and conditions specified in State law; and

WHEREAS, on June 21, 2022, the Planning Commission conducted a duly noticed public hearing to consider the staff report, recommendations by staff, and public testimony concerning the Ordinance; and

WHEREAS, the Planning Commission has considered the staff report, supporting documents, public testimony, and all appropriate information that has been submitted with the Ordinance.

NOW, THEREFORE, the Planning Commission of the City of Rolling Hills does hereby resolve, determine, find, and order as follows:

Section 1. Recitals. The foregoing recitals are true and correct and are incorporated herein as substantive findings of this Resolution.

Section 2. CEQA. The Planning Commission finds that adoption of this Ordinance is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15358 (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical

change to the environment, directly or indirectly. Moreover, the proposed action is also exempt under CEQA Guidelines Section 15305 as a minor alteration in land-use limitation, as the proposed action does not allow any more density than before; it merely incorporates California's density-bonus statute and allowances by direct reference to the statute. Lastly, the Planning Commission finds that this Ordinance is also exempt under CEQA pursuant to Guidelines Section 15061(b)(3) (there exists no possibility that the activity will have a significant adverse effect on the environment) because this Ordinance will not cause a change in any of the physical conditions within the area affected by the Ordinance.

Section 3. General Plan. The Ordinance's amendments to Title 17 of the Rolling Hills Municipal Code are consistent with, and in furtherance of, the City's adopted General Plan as they effectuate the Fifth Cycle Housing Element's Implementation Program No. 9—which provides that the City would amend the Municipal Code to adopt density bonus requirements in accordance with State law.

Section 4. Recommendation. Based on the foregoing recitals and findings, the Planning Commission hereby recommends that the City Council approve and adopt the proposed ordinance and code amendments that are attached as Exhibit "A" hereto and incorporated herein by reference.

Section 5. Certification. The Planning Commission Chair shall sign and the Secretary shall attest to the adoption of this Resolution.

Section 6. Effective Date. This Resolution takes effect immediately upon its adoption.

PASSED, APPROVED AND ADOPTED THIS 21th DAY OF JUNE, 2022.

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. 2022-12 entitled:

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
ROLLING HILLS RECOMMENDING THAT THE CITY COUNCIL
APPROVE AN ORDINANCE ADDING CHAPTER 17.62 TO THE
ROLLING HILLS MUNICIPAL CODE REGARDING DENSITY BONUSES
AND OTHER AFFORDABLE HOUSING INCENTIVES REQUIRED BY
STATE LAW AND FINDING THE ACTION TO BE EXEMPT FROM CEQA**

was approved and adopted at a regular meeting of the Planning Commission on June 21,
2022, 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

EXHIBIT A

Chapter 17.62 Density Bonuses and other Affordable Housing Incentives

Section 17.62.010 – Purpose

The purpose of this Chapter is to allow density bonuses and other affordable housing incentives to qualifying projects in accordance with State law.

Section 17.62.020 - Density Bonus and Affordable Housing Incentives

The density bonuses and other affordable housing incentives required by State law, including, but not limited to, Government Code Section 65915 et seq., shall be available to applicants on the terms and conditions specified in State law.

ORDINANCE NO. 379

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS, CALIFORNIA, ADDING CHAPTER 17.62 TO THE ROLLING HILLS MUNICIPAL CODE REGARDING DENSITY BONUSES AND OTHER AFFORDABLE HOUSING INCENTIVES REQUIRED BY STATE LAW AND FINDING THE ACTION TO BE EXEMPT FROM CEQA

WHEREAS, California's Density Bonus Law (Gov. Code, § 65915 et seq.) encourages developers to build affordable housing (e.g., very low-, low- and moderate-income units) by requiring cities to grant a density bonus, concessions, incentives, and waivers of developments standards for projects that commit certain percentages of their units to affordable housing; and

WHEREAS, Government Code Section 65915 requires cities to adopt an ordinance specifying how the city will implement State Density Bonus Law; and

WHEREAS, the City desires to amend the Rolling Hills Municipal Code ("RHMC") to keep it in compliance with State law; and

WHEREAS, this Ordinance amends the RHMC to specify that density bonuses and other affordable housing incentives required by State law (including but not limited to Government Code section 65915 et seq.) will be available to applicants on the terms and conditions specified in State law; and

WHEREAS, on June 9, 2022, the City gave public notice of a Planning Commission public hearing to be held to consider this Ordinance by advertisement in a newspaper of general circulation; and

WHEREAS, on June 21, 2022, the Planning Commission held a duly-noticed public hearing to consider the staff report, recommendations by staff, and public testimony concerning this 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 July 14, 2022 the City gave public notice of a City Council public hearing to be held to consider this Ordinance by advertisement in a newspaper of general circulation; and

WHEREAS, on July 25, 2022, 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 HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Recitals. The Recitals above are true and correct and are hereby adopted as findings as if fully set forth herein.

SECTION 2. CEQA. The City Council finds that adoption of this Ordinance is exempt from the California Environmental Quality Act (“CEQA”) pursuant to Section 15358 (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly. Moreover, the proposed action is also exempt under CEQA Guidelines Section 15305 as a minor alteration in land-use limitation, as the proposed action does not allow any more density than before; it merely incorporates California’s density-bonus statute and allowances by direct reference to the statute. Lastly, the City Council finds that this Ordinance is also exempt under CEQA pursuant to Guidelines Section 15061(b)(3) (there exists no possibility that the activity will have a significant adverse effect on the environment) because this Ordinance will not cause a change in any of the physical conditions within the area affected by the Ordinance.

SECTION 3. General Plan. This Ordinance’s amendments to Title 17 of the Rolling Hills Municipal Code are consistent with, and in furtherance of, the City’s adopted General Plan as they effectuate the Fifth Cycle Housing Element’s Implementation Program No. 9—which provides that the City would amend the Municipal Code to adopt density bonus requirements in accordance with State law.

SECTION 4. Code Amendment. Chapter 17.62, entitled “Density Bonuses and other Affordable Housing Incentives,” is hereby added to Title 17 of the Rolling Hills Municipal Code and shall read in its entirety as follows:

**“Chapter 17.62 Density Bonuses and other Affordable Housing
Incentives**

Section 17.62.010 – Purpose

The purpose of this Chapter is to allow density bonuses and other affordable housing incentives to qualifying projects in accordance with State law.

