



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

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

AGENDA Regular City Council Meeting

CITY COUNCIL
Monday, July 22, 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. 1374

Next Ordinance No. 385

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. PRESENTATIONS/PROCLAMATIONS/ANNOUNCEMENTS

5. APPROVE ORDER OF THE AGENDA

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

6. BLUE FOLDER ITEMS (SUPPLEMENTAL)

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

7. PUBLIC COMMENT ON NON-AGENDA ITEMS

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

8. CONSENT CALENDAR

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

8.A. [APPROVE AFFIDAVIT OF POSTING FOR THE CITY COUNCIL REGULAR MEETING OF JULY 22, 2024](#)

RECOMMENDATION: Approve.

[CL_AGN_2407022_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: JULY 8, 2024 REGULAR MEETING](#)

RECOMMENDATION: Approve as presented.

[CL_MIN_240708_CC_F.pdf](#)

- 8.D. [PAYMENT OF BILLS](#)

RECOMMENDATION: Approve as presented.

[CL_AGN_240722_CC_PaymentOfBills.pdf](#)

- 8.E. [DESIGNATE VOTING DELEGATE AND ALTERNATE VOTING DELEGATE TO THE LEAGUE OF CALIFORNIA CITIES ANNUAL CONFERENCE FROM OCTOBER 16-18 TO BE HELD IN LONG BEACH, CA](#)

RECOMMENDATION: Staff recommends that the City Council approve the same voting delegate and alternate voting delegate as the year prior.

[Attachment A - GV_GVO_240715_LCC_VotingDelegate_InfoPacket.pdf](#)

[Attachment B - CC_EVT_240710_FY24-25_CCExpenseTracking.pdf](#)

9. EXCLUDED CONSENT CALENDAR ITEMS

10. COMMISSION ITEMS

- 10.A. [ZONING CASE NO. 24-017: CONDITIONAL USE PERMIT FOR A DETACHED PERGOLA THAT EXCEEDS 200 SQUARE FEET; AND VARIANCES FOR A NEW SWIMMING POOL AND PERGOLA TO ENCROACH INTO THE FRONT YARD, AND POOL EQUIPMENT TO ENCROACH INTO THE SIDE YARD SETBACK LOCATED AT 9 OUTRIDER ROAD, ROLLING HILLS, CA 90274, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT \(LOT 92-B-EF\) \(SONSTEIN\)](#)

RECOMMENDATION: Receive and file the Planning Commission's decision to adopt Resolution No. 2024-10 approving the project.

[Attachment 1: PL_ADR_240711_9OutriderRd_RadiusMap_VicinityMap_Google.pdf](#)

[Attachment 3: 2024-10_PC_Resolution_9OutriderRd_ZC24-017_Sonstein_F_E.pdf](#)

[Attachment 2: PL_ADR_240611_9OutriderRd_ZC24-017_DevelopmentTable.pdf](#)

[Attachment 4: PL_ADR_240521_9OutriderRd_ZC24-017_PergolaPictures_PCMeeting6.18.24.pdf](#)

[Attachment 5: PL_ADR_240610_9OutriderRd_ZC24-017_Correspondences_Email_Cootes_Redacted.pdf](#)

[Attachment 6: PL_ADR_240612_9OutriderRd_ZC24-017_Plans.pdf](#)

[Attachment 7: PL_ADR_240221_9OutriderRd_ZC24-017_PropertySurvey_CivilSurvey.pdf](#)

- 10.B. [ZONING CASE NO. 24-016: SITE PLAN REVIEW TO CONSTRUCT A NEW STABLE, NON-EXEMPT GRADING, RETAINING WALLS TO EXCEED 3 FEET \(MAXIMUM 5 FEET HEIGHT\), AND RELATED IMPROVEMENTS; CONDITIONAL](#)

