



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, January 08, 2024

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. 1355

Next Ordinance No. 385

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. PRESENTATIONS/PROCLAMATIONS/ANNOUNCEMENTS

- 4.A. [WELCOME NEW LOMITA SHERIFF'S STATION CAPTAIN KIMBERLY GUERRERO](#)
RECOMMENDATION: None.

5. APPROVE ORDER OF THE AGENDA

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

6. BLUE FOLDER ITEMS (SUPPLEMENTAL)

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

- 6.A. [FOR BLUE FOLDER DOCUMENTS APPROVED AT THE CITY COUNCIL MEETING](#)
RECOMMENDATION: Approved
[CL_AGN_240108_CC_BlueFolderItem_7.pdf](#)
[CL_AGN_240108_CC_BlueFolderItem_10A.pdf](#)

7. PUBLIC COMMENT ON NON-AGENDA ITEMS

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

8. CONSENT CALENDAR

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

8.A. APPROVE AFFIDAVIT OF POSTING FOR THE CITY COUNCIL REGULAR MEETING OF JANUARY 8, 2024

RECOMMENDATION: Approve.

[CL_AGN_240108_CC_AffidavitofPosting.pdf](#)

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

RECOMMENDATION: Approve.

8.C. APPROVE THE FOLLOWING CITY COUNCIL MINUTES: DECEMBER 14, 2023 REGULAR ADJOURNED MEETING

RECOMMENDATION: Approve as presented.

[CL_MIN_231214_CC_F.pdf](#)

8.D. PAYMENT OF BILLS

RECOMMENDATION: Approve as presented.

[CL_AGN_231220_CC_PaymentOfBills.pdf](#)

[CL_AGN_240108_CC_PaymentOfBills.pdf](#)

8.E. REPUBLIC SERVICES RECYCLING TONNAGE AND COMPLAINT REPORTS FOR NOVEMBER 2023

RECOMMENDATION: Receive and file.

[VC_REP_240108_Nov_YTD_TonnageReport.pdf](#)

[VC_REP_240108_Nov_C&D Report.pdf](#)

[VC_REP_240108_Nov_ComplaintLog.pdf](#)

[VC_REP_231221_ComplaintsList2023_Redacted.pdf](#)

8.F. APPROVE REPUBLIC SERVICES' 2024 CLEAN-UP AND COMMUNAL BIN SCHEDULE

RECOMMENDATION: Approve as presented.

[VC_REP_240108_Republic_CleanupEvents_2024.pdf](#)

[VC_REP_240108_Republic_CommunalBinEvent_Locations.pdf](#)

8.G. APPROVE ANNUAL VENDOR LIST FOR CALENDAR YEAR 2024

RECOMMENDATION: Approve as presented.

[VC_240108_PREFERREDVendorList.pdf](#)

8.H. FOR SECOND READING AND ADOPTION: ADOPT BY TITLE ONLY ORDINANCE NO. 384 - AN ORDINANCE OF THE CITY OF ROLLING HILLS, CALIFORNIA, AMENDING VARIOUS SECTIONS OF THE ROLLING HILLS MUNICIPAL CODE RELATING TO WIRELESS FACILITIES; AND FINDING THE ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

RECOMMENDATION: It is recommended that the City Council waive full reading and adopt Ordinance No. 384 amending various sections of the Rolling Hills Municipal Code relating to wireless facilities; and finding the action exempt from the California Environmental Quality Act.

[384_WirelessOrdinance_F_A.pdf](#)

- 8.I. [APPROVE FIRST AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH BENNETT LANDSCAPE FOR A ONE-YEAR EXTENSION PROVIDING LANDSCAPING SERVICES ON THE CITY HALL CAMPUS](#)

RECOMMENDATION: Approve as presented.

[CA_AGR_240108_PSA_Amendment01_BennettLandscape_Maintenance.pdf](#)

[CA_AGR_221213_PSA_BennettLandscape_Maintenance.pdf](#)

9. EXCLUDED CONSENT CALENDAR ITEMS

10. COMMISSION ITEMS

- 10.A. [ZONING CASE NO. 21-02, MODIFICATION NO. 2: REQUEST TO MODIFY AN APPROVAL FOR A SITE PLAN REVIEW TO DEMOLISH AN EXISTING RESIDENCE AND CONSTRUCT A NEW SINGLE-FAMILY RESIDENCE AND RELATED IMPROVEMENTS INCLUDING NON-EXEMPT GRADING; AND VARIANCES TO CONSTRUCT A SIX-AND-A-HALF-FOOT-HIGH RETAINING WALL THAT EXCEEDS AN AVERAGE HEIGHT OF TWO-AND-A-HALF FEET, BARBECUE, OUTDOOR SHOWER, SERVICE YARD, AND FENCING IN THE REQUIRED SIDE SETBACKS AT 11 FLYING MANE ROAD \(LOT 53-SF\), ROLLING HILLS, CA \(NEVENKA LCC\), AND FINDING THE ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT](#)

RECOMMENDATION: Receive and file.

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

[Development Table \(ZC 21-02\)_Mod1.pdf](#)

[2023-16_PC_Resolution_11FlyingManeRoad_ZC 21-02mod2_F_E.pdf](#)

[2022-13_PC_Resolution_11FlyingManeRoad_ZC 21-02mod_E.pdf](#)

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

[PL_ADR_231130_11FlyingManeRd_ZC21-02_2ndModification_RevisedWallHeight.pdf](#)

[PL_ADR_231116_11 Flying Mane_EasementDiagram_Plan.pdf](#)

[PL_ADR_11FlyingManeRd_ZC21-02_240104_BlueFolderMemo_F.pdf](#)

11. PUBLIC HEARINGS

12. OLD BUSINESS

13. NEW BUSINESS

- 13.A. [PROPOSED FISCAL YEAR 2024/25 BUDGET CALENDAR](#)

RECOMMENDATION: Review and approve the proposed budget calendar for the development of the fiscal year 2024/25 budget.

[FN_BUD_FY24-25_BudgetCalendar_Proposed_F.pdf](#)

- 13.B. [APPROVE CITY COUNCIL MEETING DATES FOR CALENDAR YEAR 2024](#)

RECOMMENDATION: Approve as presented.

[CL_AGN_240108_CC_2024_MeetingDates.pdf](#)

14. MATTERS FROM THE CITY COUNCIL

15. MATTERS FROM STAFF

16. RECESS TO CLOSED SESSION

17. RECONVENE TO OPEN SESSION

18. ADJOURNMENT

Next regular meeting: Monday, January 22, 2024 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: 01/08/2024

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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

THRU: KARINA BAÑALES, CITY MANAGER

SUBJECT: WELCOME NEW LOMITA SHERIFF'S STATION CAPTAIN KIMBERLY GUERRERO

DATE: January 08, 2024

BACKGROUND:

On Sunday, October 29, 2023, Lieutenant Kimberly Guerrero was promoted to Captain of the Los Angeles County Sheriff's Department at Lomita Station.

Captain Guerrero's 26 years of service began in 1997 as a Deputy assigned to the Men's Central Jail and then the Court Services Division. She transferred to the Carson Station's South Patrol Division in 2000 and served with a community-oriented policing team where she established relationships with residents and stakeholders while combatting quality-of-life issues. She was subsequently assigned as a Field Training Officer and Detective.

In 2006, she was promoted to Sergeant at the Norwalk Station, acting in various supervisory capacities until 2016, when she was re-assigned to the Century Regional Detention Facility.

In 2020, Sgt. Guerrero was promoted to Lieutenant with the Countywide Services Division. After two years in that assignment, she transferred back to the Carson Station as the Operations Lieutenant, where she served for six months until being called up to the Executive Division at Central Patrol Administrative Headquarters to act as the Executive Aid to the Chief and Area Commanders. After an additional six months, she moved to her current assignment in the Office of the Assistant Sheriff, serving in a similar capacity specific to Patrol Operations.

She holds a bachelor's degree in applied psychology from Cal State Dominguez Hills and is completing a master's degree in emergency services administration from Cal State Long Beach. She is a graduate of the Sherman Block Supervisory Leadership Institute.

In her free time, Capt. Guerrero enjoys mentoring staff across ranks, volunteering as a youth sports coach, spending time with her family, staying active, and traveling. She knows the Peninsula very well, as she has family in Rancho Palos Verdes, lived in the City for a few

years after college, and worked at Petco in the Peninsula Shopping Center before beginning her career in law enforcement.

DISCUSSION:

None.

FISCAL IMPACT:

None.

RECOMMENDATION:

None.

ATTACHMENTS:



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 6.A
Mtg. Date: 01/08/2024

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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

THRU: KARINA BAÑALES, CITY MANAGER

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

DATE: January 08, 2024

BACKGROUND:

None.

DISCUSSION:

None.

FISCAL IMPACT:

None.

RECOMMENDATION:

Approved.

ATTACHMENTS:

[CL_AGN_240108_CC_BlueFolderItem_7.pdf](#)

[CL_AGN_240108_CC_BlueFolderItem_10A.pdf](#)

BLUE FOLDER ITEM (SUPPLEMENTAL)

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CITY COUNCIL MEETING January 8, 2024

7. PUBLIC COMMENT ON NON-AGENDA ITEMS

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

CL_AGN_240108_CC_PublicComment01_Item7.pdf

Alfred Visco Statement At Rolling Hills 1-8-24 City Council Meeting

1. The 2020 Rolling Hills Community Wildfire Protection Plan set forth as one of its goals the requirement that all structures have a class A roof by 2030. So far nothing has been done to achieve this goal.
2. Said CWPP also set forth a goal to create a list identifying highly flammable plants and request that the governing bodies prohibit planting of these plants and create a plan for eradication or removal of such plants within the community. Create a list of desirable plants as an alternative for planting. Create or obtain funding for an incentive program for removal of such plants. The first part of this goal was addressed in part in that the City passed an ordinance prohibiting the planting of all the highly flammable plants identified in the LA County Fire Departments Ready Set Go Brochure. Nothing else has been done to achieve the remainder of this goal.
3. For quite some time it has been highly recommended that seismic natural gas shut-off valves be installed on all residential and commercial properties. It is my understanding that some jurisdictions mandate such installations.
4. It is my understanding that the Fire Department does not give to the City copies of those annual fire code compliance inspection reports which cite parcels for non-compliance.
5. It is also my understanding that there are no follow up inspections by the Fire Department to confirm that those parcels that have a Fuel Modification Plan pursuant to LA County Fire Code Section 4906 et. seq. are staying in compliance with their plans and that the Fire Department personnel that are doing its annual fire code compliance inspections do not even have a copy of these plans.
6. It is also my understanding that the City is not actively inspecting parcels for compliance with its Municipal Code Section 8.30 et. seq. but has reverted to a complaint driven inspection protocol.
7. Last year it came to my and others attention that there exists a Los Angeles County Fire Department Foundation which is a charitable 501(c)(3) non-profit organization. It is my further understanding that donations to same can be earmarked for equipment to our local Fire Station or to address other local fire abatement issues.
8. What is the status of the creation of a 501(c)(3) Foundation, a Fire Wise Community, and/or a Fire Safe Council for Rolling Hills?
9. What is the status of the reduction of the fire fuel in Rolling Hills gullies?

I would ask that staff be given appropriate directions concerning these items and that they then be put on the agenda in the near future.

BLUE FOLDER ITEM (SUPPLEMENTAL)

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CITY COUNCIL MEETING January 8, 2024

- 10.A ZONING CASE NO. 21-02, MODIFICATION NO. 2: REQUEST TO MODIFY AN APPROVAL FOR A SITE PLAN REVIEW TO DEMOLISH AN EXISTING RESIDENCE AND CONSTRUCT A NEW SINGLE-FAMILY RESIDENCE AND RELATED IMPROVEMENTS INCLUDING NON-EXEMPT GRADING; AND VARIANCES TO CONSTRUCT A SIX-AND-A-HALF-FOOT-HIGH RETAINING WALL THAT EXCEEDS AN AVERAGE HEIGHT OF TWO-AND-A-HALF FEET, BARBECUE, OUTDOOR SHOWER, SERVICE YARD, AND FENCING IN THE REQUIRED SIDE SETBACKS AT 11 FLYING MANE ROAD (LOT 53-SF), ROLLING HILLS, CA (NEVENKA LCC), AND FINDING THE ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

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

[PL ADR 11FlyingManeRd ZC21-02 240104 BlueFolderMemo F.pdf](#)



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 8.A
Mtg. Date: 01/08/2024

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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

THRU: KARINA BAÑALES, CITY MANAGER

SUBJECT: APPROVE AFFIDAVIT OF POSTING FOR THE CITY COUNCIL REGULAR MEETING OF JANUARY 8, 2024

DATE: January 08, 2024

BACKGROUND:

None.

DISCUSSION:

None.

FISCAL IMPACT:

None.

RECOMMENDATION:

Approve.

ATTACHMENTS:

[CL_AGN_240108_CC_AffidavitofPosting.pdf](#)



Administrative Report

8.A., File # 2131

Meeting Date: 1/8/2024

To: MAYOR & CITY COUNCIL

From: Christian Horvath, City Clerk

TITLE

APPROVE AFFIDAVIT OF POSTING FOR THE CITY COUNCIL ADJOURNED REGULAR MEETING OF JANUARY 8, 2024

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	JANUARY 8, 2024	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: January 4, 2024



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 8.B
Mtg. Date: 01/08/2024

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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

THRU: KARINA BAÑALES, CITY MANAGER

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

DATE: January 08, 2024

BACKGROUND:

None.

DISCUSSION:

None.

FISCAL IMPACT:

None.

RECOMMENDATION:

Approve.

ATTACHMENTS:



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 8.C
Mtg. Date: 01/08/2024

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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

THRU: KARINA BAÑALES, CITY MANAGER

SUBJECT: APPROVE THE FOLLOWING CITY COUNCIL MINUTES: DECEMBER 14, 2023 REGULAR ADJOURNED MEETING

DATE: January 08, 2024

BACKGROUND:

None.

DISCUSSION:

None.

FISCAL IMPACT:

None.

RECOMMENDATION:

Approve as presented.

ATTACHMENTS:

[CL_MIN_231214_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 Wilson presiding.

2. ROLL CALL

Councilmembers Present: Black, Dieringer, Pieper, Mayor Pro Tem Mirsch, Mayor Wilson
Councilmembers Absent: None
Staff Present: Karina Bañales, City Manager
Christian Horvath, City Clerk / Executive Assistant to the City Manager
Pat Donegan, City Attorney

3. PLEDGE OF ALLEGIANCE – Chloe Bell-Wilson and Henry Wilson

4. PRESENTATIONS / PROCLAMATIONS / CITY COUNCIL REORGANIZATION

4.A. CITY COUNCIL REORGANIZATION

Motion by Mayor Wilson, seconded by Councilmember Dieringer to nominate Leah Mirsch as Mayor. Motion carried unanimously with the following vote:

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

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

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

Mayor Mirsch remarked on former Mayor Wilson's past year of service and presented him with a plaque of recognition. Councilmembers Black, Dieringer and Mayor Pro Tem Pieper also made remarks and thanked former Mayor Wilson for his service.

Former Mayor Wilson thanked City staff and his colleagues while reflecting on his term.

The following presented former Mayor Wilson with certificates in recognition for his service:

State Assemblymember Al Muratsuchi
Kelly Cross representing LA County Supervisor Hahn
Palos Verdes Estates Mayor Dawn Murdock
Rancho Palos Verdes Councilmember David Bradley
Rolling Hills Estates Mayor Velveth Schmitz
Palos Verdes Library District Board Vice President Bob Parke

Mayor Mirsch requested a motion for a brief recess at 7:48 p.m. Motion by Councilmember Dieringer, seconded by Councilmember Black to take a brief recess. Motion carried unanimously with the following vote:

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

Mayor Mirsch called the meeting back to order at 8:02 p.m.

5. APPROVE ORDER OF THE AGENDA

Motion by Mayor Mirsch, seconded by Councilmember Pieper to move Item 10A to after Old Business. Motion carried unanimously with the following vote:

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

6. BLUE FOLDER ITEMS (SUPPLEMENTAL) – NONE

7. PUBLIC COMMENT ON NON-AGENDA ITEMS

Public Comment: Alfred Visco, Abas Goodarzi, Jim Aichele

8. CONSENT CALENDAR

8.A. APPROVE AFFIDAVIT OF POSTING FOR THE CITY COUNCIL REGULAR MEETING OF DECEMBER 14, 2023

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

8.C. APPROVE THE FOLLOWING CITY COUNCIL MINUTES: NOVEMBER 13, 2023 REGULAR MEETING

8.D. PAYMENT OF BILLS

8.E. PULLED BY COUNCILMEMBER WILSON

8.F. PULLED BY COUNCILMEMBER DIERINGER

8.G. ADOPT RESOLUTION NO. 1354 EXTENDING THE CITY'S DEADLINE FOR POST-ENTITLEMENT PHASE ONLINE PERMITTING SYSTEM TO JANUARY 1, 2026

8.H. PULLED BY COUNCILMEMBER WILSON

8.I. APPROVE RE-APPOINTMENTS TO THE PLANNING & TRAFFIC COMMISSIONS FOR THE TERM BEGINNING JANUARY 2, 2024 AND EXPIRING JANUARY 1, 2028

Motion by Councilmember Pieper, seconded by Councilmember Black to approve Consent Calendar except for Items 8E, 8F and 8H. Motion carried unanimously with the following vote:

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

9. EXCLUDED CONSENT CALENDAR ITEMS

8.E. REPUBLIC SERVICES RECYCLING TONNAGE AND COMPLAINT REPORTS FOR OCTOBER 2023

Public Comment: Melissa McNabb, Alfred Visco

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

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

8.F. ADOPT RESOLUTION NO. 1353 AUTHORIZING SUBMITTAL OF A GRANT APPLICATION TO CALRECYCLE

Public Comment: Abas Goodarzi, Jim Aichele

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

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

8.H. APPROVE THE DEVELOPMENT PLANS FOR AN EMERGENCY OUTDOOR SIREN SYSTEM AT THREE LOCATIONS, DIRECT STAFF TO PROCEED WITH THE PERMITTING AND INSTALLATION OF THE SIREN SYSTEM, AND MAKE A FINDING THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Public Comment: Alfred Visco, Abas Goodarzi

Motion by Councilmember Pieper, seconded by Councilmember Black to approve as presented. Motion carried unanimously with the following vote:

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

11. PUBLIC HEARINGS

11.A. PUBLIC HEARING FOR INTRODUCTION AND FIRST READING OF ORDINANCE NO. 384 OF THE CITY OF ROLLING HILLS, CALIFORNIA, AMENDING VARIOUS SECTIONS OF THE ROLLING HILLS MUNICIPAL CODE RELATING TO WIRELESS FACILITIES, AND FINDING THE ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Presentation by Bennett Givens, BB&K

Public Comment: Abas Goodarzi, Jim Aichele, Fred Lorig

Motion by Councilmember Dieringer, seconded by Councilmember Black to approve first reading of Ordinance No. 384 with amendments to section 17.27.040, Subsection E.i stating that electrical service for all wireless facilities shall be placed underground to the extent technically feasible; and that the City shall provide written notice to all residents within five hundred (500) feet of a wireless facility proposed to be deployed upon a new pole; and to find that the proposed ordinance is exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Section 15302 (replacement or reconstruction), State CEQA Guidelines Section 15303 (new construction or conversion of small structures), State CEQA Guidelines Section 15304 (minor alterations to land), or, in the alternative, Sections 15378 and 15061(b)(3). Motion carried unanimously with the following vote:

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

12. OLD BUSINESS

12.A. RECEIVE AND FILE AN UPDATE FROM SITELOGIQ REGARDING THE BATTERY ENERGY STORAGE AND SOLAR PHOTOVOLTAIC PROJECT FOR THE CITY HALL CAMPUS BACK-UP POWER / RESILIENCY AND TIMELINE TOWARDS A PUBLIC HEARING

Presentation by City Clerk / Executive Assistant to the City Manager Christian Horvath
Josh Steeber and Jonathan Brown, SiteLogiQ

Public Comment: Abas Goodarzi, Alfred Visco

Motion by Councilmember Wilson, seconded by Councilmember Dieringer to receive and file and provide consultants with direction provided by the City Council during deliberations. Motion carried unanimously with the following vote:

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

10. COMMISSION ITEMS

10.A. ZONING CASE NO. 23-105: VARIANCE REQUEST FOR CONSTRUCTION OF A PORTION OF A RESIDENTIAL ADDITION TO ENCROACH INTO THE FRONT YARD SETBACK FOR A PROPERTY LOCATED AT 7 PINE TREE LANE (LOT 86-RH) (MIRTORABI), AND FINDING THE ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Presentation by City Manager Karina Bañales

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

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

13. NEW BUSINESS – NONE

14. MATTERS FROM THE CITY COUNCIL

Councilmember Black requested discussing the possibility of hiring Fernando Barrera for coyote abatement.

Councilmember Dieringer brought up the California Business Roundtable measure coming up for a Statewide Proposition and having Council discussion regarding opposition.

Mayor Mirsch brought up the tentative City Council meeting for December 27, 2023 and asked if the meeting was necessary. City Manager Bañales affirmed there was no need for the meeting.

15. MATTERS FROM STAFF – NONE

16. RECESS TO CLOSED SESSION – NONE

17. RECONVENE TO OPEN SESSION – NONE

18. ADJOURNMENT: 10:59 P.M.

The meeting was adjourned at 10:59 p.m on December 14, 2023. The next regular adjourned meeting of the City Council is scheduled to be held on Monday, January 8, 2024 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,

Leah Mirsch, Mayor



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 8.D
Mtg. Date: 01/08/2024

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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

THRU: KARINA BAÑALES, CITY MANAGER

SUBJECT: PAYMENT OF BILLS

DATE: January 08, 2024

BACKGROUND:

None.

DISCUSSION:

None.

FISCAL IMPACT:

None.

RECOMMENDATION:

Approve as presented.

ATTACHMENTS:

[CL_AGN_231220_CC_PaymentOfBills.pdf](#)

[CL_AGN_240108_CC_PaymentOfBills.pdf](#)

CITY OF ROLLING HILLS
AP24-008, ACH24-012
Check Run 12/20/2023

Check No.	Check Date	Payee	Description	Amount
028454	12/20/2023	4Leaf, Inc.	Code Enforcement Services - November 2023	4,560.00
028455	12/20/2023	Bennett Landscape	Annual Irrigation over Cap 22-23	460.61
028455	12/20/2023	Bennett Landscape	Bennett-Landscape Service Sept 2023	1,139.67
Check Total			\$ 1,600.28	
028456	12/20/2023	Best Best & Krieger LLP	Code Enf Serv - Nov 2023	725.00
028456	12/20/2023	Best Best & Krieger LLP	General Serv / C.E. - Nov 2023	3,237.50
028456	12/20/2023	Best Best & Krieger LLP	Legal Land Use - Nov 2023	1,235.00
028456	12/20/2023	Best Best & Krieger LLP	Wireless Ordinance - June 2023	3,025.00
028456	12/20/2023	Best Best & Krieger LLP	Wireless Ordinance - Nov 2023	4,175.00
028456	12/20/2023	Best Best & Krieger LLP	Wireless Ordinance Update-May 2023	2,850.00
Check Total			\$ 15,247.50	
028457	12/20/2023	Cell Business Equipment	CBE Toner Supply Freight Charge	27.00
028458	12/20/2023	Charles Johnson Roofing Inc.	6 Chestnut Ln Permit #898 ZC 23-090 C&D Recycling	1,000.00
028459	12/20/2023	Christian Horvath	C. Horvath Mileage Reimb - 08-10-23 to 12-06-23	125.37
028460	12/20/2023	Southern California News Group	Public Hearing-Wireless Ord Nov 2023	558.03
028461	12/20/2023	John L. Hunter & Assoc., Inc.	October 2023 - Stormwater Monitoring	1,677.50
028462	12/20/2023	County of Los Angeles	November 2023 Animal Care Housing Costs	223.81
028463	12/20/2023	LA County Sheriff's Department	November 2023 Law Enforcement Services	33,732.05
028463	12/20/2023	LA County Sheriff's Department	November 2023 LMT Traffic Enforcement Special	2,351.15
Check Total			\$ 36,083.20	
028464	12/20/2023	McGowan Consulting	Municipal Stormwater Consulting Services Nov. 23	4,653.60
028465	12/20/2023	MV CHENG AND ASSOCIATES	Monthly Accounting Services November 2023	11,922.50
028466	12/20/2023	NV5, INC.	November 2023 Services-CORH-22-11241 Flow	522.50
028467	12/20/2023	Palos Verdes Security Sys, Inc.	Jan. 23 CCTV Lease/Q1-2024 Alarm Billing	360.00
028468	12/20/2023	Republic Services	Residential Service Solid Waste July 2023-December	490,497.66
028469	12/20/2023	Southern Calif Assoc of Governments	Dues assessment FY 23-24	294.00
028470	12/20/2023	Texas Child Support SDU	W/O P/E 11-17-23 Final-KW	48.86
028471	12/20/2023	Willdan Inc.	Bldg Plan Check/Permit Nov-2023 Project	1,847.50
ACH-424	1/1/2024	Delta Dental	Dental Coverage January 2024	1,205.10
ACH-425	12/27/2023	The Gas Company	Gas Usage from 11-07-23 to 12-07-23	63.08

ACH-426	12/25/2023	PITNEY BOWES GLOBAL	Postage Lease 09-27-23 to 12-26-23	454.49
ACH-427	12/26/2023	Robert Half	Temp Admin Staff W/E 12-08-23	1,344.00
ACH-428	12/20/2023	Robert Half	Temp Admin Staff W/E 12-15-23	1,344.00
ACH-429	12/25/2023	Southern California Edison	Electricity Usage 11-15-23 to 12-14-23 ACCT# 4218	361.81
ACH-430	12/20/2023	Vision Service Plan - (CA)	Vision Service Plan for January 2024	160.65
PR LINK	12/15/2023	PR LINK - Payroll & PR Taxes PR#25	Payroll Processing Fee PR#25_ 11/29/23 - 12/12/23	189.03
PR LINK	12/15/2023	PR LINK - Payroll & PR Taxes PR#25	Pay Period PR#25_ 11/29/23 - 12/12/23	15,905.62
REPORT TOTAL				592,277.09

I, Karina Banales, City Manager of Rolling Hills, California certify that the above demands are accurate and there is available in the General Fund a balance of
\$ 592,277.09 for the payment of above items.



Karina Banales, City Manager

CITY OF ROLLING HILLS
AP24-009, ACH24-013
 Check Run 01/03/2024

Check No.	Check Date	Payee	Description	Amount
028472	1/3/2024	Bennett Landscape	Bennett Landscape Service January 2024	1,139.67
028473	1/3/2024	Pearce Concrete & Masonry, Inc	C&D#902 1 Quail Ridge Rd S_ZC21-07	1,000.00
028474	1/3/2024	Willdan Inc.	Traffic Engineering Services for November 2023	930.00
ACH-431	12/18/2023	Abila	Accounting Software Serv 12-18-23 to 01-17-24	326.79
ACH-432	12/14/2023	CalPERS	December 2023 PERS Health Pmt	10,405.73
ACH-433	12/27/2023	CalPERS	CalPERS Retirement Payroll Ending 11-28-23	1,893.95
ACH-434	12/28/2023	CalPERS	CalPERS Retirement Payroll Ending 12-12-23	1,893.95
ACH-435	1/1/2024	Nextiva	Business Phone Service January 2024	314.63
ACH-436	12/29/2023	Nextiva	Business Phone Service from 12-29-23 to 12-31-23	43.91
ACH-437	12/30/2023	Pacific Premier Bank / FNBO	Pac Prem CC#5417 12-26-23 Statement	58.22
ACH-438	12/22/2023	Pacific Premier Bank / FNBO	Pacific Premier CC#5550 12-26-23 Statement	5,521.80
ACH-439	12/31/2023	Pitney Bowes	Postage for December 2023	1,005.00
ACH-440	12/22/2023	Robert Half	Temp Admin Staff W/E 12-22-23	1,344.00
ACH-441	12/31/2023	Southern California Edison	Electricity Usage 11-21-23 to 12-20-23 ACCT#8030	784.98
ACH-442	1/1/2024	Standard Insurance Company	January 2024 Life Insurance Policy #161783 Div 0001	159.31
ACH-443	11/28/2023	Vantagepoint Transfer Agents -	Deferred Comp Contributions Ending 11-28-23	2,844.44
ACH-444	12/12/2023	Vantagepoint Transfer Agents -	Deferred Comp Contributions PR Ending 12-12-23	2,869.15
PR LINK	12/29/2023	PR LINK - Payroll & PR Taxes PR#26	Payroll Processing Fee PR#26_12/13/23 - 12/29/23	66.96
PR LINK	12/29/2023	PR LINK - Payroll & PR Taxes PR#26	Pay Period PR#26_12/13/23 - 12/29/23	20,779.77
REPORT TOTAL				53,382.26

I, Karina Banales, City Manager of Rolling Hills, California certify that the above demands are accurate and there is available in the General Fund a balance of \$ 53,382.26 for the payment of above items.


 1/3/2024
 Karina Banales, City Manager



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 8.E
Mtg. Date: 01/08/2024

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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

THRU: KARINA BAÑALES, CITY MANAGER

SUBJECT: REPUBLIC SERVICES RECYCLING TONNAGE AND COMPLAINT REPORTS FOR NOVEMBER 2023

DATE: January 08, 2024

BACKGROUND:

Please note that Republic has been asked to provide footnotes per Council direction. They will try to accommodate starting with future reports.

DISCUSSION:

None.

FISCAL IMPACT:

None.

RECOMMENDATION:

Receive and file.