Section 17.62.020 - Density Bonus and Affordable Housing Incentives

The density bonuses and other affordable housing incentives required by State law, including, but not limited to, Government Code Section 65915 et seq., shall be available to applicants on the terms and conditions specified in State law.”

SECTION 5. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, it shall not affect any remaining provision

hereof. The City Council of the City of Rolling Hills hereby declares that it would have adopted this Ordinance despite any partial invalidity.

SECTION 6. Effective Date. This Ordinance takes effect 30 days after its passage and adoption in accordance with California Government Code section 36937.

SECTION 7. Certification. The City Clerk is hereby directed to certify to the passage and adoption of this Ordinance; cause the same, or a summary thereof, to be published or posted in the manner required by law; and file a notice of exemption within five business days after adoption of the Ordinance.

PASSED, APPROVED and ADOPTED this 8th day of August, 2022.

James Black, Mayor

ATTEST:

Christian Horvath, City Clerk

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. 379 was adopted at a regular meeting of the City Council of the City of Rolling Hills held on the 8th day of August, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Christian Horvath
City Clerk



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 12.A
Mtg. Date: 07/25/2022

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: CHRISTIAN HORVATH, CITY CLERK / EXECUTIVE ASSISTANT TO CITY MANAGER

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: APPROVE ROLLING HILLS COMMUNITY ASSOCIATION'S REQUEST TO INSTALL NATURAL GAS UNIT TO SUPPLY STAND-BY POWER FOR THE CITY HALL CAMPUS.

DATE: July 25, 2022

BACKGROUND:

The current emergency standby generator is outdated and no longer functioning properly. Over the past few years City staff has enlisted several maintenance firms to service the existing generator. The existing emergency standby generator is at the end of its life cycle and the City is looking to replace the existing equipment with a new emergency standby generator. Repair activities for the current generator was presented to the City Council on October 26, 2020. Based on the information provided, the City Council directed staff to seek professional expertise to assist staff with unit replacement.

At the January 11, 2021 City Council meeting, City Council approved an amended agreement with Pacific Architecture and Engineering Inc. to assess the existing standby generator for the City Hall campus, provide a report on their findings, and discuss options to replace the existing non-working standby generator. The draft of the Standby Generator Assessment Report was delivered to the City on April 21, 2021. Pacific Architecture and Engineering, Inc. met with City staff on April 30, 2021 to review and discuss the report and findings. The Final Report was updated and submitted to the City on May 5, 2021 and City Staff presented to City Council on May 10, 2021. In summary, The report identified the parameters and constraints for the replacement standby generator/system Based on review of the prior 12 months electric bills, determined the existing 75 kw could be replaced with an equivalent sized system that would sufficient for the current building loads (City Hall and Rolling Hills Community Association (RHCA) Building). The existing structure housing the generator does not comply with current code requirements for clearances and has water intrusion with water collecting in the fuel moat with the potential infiltrate into the electrical system and cause damage. This building would need to be removed, replaced, or repaired for repurposing.

The report presented to City Council on May 10, 2021 provided 3 Options for consideration

and an interim solution. City Council raised numerous questions about the report during the May 10, 2021 meeting and moved to continue this item to a future meeting pending responses to questions raised. Pacific Architecture and Engineering Inc. provided responses to the list of questions generated. The questions and responses were reviewed and discussed at the May 24, 2021 City Council meeting. At the May 24, 2021 meeting City Council directed staff to: 1) Pursue the Solar Option to replace the existing Emergency Standby Generator, and; 2) Consider leasing portable generator to provide emergency standby power until the Solar option is designed and installed, and; 3) Verify the portable generator could connect to the existing Automatic Transfer Switch (ATS), and; 4) Remove the existing non-functioning emergency standby generator, and; 5) Repair the water intrusion problem at the existing generator structure repaired.

At the June 14, 2021 City Council meeting, City Council approved the second amendment to the contract with Pacific Architecture and Engineering Inc. for design services required to address the direction provided by City Council and outlined in items 1 through 5 in the last paragraph in the background section for approximately \$59,000.

DISCUSSION:

As the City Council liaison to the RHCA Board, Councilmember Jeff Pieper informed the City Council that the RHCA expressed concerns about the capacity of the solar option to meet the RHCA's operational needs. Councilmember Pieper also reported that RHCA expressed interest in taking the lead in the project.

At the February 14, 2022 City Council meeting, the Council unanimously directed staff to write a letter to the RHCA Board requesting that they take on the emergency standby power project and provide the city, within a 60 day period, a workable proposal that the city could review to ensure it meets the City's needs. In May, 2022, RHCA staff requested an extension to the 60 day period as they were research another option for standby power.

On July 11, 2022, the RHCA provided a letter to the city noting that a standby generator powered by natural gas is the best option. Consulting with contractors, RHCA believes the natural gas generator will fit in the existing shed that houses the diesel generator but notes that it would also require a propane tank for back-up adjacent to the generator enclosure. In the July 11 letter, a proposal from LT Generators was included, listing the features of the proposed natural gas unit. The estimated cost for the proposed unit and installation is \$156,500.

FISCAL IMPACT:

If the City Council approves RHCA's approach to providing standby power for the City Hall campus, the RHCA intends to follow up with the to have a discussion on funding the project. In the adopted budget for Fiscal Year 2022-2023, there are no funds for standby power project.

RECOMMENDATION:

Approve as presented.

ATTACHMENTS:

[CL_AGN_220725_CC_RHCA_StandbyGenerator.pdf](#)

Rolling Hills Community Association
of Rancho Palos Verdes

NO. 1 PORTUGUESE BEND RD. • ROLLING HILLS, CALIF. 90274

(310) 544-6222

ROLLING HILLS



CALIFORNIA

(310) 544-6766 FAX

July 11, 2022

Elaine Jeng, Manager
City of Rolling Hills
2 Portuguese Bend Road
Rolling Hills, CA 90274

Re: Emergency Power for City Hall and RHCA Building

Dear Ms. Jeng:

The RHCA received the City Council's proposal to replace the broken diesel generator with solar panels on the RHCA administration building and storage batteries for City Hall and the RHCA's building.