USE PERMIT TO CONVERT AN EXISTING RECREATIONAL SPORTS COURT INTO AN EQUESTRIAN RIDING ARENA, AND FOR STABLE GREATER THAN 200 SQUARE FEET; AND VARIANCES FOR CONSTRUCTION OF A STABLE IN THE FRONT YARD, CORRAL IN THE FRONT AND SIDE YARD SETBACKS, IMPORT OF DIRT, AND TO EXCEED THE MAXIMUM 40% DISTURBED AREA FOR A PROPERTY LOCATED AT 1 MORGAN LANE AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 170-1-MS) (HU)

RECOMMENDATION: Receive and file the Planning Commission's decision to adopt Resolution No. 2024-09 approving the project.

Attachment 1: PL_ADR_240717_1MorganLn_ZC24-

016_RadiusMap_VicinityMap_Google_7.22.4CCMeeting.pdf

Attachment 2: PL_ADR_240710_1MorganLn_ZC24-

016_DevelopmentTable_CCMeeting7.22.24.pdf

Attachment 3: 2024-09_PC_Resolution_1MorganLn_ZC24-24-016_HU_240520_F_E.pdf

Attachment 4: PL_ADR_240530_1MorganLn_ZC24-016_Driveway_Photos.pdf

Attachment 5: PL_ADR_240610_1MorganLn_ZC24-016_LetterfromMrGray_2MorganLn.pdf

Attachment 6: PL_ADR_240516_1MorganLn_ZC24-016_TrafficEngineerMemo.pdf

Attachment 7: PL_ADR_240613_1MorganLn_ZC24-

016_HUStablePlans_5thSubmittal_compressed.pdf

- 10.C. ZONING CASE 24-018: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF A LOT LINE ADJUSTMENT BETWEEN FOUR PARCELS AT 1-4 STORM HILL LANE, AND DETERMINING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (APN 7570-024-019, 7570-024-020, 7570-024-021, AND 7570-024-024) (STORM PROPERTIES, INC.)

RECOMMENDATION: Receive and file the Planning Commission's decision to adopt Resolution No. 2024-08 approving the project.

Attachment 1: PL_ADR_240711_1-4StormHillLn_RadiusMap_VicinityMap_Google.pdf

Attachment 2: 2024-08_PC_Resolution_StormHillLane_LLA_ZC24-018_F_E.pdf

Attachment 3: Resolution No. 894.pdf

Attachment 4: Storm Hill Subdivision Agreement - (Recorded 06.12.2007).pdf

Attachment 5: Storm Hill second amended agreement 2015 .pdf

Attachment 6: StormHill_LLA_ZC No 949_191015_StaffReport.pdf

Attachment 7: 2019-16 Storm Hill Ln Lot Lind Adjs..pdf

Attachment 8: 2019-17 Storm Hill Ln SPR Rd.pdf

Attachment 9: PL_ADR_StormHillLn_ZC24-018_Legal_Description_2020.pdf

Attachment 10: PL_ADR_240618_StormHillLane_ZC24-018_LLA_CalculationSheet.pdf

Attachment 11: PL_ADR_StormHillLn_ZC24-018_LLA_Plans_F.pdf

- 10.D. ZONING CASE NO. 23-070: SITE PLAN REVIEW TO DEVELOP A VACANT LOT INCLUDING NON-EXEMPT GRADING AND THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE WITH BASEMENT, RETAINING WALLS EXCEEDING A HEIGHT OF 3 FEET (UP TO A MAXIMUM HEIGHT OF 5 FEET), DRIVEWAY WITH PORTIONS THAT EXCEED A WIDTH OF 20 FEET, AND OTHER IMPROVEMENTS; CONDITIONAL USE PERMITS FOR CONSTRUCTION OF A STABLE, CORRAL, DETACHED TRELLIS, AND GUEST HOUSE; AND VARIANCES TO ALLOW THE STABLE, CORRAL, SWIMMING POOL, AND RETAINING WALLS TO ENCROACH INTO THE FRONT YARD, ALLOW A PORTION OF THE CORRAL TO ENCROACH INTO THE FRONT