ATTACHMENTS:

[VC_REP_240108_Nov_YTD_TonnageReport.pdf](#)

[VC_REP_240108_Nov_C&D Report.pdf](#)

[VC_REP_240108_Nov_ComplaintLog.pdf](#)

[VC_REP_231221_ComplaintsList2023_Redacted.pdf](#)

CITY OF ROLLING HILLS RESIDENTIAL FRANCHISE 2023

Year 2023
Franchise Y/N Y

Month	Commodity	Tons Collected	Tons Recovered	Tons Disposed	Diversion %
Jan	Greenwaste	75.94	75.94	-	100.00%
	Greenwaste - Free Residential Roll Off Bin	4.76	4.76	-	100.00%
	Trash	180.77	-	180.77	0.00%
Jan Total		261.47	80.70	180.77	30.86%
Feb	Greenwaste	84.50	84.50	-	100.00%
	Greenwaste - Free Residential Roll Off Bin	11.62	11.62	-	100.00%
	Trash	133.45	-	133.45	0.00%
Feb Total		229.57	96.12	133.45	41.87%
Mar	Greenwaste	135.07	135.07	-	100.00%
	Greenwaste - Free Residential Roll Off Bin	4.62	4.62	-	100.00%
	Trash	185.99	-	185.99	0.00%
Mar Total		325.68	139.69	185.99	42.89%
Apr	Greenwaste	105.00	105.00	-	100.00%
	Trash	153.22	-	153.22	0.00%
	Trash - Free Residential Roll Off Bin	1.39	-	1.39	0.00%
Apr Total		259.61	105.00	154.61	40.45%
May	Greenwaste	103.43	103.43	-	100.00%
	Greenwaste - Free Residential Roll Off Bin	1.42	1.42	-	100.00%
	Recycle	1.17	0.40	0.77	33.79%
	Trash	191.15	-	191.15	0.00%
May Total		297.17	105.25	191.92	35.42%
Jun	Greenwaste	145.67	145.67	-	100.00%
	Trash	186.82	-	186.82	0.00%
Jun Total		332.49	145.67	186.82	43.81%
Jul	Greenwaste	104.97	104.97	-	100.00%
	Greenwaste - Free Residential Roll Off Bin	2.42	2.42	-	100.00%
	Trash	167.12	-	167.12	0.00%
Jul Total		274.51	107.39	167.12	39.12%
Aug	Greenwaste	123.85	123.85	-	100.00%
	Trash	212.22	-	212.22	0.00%
Aug Total		336.07	123.85	212.22	36.85%
Sep	Greenwaste	118.56	118.56	-	100.00%
	Greenwaste - Free Residential Roll Off Bin	3.64	3.64	-	100.00%
	Trash	190.21	-	190.21	0.00%
Sep Total		312.41	122.20	190.21	39.12%
Oct	Greenwaste	131.46	131.46	-	100.00%
	Trash	226.78	-	226.78	0.00%
	Trash - Free Residential Roll Off Bin	1.69	-	1.69	0.00%
Oct Total		359.93	131.46	228.47	36.52%
Nov	Greenwaste	67.29	67.29	-	100.00%
	Trash	152.03	-	152.03	0.00%
Nov Total		219.32	67.29	152.03	30.68%
Grand Total		3,208.23	1,224.62	1,983.61	38.17%

CITY OF ROLLING HILLS NON-FRANCHISE 2023

Year 2023
Franchise Y/N N

Month	Commodity	Tons Collected	Tons Recovered	Tons Disposed	Diversion %
Jan	Recycle	0.41	0.19	0.21	47.92%
	Trash	68.77	-	68.77	0.00%
	Organics	0.03	0.01	0.02	20.85%
Jan Total		69.20	0.20	69.00	0.29%
Feb	Recycle	0.15	0.07	0.08	47.28%
	Trash	84.23	-	84.23	0.00%
	Organics	0.16	0.07	0.09	42.47%
Feb Total		84.54	0.14	84.40	0.17%
Mar	Recycle	0.19	0.07	0.13	35.00%
	Trash	46.39	-	46.39	0.00%
	Organics	0.20	0.14	0.06	69.23%
Mar Total		46.78	0.21	46.58	0.44%
Apr	Recycle	0.15	0.05	0.10	35.94%
	Trash	166.55	-	166.55	0.00%
	Organics	0.10	0.07	0.03	69.22%
Apr Total		166.80	0.12	166.68	0.07%
May	Greenwaste	2.94	2.94	-	100.00%
	Recycle	0.26	0.09	0.17	33.79%
	Trash	101.93	-	101.93	0.00%
	Organics	0.07	0.04	0.03	60.37%
May Total		105.20	3.07	102.13	2.92%
Jun	Greenwaste	8.21	8.21	-	100.00%
	Recycle	0.23	0.08	0.15	33.34%
	Trash	65.16	-	65.16	0.00%
	Organics	0.13	0.12	0.01	94.11%
Jun Total		73.73	8.41	65.32	11.41%
Jul	Greenwaste	12.16	12.16	-	100.00%
	Recycle	0.26	0.09	0.17	33.43%
	Trash	52.78	-	52.78	0.00%
	Organics	0.17	0.14	0.03	82.42%
Jul Total		65.36	12.38	52.98	18.95%
Aug	Greenwaste	21.99	21.99	-	100.00%
	Recycle	0.30	0.10	0.20	32.48%
	Trash	69.64	-	69.64	0.00%
	Organics	0.16	0.12	0.04	73.20%
	C&D	13.00	13.00	-	100.00%
Aug Total		105.09	35.20	69.89	33.50%
Sep	Greenwaste	7.43	7.40	0.03	99.55%
	Recycle	0.21	0.07	0.15	31.93%
	Trash	160.52	-	160.52	0.00%
	Organics	0.10	0.10	-	100.00%
	C&D	8.87	7.29	1.58	82.18%
Sep Total		177.14	14.86	162.28	8.39%
Oct	Recycle	0.27	0.09	0.17	34.81%
	Trash	74.92	-	74.92	0.00%
	Organics	0.30	0.19	0.11	62.68%
Oct Total		75.49	0.28	75.21	0.37%
Nov	Recycle	0.24	0.10	0.14	40.00%
	Trash	64.98	-	64.98	0.00%
	Organics	0.43	0.29	0.14	66.54%
	C&D	13.38	13.38	-	100.00%
Nov Total		79.02	13.76	65.26	17.41%
Grand Total		1,048.36	88.64	959.72	8.45%



Republic Services
C&D Report

City of Rolling Hills
Reporting Period November-23

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

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



Republic Services
Customer Complaint Summary

City of Rolling Hills
Reporting Period November-23

Acct#	Customer Name	Service Address	City	Service Date	Service Code	Service Description
3567	CURRENT RESIDENT	29 EASTFIELD DR	ROLLING HILLS	11/13/23	RTM	Return for Trash Miss
3695	CURRENT RESIDENT	12 JOHNS CANYON RD	ROLLING HILLS	11/15/23	RTM	Return for Trash Miss
3695	CURRENT RESIDENT	12 JOHNS CANYON RD	ROLLING HILLS	11/15/23	RYM	Return for Yardwaste Miss
3076	RESIDENT	18 OUTRIDER RD	ROLLING HILLS	11/14/23	RTM	Return for Trash Miss
3163	EZINE & KATHI MOEN	8 CABALLEROS RD	ROLLING HILLS	11/28/23	RTM	Return for Trash Miss
3170	CURRENT RESIDENT	11 CABALLEROS RD	ROLLING HILLS	11/08/23	RTM	Return for Trash Miss
3170	CURRENT RESIDENT	11 CABALLEROS RD	ROLLING HILLS	11/08/23	RYM	Return for Yardwaste Miss
3170	CURRENT RESIDENT	11 CABALLEROS RD	ROLLING HILLS	11/27/23	RTM	Return for Trash Miss
3248	RESIDENT	65 PORTUGUESE BEND RD	ROLLING HILLS	11/10/23	RTM	Return for Trash Miss
3290	RESIDENT	11 QUAIL RIDGE RD S	ROLLING HILLS	11/27/23	RTM	Return for Trash Miss
3304	CURRENT RESIDENT	18 CHUCKWAGON RD	ROLLING HILLS	11/08/23	RTM	Return for Trash Miss
3677	CURRENT RESIDENT	4 HILLSIDE LN	ROLLING HILLS	11/15/23	RBM	Return for Bulk Miss
156062	SHINAE	2 UPPER BLACKWATER CYN	ROLLING HILLS	11/21/23	RTM	Return for Trash Miss

Summary of Requests	
Service Type	Total Records
Return for Trash Miss	10
Return for Yardwaste Miss	2
Return for Bulk Miss	1
Grand Total	13

Republic Services - Complaints List

Date of Issue	Time	Issue/Complaint	Resident Name	Resident Address	Republic contacted	Republic Reponse	Date Response	Time of Reponse	Resolved
1/11/2023	8:26 AM	Trash not picked up		5 Ringbit Road West	Steve Guerrero	Steve Guerrero	1/11/2023	5:30 PM	yes
1/30/2023	2:30 PM	Trash not picked up		2 Buggy Whip Dr	Steve Guerrero	Steve Guerrero	1/30/2023	2:30 PM	yes
2/3/2023	9:29 AM	Trash not picked up for 1 week		13 Georgeff Road	Steve Guerrero	Steve Guerrero	2/17/2023	9:29 AM	yes
4/10/2023	8:50 AM	trash not picked up		4 Buckboard Lane	Steve Guerrero	Steve Guerrero	4/10/2023	9:15 AM	yes
5/10/2023	11:41 AM	Trash not picked up for 2 weeks		8 Outrider Road	Steve Guerrero	Steve Guerrero	5/10/2023	1:26 PM	yes
5/15/2023	11:12 AM	Trash not picked up for 2 weeks		14 Upper Blackwater Canyon Rd	Steve Guerrero	Steve Guerrero	5/16/2023	1:18 PM	yes
5/24/2023	8:27 AM	Trash not picked up for 1 week		20 Crest Road East	Steve Guerrero	Steve Guerrero	5/24/2023	9:04 AM	yes
5/24/2023	3:05 PM	green waste & trash not picked up, rude driver		1 Buggy Whip Drive	Steve Guerrero	Steve Guerrero	5/25/2023	3:47 PM	yes
6/6/2023	3:56 PM	green waste not picked up		24 Cinchring Road	Felipe Vazquez & Lori Reyna	Felipe Vazquez	6/9/2023	6:01 PM	yes
6/12/2023	9:23 AM	green waste & trash not picked up		11 Saddleback Road	Felipe Vazquez & Lori Reyna	Felipe Vazquez	6/12/2023	1:20 PM	yes
6/19/2023	2:51 PM	green waste not picked up		11 Caballeros Road	Felipe Vazquez & Lori Reyna	Felipe Vazquez	6/20/2023	6:27 AM	yes
6/27/2023	12:02 PM	green waste not picked up		11 Caballeros Road	Addrian Orssten	Felipe Vazquez	6/27/2023	1:11 PM	yes
				7 Buggy Whip Drive	Lori Reyna	Lori Reyna	7/14/2023	4:30 PM	yes
7/13/2023	5:34 PM	trash not picked up		33 Portuguese Bend Road	Felipe Vazquez & Lori Reyna	Felipe Vazquez	7/17/2023	8:11 AM	yes
				1 Appaloosa Ln	Lori Reyna	Lori Reyna	7/18/2023	12:00 PM	yes
7/18/2023	1:01 PM	Trash not picked up for 2 weeks		12 Georgeff Road	Felipe Vazquez & Lori Reyna	Felipe Vazquez	7/19/2023	6:25 PM	yes
7/19/2023	1:12 PM	Green waste not picked up for 2 weeks		19 Portuguese Bend Rd	Felipe Vazquez & Lori Reyna				
7/24/2023	9:21 AM	green waste not picked up for 2 weeks		42 Eastfield Drive	Felipe Vazquez & Lori Reyna	Felipe Vazquez	7/24/2023	12:41 PM	yes
7/24/2023	4:16 PM	green waste not picked up, rude driver, damgaged gate		1 Buggy Whip Drive	Felipe Vazquez & Lori Reyna	Felipe Vazquez	7/25/2023	5:11 AM	no
7/25/2023	12:24 PM	Trash not picked up on scheduled day		15 Upper Blackwater Canyon Rd	Felipe Vazquez & Lori Reyna				
8/14/2023	2:25 PM	green waste not picked up for 2 weeks		4 Pinto Road	Felipe Vazquez & Lori Reyna				
8/15/2023	10:08 AM	Trash not picked up on scheduled day		40 Portuguese Bend Road	Felipe Vazquez & Lori Reyna	Felipe Vazquez	8/16/2023	6:18 AM	yes
8/15/2023	12:25 PM	Trash not picked up on scheduled day		7 Middleridge Lane North	Felipe Vazquez & Lori Reyna				
8/15/2023	2:15 PM	Trash not picked up on scheduled day		8 Maverick Lane	Felipe Vazquez & Lori Reyna				
8/15/2023	2:57 PM	Trash not picked up on scheduled day for the entire street		1 Williamsburg Lane	Felipe Vazquez & Lori Reyna				
8/16/2023	3:15 PM	Debris from trucks on street		In Street @44 Portuguese Bend Rd	Felipe Vazquez & Lori Reyna	Felipe Vazquez	8/17/2023	12:55 PM	
8/18/2023	8:33 AM	A order for the 40 yard bin on 8/5 and customer service couldn't provide the correct delivery date; resident waited for 2 weeks		5 Appaloosa Lane	Felipe Vazquez & Lori Reyna	Lori Reyna	8/18/2023	9:28 AM	yes

8/21/2023	1:18 PM	Green waste not picked up for 6 weeks	se	4 Pinto Road	Felipe Vazquez & Lori Reyna	Felipe Vazquez	8/21/2023	1:42 PM	yes
				15 Middleridge Lane North	Emailed Felipe, Dawn, Jeremey, Lora, RH Staff				
8/21/2023	2:00 PM	Trash not picked up on scheduled day for 3 weeks		2 Williamsburg Lane	Felipe Vazquez & Lori Reyna				
8/21/2023	3:58 PM	Trash not picked up on scheduled day of Monday		11 Middleridge Lane North	Felipe Vazquez & Lori Reyna				
8/21/2023	3:58 PM	Drivers missed several trash pick ups on Middleridge Lane North		11 Middleridge Lane North	Felipe Vazquez & Lori Reyna				
8/22/2023	9:11 AM	green waste not picked up from original compliant on 8/16/23		11 Caballeros Road	Felipe Vazquez & Lori Reyna	Miguel Ruiz			yes
8/22/2023	10:16 PM	Trash not picked up on scheduled day of Monday		15 Caballeros Road	Felipe Vazquez & Lori Reyna	Miguel Ruiz	8/22/2023	1:22 PM	yes
8/22/2023	12:37 PM	Trash not picked up on scheduled day of Monday		26 Crest Road East	Felipe Vazquez & Lori Reyna	Miguel Ruiz	8/22/2023	3:51 PM	yes
8/23/2023	9:01 AM	Trash not picked up on scheduled day of Tuesday		68 Portuguese Bend Road	Felipe Vazquez & Lori Reyna				
8/23/2023	1:30 PM	Customer complaint about Republic Services customer service not assisting with trash container requirements info		15 Upper Blackwater Canyon Rd	provided resident w/Lori Reyna's email				
8/28/2023	12:56 PM	Missed Pick Up 2nd week		15 Middleridge Lane North	Provided resident with Area Supervisor Contact	Lori Reyna	9/5/2023		yes
8/31/2023	4:15 AM	Request Pick-Up at Vacant Lot		71 Crest Road East	Felipe, Lori, Dawn, Addrian, Jeremy				
9/1/2023	2:31 PM	Trash not picked up on scheduled day		12 Cinchiring Rd	FELIPE Vazquez & Lori Reyna	Addrian Oressten	9/1/2023	3:42 PM	yes
				32 Eastfield Drive	Felipe, Lori Reyna				
9/5/2023	11:12 AM	Resident reported that her trash was not picked up on scheduled day and is always missed.		9 Upper Blackwater Canyon	Felipe Vazquez				yes
9/6/2023	9:11 AM	Resident reported that their trash was not picked up for one week, also reported that they reached out to republic but no one came.		32 Eastfield Drive	Felipe Vazquez				
				36 Eastfield Drive	Felipe Vasquez				
9/6/2023	2:15 PM	Resident reported that their trash was not picked up on the assigned day		50 Eastfield Drive	Felipe Vazquez				
9/6/2023	2:20 PM	Resident reports that their trash and green waste has not been picked up consistently for 2 weeks		36 Eastfield Drive	Felipe Vazquez				
9/7/2023	2:55 PM	Resident reports that their trash and green waste has not been picked up for 10 days. They reached out to republic, no one came.		7 Southfield Drive	Felipe Vazquez				

9/8/2023	1:35 PM	Resident reports that their green waste has not been picked up for 2 weeks		16 Eastfield Drive	Felipe Vazquez					
9/8/2023	2:55 PM	Resident Reports that their green waste and food waste has not been picked up since Tuesday 9/5/23. Emitting odor.		13 Georgeff Road	Felipe Vazquez					
9/11/2023	3:18 PM	Resident reports that their trash and green waste has not been picked up in 2 weeks		63 Crest Rd East	Felipe Vazquez					
				24 Cinchring Road	Michelle, Addrian, Felipe,		9/18/2023			yes
9/11/2023	4:58 PM	Resident reports that their trash and green waste has not been picked up since 09-01-2023		1 Buggy Whip Drive	Felipe Vazquez					
9/20/2023	10:31 AM	Resident reports that their trash and green waste has not been picked up consistently for 1.5 months		63 Crest Rd East	Felipe Vazquez	Felipe Vazquez	9/20/2023	10:33 AM		Yes
9/22/2023	8:53	Trash not being picked up consistently		1 Sagebrush Lane	Miguel Ruiz	Miguel Ruiz	9/22/2023	10:35		Yes
9/22/2023	8:55 AM	Trash not being picked up consistently		16 Eastfield Drive	Miguel Ruiz	Miguel Ruiz	9/22/2023	10:35 AM		Yes
9/22/2023	2:26 PM	Missed Pick Up		25 Portuguese Bend Rd	Miguel Ruiz	Miguel Ruiz	9/22/2023	2:40 PM		yes
9/26/2023	8:38 PM	Missed Pick-Up		7 Southfield Drive	Miguel Ruiz	Miguel Ruiz	9/26/2023	8:40 AM		Yes
9/27/2023	12:09 PM	Missed Pick Up, 2nd time in 3 weeks		63 Crest Rd East	Miguel Ruiz	Miguel Ruiz	9/26/2023	12:14 PM		yes
9/28/2023	8:18 AM	Republic did not deliver on promise to pick up green waste from the road		4 Poppy Trail	Miguel Ruiz	Miguel Ruiz	9/27/2023	1:20 PM		yes
10/2/2023	8:07	Paper Trash blown everywhere: Top of Georgeff & Crest		Georgeff/Crest	Miguel Ruiz	Miguel Ruiz	10/2/2023	11:20 AM		yes
10/3/2023	8:34	Missed Pick Up		2 Buckboard Lane	Miguel Ruiz	Miguel Ruiz	10/3/2023	8:38 AM		yes
10/3/2023	8:56	Missed Pick Up		7 Middleridge North	Miguel Ruiz	Miguel Ruiz				
10/3/2023	1:48PM	Missed Pick-Up		8 Maverick Lane	Miguel Ruiz					
				73 Portuguese Bend Rd	Miguel Ruiz	Miguel Ruiz	10/4/2023	11:05 AM		Yes
10/5/2023		Missed Bulky Pick up Green waste event		15 Eastfield Drive	Miguel Ruiz	Miguel Ruiz	10/5/2023	10:17 AM		yes
10/5/2023		Missed Bulky Pick up Green waste event		14 Cabelleros Road	Miguel Ruiz	Miguel Ruiz	10/5/2023	10:18 AM		yes
10/5/2023		Missed Bulky Pick up Green waste event		1 Sagebrush Lane						
				15 Eastfield Drive	Miguel Ruiz	Miguel Ruiz	10/9/2023	8:15 AM		yes
				63 Crest Rd East	Miguel Ruiz	Miguel Ruiz	10/18/2023	11:40		yes
10/9/2023	10:07AM	Missed Bulky Pick up Green waste event		6 Upper Black Water	Miguel Ruiz					
10/9/2023	12:15 PM	Missed Bulky Pick up Green waste event		3 Wrangler RD	Miguel Ruiz	Miguel Ruiz				yes
10/10/2023	11:38 AM	Missed Trash Pick Up		20 Georgeff	Miguel Ruiz	Miguel Ruiz				yes
10/12/2023	1:36AM	Missed Bulky Pick up Green waste event		3 Wrangler RD	Miguel Ruiz	Miguel Ruiz				yes

10/20/2023	11:17 AM	Trash Falling Out of Republic Truck		2 Quailridge South 25 Portuguese Bend Rd 15 Middleridge Lane North	Miguel Ruiz Miguel Ruiz Miguel Ruiz	Miguel Ruiz Miguel Ruiz Miguel Ruiz	10/30/2023 11/7/2023	11:30 AM 10:30 AM	yes
11/7/2023	2:15pm	missed pickup day before		8 Maverick Lane					
11/8/2023	8:30 AM	missed pickup day before		24 Chuckwagon Road	Miguel Ruiz	Miguel Ruiz	11/8/2023		
11/8/2023	8:44am	missed pickup day before		8 Quailridge North	Miguel Ruiz				
11/8/2023	12:32pm	2nd call re: missed pickup		8 Maverick Lane	Miguel Ruiz				
11/8/2023	2:30 PM	Neighbors' trash also not picked up		24 Chuckwagon Road	Miguel Ruiz	Miguel Ruiz	11/8/2023		
11/9/2023	11:42am	No pickup		26 Saddleback	Miguel Ruiz	Miguel Ruiz			
11/9/2023	3:33pm	8 houses missed Tuesday and Wednesday		24 Chuckwagon Road	Miguel Ruiz	Miguel Ruiz			
11/13/2023	4:30pm	new resident - past 3 pickups missed		25 Caballeros	Miguel Ruiz	Miguel Ruiz			
11/14/2023	10:00 AM	Trash not picked up - regular and green waste		87 Eastfield Drive	Miguel Ruiz	Miguel Ruiz	11/14/2023		
11/15/2023	3:57pm	resident called 3x about pickup - pickup just later in day		25 Portuguese Bend Road	Miguel Ruiz	Miguel Ruiz			
11/16/2023	6:37am	No pickup Friday or Tuesday		12 John's Canyon Road	Miguel Ruiz	Miguel Ruiz			
11/16/2023	2:20pm	No pickup on Tuesday		12 Flying Mane	Miguel Ruiz	Miguel Ruiz			
11/21/2023	10:00am	No service previous day		1 & 6 Caballeros	Miguel Ruiz	Miguel Ruiz			
11/21/2023	4:13pm	No service previous day		8 Maverick Lane	Miguel Ruiz	Miguel Ruiz			
11/21/2023	4:13pm	cans had been taken by employee previously		32 Portugues Bend Road	Miguel Ruiz	Miguel Ruiz			
11/22/2023	7:40 AM	Trash not picked up on Monday;Thursday is a holiday		8 Caballeros Road	Miguel Ruiz/Steve Guerrero	Steve Guerrero			
11/28/2023	8:55am	New residents - no pickup for 2 weeks since moving in		52 Eastfield	Miguel Ruiz	Miguel Ruiz			
11/28/2023	8:55am	only partial pickup - bags left behind		37 Crest Road West	Miguel Ruiz	Miguel Ruiz			
11/28/2023	3:14pm	no trash pickup		12 Cinchring Road	Miguel Ruiz	Miguel Ruiz			
11/29/2023	9:40am	no trash pickup still		12 Cinchring Road	Miguel Ruiz	Miguel Ruiz			
11/29/2023	9:40am	no green waste pickup		7 Southfield Drive	Miguel Ruiz	Miguel Ruiz			
11/30/2023	2:54pm	no trash pickup still		12 Cinchring Road	Miguel Ruiz	Miguel Ruiz			
12/4/2023	10:00 AM	Loud noises from trash trucks waking her up and she would like the trucks to park somewhere else		67 Portuguese Bend Road	Miguel Ruiz	Miguel Ruiz			
12/5/2023	3:45 PM	Trash not picked up		42 Eastfield Drive	Miguel Ruiz	Miguel Ruiz			
		trash not picked up from the day before		36 Potuguese Road	Miguel Ruiz	Miguel Ruiz	11/21/2023		yes
		trash not picked up for several weeks		8 Maverick Lane	Miguel Ruiz	Miguel Ruiz	11/21/2023		yes
		missed trash pickup		7 Caballeros Road	Miguel Ruiz	Miguel Ruiz	11/22/2023		yes
		trash not picked up fpr 2 weeks In a row;concerned about attracting wildlife		6 Caballeros Road	Miguel Ruiz	Miguel Ruiz	11/22/2023		yes
		missed trash pickup		12 Southfield Drive	Miguel Ruiz	Miguel Ruiz	11/22/2023		yes
		missed trash pickup		12 Cinchring Road	Miguel Ruiz	Miguel Ruiz	11/28/2023		yes
		called again to report missed trash pickup: was upset (Karina resolved)		12 Cinchring Road	Miguel Ruiz	Miguel Ruiz	11/29/2023		yes

		Spoke to Karina about missed trash pickup; gave feedback		37 Crest Road West	Miguel Ruiz	Miguel Ruiz	11/30/2023		yes
		called to report missed trash pickup		24 Chuckwagon Road	Miguel Ruiz	Miguel Ruiz	12/5/2023		yes
		missed trash pickup on Monday, cncerned about missing again today		35 Chuckwagon Road	Miguel Ruiz	Miguel Ruiz	12/6/2023		
12/5/2023	8:35pm	collector only picked up one green barrel out of 6		24 Caballeros	Miguel Ruiz	Miguel Ruiz			
12/5/2023	10:23am	no pickup Friday		18 Buggy Whip	Miguel Ruiz	Miguel Ruiz			
12/5/2023	2:48pm	no pickup yesterday		15 Caballeros Road	Miguel Ruiz	Miguel Ruiz			
12/6/2023	12:20 AM	Missed trash pick up on 12/5 and she called the city on 12/5. She called on 12/6 still not picked up		42 Eastfield Drive	Miguel Ruiz	Miguel Ruiz	12/6/2023	12:30 PM	Yes
12/6/2023	1:00 PM	Oil stains in the driveway		42 Eastfield Drive	Miguel Ruiz	Miguel Ruiz			
12/6/2023	10:47am	no pickup yesterday		35 Chuckwagon Road	Miguel Ruiz	Miguel Ruiz			
		missed trash pickup on Monday, cncerned about missing again today		35 Chuckwagon Road	Miguel Ruiz	Miguel Ruiz	12/6/2023		yes
		republic has not picked up for 11 days		60 Crest Road East	Miguel Ruiz	Miguel Ruiz	12/11/2023		yes
		oil spill from Mother truck in driveway		2954 Palos Verdes Dr	Miguel Ruiz	Miguel Ruiz	12/11/2023		yes
		missed trash pickup		59 Crest Road East	Miguel Ruiz	Miguel Ruiz	12/11/2023		yes
		No trash pickup for whole week		52 Eastfield Dr.	Miguel Ruiz	Miguel Ruiz	12/11/2023		yes
		Missed trash pickup for 2 weeks		7 Southfield Drive	Miguel Ruiz	Miguel Ruiz	12/11/2023		yes
		Missed trash pickup for week		55 Crest Road East	Miguel Ruiz	Miguel Ruiz	12/11/2023		yes
		missed trash pickup from the day before		51 Crest Road East	Miguel Ruiz	Miguel Ruiz	12/11/2023		yes
		Missed trash pickup from two days prior		13 Georgeff Road	Miguel Ruiz/ Steve Guerrero	Steve Guerrero	12/11/2023		yes
		Missed trah pickup for two days prior		6 Meadowlark Lane	Miguel Ruiz/ Steve Guerrero	Steve Guerrero	12/12/2023		yes
		Missed trash pickup from the week prior		6 Ringbit Road W	Miguel Ruiz/ Steve Guerrero	Steve Guerrero	12/12/2023		yes
		Missed trash pickup from day prior		15 Buggywhip Dr	Miguel Ruiz/ Steve Guerrero	Steve Guerrero	12/12/2023		yes
		Missed trash pickup for 2 weeks prior		42 Eastfield Dr	Miguel Ruiz/ Steve Guerrero	Steve Guerrero	12/12/2023		yes
		Missed trash pickup for 2 weeks prior and called to say she wanted to dump trash on city hall lawn		1 Buggywhip Drive	Miguel Ruiz/ Steve Guerrero	Steve Guerrero	12/12/2023		yes
		missed trash pickup from day before		32 Eastfield Drive	Miguel Ruiz/ Steve Guerrero	Steve Guerrero	12/13/2023		yes
		Missed trash pickup		54 Eastfield Drive	Miguel Ruiz/ Steve Guerrero	Steve Guerrero	12/13/2023		yes
		missed trash pickup		2738 Palos Verdes Drive North	Miguel Ruiz/ Steve Guerrero	Steve Guerrero	12/13/2023		yes
		Missed trash pickup		5 Pine tree lane	Miguel Ruiz/ Steve Guerrero	Steve Guerrero	12/13/2023		yes

missed trash pickup for awhile and wants more consistency in pickup		7 Caballeros Road	Miguel Ruiz/ Steve Guerrero	Steve Guerrero	12/13/2023	yes
missed trash pickup for a week before		25 Portuguese Bend Rd	Miguel Ruiz/ Steve Guerrero	Steve Guerrero	12/14/2023	yes
Missed trahs pickup for about a week before calling		62 Eastfield Dr	Miguel Ruiz/ Steve Guerrero	Steve Guerrero/Devin K	12/15/2023	yes
3rd week of missed pickup for him		36 portuguese Bend Rd	Miguel Ruiz/ Steve Guerrero	Steve Guerrero/Devin K	12/15/2023	yes
Missed trash pickup from two days prior		7 Buggywhip Dr	Miguel Ruiz/ Steve Guerrero	Steve Guerrero/Devin K	12/15/2023	yes
missed trash pickup		5 Buggywhip Dr	Miguel Ruiz/ Steve Guerrero	Steve Guerrero/Devin K	12/15/2023	yes
this is now 3rd week of missed trash pickups for her		7 Southfield Drive	Miguel Ruiz/ Steve Guerrero	Steve Guerrero/Devin K	12/15/2023	yes
missed trash pickup		5 Sagebrush Lane	Miguel Ruiz/ Steve Guerrero	Steve Guerrero/Devin K	12/15/2023	yes
now a week without trash pickup		54 Eastfield Drive	Miguel Ruiz/ Steve Guerrero	Steve Guerrero/Devin K	12/15/2023	yes
trash was picked up but not green waste		42 Eastfield Dr	Miguel Ruiz/ Steve Guerrero	Steve Guerrero/Devin K	12/15/2023	yes
Called asking for RS number to dump trash at their facilities and here on our lawn due to missed pickups		1 Buggywhip Drive	Miguel Ruiz/ Steve Guerrero	Steve Guerrero/Devin K	12/15/2023	yes
Missed trash pickup		12 Flying Mane Rd	Miguel Ruiz	Miguel Ruiz	12/18/2023	yes
Missed trahs pickup for 4 weeks called RS but no response so she called us		36 Eastfield Drive	Miguel Ruiz	Miguel Ruiz	12/18/2023	yes
Missed trash pickup for several weeks on and off but called about missed pickup day prior		9 Upper Blackwater Canyon	Miguel Ruiz	Miguel Ruiz	12/18/2023	yes
Missed her green waste pickup again, after reaching out to Miguel.		42 Eastfield Dr	Miguel Ruiz	Miguel Ruiz	12/18/2023	yes



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 8.F
Mtg. Date: 01/08/2024

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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

THRU: KARINA BAÑALES, CITY MANAGER

SUBJECT: APPROVE REPUBLIC SERVICES' 2024 CLEAN-UP AND COMMUNAL BIN SCHEDULE

DATE: January 08, 2024

BACKGROUND:

Republic Services' annual clean-up and communal bin events were coordinated with the Rolling Hills Community Association.

DISCUSSION:

The 2024 events are scheduled as follows:

Communal Bin Events

- January 19-26
- August 2-9

Spring

- Green Waste – Wednesday, March 6th
- Bulky Items – Wednesday, March 13th
- Document Shredding & Electronic Waste Recycling – Saturday, March 23rd

Fall

- Green Waste – Wednesday, October 9th
- Bulk Items – Wednesday, October 16th
- Document Shredding & Electronic Waste Recycling – Saturday, October 26th

FISCAL IMPACT:

The twice a year clean up and communal bin events are included in the franchise agreement between the City and Republic Services.

RECOMMENDATION:

Approve as presented.

ATTACHMENTS:

[VC_REP_240108_Republic_CleanupEvents_2024.pdf](#)

[VC_REP_240108_Republic_CommunalBinEvent_Locations.pdf](#)



Sustainability in Action

Rolling Hills Cleanup Events 2024

Communal Roll Off

- **January 19 – January 26**
- **August 2 – August 9**

Spring Clean-up

- **Brush / Green Waste – Wednesday March 6, 2024**
Larger quantities of green waste will be collected from your designated collection location. Place the green waste in an area that is clearly visible to our drivers. Bundling makes for easier collection. Bundles should be no more than 4 feet long. No container, bag or bundle should weigh more than 60 pounds
- **Bulk Items Wednesday March 13, 2024**
Bulk items, such as furniture, appliances and rolled rugs, will be picked up from your designated collection location. Please place items in an area that is easily visible to our drivers. Set items out the night before collection or by 6 a.m. on the collection day.
- **Document Shredding & E-Waste Recycling Saturday March 23, 2024**
Between 10 a.m. and 1 p.m., drop off confidential documents for secure shredding and electronic waste, such as computers, televisions, smartphones, and similar items, for recycling at City Hall. This will be a contactless, drive-through drop off event.

Fall Clean-up

- **Brush / Green Waste – Wednesday October 9, 2024**
Larger quantities of green waste will be collected from your designated collection location. Place the green waste in an area that is clearly visible to our drivers. Please bundle for easier collection. Bundles should be no more than 4 feet long. No container, bag or bundle should weigh more than 60 pounds.
- **Bulk Items Wednesday October 16, 2024**
Bulk items, such as furniture, appliances and rolled rugs, will be picked up from your designated collection location. Please place items in an area that is easily visible to our drivers. Set items out the night before collection or by 6 a.m. on the collection day.

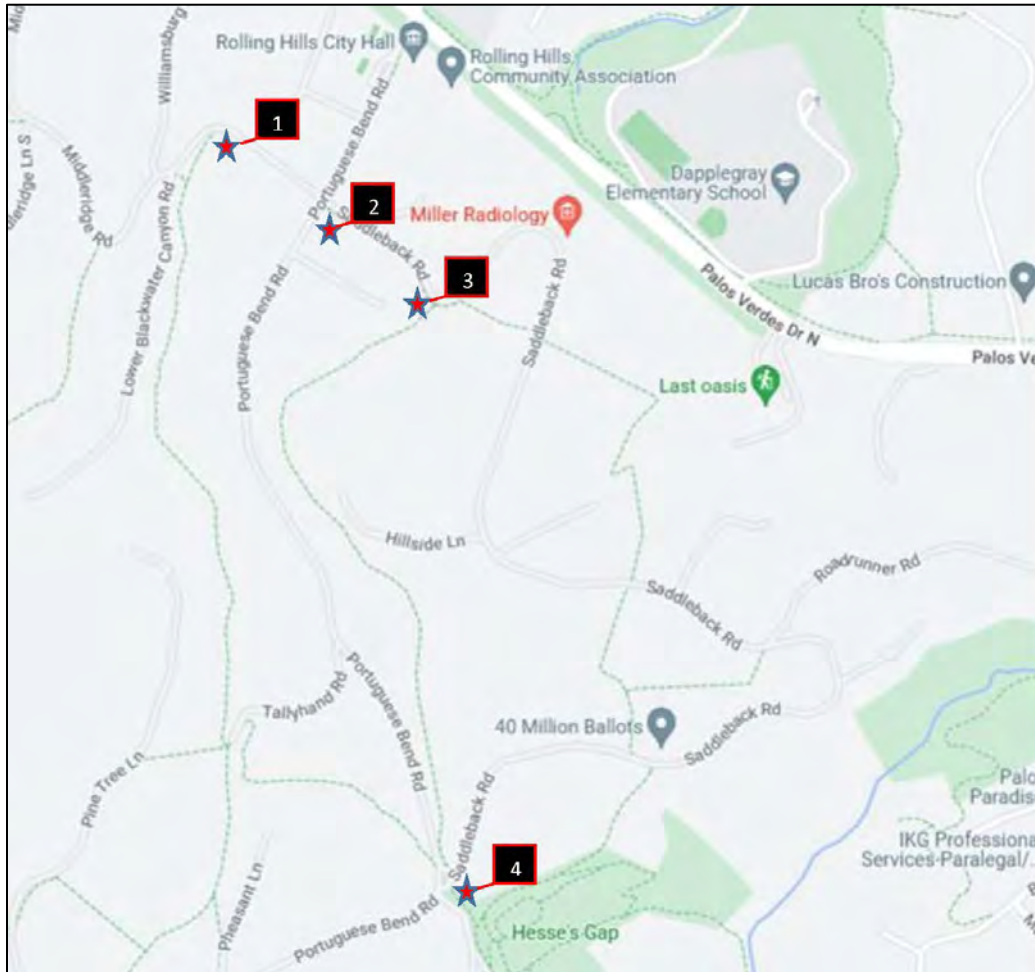


Sustainability in Action

- **Document Shredding & E-Waste Recycling Saturday October 26, 2024**
Between 10 a.m. and 1 p.m., drop off confidential documents for secure shredding and electronic waste, such as computers, televisions, smartphones, and similar items, for recycling at City Hall. This will be a contactless, drive-through drop off event.