The RHCA had concerns about whether solar panels and batteries would meet the power needs of the RHCA's operations in an emergency and considered getting the RHCA a separate electrical meter and replacement of the generator that serviced City Hall and RHCA.

The Board believes a new natural gas generator is the best option and would service both the RHCA building and City Hall. The bidder believes that the generator would fit in the existing building that houses the old generator, but would need a propane tank for back-up that would be placed next to the building.

The Board would be interested in discussing this option further with the City Council.

Attached is a copy of the bid and specification sheet.

Sincerely,

Kristen Raig
Manager

Enclosure

Proposal #1
Natural Gas



14932 Delano St., Van Nuys, CA 91411
818-787-1470 / FAX: 818-787-1487
www.LTGenerators.com - sales@LTGenerators.com
Lic# 602073

Proposal

June 10, 2022
Reference # 47131
Sales Person: LT

Customer:

Rolling Hills Community Association
Attn: Arty Beckler
1 Portuguese Bend Road
Rolling Hills, CA 90274

Job Site:

Rolling Hills Community Association
Attn: Arty Beckler
1 Portuguese Bend Road
Rolling Hills, CA 90274

For Your Consideration

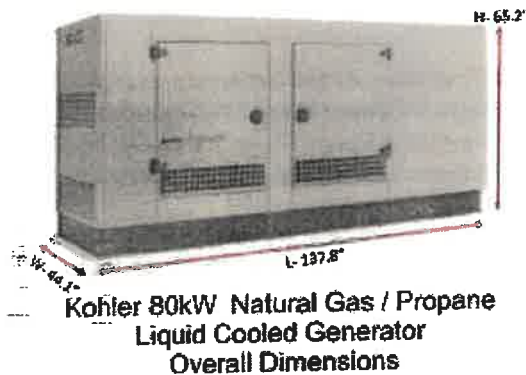
RE: Generator & Installation - Selection #2

Generator Location: Same as Existing Generator
Transfer Switch Location: Same as Existing Automatic Transfer Switch

Supply and Install the Following:

This is for Replacement of Existing Generator with Same Coverage:

ONE (1) 80 kW Automatic Natural Gas Kohler Generator, 120/240V, Three Phase, 250 Amps
ONE (1) 600 Amp Automatic Transfer Switch, 120/240V, Three Phase
TWO (2) Years of Maintenance (4 Visits)(\$2590 Value)(No Charge Per Lenny)



This unit will provide the same coverage as existing. The Generator will come on within 10 seconds of power loss and run until power is restored.

WE INCLUDE: Gas Connection & Electrical Connection, Surface Mounting of Gas Line & Electrical Conduit, Patching Floor with Concrete, Running Gas Line from Generator to Gas Meter, Disposal of Old/Existing Generator with Existing Automatic Transfer Switch, Disposal of Existing Fuel, Factory Start-Up, Testing, Freight, Delivery, Installation, Labor, and Battery.

Estimated Price for Above Generator & Installation: \$156,500.00

This Estimate May Vary Due to City Requirements, is Strictly for Budgetary Purposes ONLY and is Subject to the Possibility of Errors, Omissions, and Changes. This Proposal is Based on Limited Information Provided at the Time of Our Commercial Site Visit. We Obtained the Information Herein from Sources We Believe to be Reliable. We Include Projections, Opinions, Assumptions and We are NOT Expected to Exercise Clairvoyance in Spotting Hidden Ambiguities. We Have Not Verified Its Accuracy and Make NO Guarantee, Warranty or Representation About the Accuracy. The Scope of Work Can and Will Change Based on Final Engineering Specs Provided by Licensed Engineers if We are Contracted to Move Forward and it Will Include Work Consisting of Additions, Deletions, and/or Modifications by Others. Additional Site Visits Will be Needed to Determine Final Installation Costs

FIVE (5) YEAR Limited Factory Warranty on Generator and Transfer Switch.
LT Generators offers a Five (5) Year Warranty on installation.

***NOT INCLUDED IN THIS ESTIMATE: City Building & Safety Permits, South Coast Air Quality Management District (SCAQMD) Permit Process & Associated Fees (If Applicable), Back-up Propane Fuel System, Maintenance Programs (After First Free Year).

***OWNER RESPONSIBLE FOR: Gas Meter Upgrade, Sawcutting & Patching, Trenching & Backfilling, Louvered Doors, Ducting for Exhaust, and Slab (All of This Can be Bid to our Subcontractors Once Project is Initiated).

***SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) PERMIT (IF Needed):
The South Coast Air Quality Management District (SCAQMD) has mandated that diesel generator over 50 brake horsepower must have a Permit to Construct before installation and a Permit to Operate in order to legally operate. If the generator is situated within 1,000 feet of a K-12 school, a 30-day public notification is also required by state law and SCAQMD Rule 212.
Cost: \$3,500.00 – \$6,500.00

Please note that the above is preliminary assessment based on presently available information. A more thorough evaluation will be conducted when initiating the project. Cost ranges will vary based on SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD).

***PERMITS: *(Pending Location Approval)*

Getting a permit is a multifaceted endeavor. Our Permit Fee is all inclusive of the entire process and includes the following: We start with Engineering, Design, Drawings & Create Plans. We move on to Plan Check & Paying Plan Check Fees, Electrical Permit Fees, Plumbing Permit Fees. As we progress through the process, we have made Multiple Trips to Building & Safety, had Multiple Meetings with Inspectors and conclude with Final Inspection and Final Approval.

Cost: \$8,950.00

**H.O.A. Fees are NOT Included in Permit Costs and are the Responsibility of Owner (If Applicable).

===== ADDED OPTIONS =====

***OPTION 1: EMERGENCY BACK-UP FUEL FOR YOUR 80 KW GENERATOR:**

Two (2) 499 Gallon Propane Location: Within 15 Feet of Generator on Slab. These two (2) 499 gallon fuel tanks will last 25 years above ground before needing replacement. The fuel (included) will need replacement every 10 years if not used. These tanks are installed with the generator, so they are plumbed and ready to work. We show you how to operate the manual system. It's a very simple process anyone can do. Typical installation will run your generator 6 days at 25% load, depending on how much power you need. We can also add more tanks for a longer duration.