YARD SETBACK, CONSTRUCT RETAINING WALLS EXCEEDING THE MAXIMUM AVERAGE HEIGHT OF TWO-AND-ONE-HALF FEET, CONSTRUCT A BASEMENT WITH A PORTION EXTENDING BEYOND THE BUILDING WALLS OF THE RESIDENCE, CONSTRUCT DECKS/PATIOS MORE THAN ONE FOOT ABOVE GRADE, AND ALLOW GRADING EXPORT FOR A PROPERTY LOCATED AT 23 CREST ROAD EAST, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 132A-MS) (OGASAWARA)

RECOMMENDATION: Receive and file the Planning Commission's decision to adopt Resolution No. 2024-06 approving the project.

Attachment 1: PL_ADR_240711_23CRE_RadiusMap_VicinityMap_Google.pdf

Attachment 2: PL_ADR_240607_23CrestRdE_ZC23-070_DevelopmentTable.pdf

Attachment 3: 2024-06_PC_Resolution_23CrestRoadE_ZC23-070_F_E.pdf

Attachment 4: 240613_23 Crest Road East_ZC23-070_PhotosForPCAgenda6.18.24.pdf

Attachment 5: PL_ADR_240521_23CrestRdE_ZC23-070_EmailfromPaulHuh.pdf

Attachment 6: Attachment06_LandscapeReviewComments_23CrestRoadEast (ZC23-070)

Attachment 7: 240605_Comparison Table_23 Crest Road East_PCMeeting_6.18.24v2.pdf

Attachment 8: 240618_23 Crest Road East_ZC23-

070_GradingBreakdownForPCAgenda6.18.24.pdf

Attachment 9: 240605_ChangeLog_23 Crest Road East_PCMeeting_6.18.24.pdf

PL_ADR_23CrestRdE_ZC23-070_240715_Plans_9thSubmittal_CCMeeting7.22.24.pdf

11. PUBLIC HEARINGS

12. OLD BUSINESS

13. NEW BUSINESS

- 13.A. APPROVE THE FOURTH AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH LSL, LLC TO PROVIDE FINANCIAL AUDIT SERVICES FOR THE FISCAL YEAR ENDED JUNE 30, 2024 FOR AN AMOUNT NOT-TO-EXCEED \$31,950.

RECOMMENDATION: Approve as presented.

CA_AGR_240722_LSL_Amendment_04_PE.pdf

FN_AUD_240715_FY23-24_Proposal_E.pdf

CA_AGR_160627_LSL_2016-19_E.pdf

CA_AGR_211130_LSL_Amendment_01_PE.pdf

CA_AGR_220912_LSL_Amendment_02_E.pdf

CA_AGR_230612_LSL_Amendment_03_E.pdf

14. MATTERS FROM THE CITY COUNCIL

15. MATTERS FROM STAFF

16. RECESS TO CLOSED SESSION

- 16.A. CONFERENCE WITH LEGAL COUNSEL: THREATENED LITIGATION GOVERNMENT CODE SECTION 54956.9(D)(2) AND (E)(3) THE CITY COUNCIL FINDS, BASED ON ADVICE FROM LEGAL COUNSEL, THAT DISCUSSION IN OPEN SESSION WILL PREJUDICE THE POSITION OF THE CITY IN THE LITIGATION. NUMBER OF POTENTIAL CASES: (7) (GOVERNMENT CLAIMS ACT

FORM SUBMITTED BY VARIOUS PROPERTY OWNERS IN RANCHO PALOS VERDES AGAINST THE CITY OF ROLLING HILLS ALLEGING DAMAGE TO PROPERTY)

RECOMMENDATION: None.

- 16.B. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION SIGNIFICANT EXPOSURE TO LITIGATION PURSUANT TO GOVERNMENT CODE SECTION 54956.9(D)(2) (ONE CASE): LETTER REGARDING BKK LANDFILL

RECOMMENDATION: None.