COMMUNAL GREEN WASTE BIN LOCATIONS

JANUARY 19 - 26, 2024



Communal bin locations:

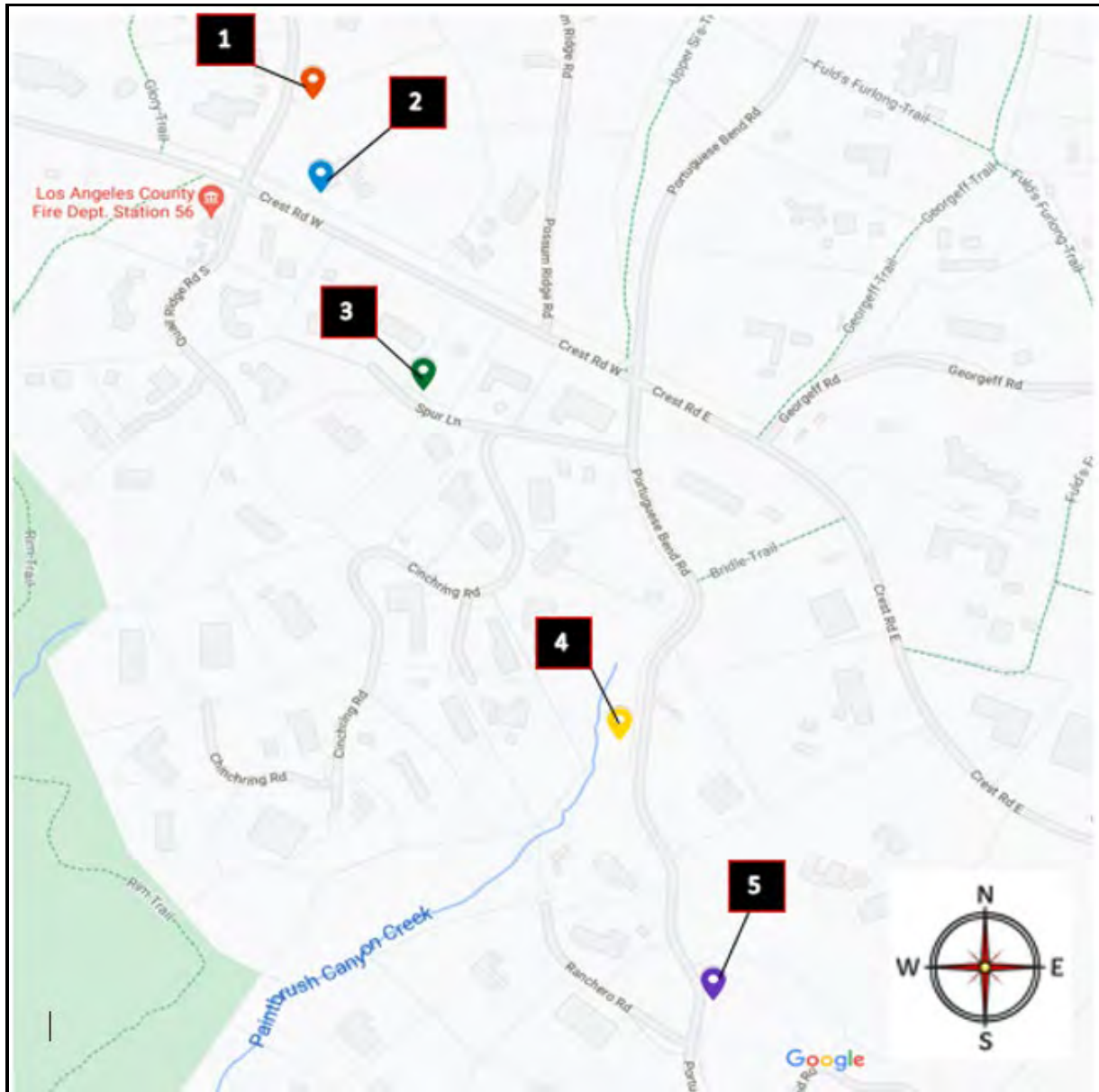
1. Middleridge Rd and Blackwater Canyon Trail
2. South East corner of Saddleback Rd and Portuguese Bend Rd.
3. Saddleback Rd. adjacent to Bent Springs Trail
4. Saddleback and Poppy Trail (two bins)

Please follow these directions to participate in this free program:

- Place all green waste inside the bins.
- Do not leave any debris outside the bins.
- Piles need to be kept free of rocks and dirt.
- Do not dump non-green waste materials.
- Do not dump construction materials.

COMMUNAL GREEN WASTE BIN LOCATIONS

AUGUST 2 - 9, 2024



Communal bin locations:

1. Quail Ridge North just north of Crest Road West.
2. On the Corner of Crest Road West and Quail Ridge north adjacent to 1 Crest Road West.
3. On Spur Lane just West of Cinchring Road on Cal Water's- Water Tank Property
4. On Portuguese Bend Road across from 52 Portuguese Bend on the West side of the street.
5. On Portuguese Bend Road just North of Ranchero on the East side of the street.

Please follow these directions to participate in this free program:

- Place all green waste inside the bins.
- Do not leave any debris outside the bins.
- Piles need to be kept free of rocks and dirt.
- Do not dump non-green waste materials.
- Do not dump construction materials.



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 8.G
Mtg. Date: 01/08/2024

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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

THRU: KARINA BAÑALES, CITY MANAGER

SUBJECT: APPROVE ANNUAL VENDOR LIST FOR CALENDAR YEAR 2024

DATE: January 08, 2024

BACKGROUND:

Section 3.04.060 of the City's Municipal Code regarding purchasing provides that the City purchases may be made from vendors without bidding when any of the following conditions exist:

1. The amount of the purchase has a total estimated value of less than two thousand five hundred dollars (\$2,500)
2. Sole source purchases such as legal advertising, utility, conferences, and Sheriff's Department services.
3. An essential or critical need requires that an order be placed with the best available source of supply due to time constraints.
4. Purchases from vendors on the City Council Approved Vendor's List.
5. If, at the discretion of the City Manager, and upon a finding supported with written documentation, it is in the City's best interest in regard to product uniformity, total cost acquisition, and/or similar considerations. These purchases must be approved by the City Manager or his/her designee.
6. Purchases made through a Cooperative Purchasing Program utilizing purchasing agreements maintained by the State, County, or other public agencies.

DISCUSSION:

Annually the City Council approves a Vendor List for the calendar year to facilitate purchases of material and services. The updated Vendor List for calendar year 2024 is comprised of vendors who have consistently provided excellent service to the City or come recommended via the Rolling Hills Community Association. For the majority that have been sourced via a competitive setting, these vendors have historically been the lowest bidders, and they have been proven to deliver goods and/or services in a timely manner.

FISCAL IMPACT:

None.

RECOMMENDATION:

Approve as presented.

ATTACHMENTS:

[VC_240108_PREFERREDVendorList.pdf](#)

Vendor Name	Address	Contact	Phone	Web	Service Provided
AC Pros	18653 Ventura Blvd. #251, Tarzana, CA 91356	Noam Ziv	818-342-7767		HVAC Servicing
Ace Construction & Handyman		Joey Campanario	310-489-0488		Handyman / Construction Services
4 Leaf	5140 Birch Street, 2nd Floor, Newport Beach, CA 92660		949-887-9432		Code Enforcement Services
4 Over Inc.	1225 Los Angeles Street, Glendale, CA 91204		877-782-2737	4over.com	Printing Services
A-1 All American Roofing Co.	22029 S. Figueroa St., Carson, CA 90745	Craig Ekberg	310-320-0224	800roofusa.com	Roofing company
Abila	9620 Executive Center Dr. North #200, St. Petersburg, FL 33702		800-811-0961	www.mip.com	Accounting Software
Amazon.com				amazon.com	Office Supplies
Armstrong Nursery	25225 Crenshaw Blvd., Torrance, CA 90505		(310) 326-1892		Christmas tree
Black Box Audio Visual Services	4757 Norelle St., Los Angeles, CA 90032	Miguel Diaz Camacho	323-899-1435	blackboxaudiovideoservices.com	Electrician / A/V Services
CBE Office Solutions	4 Mason, Irvine, CA 92618	Joe Graziano / Chris HOFFIE	310.323.3310	www.cbesolutions.com	Copier and office equipment supplier
Chambers Group	5 Hutton Centre Dr., Ste. 750, Santa Ana, CA 92707			chambersgroupinc.com	Environmental Consultant
Civic Plus	P.O. Box 2235 Tallahassee, FL 32316	Sylvana Satterfield	800-262-2633	civicplus.com	Online Muni Code System
Complete Fire Services Inc.	PO Box 3804 Tustin, CA 92781		(949) 468-0363		Fire Extinguishers
Costco Wholesale	2640 Lomita Blvd., Torrance, CA 90505		(310) 891-1020	costco.com	Office Supplies
Cox Com, LLC	29947 Avenida De Las Banderas, Rancho Santa Margarita, CA 92688		(310) 891-1020 or 949-546-2406	cox.com	Telephone / cable internet services
Daily Breeze / Southern California News Group	PO Box 8012, Willoughby, OH 44096-8012	Pauline Fernandez	310.543.6635	publicnotices.scng.com	Newspaper / Public Notices
David Fairchild Studio	P.O. Box 2424 Palos Verdes Peninsula CA 90274	David Fairchild	(310) 316-5547	davidfairchildstudio.com	Photography Services
Dell, Inc.	One Dell Way, Round Rock, TX 78682		(800) 677-9725	Dell.com	Computer equipment
DFM Associates	10 Chrysler, Suite A Irvine, CA 92618	Deborah Ferrante	949.859.8700	www.dfmassociates.com	Election Code Updates

Diane Gladwell	1028 Tirol Lane, Lake Arrowhead, CA 92352		(909) 337-3516		<i>Election consultant, records management</i>
EC Construction	2213 Chico Ave., South El Monte, CA 91733	James Bleecker	626-705-0923		<i>Emergency Construction Services</i>
Endee - Two Hands Woodworks, Inc.	2109 N Rosewood Ave. Santa Ana, CA. 92706	Noel Bonn	657-559-906	endee.art	<i>Specialty Items (Plaques)</i>
Environmental Design Associates (EDA)	14121 Sawston Circle, Westminster, CA 92683		(714) 350-6910		<i>Landscape Plan Review</i>
Executive-Suite Services	19025 Parthenia St. Suite 200, Northridge, CA 91324		818-993-6300		<i>Janitorial services</i>
Exsel Inc.	1854 West 169th Street, Unit G, Gardena, CA 90247		310.933.3012	exselusa.com	<i>Printing / promotional services</i>
Finley Tree & Land Care Service	23033 Crenshaw Blvd, Torrance, CA 90505		(310) 326-9818		<i>Tree trimming services, landscaping</i>
First Call Staffing	3511 Pacific Coast Hwy # E, Torrance, CA 90505		(310) 539-2884		<i>Employment agency</i>
iWorQ	PO Box 3784, Logan UT 84323		435-755-5126	www.iworq.net	<i>Planning / Code Enforcement Database</i>
JTL Consultant	952 Buena Vista Street, Duarte, CA 91010		(626) 358-5690		<i>Arborist</i>
Konica Minolta Business Solution, USA Inc.	Dept. LA 22988, Pasadena, CA 91185-2988		(800) 456-5664		<i>Copier and office equipment supplier</i>
Kosmont Transaction Services	1601 N. Sepulveda Blvd. #382, Manhattan Beach, CA 90266	Larry Kosmont	424-297-1070		<i>Financial Consultants</i>
Lisa's Bon Appetit	3535 Lomita Blvd Suite C, Torrance, CA 90505		(310) 784-1070		<i>Catering service</i>
Mahaffey Companies (Atlas Cesspool Service)	1800 S. Alameda St., Rancho Dominguez, Ca. 90221		(310) 605-1700		<i>Septic tank services</i>
Mark Towle	2919 W. 154th St., Gardena, CA 90249				<i>Bartending Services</i>
MCA Direct LLC	1961 E Wright Circle Anaheim, CA 92806	Erin Martin Picon	714-939-9866	mcadirect.org	<i>Election Materials</i>
Michael Baker International	3760 Kilroy Airport Way, Ste. 270, Long Beach, CA 90806		(562) 200-7165		<i>Plancheck, Peer Review</i>
Nextiva	9451 East Via de Ventura, Scottsdale, AZ 85256		800-285-7995	www.nextiva.com	<i>Phone Systems</i>
Nothing Bundt Cakes	5205 Pacific Coast HWY, Unit B/C, Torrance, CA 90505		(310) 373-2443		<i>Desserts</i>
OfficeDepot.com					<i>Office Supplies</i>

On Time Delivery	20550 Earl St. #50, Torrance, CA 90503	Howard Simon	(310) 874-7267		<i>Messenger Services</i>
Orkin	12710 Magnolia Ave., Riverside, CA 92503-4620	Jesse Jolly	(323) 244-7990		<i>Pest Control</i>
Palos Verdes Florist	910 Silver Spur Rd, Rolling Hills Estates, CA 90274		(310) 541-9994	palosverdesflorist.com	<i>Florist</i>
Palos Verdes Security Systems Inc. / Valley Alarm	804 Pico Street, San Fernando, CA 91340		800-550-2537	www.valleyalarm.com	<i>Security System</i>
Peninsula Septic	1840 S. Gaffey Street #53, San Pedro, CA 90731	Nick Dragich	(310) 832-4800		<i>Septic tank services</i>
Pitney Bowes Postage	PO Box 981026, Boston , MA 02298-1026			www.pitneybowes.com	<i>Postage</i>
Providence Health & Services	PO Box 4017, Portland, OR 97208-4017				<i>Pre-Employment Health Services</i>
PVPUSD Printing Services	375 Via Almar, Palos Verdes Estates CA 90274		310-896-3426		<i>Copy & stationary printing services</i>
Quadiaent, Inc.	Dept. 3689, PO Box 123689, Dallas, TX 75312-3689			www.quadient.com	<i>Finance / Account Payable</i>
RACE Communication	1170 Unit C, E Tehachapi Blvd., Tehachapi, CA 93561		(877) 722-3833		<i>Internet Communications</i>
Robert Half	970 West 190th St., Suite 400, Torrance, CA 90502		(800) 804-8367		<i>Employment agency</i>
Sandra Danko Desserts		Sandra Danko			<i>Desserts for Holiday Open House</i>
Sir Speedy	900 W. 223rd St., Torrance, Ca 90502		310-212-6162	www.sirspeedysouthbay.net	<i>Copy / Printing Services</i>
S&K Consulting Associates, LLC	2233 Via Fernandez, Palos Verdes Estates, CA 90274	Sam Simon	707-290-9844		<i>Mechanical, Electrical and Plumbing Design/Engineering</i>
Smart Source LLC.	21818 S. Wilmington Ave., Ste 406, Long Beach, CA 90810		(310) 513-2000		<i>Stationery</i>
South Bay Workforce Investment Board	11539 Hawthorne Blvd #500, Hawthorne, CA 90250	Robert Chavez	(310) 970-7700	www.sbwib.org	<i>Employment Resources</i>
Stephens Plumbing & Heating Company	616 W 6th Street, San Pedro, CA 90731		(310) 832-9009		<i>Plumbing and Heating</i>
Total Compensation System Inc.	5655 Lindero Canyon Rd #223, Westlake Village, CA 91362				<i>Financial Services GASB 75</i>
TR Trading Co.	15604 S. Broadway, Gardena, CA 90248		(310) 329-9242		<i>Furniture store</i>
Traver's Trees	P. O. Box 7000-416, Palos Verdes Peninsula, CA 90274		(310) 545-5816 or (310) 530-3920		<i>Tree trimming services, landscaping</i>

Trio Event Rental	7900 Balboa Blvd B3, Van Nuys, CA 91406		(818) 651-0602	trioeventrentals.com	<i>Event rentals</i>
VCI (formerly File Keepers LLC)	6277 East Slauson Avenue, Los Angeles, CA 90040	Lance Hom	213.250.3000	www.filekeepers.com	<i>Laserfiche File Retention / Storage</i>
Warriner Associates	47-568 Hakulhale Street, Kaneohe, HI 96744		310-378-1764		<i>Arborist</i>
Western Audio Visual	1592 N. Batavia, Ste. 2, Orange, CA, 92867	Kevin Mahkorn	(714) 637-4461	www.wav1.com	<i>AV Tech and Design Services</i>
Worldwise Productions	20945 Devonshire St, Chatsworth, CA 91311		(877) 997-8433	wwpvideo.com	<i>Video Production Services</i>
Xerox	101 Continental Blvd. El Segundo, CA 90245	Lori Murphy	(877) 395-6318	Xerox.com	<i>Printers, copiers</i>
Yosemite Water	226 South Avenue 54, Los Angeles, CA 90025		(323) 256-2265	yosemitewaters.com	<i>Water delivery</i>



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 8.H
Mtg. Date: 01/08/2024

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: JOHN SIGNO, DIRECTOR OF PLANNING & COMMUNITY SERVICES

THRU: KARINA BAÑALES, CITY MANAGER

SUBJECT: FOR SECOND READING AND ADOPTION: ADOPT BY TITLE ONLY ORDINANCE NO. 384 - AN ORDINANCE OF THE CITY OF ROLLING HILLS, CALIFORNIA, AMENDING VARIOUS SECTIONS OF THE ROLLING HILLS MUNICIPAL CODE RELATING TO WIRELESS FACILITIES; AND FINDING THE ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

DATE: January 08, 2024

BACKGROUND:

On December 14, 2023, the City Council opened the public hearing for introduction and first reading, received public testimony, and closed the public hearing. The City Council voted to find the proposed Ordinance exempt from the requirements of the California Environmental Quality Act (CEQA) and introduced for first reading by title only Ordinance No. 384 regarding Wireless Communication Facilities, with the following additions to Section 17.27.040(E)(2)(i):

- a. Electrical service connections must be undergrounded to the extent technically feasible; and
- b. The City must provide notice to all residents within 500 feet of a wireless facility proposed to be deployed on a new pole.

DISCUSSION:

Amended Wireless Ordinance

Per City Council's direction on December 14, 2023, Ordinance No. 384 regarding Wireless Communication Facilities has been amended to include the following additions to Section 17.27.040(E)(2)(i):

- a. Electrical service for all wireless facilities shall be placed underground to the extent technically feasible.
- b. The City shall provide written notice to all residents within five hundred (500) feet of a wireless facility proposed to be deployed upon a new pole.

The amended Ordinance is attached.

ENVIRONMENTAL

The proposed ordinance is not a “project” within the meaning of Section 15378 of the State CEQA Guidelines, because it has no potential for resulting in direct or indirect physical change in the environment. The ordinance does not authorize any specific development or installation on any specific piece of property within the City’s boundaries. Moreover, when and if an application for installation is submitted, the City will at that time conduct a preliminary review of the application in accordance with CEQA. Alternatively, even if the ordinance is a “project” within the meaning of State CEQA Guidelines Section 15378, the ordinance is exempt from CEQA on multiple grounds. First, the ordinance is exempt from CEQA because the City Council’s adoption of the ordinance is covered by the general rule that CEQA applies only to projects that have the potential to cause a significant effect on the environment. (State CEQA Guidelines, § 15061(b)(3)). That is, approval of the ordinance will not result in the actual installation of any facilities in the City. In order to install a facility in accordance with this ordinance, the wireless provider would have to submit an application for installation of the wireless facility. At that time, the City would have specific and definite information regarding the facility to review in accordance with CEQA. The City would conduct a preliminary review under CEQA at that time. Moreover, in the event that the ordinance is interpreted so as to permit the installation of wireless facilities on a particular site, the installation would be exempt from CEQA review in accordance with either State CEQA Guidelines Section 15302 (replacement or reconstruction), State CEQA Guidelines Section 15303 (new construction or conversion of small structures), and/or State CEQA Guidelines Section 15304 (minor alterations to land).

FISCAL IMPACT:

None.

RECOMMENDATION:

It is recommended that the City Council waive full reading and adopt Ordinance No. 384, amending various sections of the Rolling Hills Municipal Code relating to wireless facilities, and finding the action exempt from the California Environmental Quality Act.

ATTACHMENTS:

[384_WirelessOrdinance_F_A.pdf](#)

EXHIBIT “A”

ORDINANCE NO. 384

AN ORDINANCE OF THE CITY OF ROLLING HILLS, CALIFORNIA, AMENDING VARIOUS SECTIONS OF THE ROLLING HILLS MUNICIPAL CODE RELATING TO WIRELESS FACILITIES; AND FINDING THE ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, California Government Code, section 65800 *et seq.*, authorizes the City of Rolling Hills (“City”) to adopt and administer zoning laws, ordinances, rules and regulations as a means of implementing the General Plan; and

WHEREAS, the City’s zoning regulations are contained in Title 17 of the Rolling Hills Municipal Code (“RHMC”). Among other things, Title 17 includes regulations governing wireless communication facilities (“WCF”); and

WHEREAS, Title 17’s WCF regulations were most recently amended in 2004. Since then, changes in federal and state law—including various court decisions and Federal Communications Commission (FCC) orders and regulations—have placed significant procedural and substantive limits on the City’s exercise of local control over matters involving WCFs. This ordinance (“Ordinance”) amends Title 17 to comply with these changes in the law; and

WHEREAS, California Government Code sections 65854 and 65856(a) require the Planning Commission and the City Council, respectively, to conduct public hearings on proposed amendments to Title 17 (i.e., zoning code amendments). The Planning Commission’s action serves as a recommendation to the City Council; and

WHEREAS, on August 4, 2023, the City gave public notice of a Planning Commission public hearing to consider this Ordinance by advertisement in a newspaper of general circulation; and

WHEREAS, on August 15, 2023 and September 12, 2023 and October 17, 2023, the Planning Commission held a duly-noticed public hearing and considered the staff report, recommendations by staff, and public testimony concerning this Ordinance. Thereafter, the Planning Commission: (i) provided direction to staff regarding the amendments to the Ordinance; and (ii) continued the public hearing to its November 21, 2023. Staff subsequently revised the Ordinance in accordance with the Planning Commission’s direction. The Planning Commission held a continued public hearing at its November 21, 2023 meeting and thereafter, recommended that the City Council adopt the Ordinance; and

WHEREAS, on November 30, 2023, 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 December 14, 2023, the City Council considered the staff report, recommendations by staff, and public testimony regarding this Ordinance.

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

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ROLLING HILLS DOES ORDAIN AS FOLLOWS:

SECTION 1. Recitals. The City Council hereby finds and determines that the Recitals above are true and correct and are incorporated herein.

SECTION 2. California Environmental Quality Act. The City Council finds that this Ordinance is not a “project” within the meaning of Section 15378 of the State CEQA Guidelines, because it has no potential for resulting in direct or indirect physical change in the environment. The Ordinance does not authorize any specific development or installation on any specific piece of property within the City’s boundaries. Moreover, when and if an application for installation is submitted, the City will at that time conduct preliminary review of the application in accordance with CEQA. Alternatively, even if the Ordinance is a “project” within the meaning of State CEQA Guidelines Section 15378, the Ordinance is exempt from CEQA on multiple grounds. First, the Ordinance is exempt CEQA because the City Council’s adoption of the Ordinance would covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. (State CEQA Guidelines, § 15061(b)(3)). That is, approval of the Ordinance will not result in the actual installation of any facilities in the City. In order to install a facility in accordance with this Ordinance, the wireless provider would have to submit an application for installation of the wireless facility. At that time, the City would have specific and definite information regarding the facility to review in accordance with CEQA. And, in fact, the City would conduct preliminary review under CEQA at that time. Moreover, in the event that the Ordinance is interpreted so as to permit installation of wireless facilities on a particular site, the installation would be exempt from CEQA review in accordance with either State CEQA Guidelines Section 15302 (replacement or reconstruction), State CEQA Guidelines Section 15303 (new construction or conversion of small structures), and/or State CEQA Guidelines Section 15304 (minor alterations to land).

SECTION 3. General Plan. The City Council hereby finds that this Ordinance’s amendments to RHMC Title 17 are consistent with, and in further of, the City’s adopted General Plan. Specifically, General Plan Safety Element Policy 5.10: *Support the development and further implementation of a peninsula-wide disaster plan*; and Policy 5.14: *Ensure the reliability of essential facilities such as communications towers, electrical substations, water services, and first-response buildings in the event of an emergency through promoting grid resilience and energy independence. Work to implement on-site power generation through solar photovoltaic systems and battery storage*; and Policy 5.16: *Increase access to essential resources and facilitate effective communication in the community to accelerate recovery following such a disaster*; and Land Use Goal 2: *Accommodate development which is compatible with and complements existing land*

uses. This Ordinance furthers these goals, policies, and actions by updating the City's regulations to achieve consistency with federal and state law and making certain refinements to ensure that Title 17 is consistent and clear and provides for streamlined approval processes for wireless communication facilities. Therefore, the Ordinance is consistent with the General Plan.

SECTION 4. Code Amendment. Section 17.27.040 of the Rolling Hills Municipal Code is amended to read in its entirety as follows:

“17.27.040 Wireless communication antennas and facilities.

A. **General.** This Section establishes standards and procedures for the development and operation of wireless communications facilities, including, but not limited to, personal wireless services facilities, non-exempt satellite antennas, and single pole/tower amateur radio antennas. The requirements of this Section apply to all wireless communication facilities on public and private property and within the right of way that transmit and/or receive electromagnetic signals, including, but not limited to, personal wireless services, satellite, and radio and television broadcast facilities.

1. **Application Types.**

a. *Type 1 – Collocation of a small wireless facility on an existing structure.* Type 1 applications shall be limited to applications wherein an applicant seeks to place a new small wireless facility upon an existing structure and either (i) the structure is not an existing tower or base station (as defined for Eligible facilities request purposes) or (ii) the structure is an existing tower or base station (as defined for Eligible facilities request purposes) but the proposed facility does not qualify as an Eligible facilities request. If the completed facility would still meet the physical limits and requirements to meet the definition of a small wireless facility after the installation of the new equipment, then the application to install such new equipment is a Type 1 application.

b. *Type 2 – Collocation on an existing structure which does not qualify as a Type 1 small wireless facility collocation or a Type 5 eligible facilities request.* Type 2 applications shall be limited to applications wherein an applicant is seeking to place a new personal wireless service facility upon an existing structure which does not meet the definition of a small wireless facility or which will not meet the definition of a small wireless facility if and when the proposed new personal wireless service equipment is installed upon the existing facility and/or structure and either (i) the structure is not an existing tower or base station (as defined for Eligible facilities request purposes) or (ii) the structure is an existing tower or base station (as defined for Eligible facilities request purposes) but the proposed facility does not qualify as an Eligible facilities request.

c. *Type 3 – New small wireless facility on a new or replacement structure.* Type 3 applications shall be limited to applications seeking to install and/or construct a new small wireless facility that involves placement of a new or replacement structure.

d. *Type 4 – New tower or any other wireless facility that is not a Type 1, 2, 3, 5, or 6 application.* Type 4 applications shall include any applications for the installation of a new personal wireless service facility which does not meet the criteria for Type 1, 2, 3, 5, or 6 applications.

e. *Type 5 – Eligible facilities requests.* Type 5 applications shall include any applications that purport to meet the criteria for an eligible facilities request under federal law and FCC regulations.

f. *Type 6 – Temporary facilities.* Type 6 applications shall include any applications for a temporary facility to provide wireless services on a temporary or emergency basis.

2. Permit Requirements. No wireless communication facility shall be constructed, erected, placed, or modified anywhere within the City without first obtaining a permit pursuant to the requirements of this Section and without obtaining all permits required under any other applicable state, federal, or local laws or regulations.

a. *Conditional Use Permit Required.* A conditional use permit shall be required for Type 4 applications, which shall be reviewed and processed in accordance with Chapter 17.42 of this Code and the requirements of this Section 17.27.040.

b. *Zone Clearance Required.* A zone clearance shall be required for Type 1, 2, 3, and 5 applications, which shall be reviewed and processed in accordance with Chapter 17.44 of this Code and the requirements of this Section 17.27.040.

c. *Temporary Use Permit Required.* A temporary use permit shall be required for Type 6 applications, which shall be reviewed and processed in accordance with Chapter 17.48 of this Code and the requirements of this Section 17.27.040.

3. Exempt Wireless Communication Facilities. The following wireless communication facilities are exempt from the requirements of this Section:

a. Wireless facilities operated by the City for public purposes.

b. Hand-held mobile, marine, and portable radio transmitters and/or receivers which are not affixed to land or a structure.

c. Traditional terrestrial radio and television mobile broadcast facilities.

d. A single ground-mounted or building-mounted antenna not exceeding the maximum height permitted by this Section, including any mast, subject to the following restrictions: (1) *Satellite Dish 39.37 inches (one meter) or Less.* A satellite dish antenna 39.37 inches (one meter) or less in diameter and (a) intended for the sole

use of a person occupying the same parcel to receive direct broadcast satellite service, including direct-to-home satellite service, or to receive or transmit fixed wireless signals via satellite or (b) a hub or relay antenna used to receive or transmit fixed wireless services that are not classified as telecommunications services, is permitted anywhere on a lot, provided it does not exceed the height of the ridgeline of the primary structure on the same parcel. (2) *Non-Satellite Dish 39.37 inches (one meter) or Less*. A dish antenna 39.37 inches (one meter) or less in diameter or diagonal measurement and (a) intended for the sole use of a person occupying the same parcel to receive video programming services via multipoint distribution services, including multichannel multipoint distribution services, instructional television fixed services, and local multipoint distribution services, or to receive or transmit fixed wireless signals other than via satellite or (b) a hub or relay antenna used to receive or transmit fixed wireless services that are not classified as telecommunications services, is permitted anywhere on a lot.

e. Amateur radio antennas meeting the following requirements: (1) That are completely enclosed within a permitted building; or (2) That consist of a single wire not exceeding one-fourth of an inch in diameter, and such wire antennas may be located in setback areas, provided the antenna does not extend above the maximum building height in the district; or (3) That consist of a single ground-mounted vertical pole or whip antenna not exceeding 50 feet in height, measured from finish grade at the base of the antenna, and not located in any required setback area. Support structures or masts for pole or whip antennas shall conform to standards set out in the California Building Standards Code. A building permit may be required for the support structure or mast.

B. **Definitions**. For the purpose of this chapter, certain words and terms are hereby defined. Words used in the singular shall be deemed to include the plural and the plural the singular; unless more specifically defined in this chapter, the word “building” is interchangeable with the word “structure,” and the word “shall” is mandatory and not discretionary. All equipment not specifically described herein shall be regulated in conformity with that equipment described herein which is most substantially similar, from a functionality standpoint. Reference to “facility” is interchangeable with “wireless communications facility,” unless otherwise noted.

1. “Antenna” shall mean any system of wires, poles, rods, reflecting discs, or similar devices used in wireless communications for the transmission or reception of electromagnetic waves when such system is operated or operating from a fixed location.

2. “Applicant” or “provider” shall mean the person or entity applying for a permit to install wireless communications facilities.

3. “Base Station” shall have the same meaning as defined by 47 C.F.R. Section 1.6100(b)(1), or any successor provision.

4. “Colocation,” “Co-location,” and “Collocation” shall mean the same as defined by the FCC in 47 C.F.R. § 1.6002(g), which means (1) Mounting or installing an antenna facility on a pre-existing structure; and/or (2) Modifying a structure for the

purpose of mounting or installing an antenna facility on that structure. For eligible facilities requests (Type 5), “Colocation,” “Co-location,” and “Collocation” shall mean the same as defined by the FCC in 47 C.F.R. § 1.6100(b)(2), which means the mounting or installation of transmission equipment on an eligible support structure for the purpose of transmitting and/or receiving radio frequency signals for communications purposes.

5. “Eligible Facilities Request” shall mean any request for modification of a legally existing tower or base station that does not substantially change the physical dimensions of such tower or base station as defined in 47 C.F.R. section 1.6100(b)(3), or any successor provision.

6. “Monopole” shall mean a free-standing pole, like a slim line, flagpole, or similar structure.

7. “Personal Wireless Services” shall mean those services as defined in 47 U.S.C. section 332(c)(7)(C)(i), or any successor provision, current examples of which include, but are not limited to, commercial mobile services, unlicensed wireless services, and common carrier wireless exchange access services.

8. “Roof-mounted” shall mean any type of facility in which antennas are mounted on the roof, parapet, or similar feature of a structure.

9. “Small Wireless Facility” shall mean the same as defined by the FCC in 47 C.F.R. section 1.6002(l), or any successor provision.

10. “Support structure” shall mean any structure capable of supporting a base station, as defined in 47 C.F.R. section 1.6002(m), or any successor provision.

11. “Temporary facility” shall mean any wireless communication facility intended or used to provide wireless services on a temporary or emergency basis, such as a large-scale special event in which more users than usual gather in a single location or following a duly proclaimed local or state emergency, as defined in Government Code section 8558, requiring additional service capabilities.