Cost: \$48,500.00



499 Gallon PROPANE BACKUP FUEL TANKS
(to run your generator when natural gas is lost)



499 Gallon PROPANE BACKUP FUEL TANKS
(to run your generator when natural gas is lost)

****OPTION 2: ONE YEAR MAINTENANCE PLAN: (After Two Years)**

The Manufacturer recommends regular maintenance by an authorized dealer two (2) times a year for natural gas while the generator is under warranty. Our Maintenance plans include the following:
Oil: check levels, complete oil & filter change once per year; **Radiator:** check radiator & hoses for leaks, coolant level, add coolant as needed; **Spark plugs:** plugs, wires, gap checked-adjusted & replaced as needed; **Battery:** levels checked, cables checked for cracks and wear, Complete Battery replaced once a year; **Electronics & Connections:** Circuit breaker, Hertz, Amperage & Voltage tested & adjusted, **Fuel Filter:** filter, hoses & pressure checked and replaced as needed; **Pulleys & Belts:** checked for tension & wear, adjust as needed; **Air Filter:** checked, cleaned, complete filter replacement once per year, **Transfer switch connections test.** Generator Cleaning inside & outside & remove debris; **Propane or Fuel Tank:** (if applicable) Check hoses, valves & straps.
 Cost: \$1,295.00 *** (Price Does not Include Any Fuel or Re-Fueling Costs)***

***Should the client decide to integrate a photovoltaic (solar/battery backup) system into their electrical framework at a future date after our installation is completed, this may require changes to equipment and/or infrastructure related to the generator. It is very possible, that the integration of a photovoltaic (solar/battery backup) system, after our emergency standby generator has been installed, could result in additional client incurred costs, IF/when those changes are made.

*****We accept all forms of payment*****

This estimate valid 15 days from date at top of page.



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 12.B
Mtg. Date: 07/25/2022

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: ROBERT SAMARIO, FINANCE DIRECTOR

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: REVIEW AMENDED GENERAL FUND RESERVE POLICY AND PROVIDE DIRECTION TO STAFF

DATE: July 25, 2022

BACKGROUND:

During the recent budget discussions, Council noted a preference for maintaining General Fund reserves at or above 100% of the operating budget. Given that existing reserve policies state that reserves be established at 30%, staff would like to have Council determine if a change to the policies is warranted.

If Council wishes to consider a change to reserve policies, staff recommends forwarding the item to the Finance Committee for a more in depth discussion, including reviewing relevant data that may help guide the Committee in determining what level of reserves is appropriate for the City.

DISCUSSION:

Virtually every governmental agency sets aside funds, referred to as reserves, to be available for unexpected financial impacts that result in increased costs and/or a significant reduction in revenues. For example, if the City experiences a wildfire that results in a significant loss to property, the City would face extraordinary costs and a potential loss of revenues. Having reserves to respond to such events is not only prudent, but essential.

While having a rainy day fund is essential, determining on the appropriate amount requires careful consideration of key factors that help guide in making such a determination. In addition, given the planned use of reserves for capital improvement over the next few years, having a clear policy for reserves is extremely important.

As a related topic, the investment of such funds is also important, particularly given the planned use of reserves. Consequently, staff will provide Council with some understanding of how idle funds are invested that align with the capital improvement plan.

The existing Reserve Policy is included in the attached Financial Policies as amended in May of 2020.

FISCAL IMPACT:

Any change in reserve policies would not have an immediate financial impact.

RECOMMENDATION:

Staff recommends Council direct staff to work with the Finance Committee to develop proposed changes to reserve policies.

ATTACHMENTS:

[CL_AGN_220725_CC_FinancialPolicies_05.20.pdf](#)

CITY OF ROLLING HILLS	ADMINISTRATIVE POLICY/PROCEDURES
FINANCIAL, BUDGET AND DEBT POLICIES	
<i>Original Version Effective: 09/24/2007</i>	<i>See end of document for complete policy history.</i>
<i>Current Version Effective: 05/11/2020</i>	

Policy Framework:

The purpose of the Financial, Budget and Debt Policies is to guide the City Council and other City officials in developing sustainable, balanced budgets and managing the City's finances in a prudent manner consistent with best practices. The City's commitment to adopting and operating within a balanced budget is a core financial value and policy of the City.

The City of Rolling Hills Financial Policies represents the City's framework for planning and management of the City's fiscal resources. Adherence to the Financial Policies promote sound financial management which can lead to unqualified annual audits, provide assurance to the taxpayers that tax dollars are being collected and spent per City Council direction and provide a minimum of unexpected impacts upon taxpayers and users of public services.

The City Council Finance / Budget Committee shall serve as the City's audit committee for the purpose of recommending the selection of an auditor to the City Council, meeting with the City Auditor, reviewing the annual audit and necessary financial statements, responding to conflicts between management and the auditor and responding to fraudulent activities. The City Council will conduct a competitive process for the selection of the independent external auditor every 6 years to be in conformance with California Government Code Section 12410.6. (b). commencing for Fiscal Year 2021-22. Any non- audit work performed by the independent external auditor, if allowed, will be done under a separate contract approved by the City Council.

The City Manager shall be responsible for developing and, as appropriate, implementing and managing these policies as well as subsidiary policies that execute the City's Financial Policies.

The City's Financial Policies shall be in conformance with all state and federal laws, generally accepted accounting principles (GAAP) and standards of the Governmental Accounting Standards Board (GASB) and the Government Finance Officers Association (GFOA).

1. Financial Reporting Entity:

The City of Rolling Hills was incorporated in 1957 under the general laws of the State of California. The City operates under the Council-Manager form of government. The City Council consists of five members elected at large for overlapping four-year terms. The Mayor and Mayor Pro-Tem are selected from the City Council members and serve a one-year term. The City Council appoints a City Manager, City Attorney and City Treasurer. In addition, the City Council appoints the members of advisory Commissions and Committees.