17. RECONVENE TO OPEN SESSION

18. ADJOURNMENT

Next regular meeting: Monday, August 12, 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.: 8.A
Mtg. Date: 07/22/2024

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 JULY 22, 2024

DATE: July 22, 2024

BACKGROUND:

None.

DISCUSSION:

None.

FISCAL IMPACT:

None.

RECOMMENDATION:

Approve.

ATTACHMENTS:

[CL_AGN_2407022_CC_AffidavitofPosting.pdf](#)



Administrative Report

8.A., File # 2365

Meeting Date: 7/22/2024

To: MAYOR & CITY COUNCIL

From: Christian Horvath, City Clerk

TITLE

APPROVE AFFIDAVIT OF POSTING FOR THE CITY COUNCIL ADJOURNED REGULAR MEETING OF JULY 22, 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	Adjourned Regular Meeting Agenda
Posting Location	2 Portuguese Bend Road, Rolling Hills, CA 90274 City Hall Window City Website: https://www.rolling-hills.org/government/agenda/index.php https://www.rolling-hills.org/government/city_council/city_council_archive_agendas/index.php

Meeting Date & Time	JULY 22, 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: July 19, 2024



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 8.B
Mtg. Date: 07/22/2024

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: July 22, 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: 07/22/2024

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: JULY 8, 2024 REGULAR MEETING

DATE: July 22, 2024

BACKGROUND:

None.

DISCUSSION:

None.

FISCAL IMPACT:

None.

RECOMMENDATION:

Approve as presented.

ATTACHMENTS:

[CL_MIN_240708_CC_F.pdf](#)



1. CALL TO ORDER

The City Council of the City of Rolling Hills met in person on the above date at 7:01 p.m. Mayor Mirsch presiding.

2. ROLL CALL

Councilmembers Present: Wilson, Black, Dieringer, Mayor Mirsch
Councilmembers Absent: Pieper
Staff Present: Karina Bañales, City Manager
Christian Horvath, City Clerk / Executive Assistant to the City Manager
Robert Samario, Finance Operations Lead Consultant
Samantha Crew, Management Analyst
Pat Donegan, City Attorney

3. PLEDGE OF ALLEGIANCE – City Manager Bañales

4. PRESENTATIONS / PROCLAMATIONS / ANNOUNCEMENTS

4.A. LOS ANGELES COUNTY FIRE DEPARTMENT UPDATE REGARDING JUNE 2024 BRUSH CLEARANCE INSPECTIONS (VERBAL REPORT)

Presentation by Los Angeles County Fire Department Acting Assistant Chief Brian Kane

Public Comment: Alfred Visco, Charlie Raine, Marita Geraghty

5. APPROVE ORDER OF THE AGENDA

Mayor Mirsch requested moving any potential excluded consent calendar items under Item 9 to after Item 14. Without objection, so ordered.

6. BLUE FOLDER ITEMS (SUPPLEMENTAL)

Motion by Councilmember Dieringer, seconded by Councilmember Black to receive and file Blue Folder Item 4A. Motion carried unanimously with the following vote:

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

7. PUBLIC COMMENT ON NON-AGENDA ITEMS

Public Comment: Alfred Visco, Charlie Raine, Kathleen Hughes

8. CONSENT CALENDAR

- 8.A. APPROVE AFFIDAVIT OF POSTING FOR THE CITY COUNCIL REGULAR MEETING OF JULY 8, 2024**
- 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: JUNE 24, 2024 REGULAR MEETING**
- 8.D. PULLED BY MAYOR MIRSCH**
- 8.E. ADOPT RESOLUTION NO. 1373 AUTHORIZING ADOPTION OF A GIFT POLICY FOR THE CITY OF ROLLING HILLS**
- 8.F. RECEIVE AND FILE A REPORT ON THE NEXT CITY SPONSORED COMMUNAL BINS EVENT FROM AUGUST 2, 2024 THROUGH AUGUST 9, 2024 TO ASSIST RESIDENTS WITH FIRE FUEL REDUCTION IN THE COMMUNITY**