12. “Tower” shall mean the same as defined in 47 C.F.R. section 1.6100(b)(9), or any successor provision. This definition does not include Utility Poles.

13. “Utility pole” shall mean any structure designed to support electric, telephone, and similar utility lines. A Tower is not a utility pole.

14. “Wireless communications facilities” and “facilities” shall mean any transmitters, antenna structures, equipment cabinets, concealment, meters, switches, cabling, and other types of facilities used for the provision of wireless services at a fixed location, including, without limitation, any associated tower(s), support structure(s), and base station(s).

C. **Application Requirements.** An applicant seeking to install, construct, modify, replace, or place a wireless communications facility shall complete and submit an

application to the Planning and Community Services Department for review and processing, upon the form published by the Director of the Planning and Community Services Department, which may be updated from time to time. In addition to any requirements specified by the application form, all applications shall, at minimum, require submission of the following:

1. Name of applicant, contact information, location of proposed site, description of the application type sought, and the name and contact information of the user/ provider that will use the facility.
2. A brief narrative accompanied by written documentation and a site plan or map together with photo simulations that explain the project.
3. A narrative and scaled map(s) that precisely disclose the geographic area(s) within the City proposed to be serviced by the proposed facility.
4. A radiofrequency (RF) environmental evaluation report certifying that the proposed wireless communications facility meets FCC regulations and standards for construction, maintenance and operations.

D. Findings for Approval.

1. *Findings for Approval of a Conditional Use Permit required by this section (Type 4).* Approval of any Conditional Use Permit required by this section is subject to the following findings:

a. All findings for approval required for Conditional Use Permits as specified in Section 17.42.050; and

b. The facility complies with all applicable requirements of Section 17.27.040, including all requirements for the requested permit; all application requirements; and all applicable design, location, and development standards, or has a waiver exception thereof; and

c. The facility meets applicable requirements and standards of federal and state law, including all applicable general orders of the California Public Utilities Commission; and

d. The project has received approval from the Rolling Hills Community Association.

2. *Findings for Approval of a Non-Eligible Facility Request Zone Clearance required by this section (Types 1, 2, and 3).* Approval of any Non-Eligible Facility Request Zone Clearance required by this section is subject to the following findings:

a. The proposed facility is consistent with the provisions of Title 17; and

b. The facility complies with all applicable requirements of Section 17.27.040, including all requirements for the requested permit; all application requirements; and all applicable design, location, and development standards, or has a waiver exception therefrom; and

c. The facility meets applicable requirements and standards of federal and state law, including all applicable general orders of the California Public Utilities Commission; and

d. The project has received approval from the Rolling Hills Community Association.

3. *Findings for Approval of a Zone Clearance for an Eligible Facilities Request required by this section (Type 5).* No zone clearance shall be approved for an eligible facilities request unless, on the basis of the application and other materials or evidence provided in review thereof, the following findings are made:

a. The proposed collocation or modification meets each and every one of the applicable criteria for an eligible facilities request stated in 47 C.F.R. sections 1.6100(b)(3)–(9), or any successor provisions, after application of the definitions in 47 C.F.R. section 1.6100(b). The reviewing City authority shall make an express finding for each criterion; and

b. The proposed facility complies with conditions associated with the siting approval of the construction or modification of the eligible support structure or base station equipment, except to the extent preempted by 47 C.F.R. sections 1.6100(b)(7)(i)–(iv), or any successor provisions; and

c. The proposed facility will comply with all generally applicable laws.

4. *Findings for Approval of a Temporary Use Permit required by this section (Type 6).* Approval of any Temporary Use Permit required by this Section is subject to the following findings:

a. The proposed temporary use is allowed within the applicable zoning district with the approval of a temporary use permit and complies with all other applicable provisions of this Zoning Ordinance and the Municipal Code; and

b. The proposed temporary use would not unduly impair the integrity and character of the zoning district in which it is located; and

c. Appropriate measures have been taken to protect the public health, safety, and general welfare to minimize detrimental effects on adjacent properties; and

d. The facility complies with all applicable requirements of Section 17.27.040, including all requirements for the requested permit; all application

requirements; and all applicable design, location, and development standards, or has a waiver exception thereof; and

e. The facility meets applicable requirements and standards of federal and state law, including all applicable general orders of the California Public Utilities Commission; and

f. The project has received approval from the Rolling Hills Community Association.

E. Design, Location, and Development Standards.

1. In addition to the design, location, and development standards outlined in this subsection 17.27.040(E), the Planning Commission is authorized to develop and adopt from time to time supplemental design, location, and development standards for all wireless communications facilities subject to this Section 17.27.040 by resolution.

2. This subsection E(2) establishes generally applicable design and development standards for all wireless facilities, except Type 5 eligible facilities requests.

a. The facility shall be erected, located, operated, and maintained at all times in compliance with this section and all applicable laws, regulations, and requirements of the California Building Code, as modified by the City, and every other code and regulation imposed or enforced by the City, the State of California, and the United States Federal Government. Applicants are separately required to obtain all applicable building and construction permits that may be required prior to erecting or installing the facility.

b. State-of-the-art stealth design technology shall be utilized as appropriate to the site and type of facility so that the proposed wireless facility will look like something other than a wireless facility. Wireless communications facilities that are mounted on buildings or structures shall be designed to match existing architectural features, incorporated in building design elements, camouflaged, painted, or otherwise screened to achieve a stealth design in a manner that is compatible with the architectural design of the building or structure and compatible with the appearance and character of the surrounding neighborhood. New standalone or replacement facilities shall use designs that are compatible and blend in with the surrounding area. For example, faux trees should be of the same type and size as nearby real trees. All finishes shall be non-reflective.

c. The facility shall not bear any signs or advertising devices other than certification, public safety, warning, or other legally required seals or signage.

d. Any and all accessory equipment, or other equipment associated with the operation of the facility, including but not limited to transmission cables and wires, shall be screened, located within an enclosure or underground vault in a manner that, if aboveground, is visually compatible with the surrounding area and either

(1) shrouded by sufficient landscaping to screen the equipment from view, or (2) designed to match the architecture of adjacent buildings and (3) shall not interfere with equestrian activities or easements.

e. The facility exterior shall be comprised of non-reflective material(s) and painted or camouflaged to blend with surrounding materials and colors. All exterior surfaces shall be painted, colored, and/or wrapped in flat, muted, subdued, non-reflective hues that match the underlying structure or otherwise blend in with the surrounding environment. All exterior surfaces on wireless facilities shall be constructed from, or coated with, graffiti-resistant materials. All finishes shall be subject to the reviewing City authority's prior approval.

f. All wireless facilities must be compliant with all applicable noise regulations, which includes, without limitation, any noise regulations in this code. The reviewing City authority may require the applicant to incorporate appropriate noise-baffling materials and/or noise-mitigation strategies to avoid any ambient noise from equipment reasonably likely to exceed the applicable noise regulations.

g. Wireless facilities may not include exterior lights other than as may be required under Federal Aviation Administration, FCC, other applicable federal or state governmental regulations. All exterior lights permitted or required to be installed must be installed in locations and within enclosures that mitigates illumination impacts on other properties to the maximum extent feasible. Any lights associated with the electronic equipment shall be appropriately shielded from public view. Any light beacons or lightning arresters shall be included in the overall height calculation.

h. To prevent unauthorized access, theft, vandalism, attractive nuisance or other hazards, reasonable and appropriate security measures, such as fences, walls and anti-climbing devices, may be approved. Security measures shall be designed and implemented in a manner that enhances or contributes to the overall stealth, and the reviewing City authority may condition approval on additional stealth elements to mitigate any aesthetic impacts, which may include, without limitation, additional landscape or hardscape features. Barbed wire, razor ribbon, electrified fences, or any similar security measures are prohibited. Alarm systems shall not include any audible sirens or other sounds.

i. All wireless facilities shall be designed by qualified, licensed persons to provide the maximum protection that is technically feasible to prevent electrical and fire hazards. All wireless facilities should be proactively monitored and maintained to continue and, if possible, improve the safety design. Electrical service for all wireless facilities shall be placed underground to the extent technically feasible. The City shall provide written notice to all residents within five hundred (500) feet of a wireless facility proposed to be deployed upon a new pole.

3. This subsection E(3) establishes additional design and development standards for all wireless facilities, except Type 5 eligible facilities requests, proposed to be located upon a rooftop or attached to an existing building.

a. Any screening used in connection with a wall-mounted and/or roof-mounted facility, shall be compatible with the architecture, color, texture, and materials of the building or other structure to which it is mounted.

b. The facility shall be placed to the centermost location of the rooftop to screen it from view from the street and adjacent properties, or incorporate façades to create a stealth facility that is designed to look like something other than a wireless facility.

c. Wireless communication antennas and facilities shall not be located on roofs or walls of any structures on private residential property, but may be located on commercial buildings and properties, and on publicly owned properties or buildings.

4. Temporary facilities shall be subject only to the following design and development standards in this Section 17.27.040(E)(4). Temporary facilities include, without limitation, cells on wheels (also referred to as COWs), sites on wheels (also referred to as SOWs), cells on light trucks (also referred to as COLTs), or other similar wireless facilities:

a. That will be in place for no more than six months, or such other longer time as the City may allow in light of the event or emergency;

b. For which required notice is provided to the FAA;

c. That do not require marking or lighting under FAA regulations;

d. That will not exceed fifty (50) feet in height; and

e. That will either involve no excavation or involve excavation only as required to safely anchor the facility where the depth of previous disturbance exceeds the proposed construction depth (excluding footings and other anchoring mechanisms) by at least two (2) feet.

5. All wireless communications facilities, except Type 5 eligible facilities requests, shall not be located on private residential property outside of the right-of-way or outside a roadway easement, but may be located on existing utility poles.

6. This subsection E(6) establishes generally applicable location standards for all wireless communications facilities, except Type 5 eligible facilities requests, inside of the right-of-way or inside a roadway easement:

a. Wireless communications facilities shall utilize existing poles, structures, street signs or utilize the replacement of existing structures, poles, and street signs in the right-of-way or within a roadway easement to avoid the proliferation of new poles and structures in the right-of-way and roadway easements;

b. Wireless communications facilities shall not be located in the

right-of-way or within a roadway easement in a manner which obstructs the view, as the term is defined in Section 17.26.020 of this Code, of any residential primary building;

c. To the maximum extent technically feasible, wireless communications facilities shall be located on shared property lines separating two residential parcels.

F. **Infrastructure Controlled by City.** The City, as a matter of policy, will negotiate agreements for the use of City-owned property. The placement of wireless facilities on those structures and property shall be subject to one or more negotiated agreements. The agreements shall specify the compensation to the City for use of the structures. The person seeking an agreement shall, in addition to any consideration paid, reimburse the City for all costs the City incurs in connection with its review of and action upon that person's request for an agreement.

G. **Standard Conditions of Approval.** In addition to all other conditions adopted by the applicable approval authority, all permits issued in accordance with this section, whether approved by the approval authority or deemed approved by the operation of law, shall be automatically subject to the conditions in this section. The approval authority (or the appellate authority on appeal) shall have discretion to modify, supplement, or amend these conditions on a case-by-case basis as may be necessary or appropriate under the circumstances to protect public health and safety or allow for the proper operation of the approved facility consistent with the goals of this section.

1. *Permit Term.* For any non-eligible facilities request, this permit will automatically expire 10 years and one day from its date of issuance. Any other permits or approvals issued in connection with an application subject to this section, which includes without limitation any permits or other approvals deemed-granted or deemed-approved under federal or state law, will not extend this term limit unless expressly provided otherwise in such permit or approval or required under federal or state law.

2. *Strict Compliance with Approved Plans.* Permittee must incorporate this permit, all conditions associated with this permit, and the approved photo simulations into the project plans (the "approved plans"). The permittee must construct, install and operate the wireless communication facility in strict compliance with the approved plans. Any alterations, modifications or other changes to the approved plans, whether requested by the permittee or required by other departments or public agencies with jurisdiction over the wireless communication facility, must be submitted in a written request subject to the Director of the Planning and Community Services Department's prior review and approval.

3. *Permit Expiration.* This permit will automatically expire if construction or installation activities authorized herein do not commence within one (1) year from the date of this permit's issuance.

4. *Maintenance Obligations – Vandalism.* The permittee shall keep the site, which includes without limitation any and all improvements, equipment, structures,

access routes, fences, and landscape features, in a neat, clean, and safe condition in accordance with the approved plans and all conditions in this permit. The permittee shall keep the site area free from all litter and debris at all times. The permittee, at no cost to the City, shall remove and remediate any graffiti or other vandalism at the site within 48 hours after the permittee receives notice or otherwise becomes aware that such graffiti or other vandalism occurred.

5. *Property Maintenance.* The permittee shall ensure that all equipment and other improvements to be constructed and/or installed in connection with the approved plans are maintained in a manner that is not detrimental or injurious to the public health, safety, or general welfare, and that the aesthetic appearance is continuously preserved and substantially the same as shown in the approved plans at all times relevant to this permit. The permittee further acknowledges that failure to maintain compliance with this condition may result in a code enforcement action.

6. *Compliance with Laws.* The permittee shall maintain compliance at all times with all federal, state, and local statutes, regulations, orders, or other rules that carry the force of law ("laws") applicable to the permittee, the subject property, the wireless facility, or any use or activities in connection with the use authorized by this permit, which includes without limitation any laws applicable to human exposure to RF emissions. The permittee expressly acknowledges and agrees that this obligation is intended to be broadly construed and that no other specific requirements in these conditions are intended to reduce, relieve, or otherwise lessen the permittee's obligations to maintain compliance with all laws. In the event that the City fails to timely notice, prompt, or enforce compliance with any applicable provision in the Rolling Hills Municipal Code, any permit, any permit condition, or any applicable law or regulation, the applicant or permittee will not be relieved from its obligation to comply in all respects with all applicable provisions in the Rolling Hills Municipal Code, any permit, any permit condition, or any applicable law or regulation.

7. *Adverse Impacts on Other Properties.* The permittee shall use all reasonable efforts to avoid any and all undue or unnecessary adverse impacts on nearby properties that may arise from the permittee's or its authorized personnel's construction, installation, operation, modification, maintenance, repair, removal and/or other activities at the site. Impacts of radio frequency emissions on the environment, to the extent that such emissions are compliant with all applicable laws, are not "adverse impacts" for the purposes of this condition. The permittee shall not perform or cause others to perform any construction, installation, operation, modification, maintenance, repair, removal, or other work that involves heavy equipment or machines, except during normal construction hours as set forth in the Rolling Hills Municipal Code. The restricted work hours in this condition will not prohibit any work required to prevent an actual, immediate harm to property or persons, or any work during an emergency declared by the City. The Director of Planning and Community Services, or the Director's designee, may issue a stop work order for any activities that violate this condition.

8. *Inspections – Emergencies.* The permittee expressly acknowledges and agrees that the City's officers, officials, staff, and other designees may enter onto the

site and inspect the improvements and equipment upon reasonable prior notice to the permittee; provided, however, that the City's officers, officials, staff, or other designees may, but will not be obligated to, enter onto the site area without prior notice to support, repair, disable, or remove any improvements or equipment in emergencies or when such improvements or equipment threatens actual, imminent harm to property or persons. The permittee will be permitted to supervise the City's officers, officials, staff, and other designees while any such inspection or emergency access occurs.

9. *Permittee's Contact Information.* The permittee shall furnish the Director of Planning and Community Services with accurate and up-to-date contact information for a person responsible for the wireless facility, which includes without limitation such person's full name, title, direct telephone number, facsimile number, mailing address, and email address. The permittee shall keep such contact information up-to-date at all times and immediately provide the Director with updated contact information in the event that either the responsible person or such person's contact information changes.

10. *Indemnification.* The permittee and, if applicable, the owner of the property upon which the wireless facility is installed shall defend, indemnify, and hold harmless the City, its agents, officers, officials, employees, and volunteers from and against any and all (1) damages, liabilities, injuries, losses, costs, and expenses and from any and all claims, demands, lawsuits, writs, and other actions or proceedings ("claims") brought against the City or its agents, officers, officials, employees, or volunteers to challenge, attack, seek to modify, set aside, void, or annul the City's approval of this permit; and (2) other claims of any kind or form, whether for personal injury, death, or property damage, that arise from or in connection with the permittee's or its agents', directors', officers', employees', contractors', subcontractors', licensees', invitees', volunteers', or customers' acts or omissions in connection with this permit or the wireless facility. In the event the City becomes aware of any third-party claims concerning this permit, the City will use best efforts to promptly notify the permittee and the private property owner and shall reasonably cooperate in the defense. The permittee expressly acknowledges and agrees that the City shall have the right to approve, which approval shall not be unreasonably withheld, the legal counsel providing the City's defense, and the property owner and/or permittee (as applicable) shall promptly reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. The permittee expressly acknowledges and agrees that the permittee's indemnification obligations under this condition are a material consideration that motivates the City to approve this permit, and that such indemnification obligations will survive the expiration or revocation of this permit.

11. *Performance Bond.* Prior to the issuance of any construction permit in connection with this permit, the permittee shall post a performance bond from a surety and in a form acceptable to the director in an amount reasonably necessary to cover the cost to remove the improvements and restore all affected areas based on a written estimate from a qualified contractor with experience in wireless facilities removal. The written estimate must include the cost to remove all equipment and other improvements, which include, without limitation, all antennas, radios, batteries, generators, utilities,

cabinets, mounts, brackets, hardware, cables, wires, conduits, structures, shelters, towers, poles, footings, and foundations, whether above ground or below ground, constructed or installed, in connection with the wireless facility, plus the cost to completely restore any areas affected by the removal work to a standard compliant with applicable laws.

12. *Recall to Approval Authority – Permit Revocation.* The approval authority may recall this permit for review at any time due to complaints about noncompliance with applicable laws or any approval conditions attached to this permit. At a duly noticed public hearing and in accordance with all applicable laws, the approval authority may revoke this permit or amend these conditions as the approval authority deems necessary or appropriate to correct any such noncompliance.

13. *Record Retention.* The permittee must maintain complete and accurate copies of all permits and other regulatory approvals issued in connection with the wireless facility, which include, without limitation, this approval, the approved plans and photo simulations incorporated into this approval, all conditions associated with this approval, and any ministerial permits or approvals issued in connection with this approval. In the event that the permittee does not maintain such records as required in this condition, any ambiguities or uncertainties that would be resolved through an inspection of the missing records will be construed against the permittee. The permittee may keep electronic records; provided, however, that hard copies kept in the city's regular files will control over any conflicts between such hard copies and the permittee's electronic copies, and complete originals will control over all other copies in any form.

14. *Permit Renewal.* Any application to renew this permit must be tendered to the Director of Planning and Community Services within one (1) year prior to the expiration of this permit, and shall be accompanied by all required application materials, fees and deposits for a new application as then in effect. The approval authority shall review an application for permit renewal in accordance with the standards for new facilities as then in-effect. The Director of the Planning and Community Services Department may, but is not obligated to, grant a written temporary extension on the permit term to allow sufficient time to review a timely submitted permit renewal application.

15. *Eligible facilities requests conditions of approval.* In addition to compliance with the requirements of this Section, all facilities shall be subject to each of the following conditions of approval, as well as any modification of these conditions or additional conditions of approval deemed necessary by the decision-making authority:

a. Permit subject to conditions of underlying permit. Any permit granted in response to an application qualifying as an eligible facilities request shall be subject to the terms and conditions of the underlying permit.

b. No permit term extension. The City's grant or deemed grant by operation of law of an eligible facilities request permit constitutes a federally-mandated modification to the underlying permit or approval for the subject tower or base station. Notwithstanding any permit duration established in another permit condition, the Town's

grant or grant by operation of law of an eligible facilities request permit will not extend the permit term for the underlying permit or any other underlying regulatory approval, and its term shall be coterminous with the underlying permit or other regulatory approval for the subject tower or base station.

H. **Limited Exceptions for Personal Wireless Service Facilities.**

1. The applicable review authority may grant waivers of the design and location standards for wireless communications facilities subject to this section if it is determined that the applicant has established that denial of an application or strict adherence to the location and design standards would:

a. Prohibit, or effectively prohibit, the provision of personal wireless services, within the meaning of federal law; or

b. Otherwise violate applicable laws or regulations; or

c. Require a technically infeasible location, design, or installation of a wireless facility.

2. If that determination is made, said requirements may be waived, but only to the minimum extent required to avoid the prohibition, violation, or technically infeasible location, design, or installation.”

SECTION 5. Code Amendment. Section 17.44.020 of the Rolling Hills Municipal Code is hereby amended to add a new subsection (G), which shall read in its entirety as follows:

“17.44.020 Applicability.

. . .

G. The installation, construction, modification, replacement, or placement certain wireless communications facilities requiring a zone clearance, as specified by Section 17.27.040.”

SECTION 6. Code Amendment. Section 17.48.040 the of Rolling Hills Municipal Code is hereby amended to add a new subsection (B)(4), which shall read in its entirety as follows:

“17.48.040 Allowed Temporary Uses.

. . .

B. Temporary Structures for Non-Active Construction Sites and Time Periods.

. . .

4. Temporary Wireless Facilities. The installation, construction, modification, replacement, or placement certain temporary wireless communications facilities requiring a temporary use permit, as specified by Section 17.27.040.”

SECTION 7. Code Amendment. Subsections “C” and “F” of Section 17.16.200 of the Rolling Hills Municipal Code are hereby amended in their entirety to both state the following: “Reserved”.

SECTION 8. Severability. If any section, subsection, subdivision, paragraph, sentence, clause, or phrase of this Ordinance or any part hereof is for any reason held to be invalid by a court of competent jurisdiction, such invalidity shall not affect the validity of the remaining portions of this ordinance or any part thereof. The City Council of the City of Rolling Hills hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase hereof, irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases be declared invalid.

SECTION 9. Effective Date. This Ordinance takes effect 30 days after its adoption.

SECTION 10. Certification. The City Clerk is hereby directed to certify to the passage of this Ordinance and cause the same, or a summary thereof, to be published or posted in the manner required by law.

PASSED, APPROVED and ADOPTED this 8th day of January, 2024.

Leah Mirsch, Mayor

ATTEST:

Christian Horvath, City Clerk

APPROVED AS TO FORM:

Patrick Donegan, City Attorney

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.384 was adopted at a regular meeting of the City Council of the City of Rolling Hills held on the 8th day of January, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 8.I
Mtg. Date: 01/08/2024

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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

THRU: KARINA BAÑALES, CITY MANAGER

SUBJECT: APPROVE FIRST AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH BENNETT LANDSCAPE FOR A ONE-YEAR EXTENSION PROVIDING LANDSCAPING SERVICES ON THE CITY HALL CAMPUS

DATE: January 08, 2024

BACKGROUND:

Residents and visitors widely utilize the City Hall campus for events, informal social gatherings, tai-chi classes, and as park space. Between 2017 and 2020, the City Hall campus was poorly maintained, with diseased vegetation, broken irrigation lines, and sprinklers. Repairs were made, replacement irrigation parts were installed, diseased vegetation was removed, and new vegetation was isolated without a holistic plan for the entire campus. The City lacked as-builts for the campus, including the existing irrigation system and plant palette.

In 2022, the City advertised a Request for Proposal (RFP) for weekly landscaping maintenance on the City Hall campus. A survey of the existing irrigation system was conducted by a licensed landscape architect, which resulted in a list of recommended actions to improve the operation of the system and was included in the RFP. With limited open space, the City desired to keep the City Hall campus functional at all times and aesthetically pleasing with attention to detail in the plant palette.

The City received two responses to the RFP. The first was from current provider Bennett Landscape, and the second was from Stay Green Inc., whose clientele includes Palos Verdes Estates and Rancho Palos Verdes. The proposals received were evaluated in 4 categories: Expertise, Experience and Training, Plus Prior Contracting History, Project Approach and Availability, Cost, and Compliance with RFP.

At the October 24, 2022 City Council meeting, the Council directed staff to provide them with the internal documents to determine the staff's recommendation. The council was provided with both proposals, a comparison spreadsheet, and evaluation scoring documentation.

At the November 14, 2022 City Council meeting, staff returned with the item and a recommendation to contract with Stay Green Inc. After testimony, consideration, and comments, the Council unanimously voted to select Bennett Landscape for one year and directed staff to prepare a professional service agreement.

At the December 13, 2022 City Council meeting, the Council approved the one-year agreement with Bennett Landscape.

DISCUSSION:

In December 2023, staff recognized the imminent expiration of the agreement with Bennett Landscape. Following consultation with the City Attorney, it was determined that the existing agreement allows for service continuation with mutual consent. Given that Bennett Landscape has consistently met staff expectations since the inception of the service agreement, staff proposes a one-year extension. Staff will continue to evaluate current services provided by Bennett Landscape and plans to return to the City Council with potential options for a long-term agreement.

Staff will implement a regular contract review process as an extra measure to prevent the recurrence of situations where contracts are overlooked. This proactive approach aims to ensure timely awareness of contract expiration dates and promote effective management of agreements in the future.

This evening, staff seeks City Council approval of a one-year extension with Bennett Landscape.

FISCAL IMPACT:

There are sufficient funds budgeted for FY23/24 in the General Fund to cover the continued monthly Landscaping Maintenance fees as proposed.

RECOMMENDATION:

Approve a first amendment to the Agreement with Bennett Landscape for landscaping services in the Civic Center Area (City Hall and Tennis Courts).

ATTACHMENTS:

[CA_AGR_240108_PSA_Amendment01_BennettLandscape_Maintenance.pdf](#)

[CA_AGR_221213_PSA_BennettLandscape_Maintenance.pdf](#)

First Amendment to Landscape Maintenance

This First Amendment to the Agreement for Landscape Maintenance ("First Amendment") is made and entered into this 8th day of January 2024 by and between the City of Rolling Hills, a municipal corporation ("City"), and Bennett Landscape ("Contractor").

BACKGROUND

- A. On December 13, 2022, the City and Contractor entered into an Agreement for Contractor to provide maintenance and landscaping services in the Civic Center Area (City Hall and tennis Courts) in the City ("Agreement").
- B. The City and Consultant desire to amend the Agreement to extend the term of the Agreement to December 14, 2024 ("First Amendment").
- C. The Contractor warrants to the City that it has the expertise, experience, and qualifications to perform the services more fully described in the Agreement.

NOW, THEREFORE, in consideration of the foregoing and the covenants and agreements set forth below, the City and Contractor agree as follows:

- 1. Paragraph 3 (Term and Termination) of the Agreement is hereby amended to read as follows:

"3. Term and Termination. The term of this Agreement shall commence on December 14, 2022 and termination on December 14, 2024 unless extended by mutual agreement of the parties. City may terminate this Agreement at any time, with or without cause. In such event, Contractor shall be compensated for work satisfactorily accomplished prior to the time of termination."
- 2. All other terms and conditions of the Agreement not amended by this First Amendment remain in full force and effect.

(Signatures on following page)

CITY

City of Rolling Hills

CONTRACTOR

BENNETT LANDSCAPE.

By: _____
Karina Bañales, City Manager

By: _____
Sean A, Bennett,

President and Founder

Contractor's License No. 479003

Agency Business License No. N/A

Federal Tax Identification No. 33-0105672

Attest:

By: _____
Christian Horvath, City Clerk

CITY OF ROLLING HILLS

AGREEMENT FOR LANDSCAPE MAINTENANCE

THIS AGREEMENT is made and entered into as of December 13, 2022, by and between the **CITY OF ROLLING HILLS** ("City") and Bennett Landscape ("Contractor").

RECITALS

A. City desires to retain the services of Contractor to provide maintenance of landscaping services in the Civic Center Area (City Hall and Tennis Courts) in the City of Rolling Hills.

B. Contractor has represented to City that it has the expertise, experience, and qualifications to perform the services described in Paragraph A, above, and those services which are more fully described in this Agreement.

NOW, THEREFORE, in consideration of the foregoing and the covenants and agreements set forth below, City and Contractor agree as follows:

1. **General Services.** Contractor shall furnish all materials and perform all work required for maintenance of Civic Center Area and Tennis Court area landscaping, which services are more particularly set forth in the Scope of Work attached hereto as Exhibit A and incorporated herein by reference. City expressly reserves the right to contract with other contractors for landscape services other than those described in this Agreement.

2. **Payment.** Contractor shall submit invoices monthly and the City will make payment for both services covered by this Agreement and any authorized extra work on a monthly basis, within 10 days of the close of the month in which work was performed.

Authorized extra work, such as tree trimming for trees over 15 feet, major irrigation repairs, tree removal, and other work not covered by this Agreement, may be performed at the written direction of the City and charges itemized separately as extra work on a monthly invoice. City reserves the right to seek other bids for these services from the successful bidder or from any other contractors.

A. **Compensation.** City shall pay to Contractor the sum of \$1,139.67 per month based on weekly services rendered under this Agreement, representing total compensation for all work, labor, annual fertilizer, equipment, and expenses incurred by Contractor. Additional work and materials shall be provided as stated in Exhibit B. provided for in this Agreement may be authorized by City in writing and compensation therefor shall be agreed upon in advance by the parties.

B. **Prevailing Wage.** Contractor shall abide by the minimum prevailing rate of wages as determined by the State of California, Department of Industrial Relations for each craft, classification, or type of workman employed to carry out provisions of the Agreement. During the term of this Agreement, Contractor shall keep on file sufficient evidence of its employee

- 1 -

compensation to enable verification of compliance of Prevailing Wages as established by State of California, Department of Industrial Relations.

3. **Term and Termination.** The term of this Agreement shall commence on December 14, 2022 and terminate on December 14, 2023 unless extended by mutual agreement of the parties. City may terminate this Agreement at any time, with or without cause. In such event, Contractor shall be compensated for work satisfactorily accomplished up to the time of termination.

4. **Insurance.** Contractor shall, at his expense, obtain and keep in force during the term of this Agreement, a policy of Comprehensive General Liability Insurance, a policy of Comprehensive Automobile Liability Insurance, and a policy of Workers' Compensation Insurance as set forth more fully below:

A. Contractor shall maintain and deliver to the City copies of their Comprehensive General Liability Insurance with a combined single limit of not less than \$1,000,000 covering bodily injury and property damage; insuring Contractor and the City against any liability arising out of the maintenance on the premises and all areas appurtenant thereto. Such insurance shall (a) name City, the Rolling Hills Community Association, and the City of Rolling Hills Estates, their appointed and elected officials, officers, employees, and agents as insureds; and (b) be primary with respect to any insurance or self-insurance programs maintained by the City; and (c) contain standard cross liability provisions.

B. Contractor shall maintain and deliver to City Copies of Comprehensive Automobile Liability Insurance with a combined single limit of not less than \$1,000,000 per occurrence. Such insurance shall include coverage for owned, hired, and non-owned automobiles.

C. Contractor shall maintain Workers' Compensation Insurance covering their employees for injuries arising out of and in the course of their employment with limits of not less than \$1,000,000 per accident.

D. Contractor shall provide copies of said policies' Certificates of Insurance. If Contractor, for any reason, fails to maintain insurance coverage, which is required pursuant to this Agreement, the same shall be deemed a material breach of this Agreement. City, at its sole option, may forthwith terminate this Agreement and obtain damages from the Contractor resulting from said breach. Alternatively, City may purchase such required insurance coverage, and without further notice to Contractor, City may deduct from sums due to Contractor any premium costs advanced by City for such insurance.

5. **Indemnity.** Notwithstanding the existence of insurance coverage required of Contractor pursuant to this Agreement, Contractor shall save, keep, indemnify, hold harmless, and defend City and its appointed and elected officials, officers, employees, and agents, from every claim or demand made and every liability, loss, damage, or expense of any nature whatsoever and all costs or expenses incurred in connection therewith, which arise at any time, by reason of damage to the property of, or personal injury to, any person, occurring or arising out of the performance by Contractor, its officers, agents, or employees, including, but not limited to, its subcontractors (hereinafter collectively "Contractor"), of the work required pursuant to this Agreement, occasioned by any alleged or actual negligence or wrongful act or omission by the Contractor, including any such liability imposed by reason of any infringement

or alleged infringement of rights of any person or persons, firm or corporation, in consequence of the use in the performance by Contractor of the work hereunder of any article or material supplied or installed pursuant to this Agreement.

A. Contractor will defend any action or actions filed in connection with any of said claims, damages, penalties, obligations, or liabilities and will pay all costs and expenses, including attorneys' fees incurred in connection herewith;

B. Contractor will promptly pay any judgment rendered against City, its officers, agents, or employees for any such claims, penalties, obligations, or liabilities; and,

C. In the event City, its officers, agents, or employees are made a part to any action or proceeding filed or prosecuted against Contractor for such damages or other claims arising out of or in connection with the sole negligence or wrongful acts of Contractor hereunder, Contractor agrees to pay City, its officers, agents, or employees any and all costs and expenses incurred by City, its officers, agents, or employees in such action or proceeding, including but not limited to, reasonable attorneys' fees.

6. **Quality of Work Performed**. All work shall be performed in accordance with accepted horticultural standards of quality and workmanship so as to maintain the landscape in the highest possible aesthetic condition.

7. **Personnel**. Contractor shall provide at all times sufficient landscape personnel with the skills and experience necessary to perform the various landscape activities for the full performance of this work. All personnel provided for the performance of this Agreement shall be employees of the contractor and contractor shall assume payment of all wages, taxes, and all other employee costs, unless otherwise provided.