The City, directly or by contract, provides municipal services as authorized by statute. Services provided include:

- Public safety through the Los Angeles County Sheriff and Fire Department
- Refuse collection by contract with a private hauler
- Water through California Water Service Company

- Sewer through Los Angeles County Sanitation Districts
- Recreation
- Public improvements
- Planning and zoning
- General administrative and support services

2. Financial Reporting Policies:

The City's accounting and financial reporting systems will be maintained in conformance with all state and federal laws, generally accepted accounting principles (GAAP) and standards of the Governmental Accounting Standards Board (GASB) and the Government Finance Officers Association (GFOA). Further, the City will make every attempt to implement all changes to governmental accounting practices at the earliest practical time.

- The financial report should be in conformity with GAAP, demonstrate compliance with finance related legal and contractual provisions, disclose thoroughly with detail sufficient to minimize ambiguity and potential for misleading interferences.
- An annual audit will be performed by an independent public accounting firm with an audit opinion to be included with the City's published Comprehensive Annual Financial Report.
- The City's budget should satisfy criteria as a financial and programmatic policy document, as a comprehensive financial plan, as an operations guide for all organizational units and as a communications device for all significant budgetary issues, trends, and resource choices.
- The City shall evaluate the fiscal impact of proposed changes in employee benefits to be provided. Prior to assuming liability for expanded benefits, a viable funding plan with estimates of long term impacts shall be incorporated into the analysis.
- The City shall endeavor to avoid committing to new spending for operating or capital improvement purposes until an analysis of all current and future cost implications is completed.
- The City shall endeavor to maintain cash reserves sufficient to fully fund the next present value of accruing liabilities, obligations to employees for vested payroll and benefits and similar obligations as they are incurred.
- The City shall prepare and present to the City Council monthly interim revenue and expenditure reports and a Mid-Year Review to allow evaluation of potential discrepancies from budget assumptions.

3. Internal Control Accounting Policies:

To provide a reasonable basis for making management's required representations concerning the finances of the City.

- Accounting Records – Maintain accounting records in accordance with Generally Accepted Accounting Principles (GAAP).
- Monthly Posting – Post a monthly record, which maintains each month's activities separate and distinct from another month's work. This provides visibility in locating errors and fixing corrections. Accounting ledgers will be reviewed and reconciled on a monthly

basis to supporting documentation – Cash Receipts, Accounts Payable, Payroll and Monthly Journal Entries.

- Sequential Number – Sequentially numbered instruments will be used for checks and cash receipts. Pre-numbered receipts are controlled and accounted for by an individual with no accounting handling responsibilities. The City's pre-numbered checks and pre-numbered cash receipts should be safeguarded in the Vault. All copies of voided receipt forms are retained, accounted for, and documented.
- Audit Trail – The City's accounting records and systems shall provide an audit trail (e.g. paper document) that allows for the tracing of each transaction from its original document to completion.

4. Operating Management Policies:

The budget process is intended to weigh all competing requests for City resources within expected fiscal constraints. Requests for new, on-going programs made outside the budget process will be discouraged.

- Budget development will consider multi-year implications of current decisions and allocations and use conservative revenue forecasts.
- Revenues will not be dedicated for specific purposes, unless required by law or Generally Accepted Accounting Practices (GAAP). All non-restricted revenues will be deposited in the General Fund (or other designated fund as approved by the City Manager) and appropriated by the City Council.
- Current revenues will fund current expenditures. City revenues will be managed to protect programs from short-term fluctuations that impact expenditures.
- The City will endeavor to identify entrepreneurial solutions to cover or recover costs of operating program.
- The City shall strive to avoid returning to the City Council for new or expanded appropriations during the fiscal year. Exceptions may include emergencies, unforeseen impacts, mid-year adjustments or new opportunities.
- Additional personnel will be requested after service needs have been thoroughly examined and is substantiated for new program initiatives or policy directives.
- All non-Enterprise user fees and charges will be evaluated at least every three years to determine the direct and indirect cost recovery rate. The analysis will be presented to the City Council.
- The City shall endeavor to maintain adequate cash reserves to fund 100% replacement of capital equipment. Replacement costs will be based upon equipment lifecycle financial analysis developed by the Finance Director and approved by the City Manager.
- Balanced revenue and expenditure forecasts will be prepared to examine the City's ability to absorb operating costs due to changes in the economy, service demands, and capital improvements. The forecast will be updated annually and include a four-year outlook.

- Cash and investment programs will be maintained in accordance with the Government Code and the adopted investment policy will ensure that proper controls and safeguards are maintained. City funds will be managed in a prudent and diligent manner with an emphasis on safety of principal, liquidity, and financial return on principal, in that order. Pursuant to State law, the City, at least annually, revises and the City Council affirms a detailed investment policy.

5. Capital Management Policies:

- Capital improvement projects are defined as infrastructure or equipment purchases or construction which results in a capitalized asset and having a useful (depreciable) life of at least one year with a cost of \$5,000 or more per the City's resolution Number 953.
- The Finance Department shall utilize the straight-line method of calculating depreciation over the estimated useful life for all classes of assets.
- The capital improvement plan will attempt to include, in addition to current operating maintenance expenditures, adequate funding to support, repair and replace deteriorating infrastructure and avoid a significant unfunded liability.
- Capital improvement lifecycle costs will be coordinated with the development of the City's operating budget. Future operating, maintenance, and replacement costs associated with new capital improvements will be forecast, matched to available revenue sources and be included in the operating budget. Capital project contract awards or purchases will include a fiscal impact statement disclosing the expected operating impact of the project or acquisition and when such cost is expected to occur.

6. Reserve Policies:

It is the goal of the City to obtain and maintain a General Fund operating reserve (Rainy day fund) in the form of cash, of at least 40% of prior year audited annual General Fund revenues to cover normal seasonal cash flow variations, as well as unforeseen emergency or catastrophic impacts upon the City.

- One-time revenue windfalls should be designated as a reserve or used for one-time expenditures. The funds should not be used for on-going operations. For purposes of this policy, one-time revenue windfalls shall include:

CalPERS rebates

Tax revenue growth in excess of 10% in a single year

Unexpected revenues (e.g., litigation settlement)

Any other revenues the City Council may elect to designate as extraordinary

- All unexpended General Funds from the prior fiscal year will be deposited in the General Fund Reserve Fund (Rainy Day Fund.)
- The City will strive to maintain the Municipal Self-Insurance Fund with a July 1 balance of \$500,000.
- The City will strive to transfer \$250,000 annually into the Utilities Fund for the purpose of building up the necessary balance for underground projects.

- Enterprise Fund (e.g., for refuse collection) user fees and charges will be examined annually to ensure that they recover all direct and indirect costs of the service, provide for capital improvements and maintenance and maintain adequate reserves. Moreover, maintenance of cash reserves will provide a de facto rate stabilization plan. Rate increases shall be approved by the City Council following formal noticing and public hearing. Rate adjustments for enterprise operations will be based on five-year financial plans unless a conscious decision is made to the contrary. The current cash reserves shall be adjusted annually and will be equal to the proposed annual General Fund subsidy to the Refuse Fund and will be budgeted as a Transfer into the Refuse Fund.
- The City has established a PARS Pension Rate Stabilization Program Section 115 Trust. The Trust was created to fund the City's unfunded PERS Pension Liability and as funds are available they would be deposited into the Trust in order to maintain adequate reserves.

7. **Budget Policies:**

The function of the City of Rolling Hills is primarily administrative.

A. Categories of Funds

- The City's annual budget contains fifteen different funds managed in conformance with the City's Fund Balance Policy:

General Fund
 Community Facility Fund
 Self-Insurance Fund
 Refuse Fund
 Traffic Fund
 Transit Fund - Proposition A
 Transit Fund - Proposition C
 Transit Fund – Measure R
 Transit Fund – Measure M
 LA County Measure W
 Capital Projects Fund
 Citizens Options for Public Safety Fund (COPS) Fund
 California Law Enforcement Equipment Program (CLEEP) Fund.
 Utility Fund
 OPEB (Post-Employment Benefits Other Than Pensions) Fund

- Each fund is considered to be a separate accounting entity for budgeting and financial reporting purposes.
- The operations of each fund are accounted for by providing a separate set of self-balancing accounts which are comprised of each fund's assets, liabilities, equity, revenues and expenditures, as appropriate.
- The City resources are allocated to and for individual funds based upon the purpose of the spending activities.
- All funds and reserves will be evaluated annually for long-term adequacy and use requirements in conjunction with development of the City's long-term budget assumptions.

- For approved capital projects unexpended budget appropriations would be reviewed annually by the Finance/Budget/Audit Committee for recommendation for carryover to the following fiscal year.

B. Operating Budget Guidelines

- The Budget is detailed - Expenditures are authorized line by line, item by item. Line items are used to limit precisely the amount and narrowly define what can be spent.
- The Budget is annual - The annual budget period is from July 1 to June 30. The time span of the authority to spend is restricted to one year. Each year the regular cycle of budgeting is repeated.
- The budget is comprehensive – The budget is prepared for all funds expended by the City.
- The City adopts a budget by June 30 of each year.
- Comparative Data - Comparative data from the prior year is presented in the annual budget in order to provide an understanding of changes in the City's financial position and operation.
- Public Hearing - The City Council reviews a tentative budget and adopts the final budget. A public hearing is conducted to receive comments prior to adoption.

C. Financial Review

Throughout the fiscal year, monthly financial reports comparing actual amounts with budgeted amounts are prepared by the Finance Director and submitted to the City Manager and members of the City Council. As these reports are reviewed, attention is drawn to variances between budgeted amounts and actual amounts.

D. Budgeted Revenues & Expenditures

The City reviews fees and charges to keep pace with the cost of providing the service.

8. **Debt Management Policies:**

The City will seek to avoid incurring debt. While the City is disposed to funding capital improvements and expenditures on a cash basis, the City will consider, and when necessary, enter into debt financing for citywide public improvement projects such as sewers and utility undergrounding.

- Lease Equipment - Office Equipment has been leased on a monthly basis with the expense incurred at the time of payment.

Policy Administrative History:

Adopted September 24, 2007

Revised and Adopted March 24, 2008

Revised and Adopted February 23, 2009

Revised and Adopted March 8, 2010

Reviewed and Adopted February 28, 2011
Revised and Adopted May 23, 2011
Reviewed and Adopted May 14, 2012
Reviewed and Adopted April 22, 2013
Revised and Adopted September 9, 2013
Reviewed and Adopted March 24, 2014
Reviewed and Adopted April 27, 2015
Reviewed and Revised April 25, 2016
Reviewed and Adopted April 24, 2017
Reviewed and Adopted April 22, 2019
Reviewed and Adopted May 11, 2020



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 13.A
Mtg. Date: 07/25/2022

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: CHRISTIAN HORVATH, CITY CLERK / EXECUTIVE ASSISTANT TO CITY MANAGER

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: UPDATE ON SOUTH BAY CITIES COUNCIL OF GOVERNMENTS (SBCCOG) REGIONAL PLANNER SPECIAL ASSESSMENT (DIERINGER)

DATE: July 25, 2022

BACKGROUND:

Last year, the South Bay Cities Council of Government (SBCCOG) hired a regional planner to assist its city members with land use issues, the monitoring and interpretation of housing legislation and to enhance the SBCCOG's climate action work. The regional planner was meant to be a resource to address issues common to all of the cities.

The idea of hiring a regional planner arose from continuing land use issues that need to be addressed by COG and its member cities. Many of these land use issues deal with the numerous housing bills being introduced at the state level. Another issue was the need for the COGs to administer the Regional Early Action Program which provides one-time funding to accelerate housing production and facilitate compliance in implementing the 6th Cycle Housing Element. SBCCOG intended to use REAP funding to augment a portion of the planner position. Any funding not used from the assessment would roll over to the following year.

Last year, the SBCCOG assumed a region-wide cost of \$110,500 with the City of Rolling Hills assessment of \$4,000 due to population size. The City Council approved a \$1,000 contribution to participate.

This year, the SBCCOG was been able to lower the region-wide cost and individual city assessments. The City of Rolling Hills assessment for FY 2022/23 would have been \$2,000. The City Council approved a \$1,000 contribution to participate at the June 27, 2022 City Council meeting.