Contractor shall hold harmless, indemnify, and defend the City against any liability or assessment connected with violations of Federal Statutes pertaining to alien/citizen status.

On-site personnel shall wear identifiable company uniforms including shirts, jackets, and caps, as necessary.

Frequent inspections of the site shall be made by an appropriate supervisor of the Contractor to assure adherence to schedules and policies by the crews performing the work. Supervisors shall be available to attend job walks with the City Manager or representative as necessary.

8. **Work Schedule**. Under normal conditions, the crews shall be on-site at various times to be determined by the City between the hours of 7:30 a.m. and 3:30 p.m. Monday through Friday (no Thursday mornings 7:00 a.m. to 1:00 p.m., Saturdays or Sundays permitted). Contractor shall observe the standard holidays and shall schedule work accordingly.

Contractor's crews shall not work during inclement weather as damage to ground cover and turf areas may result. Contractor shall have a foreman visit the job site on Rain Days to turn off irrigation clocks and check for storm damage to the landscape. Storm damages noted shall be reported to the City.

9. **Licenses and Permits.** Contractor shall maintain a State Landscape Contractor's license and shall comply with all other license and permit requirements of the City, State, and Federal governments, as well as all other requirements of the law.

10. **Taxes.** Contractor agrees to pay all applicable taxes, including sales tax on material supplies where applicable.

11. **General Requirements.** Contractor shall comply with all City, State, and Federal laws in the performance of its services.

12. **Assignment.** This Agreement is not assignable nor the performance of either party's duties delegable without the prior written consent of the other party. Any attempted or purported assignment or delegation of any of the rights or obligations of either party without the prior written consent of the other shall be void and of no force and effect.

13. **Attorney's Fees.** In any action brought to declare the rights granted herein or to enforce any of the terms of this Agreement, the prevailing party shall be entitled to an award of reasonable attorneys' fees in an amount determined by the court.

14. **Non-discrimination.** Contractor shall not discriminate in the hiring of employees or in the employment of subcontractors on any basis prohibited by law.

15. **Independent Contractor.** Contractor is and shall at all times remain as to City, a wholly independent contractor. Neither City nor any of its agents shall have control of the conduct of Contractor or any of the Contractor's employees, except as herein set forth. Contractor shall not at any time or in any manner represent that it or any of its agents or employees are in any manner agents or employees of the City.

16. **Notices.** All notices and communications shall be sent to the parties at the following addresses:

CITY: **City Manager
City of Rolling Hills
2 Portuguese Bend Road
Rolling Hills, California 90274**

CONTRACTOR: **Bennett Landscape
Attn: Sean A. Bennett
25889 Belle Porte Ave.
Harbor City, CA 90710**

17. **Authorized Signature.** Contractor affirms that the signatures, titles, and seals set forth hereinafter in execution of this Agreement represent all individuals, firm members, partners, joint ventures, and corporate officers having a principal interest herein.

18. **Entire Agreement; Modification.** This Agreement supersedes any and all other agreements, either oral or written, between the parties and contains all of the covenants and

agreements between the parties. Each party to this Agreement acknowledges that no representations, inducements, promises, or agreements, orally or otherwise, have been made by any party, or anyone acting on behalf of any party, which are not embodied herein, and that any other agreement, statements, or promise not contained in this Agreement shall not be valid or binding. Any modification of this Agreement will be effective only if signed by the party to be charged.

IN WITNESS WHEREOF the parties hereto for themselves, their heirs, executors, administrators, successors, and assigns do hereby agree to the full performance of the covenants herein contained and have caused this Agreement to be executed by setting hereunto their names, titles, hands, and seals this 14th day of December, 2022.

CONTRACTOR:

Sean A. Bennett
President and Founder

Contractor's License No. _____

Agency Business License No. _____

Federal Tax Identification No. _____

CITY:

Elaine Jeng,
City Manager of the City of Rolling Hills

Attested:

Christian Horvath,
City Clerk of the City of Rolling Hills

Date: _____

EXHIBIT A

Scope of Work

I. Turf Management

Contractor is expected to perform the tasks listed below:

1. Mow the lawns weekly to maintain a neat and manicured appearance, weather permitting.
2. For all turf areas, inspect grounds for litter and debris prior to mowing and dispose of any litter or debris identified.
3. Mow all irrigated lawn areas to the finished cut height of no less than 1 ½" and no more than 2 ½" unless otherwise requested.
4. Cut lawn to a uniform height. Mowing equipment is to be kept sufficiently sharp and properly adjusted through daily servicing to provide a cleanly cut grass blade. Grass blade bruising, tearing, and shredding are to be prevented.
5. The lawn cutting height shall be appropriate to turf variety. The lawn edges shall be trimmed adjacent to walks, curbs, paving, headers, and shrub areas. Immediately following each mowing, the areas shall be left in a neat and clean condition.
6. Mowing pattern will be varied where possible to reduce rutting and compaction of grade. Any excess clippings will be dispersed and/or collected to prevent damage and unsightly appearance of lawns.
7. Extra care shall be taken to prevent edging wider than necessary margins around sprinkler heads, borders, and trees. Care shall be taken to prevent trimmer damage to tree trunks and structures.
8. Fertilizers shall be applied seasonally on a set schedule to maintain lawn strength, color, and vigor.
9. Fertilizers shall be watered in after the application at the next regularly scheduled watering period.
10. Both chemical and organic fertilizer materials may be used.
11. Contractor shall maintain a log of fertilizer use and provide log to City upon City's request.
12. Broadleaf and grassy weeds, insect pests, and plant diseases shall be treated by application of approved pesticides.
13. Damage to lawns and ground cover due to circumstances beyond the Contractor's control shall be repaired after agreement with the City as to payment for such work.
14. Lawns are to be thatched, scalped, and over-seeded in the Fall.

II. Ground Covers and Shrubs

Contractor is expected to perform the tasks listed below:

1. On a monthly basis, prune and trim ground cover plants neatly away from shrubs, trees, walk-ways, walls, and headers.
2. Shrubs shall be pruned to maintain a natural shape and proper size as a continuous operation.
3. Pruning and shaping of shrubs shall be performed only as necessary to maintain the natural form of the plant, to maintain growth within space limitations, and to eliminate damaged or diseased wood.
4. Shrubs shall not be clipped into balled or boxed forms unless required by the design.
5. Ground cover and shrubs shall be kept trimmed and pruned back so as to not obstruct sprinklers, outdoor lights, fire hydrants, and electrical/telephone boxes.
6. Vines on City Hall shall be removed.
7. Damage to ground covers due to circumstances beyond the Contractor's control shall be repaired after prior agreement with the City as to payment for such work.
8. Plants that are in a state of decline and are dead shall normally be removed if Contractor is satisfied that the property will benefit aesthetically. Contractor must notify the City first, and gain City approval, before plant are removed.
9. Shrub and ground cover areas shall be kept free of broadleaf or grassy weeds, preferably with pre-emergent and/or selective herbicides. Cultivation or hoeing weeds is not permitted.
10. Fertilizer shall be applied seasonally on a programmed and monitored basis or as required to stimulate growth.
11. Contractor shall maintain a log of fertilizer use and provide log to City upon City's request.

III. Small Trees

Contractor is expected to perform the tasks listed below:

1. Maintain all trees and shrubbery to a measure of 15 feet in height or less.
2. Trimming of trees over 15 feet in height may be performed and invoiced as extra work following written approval by the City. City reserves the right to seek other proposals from other contractors for trimming of trees over 15 feet in height.
3. Trees shall be properly staked and tied as necessary. Tree ties shall be inspected at least three times per year to prevent damage caused by abrasion or constriction.

4. Removal of tree stakes shall be considered as soon as possible to encourage tree development.
5. Trees and stumps requiring removal due to storm damage, proximity to buildings, walks, utilities, or other reasons shall be performed as directed and invoiced as extra work following written approval by the City.
6. Contractor shall inspect trees for insects and diseases. Approved chemical sprays shall be applied if required for common and controllable insect and disease infestations. Spraying shall be limited to one application. Additional treatments necessary due to unusual conditions may be invoiced as extra work following written approval by the City. Spraying shall be limited to trees measuring 15 feet or less in overall height.
7. The City may ask that a tree or large shrub be lowered to protect a view. If this requires a non-standard trimming practice that can result in deformity or seriously impact the health of the tree, the ultimate responsibility will be borne by the City.
8. Olive trees shall be sprayed in the spring to reduce the production of olives and shall be performed as part of the monthly service at no additional charge to the City.
9. Contractor shall not be responsible for tree damage caused by tree roots.

IV. Replacement

Contractor is expected to perform the tasks listed below:

1. Comply with the following requirement: any plant material that may expire, due to negligent maintenance procedures, shall be replaced by the Contractor, up to a maximum fifteen-gallon size plant, at no extra cost to the City.

V. Debris Control

Contractor is expected to perform the tasks listed below:

1. On a weekly basis, all lawns, planting beds, and walkways shall be cleaned of papers, bottles, excessive dust, and other types of debris.
2. On a weekly basis, rake and remove leaf debris after tree trimming.
3. As work in each area is completed, the clippings, trimmings, and debris shall be picked up and removed from the property at the end of each workday to leave a clean condition.

VI. Pest Control

Contractor is expected to perform the tasks listed below:

1. A pervasive pest infestation that is out of the ordinary (e.g. an influx of snails, whitefly, and lerp psyllid, etc.) requiring repeated pesticide applications may be invoiced as extra work following written approval by the City. Contractor will bear the responsibility to hire a California licensed pest control and fumigation subcontractor when the application of services is deemed necessary.
2. Contractor's employees and subcontractors shall exercise the proper use of chemical controls and spray equipment and take all established safety precautions.
3. Contractor shall assume all supervision and responsibility for the application of chemicals and insecticides that are used by Contractor's employees and subcontractors in performing contracted work.
4. Contractor will not be held responsible for children or pets that may ingest pellets, granular products, or treated foliage, unless negligence on the part of the Contractor is the cause.

VII. Irrigation Systems

Contractor is expected to perform the tasks listed below:

1. Continually inspect the irrigation systems for broken and clogged heads, malfunctioning or leaking valves, or any other condition, which hampers the normal operation of the irrigation system.
2. The crew foreman shall manually sequence each automatic irrigation controller on a scheduled basis to ensure that the irrigation system facets are operating properly.
3. Contractor shall replace sprinkler heads damaged by normal landscape maintenance operations at no charge to the City.
4. On a monthly basis, Contractor shall inspect sprinkler heads and make adjustments, if necessary to conserve water and to provide the best possible coverage and least possible spray onto buildings, fences, and tennis courts while conserving water.
5. Contractor will not be held responsible for water damage resulting from sprinkler heads located in close proximity to structures that over-spray in an unavoidable manner.
6. Maintenance crew shall schedule watering area plant material on automatic irrigation controllers in quantities and frequencies consistent with seasonal requirements of the area plant materials.
7. Where practical, watering all vegetation shall be done at night or early morning if the system is automatic, or unless directed otherwise by the City.

8. Repairs and/or replacement of automatic irrigation clocks, major valves, and major piping may be performed and invoiced as extra work following written approval by the City.
9. Minor replacement and repairs to sprinkler heads and pipes shall be performed at no additional cost to the City.
10. Maintenance crew must immediately report to the City any vandalism or accidental damage caused by others. Repairs may be made and invoiced as an extra charge following written approval by the City.
11. If the maintenance crew has determined that the automatic irrigation controller has failed or malfunctioned, the City shall be instructed as to location of clocks and backflow valves so that they may be turned off.
12. Contractor shall provide the City with a 24-hour emergency service telephone number and designate a company person to receive emergency calls. Contractor agrees to respond to City emergency calls during normal business hours (7:30am to 5pm) and during non-business hours (5pm to 7:30am).
13. Contractor shall inspect and clean all drainage swales, grates, and rain gutters on all structures on and leading from the property.

VIII. Irrigation Systems

Contractor is expected to perform the tasks listed below:

1. Special Circumstances. Damage to landscape or irrigation systems caused by others, such as other contractors working on the property, may be repaired and invoiced as extra work following written approval by the City.
2. Stormwater Prevention. Pursuant to the National Pollutant Discharge Elimination System (NPDES) Permit, Public Agencies are required to implement programs to minimize storm water pollution impacts from public agency activities, including from landscape facilities management. Therefore, Contractor shall ensure that no application of pesticides or fertilizers occurs immediately before, during, or immediately after a rain event or when water is flowing off the area to be applied. In addition, Contractor shall not apply any banned or unregistered pesticides or fertilizers.

EXHIBIT B



PROPOSAL REQUIREMENTS

Fees

Landscape Maintenance Services

\$263 weekly

Tree Trimming

Campus tree trimming services allotment \$11,200.

Tree trimming is performed by a separate crew who specializes in and have the knowledge of tree trimming safety.

Irrigation Repairs

After reaching the cumulative total of \$750 in irrigation repairs, we will charge at the standard rate of 2 men crew \$125/hr. plus material costs. Monday through Friday 7-4 pm.

New Plantings

Price will be determined on which plants, shrubs, or trees the City of Rolling Hills selects, how many, equipment needed, and availability. Price will include the plant/shrub/tree, soil amendments, slow-release planting tablets, labor, stakes etc.

- 1 gallon \$17.95
- 5 gallon \$42.50
- 15 gallon \$145
- 24" box \$500
- 36" box \$850

Construction

Price is determined by project. Price includes, equipment, labor, material etc.



Emergency Services – After 4pm, weekends, holidays

Major irrigation repairs, 1 man team	\$120 per hour
Tree crew 3 men	
Chipper truck and chipper	\$650 per hour
Aerial bucket truck additional	\$200 per hour

After Hours:

Main telephone line – listen to prompts	(310) 534-3543
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One -time Services Unit Prices – Monday – Friday 7-4pm

a) Reprogram irrigation controllers	\$125/hr.
b) Replace pressure regulator, Brass Wilkens, regulator each	\$2400 each
c) Check back flow device, certification	\$200 each
d) Change spray nozzles	\$9.50 each
e) Mulch and fertilize planter beds, 50 cu yds wood tree mulch	\$900 each
f) De-thatch, aerate, overseed, top dress, fertilize lawn	\$495
g) New irrigation controllers	\$3900 each
h) Replace 6 failing pop-ups	\$42 each
i) Replace aging valves	\$390 each
j) Replace entire irrigation system	\$1500 station/zone each station
k) 2 – 90° gutter repair, downspout	included

It is difficult to price material as the recommendations does not include in some cases model, sizes, and quantity. Only states Hunter I-Core controllers.

****Subject available and substitution due to availability from distributors****

Implement Landscape Architect Recommendations

Licensed landscape architect



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 10.A
Mtg. Date: 01/08/2024

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: JOHN SIGNO, DIRECTOR OF PLANNING & COMMUNITY SERVICES

THRU: KARINA BAÑALES, CITY MANAGER

SUBJECT: ZONING CASE NO. 21-02, MODIFICATION NO. 2: REQUEST TO MODIFY AN APPROVAL FOR A SITE PLAN REVIEW TO DEMOLISH AN EXISTING RESIDENCE AND CONSTRUCT A NEW SINGLE-FAMILY RESIDENCE AND RELATED IMPROVEMENTS INCLUDING NON-EXEMPT GRADING; AND VARIANCES TO CONSTRUCT A SIX-AND-A-HALF-FOOT-HIGH RETAINING WALL THAT EXCEEDS AN AVERAGE HEIGHT OF TWO-AND-A-HALF FEET, BARBECUE, OUTDOOR SHOWER, SERVICE YARD, AND FENCING IN THE REQUIRED SIDE SETBACKS AT 11 FLYING MANE ROAD (LOT 53-SF), ROLLING HILLS, CA (NEVENKA LCC), AND FINDING THE ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

DATE: January 08, 2024

BACKGROUND:

On December 19, 2022, the Planning Commission held a field trip and evening meeting to consider Modification No. 2 to Zoning Case No. 21-02, which was previously approved and modified by the Commission. The development is currently under construction and the modification is needed to increase the height of a newly built retaining wall by 18 inches, from five feet to six-and-a-half feet. In addition, a variance is needed for a barbecue, outdoor shower, service yard, and fencing proposed in the northwestern side yard setback.

The field trip was called to order at 11 Flying Mane Road with three Commissioners present: Chair Chelf, Commissioner Cardenas, and Commissioner Cooley. When the Commission got to the item for 11 Flying Mane Road, Chair Chelf recused himself due to proximity to the project site, leaving the Commission without a quorum. Nonetheless, the Commission and the public were able to walk the site to get a better understanding of the development and proposed modification. There was no public opposition. No decision was made by the Planning Commission at the field trip.

At the evening meeting, Chair Chelf and Commissioner Douglass recused themselves due to proximity to the project site. The Commission listened to staff's presentation, opened the public hearing to invite the public to speak, and discussed the modification. There was no

public opposition, and Commissioners showed support for the modification. At the conclusion of the meeting, the Planning Commission voted 3-0 to adopt Resolution No. 2023-16 approving Modification No. 2.

History

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 the line of sight.

On June 21, 2022, the Planning Commission adopted Resolution No. 2022-07, approving Zoning Case No. 21-02 to demolish an existing residence and replace it with a new residence in a similar footprint. The project required a Site Plan Review for construction and Variances to construct a five-foot-high retaining wall in the setback area and conduct non-exempt grading.

On August 16, 2022, the Planning Commission adopted Resolution No. 2022-13, approving Modification No. 1 to Zoning Case No. 21-02 to modify the Site Plan Review and Variances to include a basement, staircase, and retaining wall and adjust grading.

The City Council received and filed the original project on July 25, 2022, and Modification No. 1 on September 12, 2022.

In December 2022, permits for demolition and grading were issued. In April 2023, permits for building, electrical, mechanical, plumbing, and septic were issued. The residence has since been demolished, grading has been completed, and the foundation for the new residence is being finished.

On November 29, 2023, a pre-construction meeting at the subject property was held between the contractor, Willdan building inspector, Rolling Hills Community Association (RHCA), and the City. The meeting also allowed discussion of the subject modification.

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 acres (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, located at the highest portion adjacent to the roadway easement.

The lot was 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.

DISCUSSION:

Applicant Request

The applicant, John Ruzicka, on behalf of the property owner, Nevenka, LLC, is requesting Modification No. 2 to the approved plan to increase the height of a newly built retaining wall by

18 inches, from five feet to six-and-a-half feet. The retaining wall is near the southeastern side property line along a trail easement maintained by RHCA. A swale will be constructed along the top of the retaining wall in the trail easement. The request requires a variance for construction in the side yard setback and increasing the height of the retaining wall up to six-and-a-half feet. The height increase is necessary to maintain the existing grade of the trail easement. Without the height increase, the trail will be steeper and more dangerous.

In addition, a variance request is required for a barbecue, outdoor shower, service yard, and fencing proposed in the northwestern side yard setback.

Site Plan Review

A site plan review was included in the original application for construction of the project. The proposed modification amends the site plan to include a taller retaining wall and adjacent swale.

Non-exempt grading

The proposed Modification No. 2 does not alter grading. Modification No. 1 to the project included 5,800 CY of grading and 410 CY of export due to the new staircase and lightwell. Excavation for the basement and swimming pool is exempt and could be exported from the site without relief from the Code.

Retaining Wall

Apart from the retaining walls that were approved as part of the original project, the basement will require a retaining wall for the staircase and light well. The maximum height of the retaining portion of the wall was approved at five feet, with an average height of two-and-a-half feet. During construction, it was discovered the retaining wall needed to be 18 inches higher to retain the grade of the adjacent trail easement. The height increase will prevent additional grading and keep the trail easement at the same elevation. The retaining wall will be hidden from view from the adjacent easement. A swale is needed along the top of the retaining wall for proper drainage. The swale is within the trail easement, and RHCA approval is required.

Pool Fencing

A pool fence is required under the Building Code for safety purposes. The minimum height of the pool fence is five feet. According to the applicant, having the pool fence directly around the pool would be unsightly and awkward. The pool fence will be placed just below the retaining walls and will continue up the side yards so the view is not obstructed.

Variances

The major modification amends the variance request by adding a six-and-a-half-foot-high retaining wall for the staircase and light well in the northeastern side yard setback. A variance is also required for various structures, more fully elaborated below, in the northwestern side yard setback.

Six-and-a-half-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 a modification to the variance to allow for a retaining wall up to six-and-a-half feet high for a new staircase and light well for a basement. The retaining wall will be located in the side setback approximately 16 feet from the property line and will be approximately 20 feet long. The portion of the wall which is retaining will taper to six inches toward the front of the property.

Barbecue Area and Other Amenities in the Northwestern Side Yard

There are improvements in the northwestern corner that encroach 10 feet into the side yard setback. The service yard is in the same location as it was for the previous residence and can be considered "grandfathered." In fact, the former service yard was only five feet from the side lot line, so the new service yard is an improvement. The service yard will be screened with a five-foot-high fence. Utility equipment will be located in the service yard behind the fence and will include a condenser, tankless hot water heater, and solar batteries. The barbecue (15 square feet) was included in the original plan but has since expanded to include a counter, sink, refrigerator, and outdoor shower. Although the reduced setback can be considered "grandfathered," the added amenities encroaching into the side yard setback are new uses.

Non-exempt grading

The proposed Modification No. 2 does not alter approved grading. A variance was approved under Modification No. 1 for 410 CY of export due to the new staircase and lightwell. Excavation for the basement and swimming pool is exempt and may be exported from the site without requiring the applicant to seek relief from the Code (RHMC Section 15.04.110).

MUNICIPAL CODE COMPLIANCE

Other than the requested variances, the proposed Modification No. 2 does not change the previous approvals. Lot coverage, disturbance, and other development standards remain the same or are in substantial compliance. The barbecue area of 15 square feet was included in the previous approvals.

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 Road.pdf

Development Table (ZC 21-02)_Mod1.pdf

2023-16_PC_Resolution_11FlyingManeRoad_ZC 21-02mod2_F_E.pdf

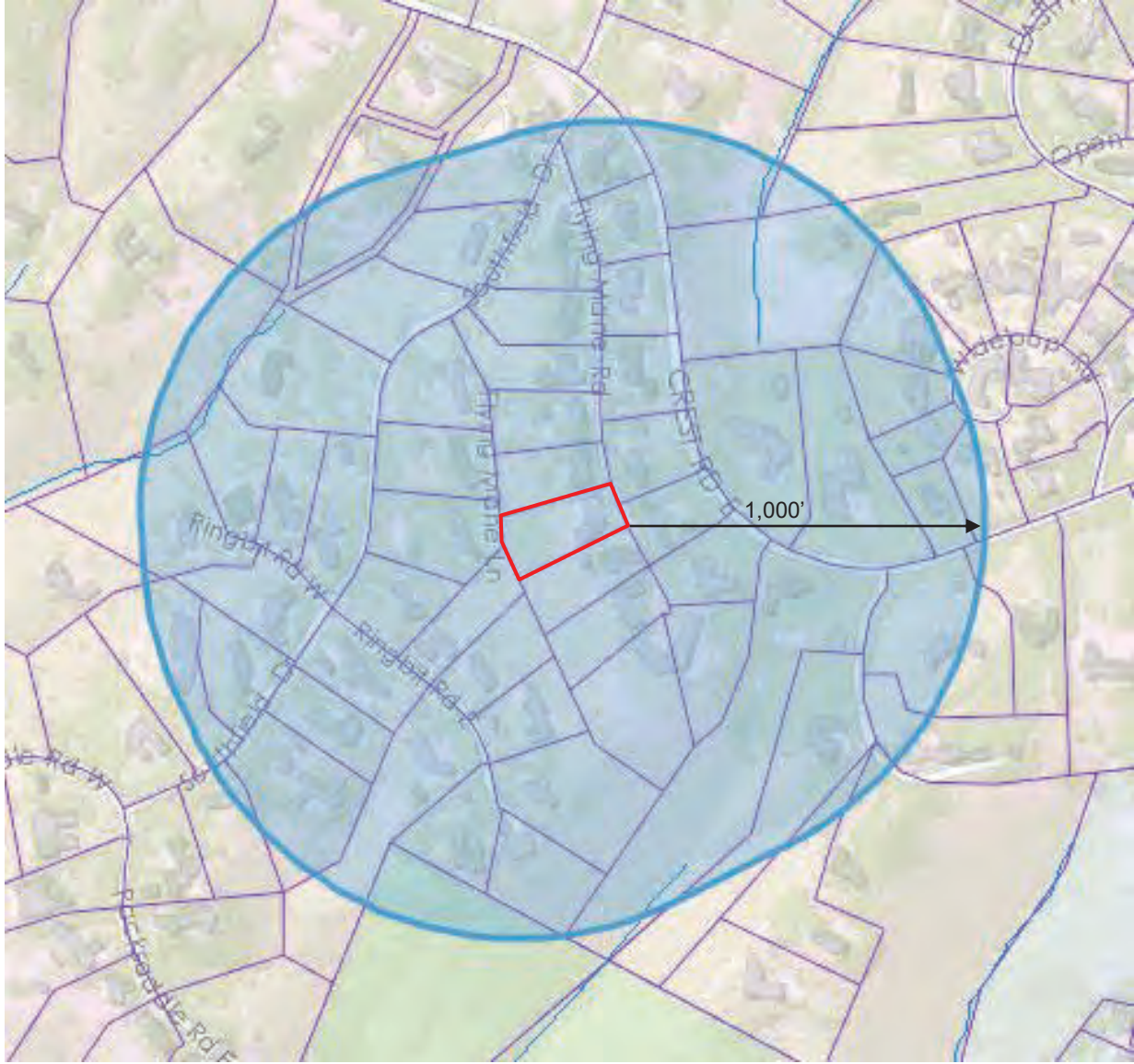
2022-13_PC_Resolution_11FlyingManeRoad_ZC 21-02mod_E.pdf

2022-07_PC_Resolution_11FlyingManeRoad_ZC 21-02_E.pdf

PL_ADR_231130_11FlyingManeRd_ZC21-02_2ndModification_RevisedWallHeight.pdf

PL_ADR_231116_11 Flying Mane_EasementDiagram_Plan.pdf

PL_ADR_11FlyingManeRd_ZC21-02_240104_BlueFolderMemo_F.pdf



City of Rolling Hills

2 PORTUGUESE BEND ROAD

ROLLING HILLS, CA 90274

TITLE VICINITY MAP

CASE NO. Zoning Case No. 21-02

OWNER Nevenka LLC

Site Plan Review, Variance
Mod. No. 1

ADDRESS 11 Flying Mane Road, Rolling Hills, CA 90274

SITE



Development Table Zoning Case No. 21-02, Modification No. 1 (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		
Basement	1,428		
Total Structure Area	6,484	450 ^{**}	6,484
Total Structure Area (excluding exempt structures)	6,340		
Total Structural Coverage (20% max)			14.8%
Total Flatwork			3,338
Total Structural and Flatwork			9,678
Total Lot Coverage (35% maximum)			22.2%
Building Pad Coverage (Policy: 30% maximum)	73.1%	45% ^{**}	
Disturbed Area (40% maximum; up to 60% with slopes less than 3:1)			12,521 28.7%
Grading	3,105 CY cut 2,695 CY fill		5,800 CY 410 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. 2023-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF MODIFICATION NO. 2 TO ZONING CASE NO. 21-02 FOR A SITE PLAN REVIEW AND VARIANCES TO CONSTRUCT A SIX-AND-A-HALF-FOOT-HIGH RETAINING WALL THAT EXCEEDS THE MAXIMUM AND AVERAGE HEIGHT REQUIREMENTS IN THE NORTHEASTERN SIDE YARD SETBACK, AND CONSTRUCT AMENITIES IN THE NORTHWESTERN SIDE YARD SETBACK 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. The project also includes variances for a new five-foot-high retaining wall within the southern side yard setback and for non-exempt grading including export of dirt.

Section 2. On June 21, 2022, the Planning Commission adopted Resolution No. 2022-07 approving Zone Case No. 21-02, by a vote of 3-0, which approved the project described in Section 1 above. Subsequently, the applicant filed a request for a major modification to modify the approved site plan and variances by: (1) adding a 1,428-square-foot basement under the footprint of the residence; (2) constructing a staircase and maximum five-foot-high retaining wall in the side yard; and (3) adjusting the non-exempt grading from a total of 6,687 CY and 57 CY of export to 5,800 CY and 410 CY of export (collectively the "Major Modification").

Section 3. On August 16, 2022, the Planning Commission adopted Resolution No. 2022-13 approving Modification No. 1 to Zone Case No. 21-02, by a vote of 3-0, which approved a major modification to modify the approved site plan and variances by: (1) adding a 1,428-square-foot basement under the footprint of the residence; (2) constructing a staircase and maximum five-foot-high retaining wall in the side yard; and (3) adjusting the non-exempt grading from a total of 6,687 CY and 57 CY of export to 5,800 CY and 410 CY of export.

Section 4. On November 21, 2023, the City received an application for a second major modification ("Modification No. 2") to (1) increase the retaining wall height to six-and-a-half feet in the northeastern side yard setback and (2) add amenities to the northwestern side yard setback, including a barbecue, counter, sink, refrigerator, and outdoor shower located

behind a fenced service yard. The retaining wall requires a variance to exceed the maximum height requirement of five feet and average height requirement of two-and-a-half feet. A variance was previously approved for the location within a required side yard setback. The fenced service yard in the northwestern corner of the property was considered "grandfathered" because it is in the same location as the previous service yard being located in the required side yard setback; however, the additional amenities behind the service yard fence are new structures.

Section 5. The Planning Commission conducted duly noticed public hearings to consider Modification No. 2 at a field trip meeting and regular meeting on December 19, 2023. Neighbors within a 1,000-foot radius were notified of the public hearings and a notice was published in the Daily Breeze on December 7, 2023. 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 6. 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 7. 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 developed.

Section 8. Modification to Site Plan Review. The Planning Commission finds that this proposed Modification No. 2 to the Site Plan Review, first approved via Resolution No. 2022-07, and modified under Modification No. 1 via Resolution No. 2022-13, does not affect the previously made findings for the project. With respect to the foregoing, the Planning Commission makes the following findings of fact pursuant to RHMC Section 17.46.050, which supplement the findings in Resolution No. 2022-07 and Resolution No. 2022-13:

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

Modification No. 2 is compatible with the General Plan and Zoning ordinance, subject to the variance for the new six-and-a-half-foot-high retaining wall within the southeastern side yard setback and amenities within the northeastern side yard setback. The proposed structures comply with the General Plan requirement of low profile, low-density residential development with sufficient open space between surrounding structures. The proposed project will be built on the existing building pad and will have a similar footprint as the former residence, which will reduce the visual impact and minimize grading.

The project does not change the lot coverage and conforms to Zoning Code 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 6,484 square feet or 14.8% (20% max. permitted) excluding exempt structures; and the total lot coverage proposed, including flatwork, would be 9,678 square feet or 22.2% (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 retaining wall and amenities will not adversely affect or be materially detrimental to adjacent uses, buildings, or structures; the retaining wall and amenities allow 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 Project preserves the existing topography in the adjacent bridle trail easement and eliminates grading and disturbance in the easement. Further, the Project allows the proposed construction to be a sufficient distance from nearby residences so views and privacy of surrounding neighbors will not be impacted. The retaining wall and barbecue area will be on the side of 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 walls 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. The basement will be entirely underneath the footprint of the residence.

C. The project is harmonious in scale and mass with the site, the natural terrain and surrounding residences.

Major Modification No. 2, 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. 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 Project is 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.

Modification No. 2 will not alter the previously approved grading. Grading consists of 3,105 CY of cut and 2,695 CY of fill. Export of 410 CY is required and previously approved. The grading and retaining walls are designed to preserve slopes where possible and mimic the natural terrain. Grading for the basement is exempt from grading calculations since the basement will be underneath the footprint of the residence and not seen.

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

Modification No. 2 will not alter the previously approved grading. 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. Grading for the swimming pool and basement are exempt from grading calculations.

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.

Modification No. 2 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 as well as a staircase leading to the basement.

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 was previously developed with a single-family residence.

Section 8. Modification to Variances. The Planning Commission finds that the proposed major modification does not affect the previously made findings for the variance approved on June 21, 2022 via Resolution No. 2022-07 and modified under Modification No. 1 via Resolution No. 2022-13. As noted above, this Major Modification includes: (1) increasing the retaining wall height to six-and-a-half feet in the southern side yard setback; and (2) adding amenities in the side yard setback, including a barbecue, counter, sink, refrigerator, and outdoor shower located behind a five-foot-high fence screening the service yard. The retaining wall requires a variance to exceed the maximum height requirement of five feet and average height requirement of two-and-a-half feet. With respect to the foregoing, the Planning Commission makes the following findings of fact pursuant to RHMC Section 17.38.050, which supplement the variance findings in Resolution No. 2022-07 and Resolution No. 2022-13:

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. Retaining walls in the side yard setback are 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 six-and-a-half-foot-high retaining wall that exceeds 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 retaining walls and other improvements to also encroach. The additional height for the retaining wall makes it possible for the adjacent trail to remain at existing grade. 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 side setbacks 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. The new residence is substantially in the same location as the previous residence that was demolished; the driveway will be relocated several feet and repaved, and retaining walls will improve access to the side of the residence. The additional height to the retaining wall will protect the public welfare and will not be injurious to properties or improvements in the vicinity in that it will provide for public access without having to regrade the adjacent trail; the heightened retaining wall will make the existing trail publicly accessible.