DISCUSSION:

At the SBCCOG's July Steering Committee meeting, a discussion item was agendaized regarding the City of Rolling Hills's FY 22/23 contribution and whether or not to remove certain aspects and/or benefits of the regional planner's duties as a result of the partial payment.

Councilmember Dieringer was able to have the item tabled and set-up a meeting with the Chair to discuss further.

FISCAL IMPACT:

The Council has already approved \$1000.00 towards the annual assessment as part of the FY 22/23 Budget.

RECOMMENDATION:

Provide direction to staff.

ATTACHMENTS:

[CL_AGN_220725_CC_SBCCOG_RegionalPlanner_SteeringCommitteeItem.pdf](#)

[CL_AGN_220613_SBCCOG_22-23_Assessment_RegionalPlanner.pdf](#)

[CL_AGN_220725_CC_SBCCOG_RegionalPlanner_SummaryOfWork.pdf](#)

From: [Jacki Bacharach](#)
To: "Bea Dieringer" [REDACTED]
Cc: [Elaine Jeng](#); [John Cruickshank](#)
Subject: Steering Committee item re: Rolling Hills
Date: Thursday, July 7, 2022 5:23:23 PM
Attachments: [image001.jpg](#)
[SBCCOG Regional Planner Summary of Work 2022.pdf](#)

I wanted to let you know that I am recommending to the Steering Committee on Monday that unless Rolling Hills pays the full assessment for the regional planner this year - \$2000 instead of \$1000 – the SBCCOG should stop providing service to your city in the area of regional planning – specifically your city’s participation in the \$146,250 study of Accessory Dwelling Units that we are doing for 7 other cities and of which your city is currently a part. (see below) Additionally, we are getting ready to plan for another round of projects on housing for which Rolling Hills would not be able to participate.

Jonathan Pacheco Bell has done outstanding work since he has come to the SBCCOG and your city has taken full advantage of it.

Here are some examples of what you have already received which is far more than the \$6000 over 2 years (\$4000 for the first year and \$2000 for this year) that we are assessing:

- Served as a resource to SBCCOG member jurisdictions and Community Development Directors providing technical assistance and support as needed. Example:
 - **Rolling Hills:** researched and prepared memorandum on Code Enforcement contract staffing for new Community Development Director which included links to help the city hire your current code enforcement officer
- Lead development of ADU Calculator online tool for the South Bay. Website: <https://southbaycities.aducalculator.org/>. – This tool was found by Mr. Bell and brought to the cities.
 - ADU Calculator is a FREE online tool to help residents estimate construction costs and rental income from developing an ADU, no cost to cities.
 - Researched tool, brought consultant to monthly CDD meeting for presentation, managed cities’ data entry process, liaison to consultant for South Bay taking multiple hours of his time
 - **Rolling Hills** is a participating city in the ADU Calculator.
- **SB 330 Residential and Protected Units Supplemental Application Form** – budget \$42,250
 - Creation of a supplemental application form for SB 330 housing development projects to preserve residential and protected dwelling units, prevent displacement, and help South Bay cities meet their RHNA goals. Mr. Bell worked with lawyers at BB&K so cities could be confident that there has been legal review and approval.
 - **Rolling Hills** received the SB 330 Supplemental Form.
- Conducted one-on-one interviews with South Bay Community Development Directors to determine their priorities, opportunities, and challenges to inform SBCCOG’s regional planning services. Interviewed **Rolling Hills Director John Signo**. Prepared memorandum on findings for SBCCOG staff and Community Development Directors.

- Coordinate and manage monthly Community Development Directors meeting via Zoom, 3rd Thursday each month, 12:30-2pm. Develop meeting agenda. Coordinate guest speakers. Send meeting invitations to CDDs and staff. Chair the meeting. **Rolling Hills** is a regular attendee at monthly meetings.
- Manage the Community Development Director email listserv for sending critical information updates to Directors on legislation, grant opportunities and other important issues. Engage Directors on important planning matters through listserv. **Rolling Hills** receives all my communications.

Project for which we would not include Rolling Hills:

ADU Acceleration (consultant Black & Veatch, Pocket Housing) – budget: \$146,250

- Research and planning project including mapping, economic analysis, policy assessment, infrastructure impacts, surveys of applicants and tenants, best practices, and forecasting of ADU development in eight South Bay cities:
 - El Segundo, Gardena, Hawthorne, Hermosa Beach, Manhattan Beach, Redondo Beach, **Rolling Hills**, Rancho Palos Verdes.
- *Project in progress.*

The purpose of the Regional Planner is that for a small amount of money from each city, projects can be done where all cities can benefit. It is not fair to the other cities that are paying the assessment that a city that is using all of the services provided would not pay their full assessment.

Please let me know if you have any questions.

Jacki

Jacki Bacharach, Executive Director
310-293-2612



jacki@southbaycities.org

SBCCOG media: www.southbaycities.org

[Facebook](#) – [Twitter](#)

South Bay Environmental Services Center

www.sbesc.com

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Special Assessment Proposed for Regional Planner

	2021-2022	2022-2023
OVER 75,000 population		
Carson	9,000	4,500
Hawthorne	9,000	4,500
Inglewood	9,000	4,500
Los Angeles County	9,000	4,500
Los Angeles City	9,000	4,500
Torrance	9,000	4,500
30,000 TO 75,000 population		
Gardena	6,500	3,250
Lawndale	6,500	3,250
Manhattan Beach	6,500	3,250
Rancho Palos Verdes	6,500	3,250
Redondo Beach	6,500	3,250
UNDER 30,000 population		
El Segundo	4,000	2,000
Hermosa Beach	4,000	2,000
Lomita	4,000	2,000
Palos Verdes Estates	4,000	2,000
Rolling Hills	4,000	2,000
Rolling Hills Estates	4,000	2,000
TOTAL	110,500	55,250

SBCCOG's Regional Planner provides technical assistance to cities on housing and land use issues and project management for Regional Early Action Planning grant funded housing acceleration projects.

Housing and Land Use

- Conducted one-on-one interviews with South Bay Community Development Directors to determine their priorities, opportunities, and challenges to inform SBCCOG's regional planning services. Prepared memorandum on findings for SBCCOG staff and city Community Development Directors.
- Work in consultation with South Bay Community Development Directors to develop a coherent South Bay housing policy to help ensure that state accelerated housing production policy goals are met, while also meeting the local needs of the communities.
- Serve as a resource to SBCCOG member jurisdictions and Community Development Directors providing technical assistance and support as needed. Examples:
 - City of Rolling Hills: researched and prepared memorandum on Code Enforcement contract staffing for new Community Development Director.
 - City of Torrance: agendaized mobile home tenant protection and Rent Stabilization Ordinance on June 2022 CDD monthly meeting for discussion in response to Skyline Mobile Home Park landlord rent increase concerns for seniors living on fixed incomes.
 - Currently researching status of SB 9 in all South Bay cities for CDD update.
- Coordinate and manage monthly Community Development Directors meeting via Zoom, 3rd Thursday each month, 12:30-2pm. Develop meeting agenda. Coordinate guest speakers. Send meeting invitations to CDDs and staff. Chair the meeting.
- Provide research assistance to cities and SBCCOG senior staff. Examples:
 - City of El Segundo: researched micro-units and Single-Room Occupancy ordinances for city planning staff going to Planning Commission. Provided 20+ case studies, reports, analysis on microunits/SRO and annotated summary memorandum. Principal Planner used for staff report.
 - SBCCOG: researched and prepared memorandum on potential impact of Ghost Kitchens in South Bay, with a focus on land use and planning concerns.

LOCAL GOVERNMENTS IN ACTION

Carson El Segundo Gardena Hawthorne Hermosa Beach Inglewood Lawndale Lomita
Manhattan Beach Palos Verdes Estates Rancho Palos Verdes Redondo Beach Rolling Hills
Rolling Hills Estates Torrance Los Angeles District #15 Los Angeles County

- Identify, research, and connect city staff with grants and funding opportunities for implementation. Example:
 - Identified State of CA Dept of Toxic Substances Control “Equitable Community Revitalization Grant” program for brownfield clean up. Organized presentation to Community Development Directors by DTSC staff. Liaised between DTSC and cities.
 - City of Carson applied for the grant and is awaiting Round 1 results.
- Manage the Community Development Director email listserv for sending critical information updates to Directors. Engage Directors on important planning matters through listserv.
- Attend SCAG meetings and committees, HCD meetings, and other housing related meetings and trainings on behalf of the South Bay. Share value-added information and resources with Directors at monthly CDD meetings and through email listserv.
- Track state housing policy and legislation and recommend advocacy positions including drafting and circulating position letter templates to cities.
- Research state bills affecting housing law. Recommend additions and updates to Legislative Matrix. Co-author positions on proposed state housing bills. Example:
 - AB 1978 proposes to allow HCD to do local zoning on behalf of cities out of compliance and fine cities up to \$10,000 per day to gain compliance. I identified this bill as matter of urgent concern, researched it and recommended opposition that was approved by SBCCOG Board, and got AB 1978 added to SBCCOG Legislative Matrix for advocacy.
- Co-author advocacy position letters to state representatives. Example:
 - Letter of support for Housing Element Informational Hearing sent to Southern California Assemblymembers on Housing Committee.
- Lead development of ADU Calculator online tool for the South Bay. Website: <https://southbaycities.aducalculator.org/>.
 - ADU Calculator is a FREE online tool to help residents estimate construction costs and rental income from developing an ADU.
 - Funded by Chan Zuckerberg Initiative at no cost to cities.
 - Researched tool, brought consultant to monthly CDD meeting for presentation, manage cities’ data entry process, liaison to consultant for South Bay.
- Research and contribute to potential formation of regional South Bay Housing Trust Fund. Example:
 - Co-author Pros and Cons memorandum on Housing Trust Fund for SBCCOG Board of Directors, in collaboration with SBCCOG staff and BBK legal team.

- Developed and led tour of LA County District 2 West Athens-Westmont community for Neighborhood Broadband Center sustainability initiative in development at SBCCOG.
- Served as invited panelist and subject matter expert at 2021 Environmental Justice Enforcement Symposium representing SBCCOG. Discussed building community partnerships through compassionate zoning code enforcement.

Regional Early Action Planning (REAP) grants for housing acceleration

REAP 1.0, 2021-2023

- Oversee implementation the SCAG's REAP 1.0 projects funded for the South Bay.
- Manage four REAP 1.0 grant projects with a budget of \$603,000.
- Develop RFPs, lead procurement process, conduct project management, coordinate with consultants, interface with SCAG project managers.

ADU Acceleration (consultant Black & Veatch, Pocket Housing) – budget: \$146,250

- Research and planning project including mapping, economic analysis, policy assessment, infrastructure impacts, surveys of applicants and tenants, best practices, and forecasting of ADU development in eight South Bay cities:
 - El Segundo, Gardena, Hawthorne, Hermosa Beach, Manhattan Beach, Redondo Beach, Rolling Hills, Rancho Palos Verdes.
- *Project in progress.*

Commercial Redevelopment into Housing (consultant Studio 111, Kosmont) – budget: \$308,250

- Research and planning project to develop tools for cities to identify underperforming commercial segments with potential for redevelopment into housing with zero emission mobility options, and identify commercial properties – strip arterials, regional malls, office buildings, and industrial parks – that are candidates for redevelopment into sustainable affordable housing in six South Bay cities:
 - Manhattan Beach, Hermosa Beach, Redondo Beach, El Segundo, Carson, Hawthorne
- *Project in progress.*

Housing Education Program – budget: \$101,250

- Workshops and online resources to encourage informed discussions about residential density and design that support a full range of housing options in the South Bay and help decisionmakers and stakeholders understand optimal ways to meet regional housing needs.
- *Project in progress.*

SB 330 Residential and Protected Units Supplemental Application Form – budget \$42,250

- Creation of a supplemental application form for SB 330 housing development projects to preserve residential and protected dwelling units, prevent displacement, and help South Bay cities meet their RHNA goals.
- *Project completed June 2022* – SBCCOG is one of first subregions to finish REAP project statewide.

REAP 2.0, 2023-2026

- Research and preparations for REAP 2.0 application for “transformative planning” and implementation projects with funding potential totaling \$247 million for the SCAG region.
- Coordinate with Community Development Directors on potential housing and infrastructure for housing projects.