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

Allowing construction in the northeastern side setback will improve access to the side of the residence and allow the existing topography to remain. The additional height to the retaining wall is necessary to maintain the adjacent trail at existing grade without having to do additional grading. Allowing amenities in the northwestern side setback is consistent with the previous development that was demolished in that the service yard was preexisting and will be constructed in the same location; amenities will be screened by fencing surrounding the service yard and will not be visible from the street. 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. The proposed retaining wall is screened from the public right of way and will retain the grade of the adjacent trail easement.

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. The encroachment of limited amenities in the northwestern side yard is consistent with the existing service yard encroachment, and the improvements sought are commonly enjoyed by residents of the community.

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

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 9. Approval; Amended Conditions of Approval. Given the foregoing, the Planning Commission hereby approves Modification No. 2 to Zoning Case No. 21-02 for a Site Plan Review and Variances. Furthermore, all the conditions of approval from Resolution No. 2022-07 and Resolution No. 2022-13 are restated herein and the Planning Commission hereby amends the following conditions of approval D, U, and AK, and adds condition AN, to read as follows:

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 December 19, 2023 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.

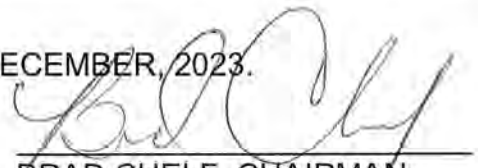
U. Retaining walls shall not exceed five feet in height at any point along the walls and shall have an average height of two and one-half feet, with exception to the retaining wall

in the southeastern corner which may have a height of six-and-a-half feet with safety railing and swale approved by the Rolling Hills Community Association (RHCA).

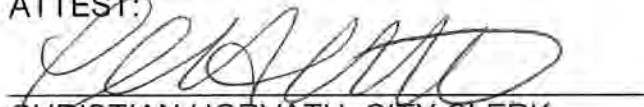
AK. This Resolution's approvals shall not be effective until the applicants execute an Affidavit of Acceptance of all conditions set forth in Resolution Nos. 2022-07 and 2022-13, and as modified herein.

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

PASSED, APPROVED AND ADOPTED THIS 19th DAY OF DECEMBER, 2023.


BRAD CHELF, CHAIRMAN

ATTEST:


CHRISTIAN HORVATH, CITY CLERK

Any action challenging the final decision of the City made as a result of the public hearing on this application must be filed within the time limits set forth in Section 17.54.070 of the Rolling Hills Municipal Code and Civil Procedure Section 1094.6.

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

I certify that the foregoing Resolution No. 2023-16 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF MODIFICATION NO. 2 TO ZONING CASE NO. 21-02 FOR A SITE PLAN REVIEW AND VARIANCES TO CONSTRUCT A SIX-AND-A-HALF-FOOT-HIGH RETAINING WALL THAT EXCEEDS THE MAXIMUM AND AVERAGE HEIGHT REQUIREMENTS IN THE NORTHEASTERN SIDE YARD SETBACK, AND CONSTRUCT AMENITIES IN THE NORTHWESTERN SIDE YARD SETBACK 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 December 19, 2023, by the following roll call vote:

AYES: Cooley, Douglass, Vic Chair Kirkpatrick

NOES:

ABSENT:

ABSTAIN:

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

Administrative Offices.



CHRISTIAN HORVATH, CITY CLERK

RESOLUTION NO. 2022-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF MODIFICATION NO. 1 TO 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, 1,428-SQUARE-FOOT BASEMENT, AND RELATED IMPROVEMENTS; AND VARIANCES TO CONSTRUCT FIVE-FOOT-HIGH RETAINING WALLS 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. The project also includes variances for a new five-foot-high retaining wall within the southern side yard setback and for non-exempt grading including export of dirt.

Section 2. On June 21, 2022, the Planning Commission adopted Resolution No. 2022-07 approving Zone Case No. 21-02, by a vote of 3-0, which approved the project described in Section 1 above. Subsequently, the applicant filed a request for a major modification to modify the approved site plan and variances by: (1) adding a 1,428-square-foot basement under the footprint of the residence; (2) constructing a staircase and maximum five-foot-high retaining wall in the side yard; and (3) adjusting the non-exempt grading from a total of 6,687 CY and 57 CY of export to 5,800 CY and 410 CY of export (collectively the "Major Modification").

Section 3. The Planning Commission conducted duly noticed public hearings to consider the Major Modification at its special field trip meeting and regular meeting on August 16, 2022. Neighbors within a 1,000-foot radius were notified of the public hearings and a notice was published in the Daily Breeze on August 5, 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 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 7. Modification to Site Plan Review. The Planning Commission finds that this Major Modification to the Site Plan Review approved on June 21, 2022 via Resolution No. 2022-07 does not affect the previously made findings for the project. As noted above, this Major Modification to the approved Site Plan Review includes: (1) adding a 1,428-square-foot basement under the footprint of the residence; (2) constructing a staircase and maximum five-foot-high retaining wall in the side yard; and (3) adjusting the non-exempt grading from a total of 6,687 CY and 57 CY of export to 5,800 CY and 410 CY of export. 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 No. 2022-07:

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 Major Modification is compatible with the General Plan and Zoning ordinance, subject to the variance for the new five-foot-high retaining walls within the southern side yard setback and a variance for grading within the southern side yard setback for retaining walls 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 and basement 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 and basement 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 6,484 square feet or 14.8% (20% max. permitted) excluding exempt structures; and the total lot coverage proposed, including flatwork, would be 9,678 square feet or 22.2% (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 walls for development will not adversely affect or be materially detrimental to adjacent uses, buildings, or structures; the grading and retaining walls 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 walls 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 walls 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. The basement will be entirely underneath the footprint of the residence.

C. The project is harmonious in scale and mass with the site, the natural terrain and surrounding residences.

The Major Modification, 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. 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 walls 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 3,105 CY of cut and 2,695 CY of fill. Export of 410 CY is required and covered by the variance contained herein. The grading and retaining walls are designed to preserve slopes where possible and mimic the natural terrain. Grading for the basement is exempt from grading calculations since the basement will be underneath the footprint of the residence and not seen.

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. Grading for the swimming pool and basement are exempt from grading calculations.

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 walls for the project occur 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 as well as a staircase leading to the basement.

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 8. Modification to Variances. The Planning Commission finds that this Major Modification to the Variances approved on June 21, 2022 via Resolution No. 2022-07 does not affect the previously made findings for the project. As noted above, this Major Modification to the approved Variances includes: (1) adding a retaining wall for the staircase and light well in the side yard setback; and (2) adjusting the non-exempt grading from a total of 6,687 CY and 57 CY of export to 5,800 CY and 410 CY of export. With respect to the foregoing, the Planning Commission makes the following findings of fact pursuant to RHMC Section 17.38.050, which supplement the variance findings in Resolution No. 2022-07:

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. Retaining walls in the side yard setback are 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, five-foot-high retaining walls 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 retaining walls 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; retaining walls 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 retaining walls 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 9. Approval; Amended Conditions of Approval. Given the foregoing, the Planning Commission hereby approves the Major Modifications to the Site Plan Review and Variances as profiled in Sections 7 and 8 above. Furthermore, all the conditions of approval from Resolution No. 2022-07 are restated herein and the Planning Commission hereby amends the following conditions of approval D, G, U, and AK to read as follows:

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 August 16, 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.

G. Structural lot coverage of the lot shall not exceed 6,484 square feet or 14.8% 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 9,678 square feet or 22.2% of the net lot area, in conformance with lot coverage limitations (35% maximum).

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

AK. This Resolution's approvals shall not be effective until the applicants execute an Affidavit of Acceptance of all conditions set forth in Resolution No. 2022-07, and as modified herein.

PASSED, APPROVED AND ADOPTED THIS 16th DAY OF AUGUST, 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 Civil Procedure Section 1094.6.

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

I certify that the foregoing Resolution No. 2022-13 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF MODIFICATION NO. 1 TO 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, 1,428-SQUARE-FOOT BASEMENT, AND RELATED IMPROVEMENTS; AND VARIANCES TO CONSTRUCT FIVE-FOOT-HIGH RETAINING WALLS 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 August 16, 2022, by the following roll call vote:

AYES: Cardenas, Cooley, Douglass

NOES:

ABSENT:

ABSTAIN: Chair Chelf, Vice Chair Kirkpatrick

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

Administrative Offices.


CHRISTIAN HORVATH, CITY CLERK

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 7. 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 8. 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 9. 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.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.

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.

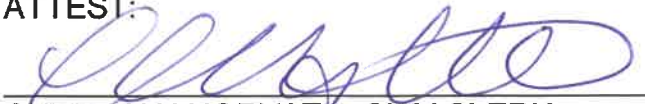
AL. All conditions of this Resolution, when applicable, must be complied with prior to the issuance of a grading or building permit from the Building and Safety Department.

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 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 Civil Procedure Section 1094.6.

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: Cardenas, Cooley, Douglass

NOES: None

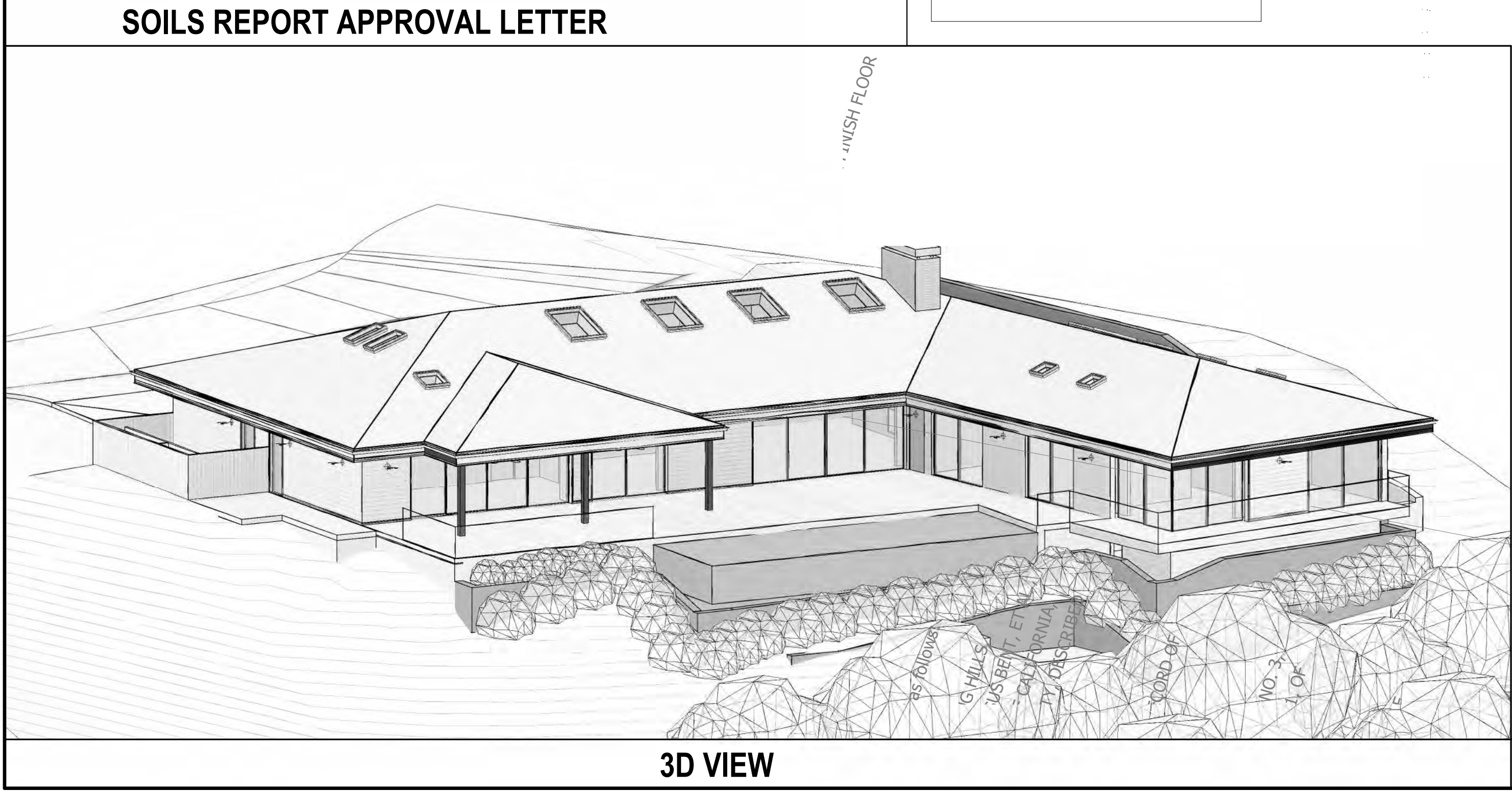
ABSENT: None

ABSTAIN: Kirkpatrick, Chair Chelf

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

Administrative Offices.


CHRISTIAN HORVATH, CITY CLERK



October 14, 2022

WILLDAN Geotechnical | extending your reach

Willdan Project No.: 101749

GEOTECHNICAL ENGINEERING REVIEW

Submitted to: Ms. Barbara Tchobanian

Project Location: 11 Flying Mane Road
City of Rolling Hills, California

Report Reviewed: "Geotechnical and Geologic Investigation of Proposed Residence at 11 Flying Mane Road, Rolling Hills, California", Prepared by Coast Geotechnical, Inc., Dated May 25, 2022, W. O. 633422-02

Review Status: Report is approved for the intended purpose subject to following conditions.

Conditions of Approval

- The geotechnical consultant of record must review the grading and foundation plans and sign and stamp the plans in verification of the recommendations.
- The approved report must be referenced on the grading and foundation plans.
- The following note must appear on grading and foundation plans: "All the remedial grading/over-excavation and foundation excavations founded in bedrock, must be observed and approved by the Project Geotechnical Consultant prior to backfilling and placement of reinforcing steel."
- Geotechnical consultant of record should be present during grading/excavation and foundation excavation.
- An as-built report prepared by the geotechnical consultant must be submitted to the City for review. The report must include the results of all observations, compaction tests as well as a map depicting the limits of over-excavation, grading, observed geologic conditions, locations of all density tests, locations and elevations of all excavations and removal bottoms, and location and elevation of retaining wall backfill and subdrains outlets.

This review was performed in accordance with generally accepted professional geotechnical engineering principles and practice in Southern California at this time. We make no other warranty, either express or implied. Conclusions presented herein are based on review of work by others. No field exploration or laboratory testing was performed. Please contact us if you have questions or need additional services.

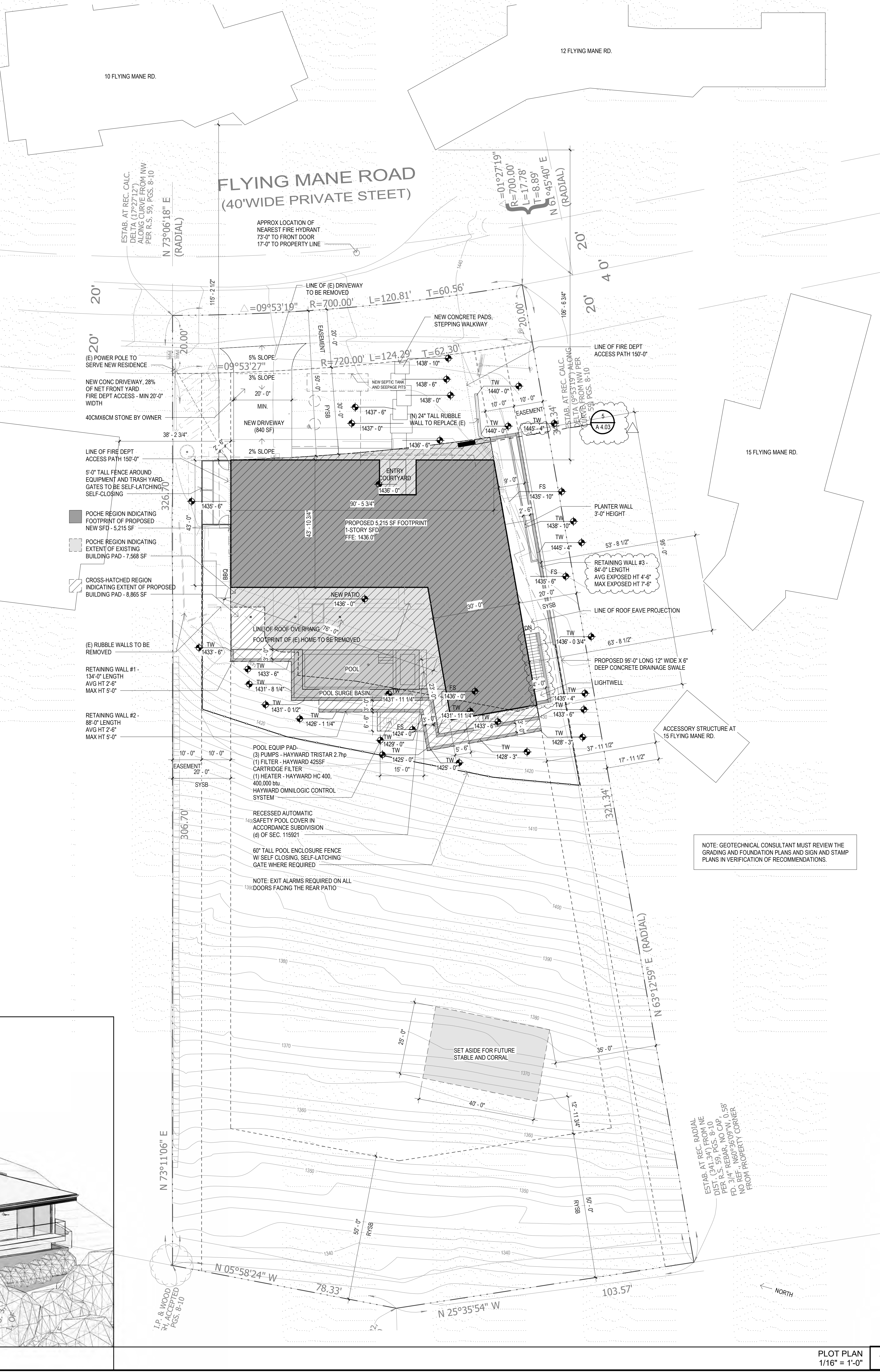
Respectfully Submitted,
Respectfully submitted,
Ross Khiani
Ross Khiani, PE, GE
Sr. Geotechnical Engineer
C 37156, GE 2202

Distribution: Plan Check Review
Engineering | Geotechnical | Environmental | Sustainability | Financial | Homeland Security
Phone 714.634.3318 | fax: 714.634.3372 | 1515 South Sunkist Street, Suite E, Anaheim, CA 92806 | www.willdan.com

FIRE DEPT NOTES:

- Approved building address numbers, building numbers or approved building identification shall be provided and maintained so as to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Fire Code 505.1
- Provide an approved automatic fire sprinkler system as set forth by Building Code 903 and Fire Code 903. Plans shall be submitted to the Sprinkler Plan Check Unit for review and approval prior to installation.
- Roof valley flashings shall be not less than 0.019-inch (No. 26 galvanized sheet pail) corrosion-resistant metal installed over a minimum 36-inch wide underlayment consisting of one layer of No. 72 ASTM cap sheet meeting running the full length of the valley. (Residential Code R327.5.3 and Building Code 705A.3)
- Roof gutters shall be provided with a means to prevent the accumulation of leaves and debris in the gutter. (Residential Code R327.5.34 and building Code 705A.4)
- Vents shall resist the intrusion of flame and embers and flame through the ventilation openings. Vent openings shall be protected by corrosion-resistant, noncombustible wire mesh with a minimum 1/16th inch openings and shall not exceed 1/8th inch. Vents shall NOT be installed in eaves or cornices. (Residential Code R327.5.1 and Building Code 705A.1)
- All chimneys or fireplaces that burn solid fuel shall be equipped with an approved spark arrester. Building Code 2802.1
- Clearance of brush and vegetative growth shall be maintained per Fire Code 325
- All fire hydrants shall measure 6" x 2-1/2" brass or bronze, conforming to American Water Works Assoc. Standard C503, or approved equal.
- All required PUBLIC fire hydrants shall be installed, tested and accepted prior to beginning construction. Fire code 501.4.

Type of construction per the Building Code Type: VB
VHFHSZ: YES
Size of lot: 1.17 acres
Fire flow based on the fire-flow calculation area: 2,000 gpm
Reduction for fire sprinklers (maximum 50%): 750 gpm
Total fire flow required: 1,250 gpm



PROJECT ADDRESS:
11 FLYING MANE RD
ROLLING HILLS, CA 90274

SCOPE OF WORK:
INCREASE HEIGHT OF NEWLY CONSTRUCTED RETAINING WALL AT EASTERN EASEMENT LINE. EXISTING WALL IS 5'-0" EXPOSED HEIGHT. NEW HEIGHT TO BE 6'-6". BASEMENT BEDROOM EGRESS WINDOW REVISED TO A SLIDING DOOR.

LEGAL DESCRIPTION:
ASSESSOR'S PARCEL NUMBER:
LOT SIZE:
ZONE:

CONSTRUCTION TYPE:
NUMBER OF STORIES:

PROPOSED GARAGE FLOOR AREA:
PROPOSED FLOOR AREA:
PROPOSED BASEMENT AREA:
TOTAL NEW FLOOR AREA:
OCCUPANCY TYPE:

REQUIRED BUILDING SETBACKS:
FRONT YARD
SIDE YARD
REAR YARD

MAXIMUM BUILDING HEIGHT ALLOWED:
MAX ROOF RIDGE HEIGHT:

EXISTING BUILDING PAD AREA:
PROPOSED BUILDING PAD AREA:

GRADING QUANTITIES:
TOTAL CUT
TOTAL FILL
EXPORT
ALLOWABLE EXPORT (POOL AND BASEMENT)

APPLICABLE CODES:
2018 CBC (2018 IBC), 2019 CPC (2018 UPC), 2019 CMC (2018 UMC), 2019 CEC (2017 NEC), 2019 ENERGY STANDARDS, 2019 CGSBC (A GREEN BUILDING STANDARDS CODE).

LOT H, RANCHO LOS PALOS VERDES
7567 009 025
1.17 AC / 50,956 SF
RAS-1
V - B (SPRINKLERED PER NFPA 13-D)
SINGLE STORY WITH BASEMENT
438 SF (U OCC.)
4,320 SF (R-3 OCC.)
1,198 SF (R-3 OCC.)
5,518 SF
R-3 U
30'-0"
20'-0"
50'-0"
ONE-STOREY
18'-0"
7,568 SF
8,780 SF
1,105 CY
195 CY
410 CY
410 CY

PROJECT DESCRIPTION

OWNER:
NEVENKA LLC
11 FLYING MANE RD.
ROLLING HILLS, CA 90274

ARCHITECT APPLICANT:
JOHN RUZICKA, AIA, LEED AP
2422 GATEWOOD ST
LOS ANGELES, CA 90031
(310) 597-6668
john@ruz-arch.com

GENERAL CONTRACTOR:
John Mackenbach
Mackentech Construction
PO BOX 623
Palos Verdes Estates, CA 90274
(310) 971-6429
johnmackenbach@gmail.com

SURVEYOR:
CHRIS NELSON & ASSOCIATES, INC.
3128 VIA COLINAS SUITE H
WESTLAKE VILLAGE, CA 91362
(818) 991-1040
cnelson@nlsurvey.com

CIVIL ENGINEER:
BOLTON ENGINEERING CORP.
25834 NARBONNE AVE. SUITE 210
LONITA, CA 90717
(916) 790-8550
tales@boltonengineering.com

STRUCTURAL ENGINEER:
NAMVAR ASSOCIATES
231 VISTA DEL MAR, SUITE D
REDWOOD BEACH, CA 90277
(310) 540-7788
namvarassociates@gmail.com

LANDSCAPE ARCHITECT:
NATURAL ART LANDSCAPE
2715 CASIANO RD
LOS ANGELES, CA 90077
lorian@naturalartlandscapes.com

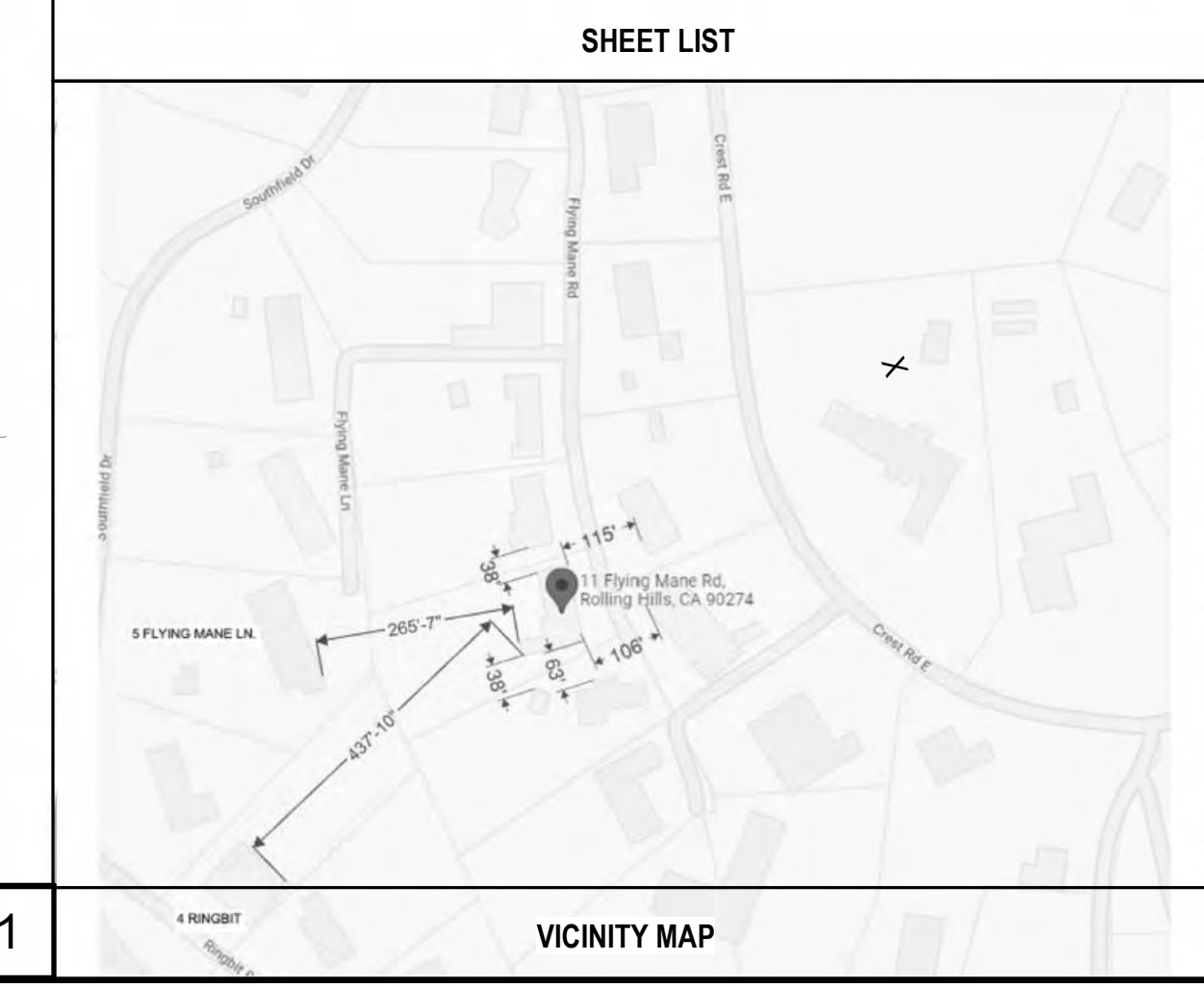
MFP ENGINEERING:
SHAMM ENGINEERING GROUP, INC.
8947 WILBUR AVE.
TARZANA, CA 91356
(818) 788-6778

PROJECT DIRECTORY

ARCHITECTURAL		MECHANICAL ENGINEERING	
A.0.01	COVERSHEET	M001 - SCHEDULES, NOTES AND LEGEND	
A.0.02	PROPERTY SURVEY	M002 - SCHEDULES, NOTES AND LEGEND	
A.0.03	DOOR AND WINDOW SCHEDULES	M003 - SCHEDULES, NOTES AND LEGEND	
A.0.04	FORMS AND DOCUMENTS	M100 - SITE PLAN	
A.0.05	GREEN BUILDING NOTES	M200 - BASEMENT PLAN	
A.0.06	GREEN BUILDING NOTES	M201 - FIRST FLOOR PLAN	
A.2.01	BASEMENT/CRAWLSPACE PLAN	M202 - ROOF PLAN	
A.2.02	FIRST FLOOR PLAN	M300 - DETAILS	
A.2.03	ROOF PLAN	M301 - DETAILS	
A.2.04	FIRST FLOOR REFLECTED CEILING PLAN		ELECTRICAL ENGINEERING
A.3.01	EXTERIOR ELEVATIONS	E01 - ELEC GEN NOTES AND SYMBOL LIST	
A.3.02	EXTERIOR ELEVATIONS	E2.1L - ELEC LIGHTING BASEMENT FLOOR PLAN	
A.4.01	BUILDING SECTIONS	E2.1P - ELEC POWER BASEMENT FLOOR PLAN	
A.4.02	BUILDING SECTIONS	E2.2L - ELEC LIGHTING 1ST FLOOR PLAN	
A.4.03	BUILDING SECTIONS	E2.2P - ELEC POWER 1ST FLOOR PLAN	
A.4.04	WALL SECTIONS & DETAILS	E3.1 - ELEC SINGLE LINE DIAGRAM AND PANEL SCHEDULES	
A.4.05	WALL SECTIONS & DETAILS	E3.2 - MANDATORY REQS SUMMARY	
A.5.01	ENLARGED PLANS - STAIRS		PLUMBING ENGINEERING
		P001 - SCHEDULES, NOTES AND LEGEND	
		P002 - SCHEDULES, NOTES AND LEGEND	
		P100 - SITE PLAN	
		P110 - BASEMENT PLAN (WATER & GAS LAYOUT)	
		P121 - BASEMENT PLAN (WASTE & VENT LAYOUT)	
		P120 - 1ST FLOOR (WATER & GAS LAYOUT)	
		P121 - 1ST FLOOR (WASTE & VENT LAYOUT)	
		P130 - ROOF PLAN	
		P200 - RISER DIAGRAM	
		P201 - RISER DIAGRAM	
		P202 - RISER DIAGRAM	
		P203 - RISER DIAGRAM	
		P301 - DETAIL SHEET	
		P301 - DETAIL SHEET	

STRUCTURAL ENGINEERING		LANDSCAPE DESIGN	
S-1	FOUNDATION PLAN	1.0	CONCEPT PLANTING PLAN
S-2	1ST FLOOR, ROOF, BASEMENT FRAMING	1.1	CONCEPT WATER USAGE CALCULATIONS
S-3			
S-4			
S-5			
S-6			

ENERGY CALCULATIONS
EN 001 ENERGY CALCS
EN 002 ENERGY CALCS
EN 003 ENERGY CALCS



RUZ-ARCH
2422 GATEWOOD ST
LOS ANGELES, CA 90031
P: 310.977.6668
E: john@ruz-arch.com

STATE OF CALIFORNIA
JOHN RUZICKA
REGISTERED ARCHITECT
NO. 100121

PRIVATE RESIDENCE
#11 FLYING MANE
ROLLING HILLS, CA 90274

COVERSHEET

NOV 27, 2023

1121

A 0.01



VICINITY MAP
NO SCALE

LEGAL DESCRIPTION:

Real property in the City of Rolling Hills, County of Los Angeles, State of California, described as follows:

THOSE PORTIONS OF LOT "H" OF THE RANCHO LOS PALOS VERDES, IN THE CITY OF ROLLING HILLS, ALLOTTED TO JOTHAM BIXBY BY DECREE OF PARTITION IN THE ACTION "BIXBY, ET AL, VERSUS BENT, ET AL., CASE NO. 2373, IN THE DISTRICT COURT OF THE 17TH JUDICIAL DISTRICT OF SAID STATE OF CALIFORNIA, AND ENTERED IN BOOK 4, PAGE 57 OF JUDGEMENTS, IN THE SUPERIOR COURT OF SAID COUNTY, DESCRIBED AS FOLLOWS:

PARCEL 1:
THAT CERTAIN PARCEL OF LAND DESIGNATED AS NO. 53, ON RECORD OF SURVEY MAP FILED IN RECORD OF SURVEYS BOOK 59, PAGES 8 TO 10, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:
EASEMENTS FOR ROAD PURPOSES OVER THOSE STRIPS OF LAND DESCRIBED IN PARCEL 2 AND PARCEL NO. 3, IN DEED TO ROBERT R. DOUGLAS AND WIFE, RECORDED NOVEMBER 26, 1945, IN BOOK 22419, PAGE 401, OF OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 3:
EASEMENTS FOR ROAD PURPOSES OVER THOSE STRIPS OF LAND SHOWN AS PRIVATE ROADS ON RECORD OF SURVEY MAP FILED IN RECORD OF SURVEY BOOK 59, PAGES 8 TO 10 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THOSE PORTIONS THEREOF LYING WITHIN THE LINES OF THE ABOVE DESCRIBED PARCEL NO. 1.

APN: 7567-009-025

BENCH MARK:

B.M. NO GY 8549 NAVD 1988 COUNTY OF LOS ANGELES DATUM

FOUND L&BR IN CENTER OF CB RETURN OF ISLAND AT CENTERLINE WHITLEY COLLINS DRIVE 15.2 M NORTHELY OF CENTERLINE CREST ROAD.

ELEVATION = 1182.53 FEET (ADJUSTMENT OF 2013)

BASIS OF BEARINGS:

BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF FLYING MANE ROAD AS SHOWN ON THE RECORD OF SURVEY, R.S. 59-8/10 AS N 28°14'20" E.

NOTE:

- BOUNDARIES SHOWN HEREON ARE RECORD INFORMATION PER RECORD OF SURVEY, R.S. 59-08/10.
- LANDSCAPING AND LANDSCAPE IRRIGATION DEVICES EXIST WITHIN THE PROPERTY AND ARE NOT SHOWN.
- TREELINE CANOPIES ARE PICTORIAL, AND MAY NOT REFLECT TRUE DRIPLINES.
- IF RETAINING WALLS OR SIMILAR STRUCTURES ARE TO BE DESIGNED FROM TOPOGRAPHY SHOWN HEREON, THE ELEVATIONS OF CRITICAL POINTS CONTROLLING THE DESIGN MUST BE VERIFIED PRIOR TO ADOPTION OF FINAL DESIGN.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THE TITLE REPORT NO. TOR-6415286, PREPARED BY FIRST AMERICAN TITLE COMPANY, DATED SEPTEMBER 30, 2020.



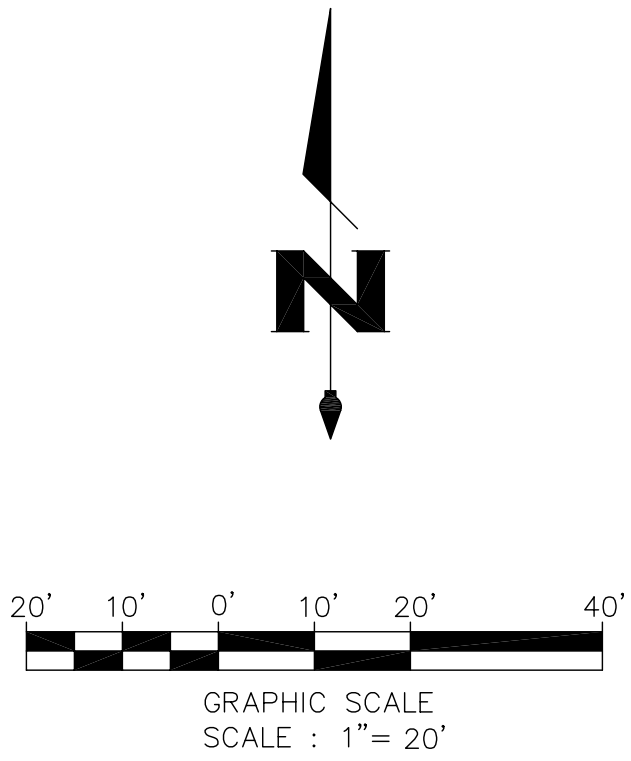
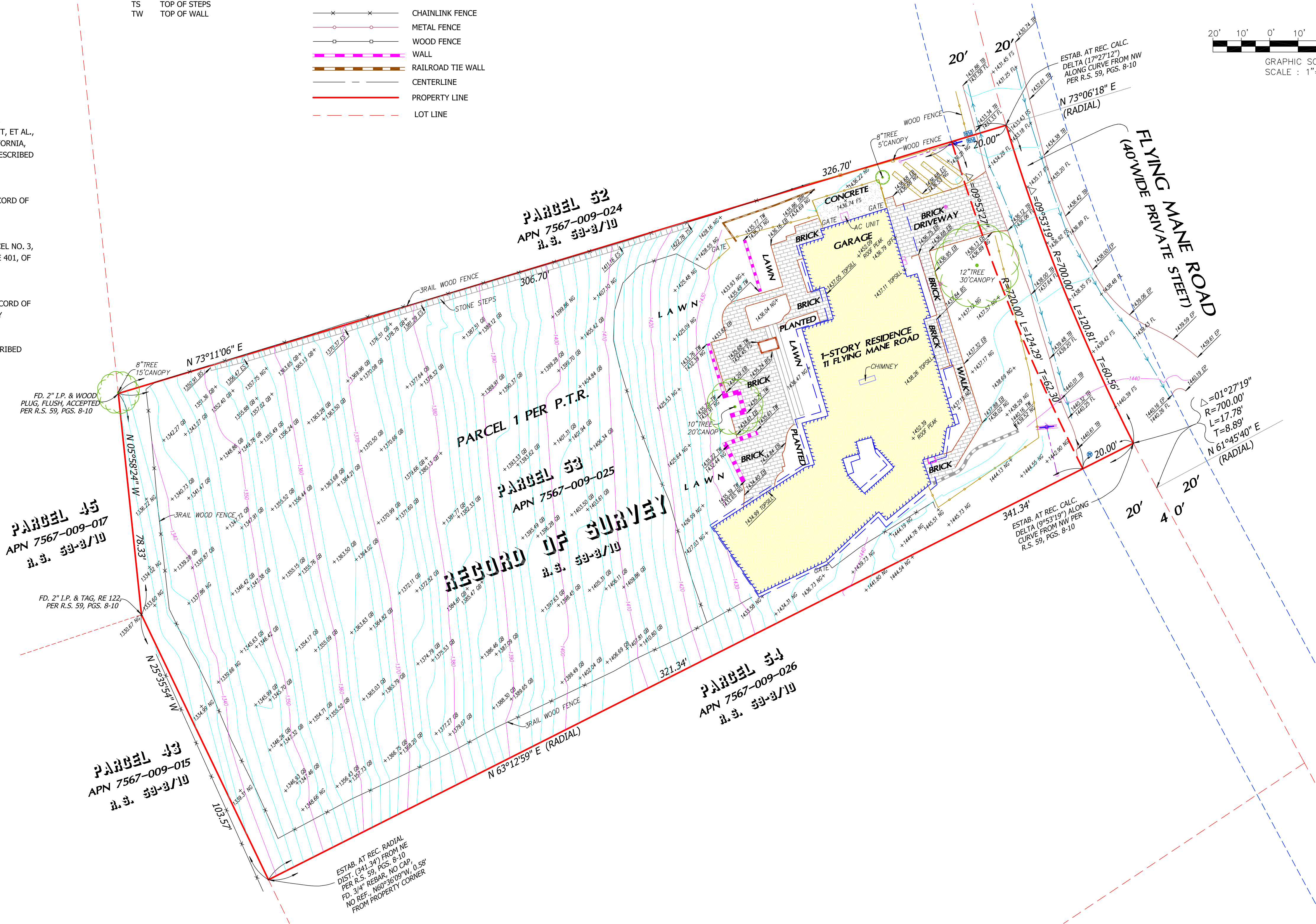
DATED: NOVEMBER 09, 2020

ABBREVIATIONS:

BLDG BUILDING
BS BOTTOM OF STEPS
CL CENTER LINE
CONC CONCRETE
EB EDGE OF BRICK
EC EDGE OF CONCRETE
EP EDGE OF PAVEMENT
ES EDGE OF STEPS
FF FINISH FLOOR
FL FLOW LINE
FS FINISH SURFACE
GB GRADE BREAK
GFF GARAGE FINISH FLOOR
NG NATURAL GROUND
TRR TOP OF RAILROAD TIE WALL
TS TOP OF STEPS
TW TOP OF WALL

LEGEND:

GUY ANCHOR
CLEAN OUT
GAS METER
ELECTRICAL PULL BOX
POWER POLE
WATER METER
WATER VALVE
BUILDING LINE
BUILDING OVERHANG LINE
CHAINLINK FENCE
METAL FENCE
WOOD FENCE
WALL
RAILROAD TIE WALL
CENTERLINE
PROPERTY LINE
LOT LINE



ATTENTION:

IF THIS MAP IS PROVIDED IN AN ELECTRONIC FORMAT (IE: CAD) AS A COURTESY TO THE CLIENT, THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. ONLY THE SURVEYOR'S SIGNED AND SEALED PAPER PRINT OR PDF FORMATTED DRAWING CONSTITUTES OUR PROFESSIONAL WORK PRODUCT. IN THE EVENT THAT THE ELECTRONIC FILE IS ALTERED, THE SURVEYOR'S SIGNED AND SEALED PRINT OR PDF FORMATTED DRAWING MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. CHRIS NELSON AND ASSOCIATES, INC. SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE PROVIDED CAD FILE OR FOR ANY PRODUCTS THAT HAVE BEEN DERIVED FROM THE CAD FILE, WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY US.

REVISION NOTES		
DATE	DESCRIPTION	BY

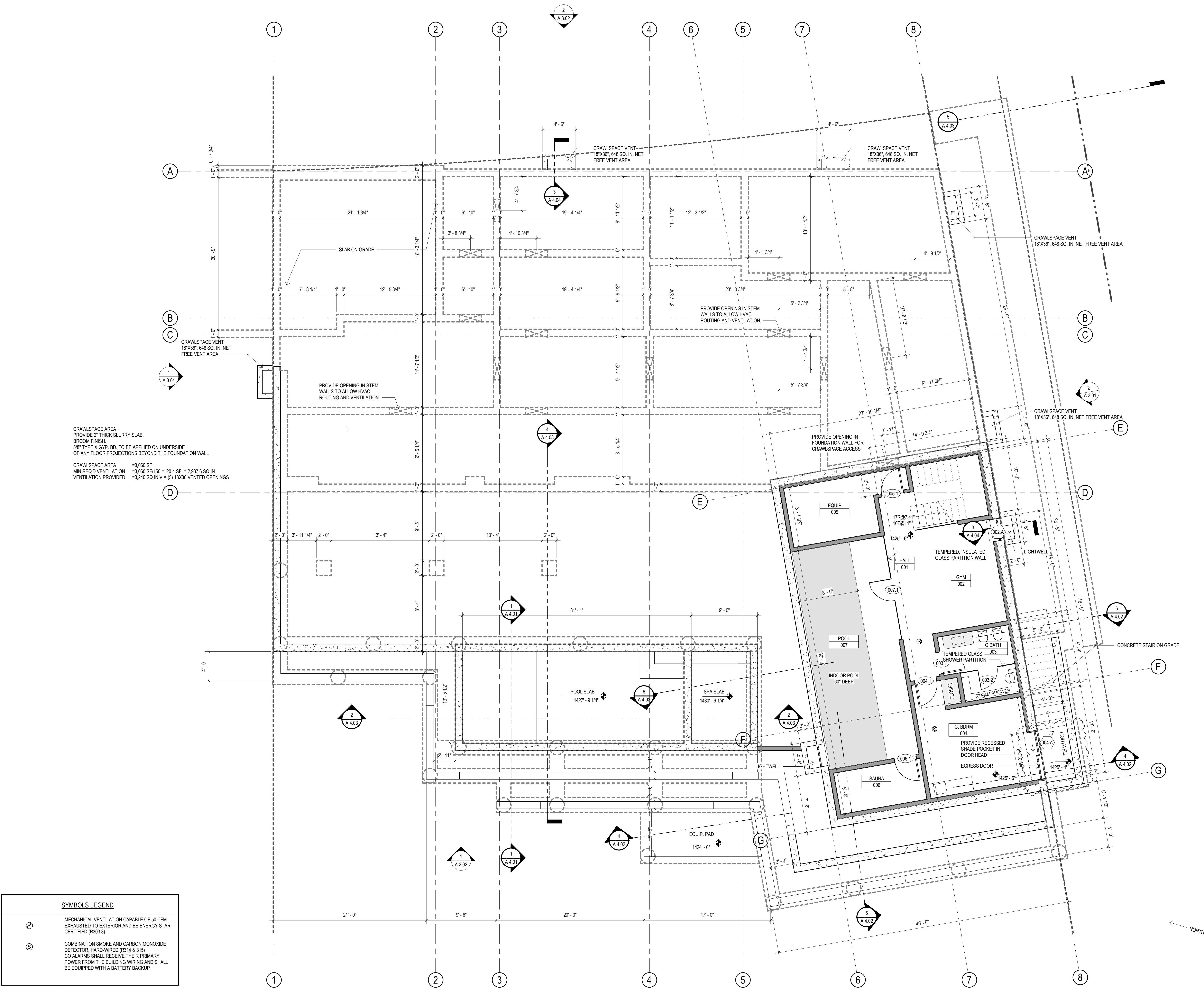
ChrisNelson
SURVEYORS AND ENGINEERS
31238 Via Colinas Suite H, Westlake Village, CA. 91362
P: 818.991.1040 F: 818.991.0614
www.chrisnelsonassociates.com

PREPARED FOR:
LOLA FANTAPPIE
11 FLYING MANE ROAD
LOS ANGELES, CA. 91367

TOPOGRAPHIC SURVEY
PARCEL 53, RECORD OF SURVEY,
R.S. 59-8/10
11 FLYING MANE ROAD,
CITY OF ROLLING HILLS, COUNTY OF LOS ANGELES

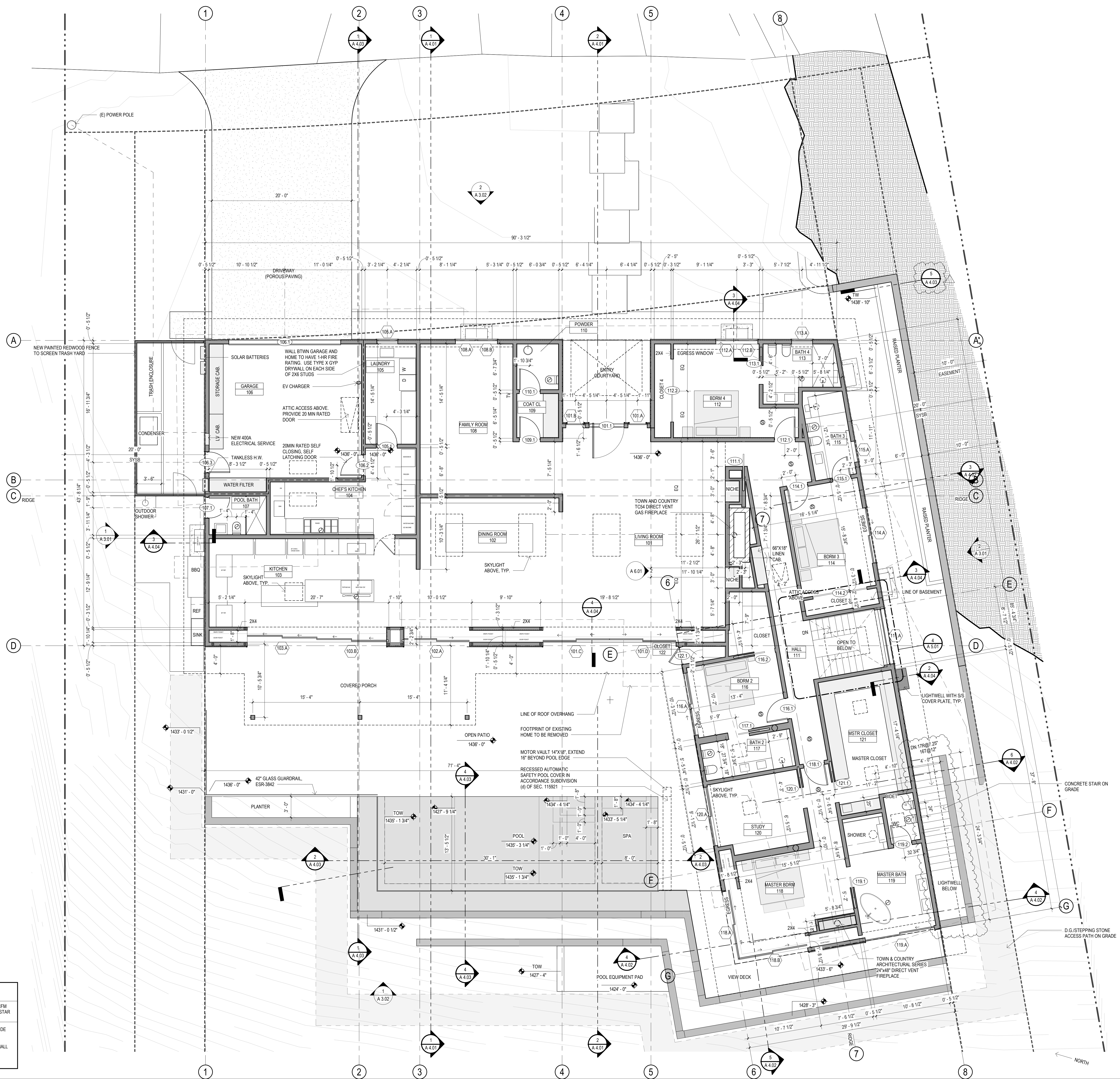
JOB NO. 20-5535
SCALE: 1" = 20'
DATE: OCT. 28, 2020
DRAFTED: SDN

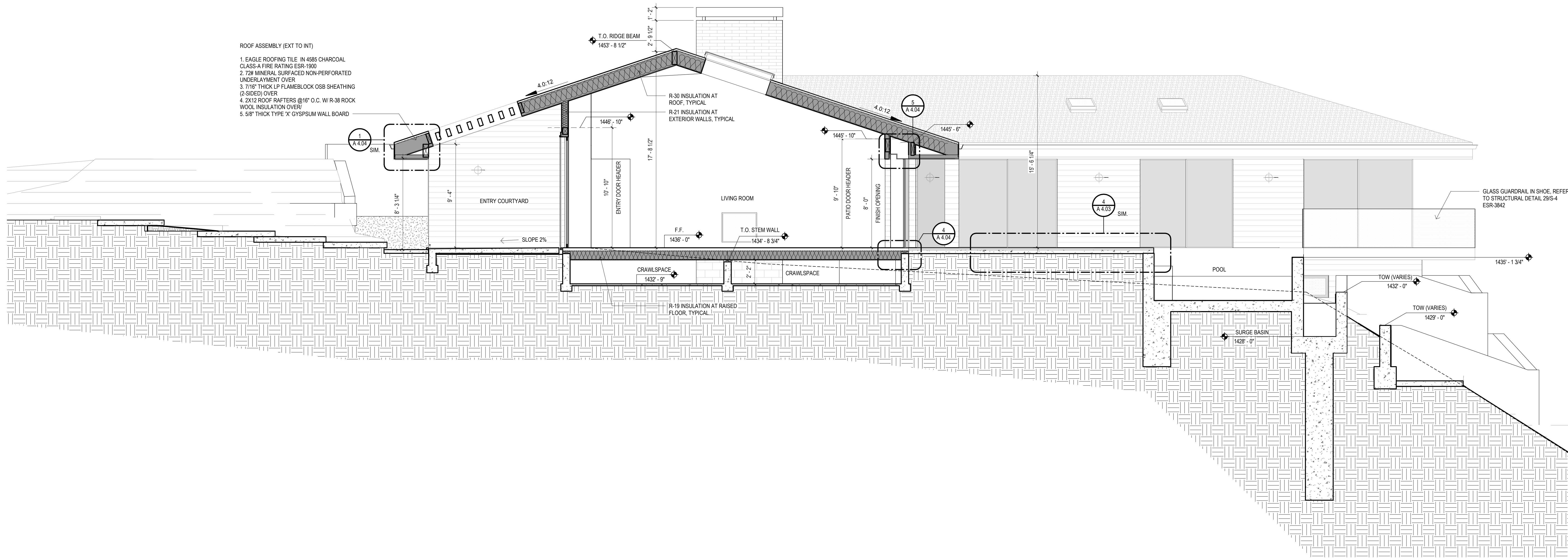
SHEET NO.
A 0.02
OF 1 SHEET



SYMBOLS LEGEND	
②	MECHANICAL VENTILATION CAPABLE OF 50 CFM EXHAUSTED TO EXTERIOR AND BE ENERGY STAR CERTIFIED (R303.3).
⑤	COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR, HARD-WIRED (R314 & 315). CO ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP.

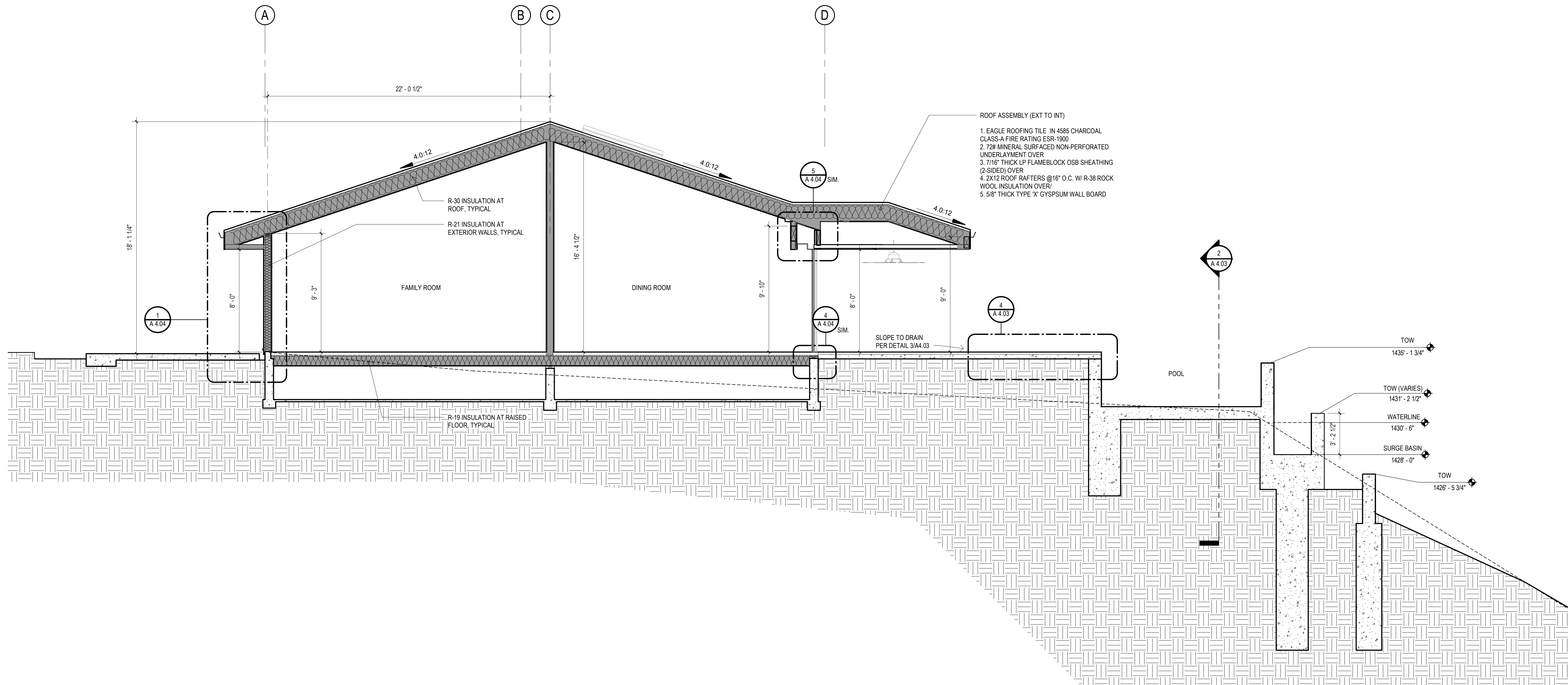
SYMBOLS LEGEND	
⊙	MECHANICAL VENTILATION CAPABLE OF 50 CFM EXHAUSTED TO EXTERIOR AND BE ENERGY STAR CERTIFIED (R303.3)
⊙	COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR, HARD-WIRED (R314 & 315) CO ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP





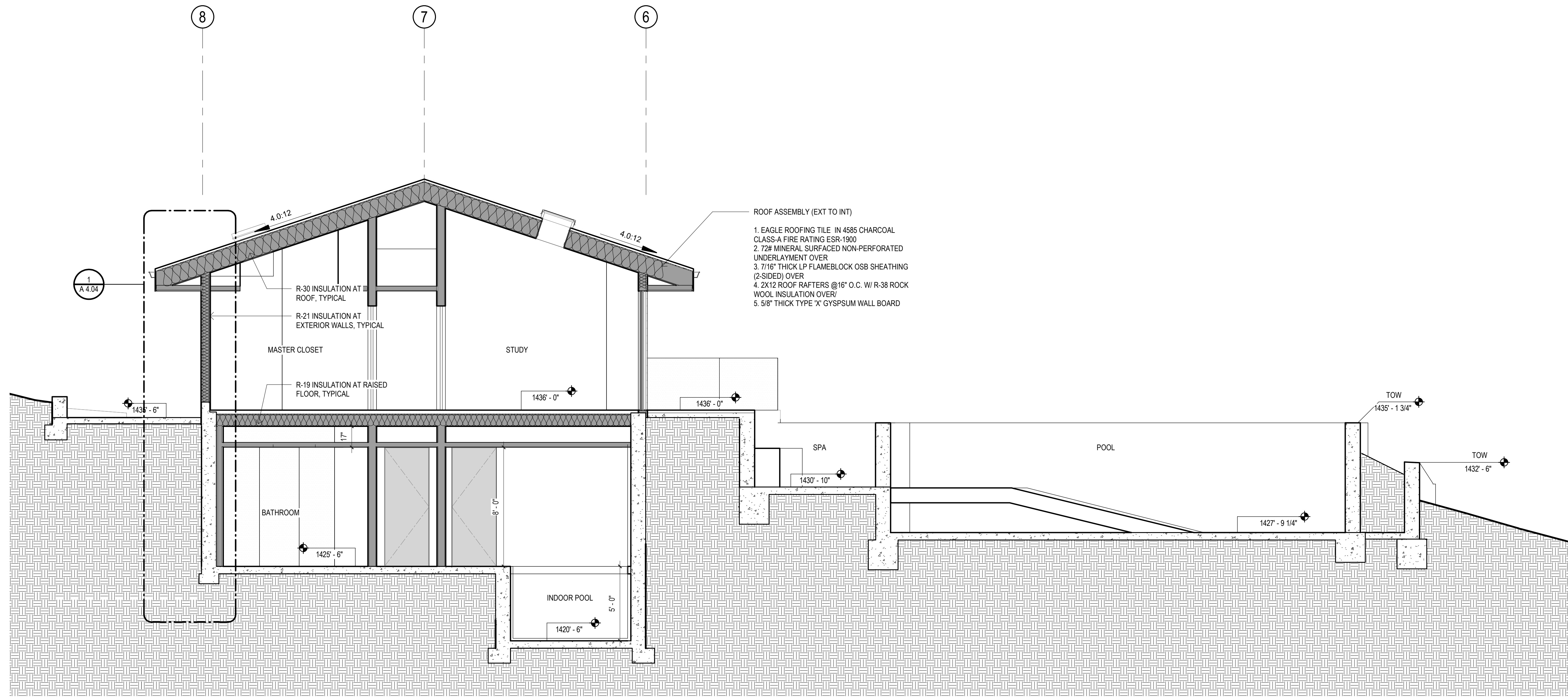
SECTION 2
1/4" = 1'-0"

2

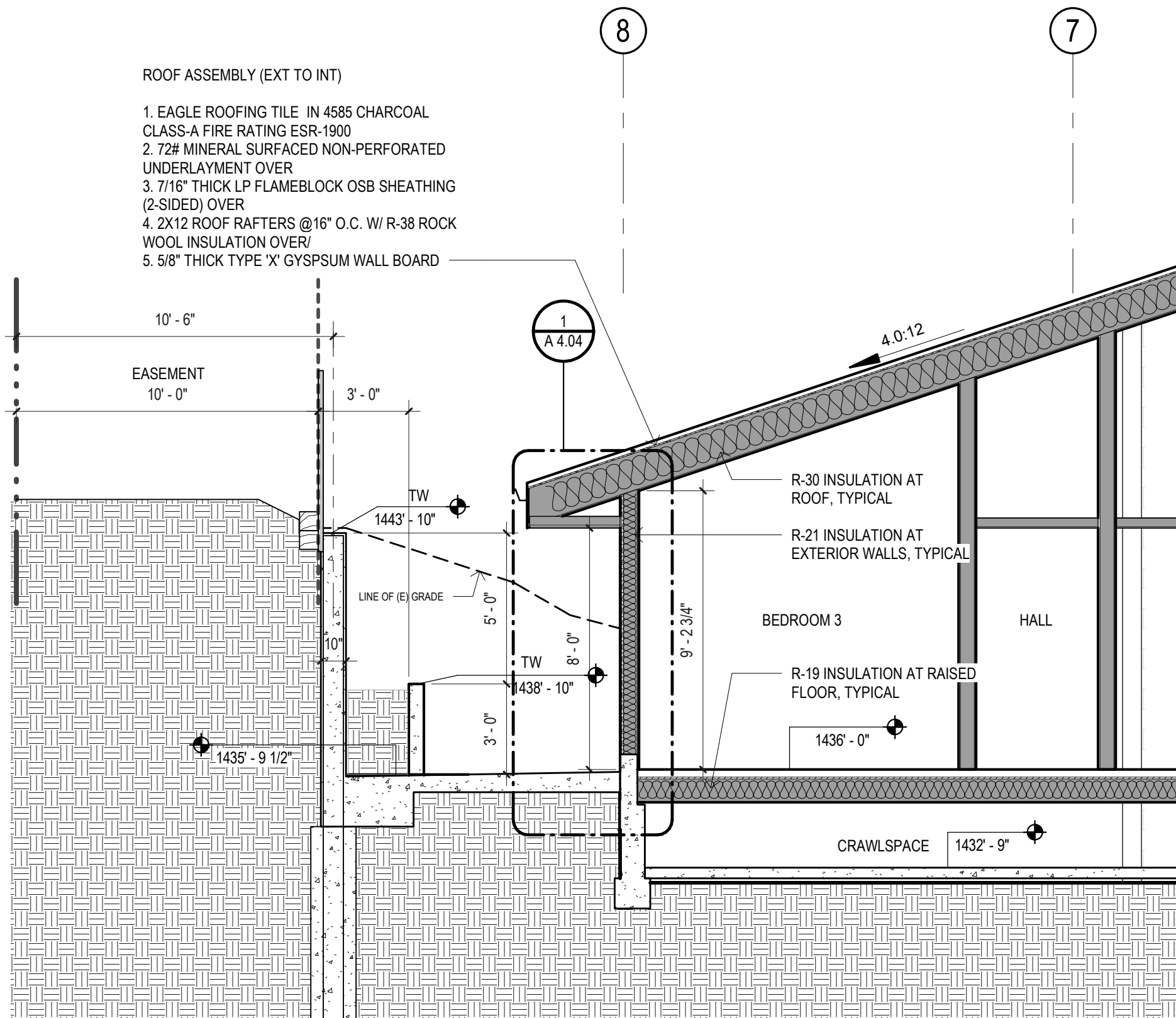


SECTION 1
1/4" = 1'-0"

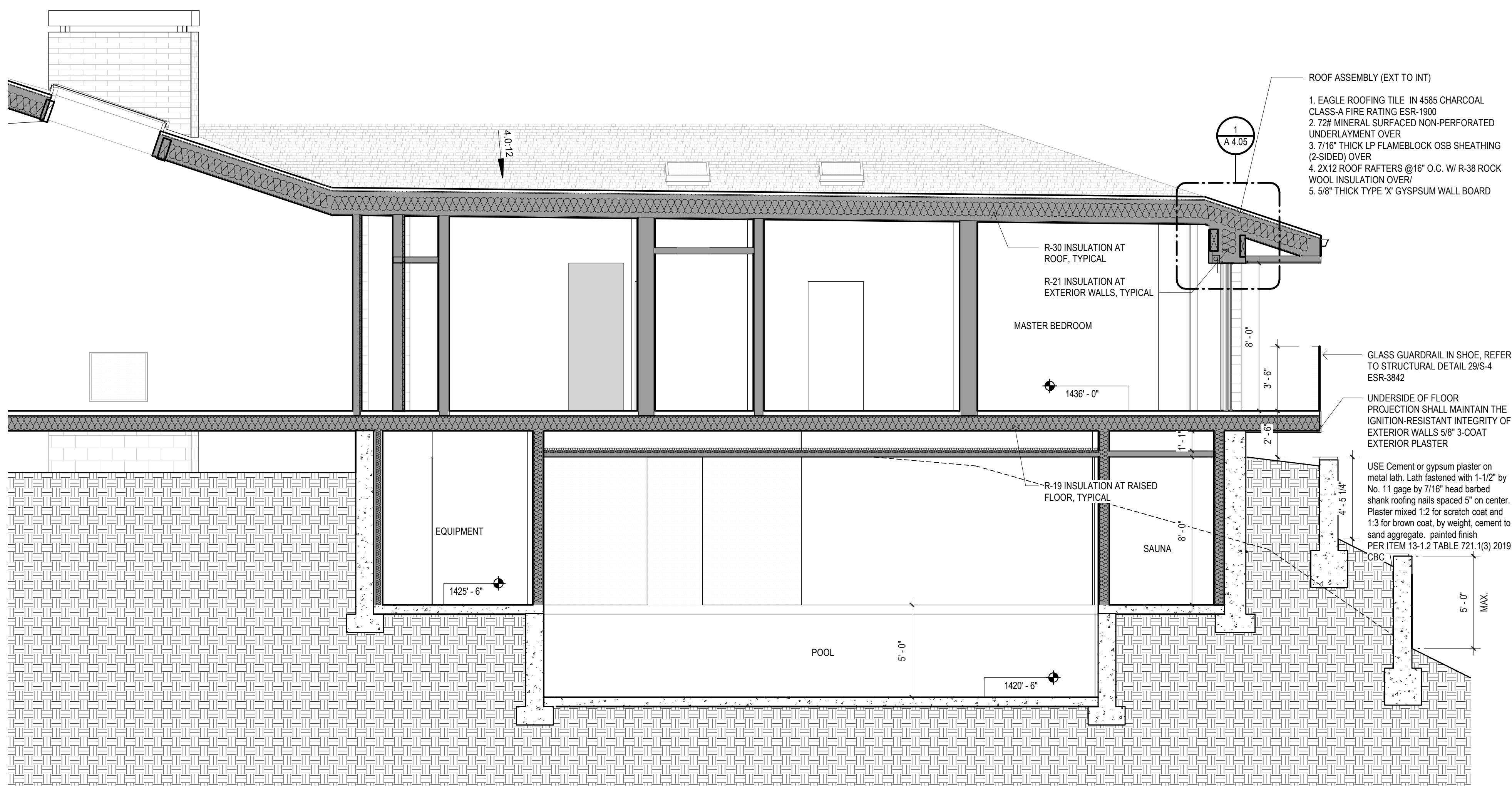
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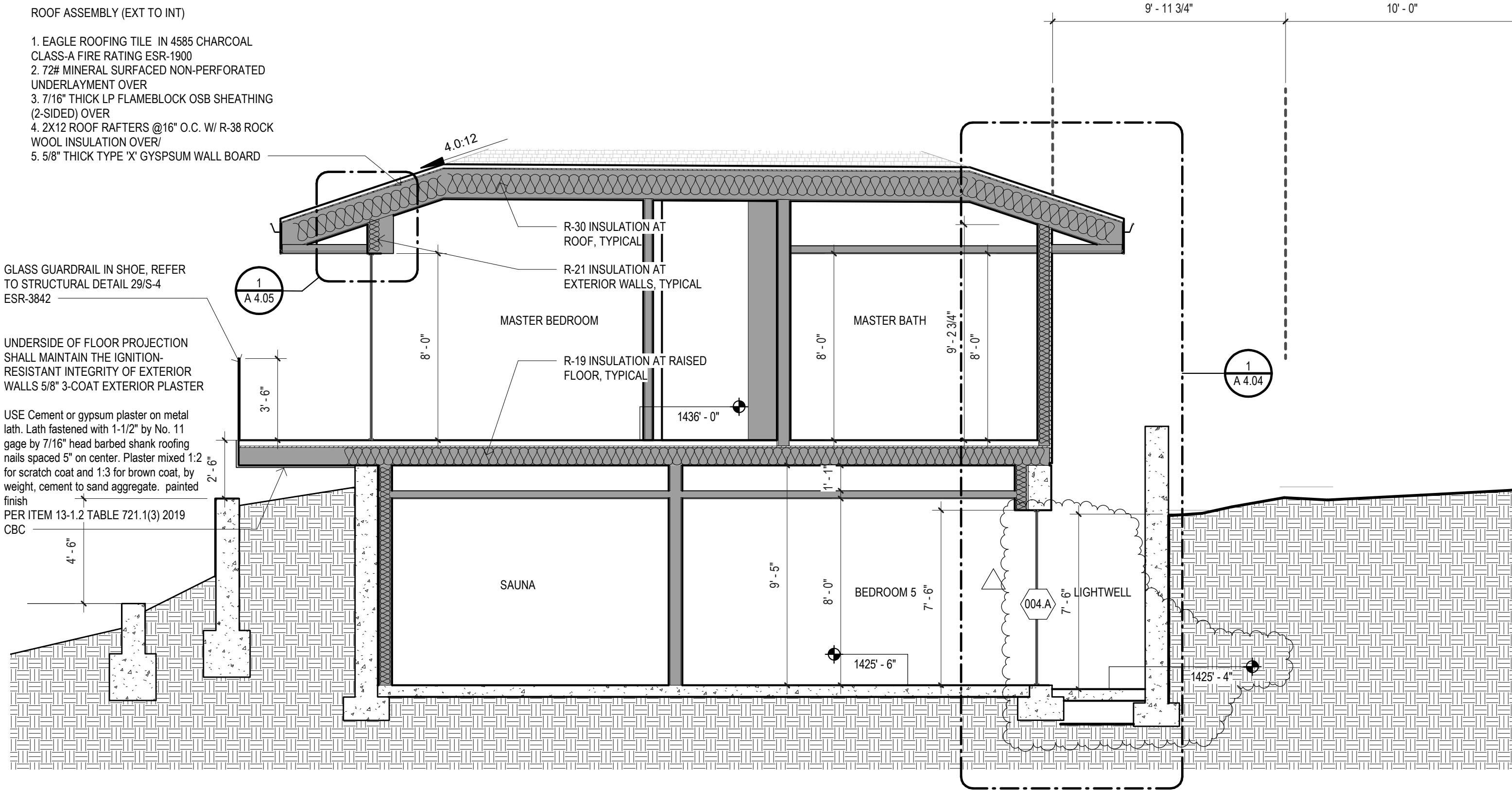
SECTION 6
1/4" = 1'-0"



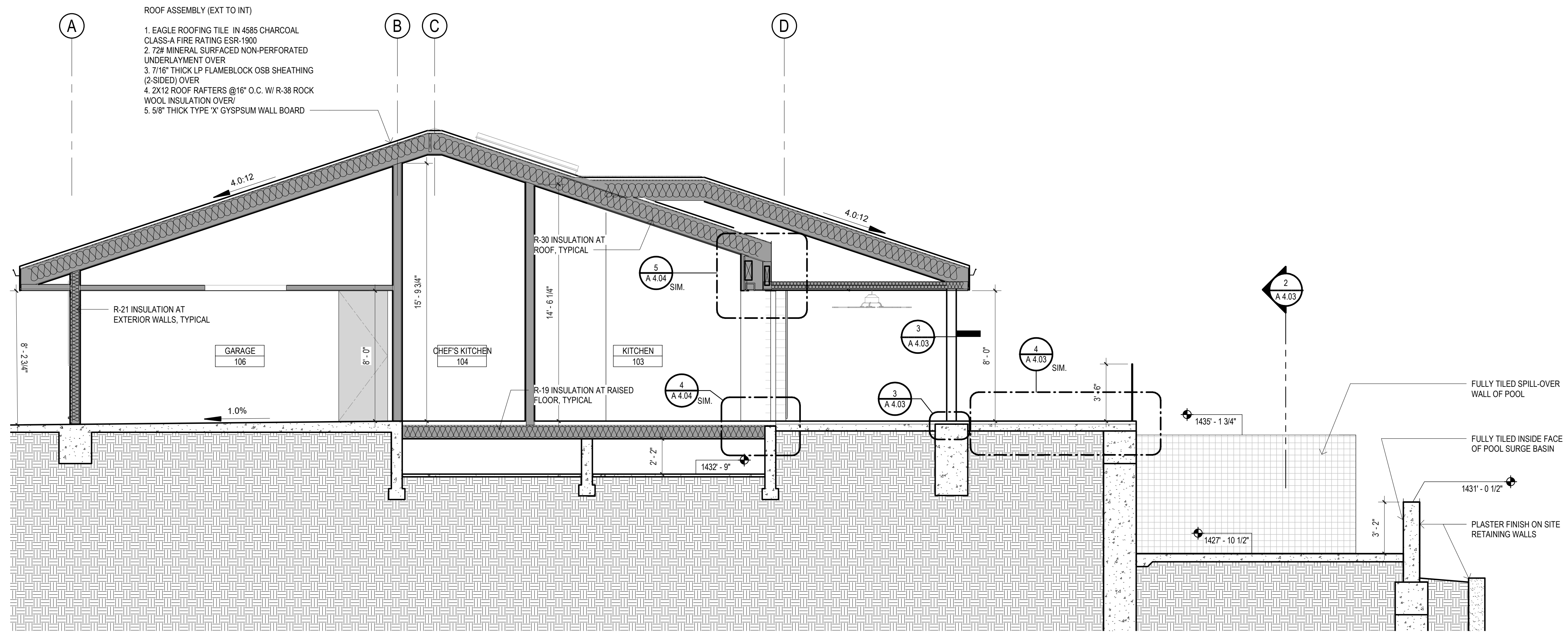
SECTION 3
1/4" = 1'-0"



SECTION 5
1/4" = 1'-0"

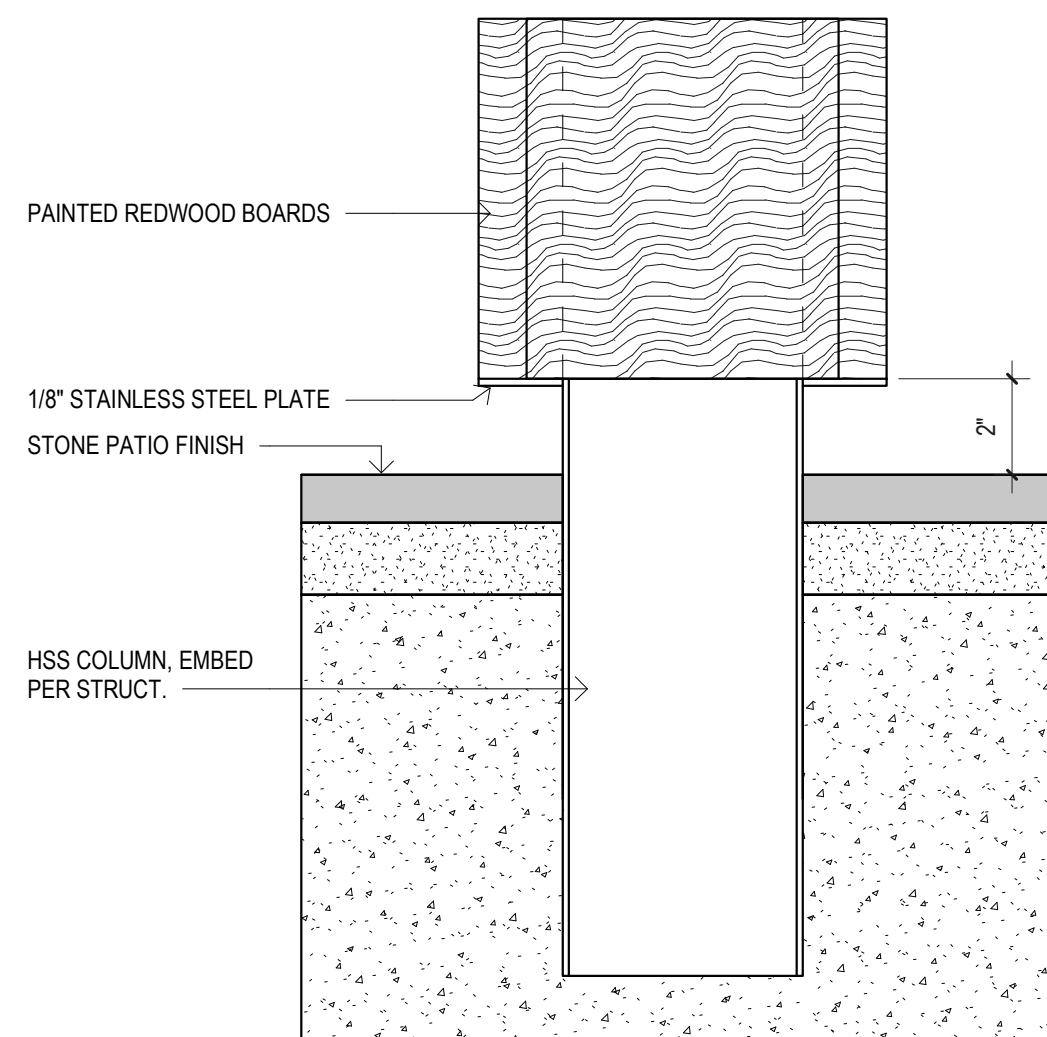


SECTION 4
1/4" = 1'-0"



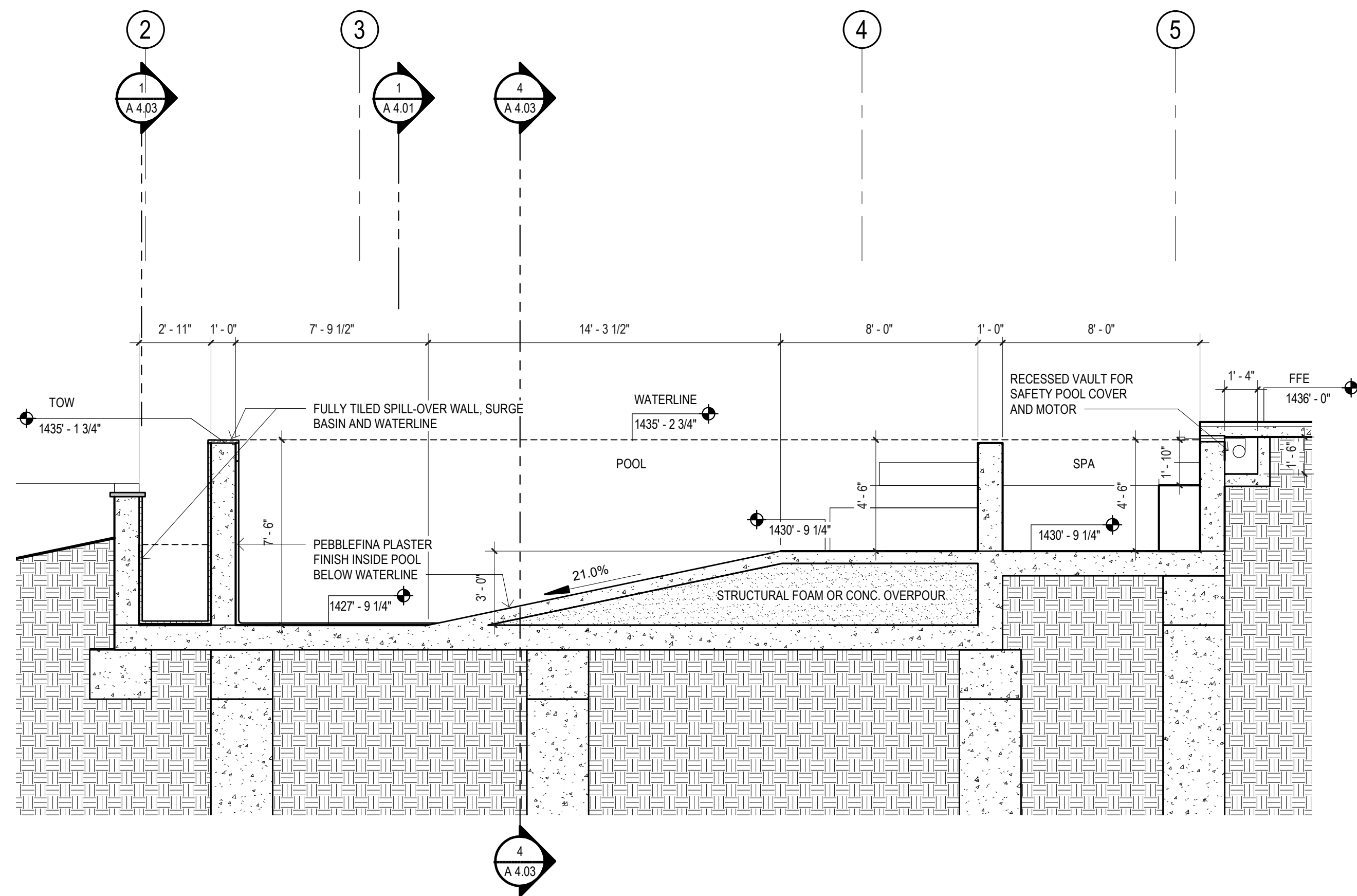
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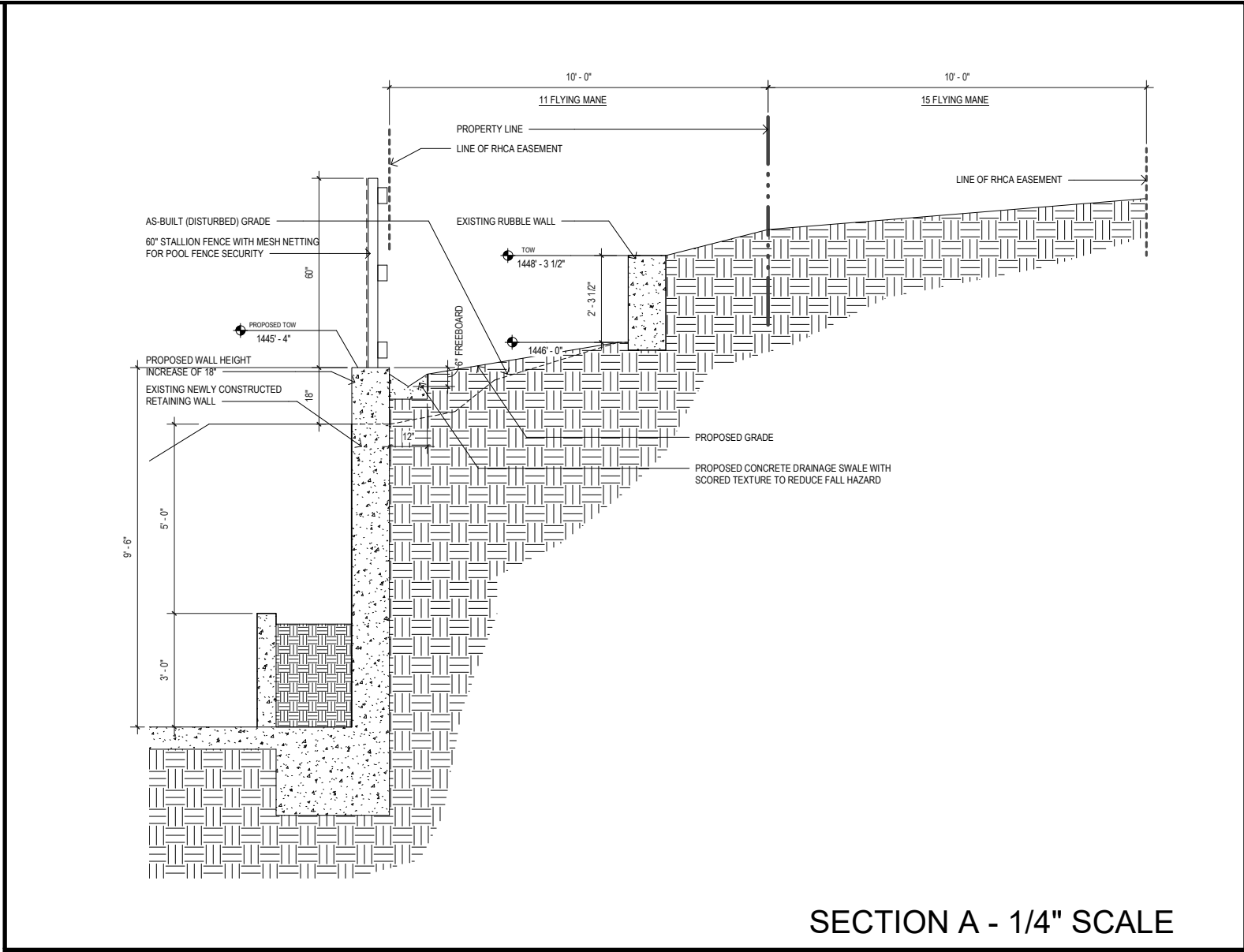
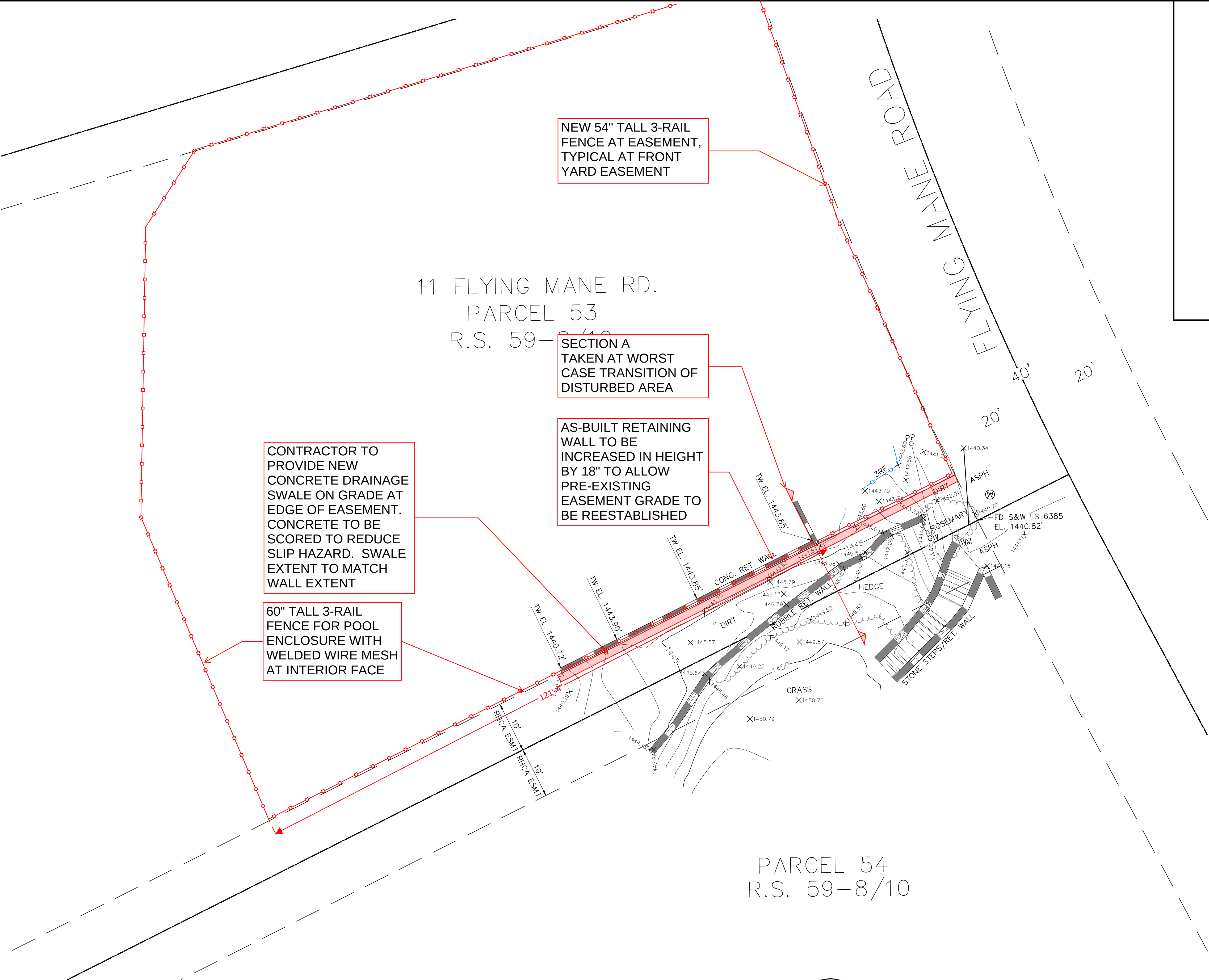
ELEVATION/SECTION VIEW

3



4

2



LEGEND	
ASPH	ASPHALT
CONC	CONCRETE
EL	ELEVATION
ESMT	EASEMENT
GW	GUY WIRE ANCHOR
PP	POWER POLE
RHCA	ROLLING HILLS COMMUNITY ASSOCIATION
RS	RECORD OF SURVEY
S&W	SPIKE & WASHER
TW	TOP WALL
WM	WATER METER
3RF	3 RAIL FENCE
X 1445.33	SPOT ELEVATION
[Symbol]	RETAINING WALL



DATED: 9/28/2023
NOTE :
SURVEY INFORMATION PROVIDED BY O'NEILL LAND SURVEYING.
PROPOSED DESIGN SOLUTION PROVIDED BY RUZICKA ARCHITECTURE

O'NEILL LAND SURVEYING, INC.		Date: 6-16-2023
BONEILL24@GMAIL.COM (310) 318-4776		Job No. 2023-010
CLIENT: NEVENKA, LLC 11 FLYING MANE ROAD ROLLING HILLS, CA.		Drawn: BGO
TITLE: PARTIAL EASEMENT SURVEY 11 FLYING MANE ROAD ROLLING HILLS, CA.		Scale: 1:10
		Sheet 1 Of 1 Sheets



MEMORANDUM

TO: Mayor Mirsch and Members of the City Council

FROM: John F. Signo, AICP, Director of Planning & Community Services

SUBJECT: BLUE FOLDER ITEM – SUPPLEMENT TO ITEM 10.A
JANUARY 16TH CITY COUNCIL MEETING
Zoning Case No. 21-02, Modification No. 2 – 11 Flying Main Road

DATE: January 4, 2024

As a supplement to Item 10.A regarding 11 Flying Mane Road, the Rolling Hills Community Association (RHCA) Architectural Committee approved the proposed modification to increase the retaining wall height on October 19, 2023. Attached is an email from Kathryn Bishop.

Also, the vicinity/proximity map in the bottom right corner of the cover sheet (Sheet A 0.01) of the development plans is small and very faint. Attached is the same map but larger and more legible.

Attachments: Email from Kathryn Bishop, RHCA, dated January 3, 2024
Vicinity/Proximity Map – 11 Flying Mane Road

John Signo

From: Kathryn Bishop <kbishop@rhca.net>
Sent: Wednesday, January 3, 2024 4:17 PM
To: John Signo
Subject: RE: 11 Flying Mane Road



External (kbishop@rhca.net)



[Report This Email](#) [FAQ](#) [Protection by INKY](#)

Of course, Here you go!

10-19-2023 Board Minutes:

Request for License Agreement for Swale in South Side Easement – 11 Flying Mane Road

President Bobit reported that the Board took a field trip on Tuesday, October 17 to look at the easement. The owners are asking to raise the height of the wall and build a swale in the easement next to the wall as part of the proposal to restore the easement and the barn access for 15 Flying Mane.

President Bobit made a motion to approve the license agreement for restoring the pre-existing grade the by raising the wall 18 inches and adding the swale as requested. s. Director Smith, the motion passed unanimously.

Kathryn Bishop, Architectural Inspector
Rolling Hills Community Association
1 Portuguese Bend Road
Rolling Hills, CA 90274
www.RHCA.org
310-544-6222

From: John Signo <jsigno@cityofrh.net>
Sent: Wednesday, January 3, 2024 4:12 PM
To: Kathryn Bishop <kbishop@rhca.net>
Subject: RE: 11 Flying Mane Road

Yes, please. I'm bringing it to City Council next Monday so it helps to let them know.

Thanks,

John F. Signo, AICP
Director of Planning and Community Services

City of Rolling Hills
2 Portuguese Bend Road, Rolling Hills CA 90274
310.377.1521
jsigno@cityofrh.net

From: Kathryn Bishop <kbishop@rhca.net>
Sent: Wednesday, January 3, 2024 3:09 PM
To: John Signo <jsigno@cityofrh.net>
Subject: RE: 11 Flying Mane Road

Yes, the increased height was approved by the Board. Would you like me to send you the minutes?

Kathryn Bishop, Architectural Inspector
Rolling Hills Community Association
1 Portuguese Bend Road
Rolling Hills, CA 90274
www.RHCA.org
310-544-6222

From: John Signo <jsigno@cityofrh.net>
Sent: Wednesday, January 3, 2024 1:59 PM
To: Kathryn Bishop <kbishop@rhca.net>
Subject: 11 Flying Mane Road

Kathryn,

Did the Architectural Committee approve the 18" height increase for the retaining wall?

John F. Signo, AICP
Director of Planning and Community Services

City of Rolling Hills
2 Portuguese Bend Road, Rolling Hills CA 90274
310.377.1521
jsigno@cityofrh.net





City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 13.A
Mtg. Date: 01/08/2024

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: ROBERT SAMARIO, FINANCE DIRECTOR

THRU: KARINA BAÑALES, CITY MANAGER

SUBJECT: PROPOSED FISCAL YEAR 2024/25 BUDGET CALENDAR

DATE: January 08, 2024

BACKGROUND:

Each year staff develops a proposed budget calendar for City Council's review and approval. The budget calendar includes all of the key actions and dates directly or indirectly related to the development of next year's budget, which is effective on July 1.

The proposed budget calendar related to the development of the fiscal year 2024/25 budget is attached to this report.

DISCUSSION:

The development of the fiscal year typically begins in February each year.

In February 2024, staff will deliver the Mid-Year Budget report providing a status for both revenues and expenditures versus budgeted amounts. This is the first formal look at preliminary projections for the year which will establish a starting point for developing initial FY 2024/25 revenue estimates.

In March, staff will present the latest revenue projections for FY 2024/25 and a preliminary balancing strategy using existing baseline expenditures. At this time, staff will seek Council direction with respect to the proposed balancing strategy as well as whether the City will prepare for a Proposition 218 hearing specific to the annual refuse rate increase.

During March and April, based on the Council's direction, staff will continue refining the proposed budget.

In mid-May, the City Council will hold a workshop to discuss the staff's proposed budget and the Finance/Budget/Audit Committee's recommendations.

On June 10, 2024, the City Council will conduct a public hearing, if needed, for the public to provide any protests regarding any proposed increases to refuse rates pursuant to Proposition

218. The City council will also open a public hearing to begin formal discussions on the FY 24/25 Proposed Budget and provide staff with any final directions from the Council ahead of budget adoption on June 24, 2024.

FISCAL IMPACT:

None.

RECOMMENDATION:

Review and approve the proposed budget calendar for the development of the fiscal year 2024/25 budget.

ATTACHMENTS:

[FN_BUD_FY24-25_BudgetCalendar_Proposed_F.pdf](#)

City of Rolling Hills

FY 24/25 Proposed Budget Calendar

Date	Council	FBAC	Staff	Description
February 12, 2024	X			City Council receive and review FY 23/24 mid-year budget report showing status of revenues and expenditures against budgeted amounts.
February 26, 2024		X		Staff presents to FBAC initial revenue projections and prelim balancing for FY 24/25.
March 11, 2024	X			City Council review of FY 23/24 year-end revenue projections and preliminary FY 24/25 revenue projections; receive and confirm the FBAC's recommendations on the balancing budget to guide staff. Get recommendations on funding of increases to refuse charges.
March/April, 2024			X	City staff develop proposed FY 24/25 budget. If solid waste collection fees will be increased, public notice sent to all property owners advertising a public hearing. Public notice also required for Schedule of Fees & Charges updates (by 6/10/24.)
April 22, 2024	X			City Council receives an overview of FY 24/25 Proposed General Fund Revenue Projections, Proposed General Fund Expenditures by Department. Get Direction on fees.
May 6, 2024		X		FBAC review of FY 24/25 staff proposed budget and CIP
May 13, 2024	X			City Council budget workshop and receive proposed budget including FBAC recommendations to City Council.
June 10, 2024	X			City Council begin Budget Public Hearing. Prop 218 Hearing on proposed FY 24/25 Solid Waste Rate Increase (if needed); final Council direction on proposed FY 24/25 budget.
June 24, 2024	X			City Council public hearing for adoption of FY 24/25 budget, and Gann Limit approval. <i>If necessary, City Council public hearing on proposed update(s) to solid waste collection fee and/or Schedule of Fees and Charges.</i>

FBAC = Finance/Budget/Audit Committee
CIP = Capital Improvement Projects
FY = Fiscal Year



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 13.B
Mtg. Date: 01/08/2024

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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

THRU: KARINA BAÑALES, CITY MANAGER

SUBJECT: APPROVE CITY COUNCIL MEETING DATES FOR CALENDAR YEAR 2024

DATE: January 08, 2024

BACKGROUND:

Annually in January, the City Council establishes the meeting dates for the calendar year.

DISCUSSION:

There are two conflicts between regularly scheduled City Council meetings and holidays for calendar year 2024. Unless otherwise noted, meetings in conflict with a holiday will be cancelled.

FISCAL IMPACT:

None.

RECOMMENDATION:

Approve as presented.

ATTACHMENTS:

[CL_AGN_240108_CC_2024_MeetingDates.pdf](#)

2024 City Council Meeting Dates and City Holidays

Unless otherwise noted, meetings in conflict with a holiday will be cancelled.

Scheduled Date	Holiday Conflict	Holiday Date	Re-scheduled Date/Time
January 8, 2024			
January 22, 2024			
February 12, 2024			
February 26, 2024			
March 13, 2024			
March 25, 2024			
April 8, 2024			
April 22, 2024			
May 11, 2024			
May 27, 2024	Memorial Day	5/27/24	
June 10, 2024			
June 24, 2024			
July 8, 2024			
July 22, 2024			
August 12, 2024			
August 26, 2024			
September 9, 2024			
September 23, 2024			
October 14, 2024			
October 28, 2024			
November 11, 2024	Veterans Day	11/11/24	
November 25, 2024			
December 9, 2024	Holiday Open House	N/A	12/10/24 ?

2024 Holidays Observed (City Hall Closed)

January 1, 2024	New Year's Day (observed)
January 15, 2024	Martin Luther King Jr. Day
February 19, 2024	President's Day
May 27, 2024	Memorial Day
July 4, 2024	Independence Day
September 2, 2024	Labor Day
November 11, 2024	Veterans Day
November 28-29, 2024	Thanksgiving Holiday
December 24, 2024	Christmas Eve (Observed)
December 25, 2024	Christmas Day

Other Holidays:

March 11 - March 18, 2024	PVPUSD Break
April 1 - April 5, 2024	PVPUSD Break
April 5 - April 13, 2024	Passover
October 2 - 4, 2024	Rosh Hashanah
October 11 - 12, 2024	Yom Kippur

Unless otherwise noted, meetings in conflict with a holiday will be cancelled.

DRAFT 12/19/23