Motion by Councilmember Black, seconded by Councilmember Wilson to approve Consent Calendar, except for Item 8D, and with amended language for the Gift Policy in 8E as presented by the City Attorney. Motion carried unanimously with the following vote:

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

10. COMMISSION ITEMS – NONE

11. PUBLIC HEARINGS

- 11.A. A PUBLIC HEARING TO CONSIDER AND ADOPT RESOLUTION NO. 1371 AUTHORIZING PLACEMENT OF SOLID WASTE SERVICE CHARGES OWED TO REPUBLIC SERVICES PURSUANT TO ITS SOLID WASTE FRANCHISE WITH THE CITY OF ROLLING HILLS ON THE FY 2024-2025 LOS ANGELES COUNTY AUDITOR-CONTROLLER'S OFFICE ANNUAL TAX ROLL**

Presentation by Finance Operations Lead Consultant Robert Samario

Motion by Councilmember Black, seconded by Councilmember Dieringer to adopt Resolution No. 1371. Motion carried unanimously with the following vote:

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

12. OLD BUSINESS – NONE

13. NEW BUSINESS

- 13.A. ACCEPT AND APPROVE THE CITY OF ROLLING HILLS AUDITED ANNUAL COMPREHENSIVE FINANCIAL REPORT FOR THE FISCAL YEAR ENDED JUNE 30, 2023**

Presentation by Finance Operations Lead Consultant Robert Samario

Public Comment: Daniel Shrader, Alfred Visco

Motion by Councilmember Dieringer, seconded by Councilmember Black to approve FY 22/23 audit as presented. Motion carried unanimously with the following vote:

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

Motion by Councilmember Dieringer, seconded by Councilmember Black requesting staff expend no more than 20 hours gathering information and associated costs specific to potentially conducting a financial fraud assessment. Motion carried with the following vote:

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

13.B. ADOPT RESOLUTION NO. 1372 APPROVING THE UPDATED FISCAL YEAR 2024/25 PAY SCHEDULE TO COMPLY WITH CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM (CALPERS) STATUTORY AND REGULATORY REQUIREMENTS FOR COMPENSATION EARNABLE AND PUBLICLY AVAILABLE PAY SCHEDULES

Presentation by City Manager Karina Bañales

Motion by Mayor Mirsch, seconded by Councilmember Dieringer to remove the Code Enforcement position from the FY 24/25 Salary Schedule. Motion carried unanimously with the following vote:

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

Motion by Councilmember Black, seconded by Councilmember Wilson to have the Personnel Committee review the FY24/25 Salary Schedule monthly minimum and maximum amounts as well as consider lowering the monthly minimum's base amount. Motion carried unanimously with the following vote:

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

14. MATTERS FROM THE CITY COUNCIL

Councilmember Dieringer invited her colleagues to the League of California Cities LA County Division 2024 Installment Dinner

Mayor Mirsch moved to Excluded Consent Calendar Item 8D.

9. EXCLUDED CONSENT CALENDAR ITEMS

8.D. PAYMENT OF BILLS

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

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

Mayor Mirsch directed staff to bring back the expense policy for review at a future Council meeting. Without objection, so ordered.

15. MATTERS FROM STAFF

City Manager Bañales introduced summer intern Max Amir and briefly discussed her desire to launch an official unpaid intern program that would include a project presentation to the City Council at the end of the defined work period. Mr. Amir spoke briefly about his background and connection to the community.

16. RECESS TO CLOSED SESSION – 9:00 P.M.

16.A. CONFERENCE WITH LEGAL COUNSEL: THREATENED LITIGATION GOVERNMENT CODE SECTION 54956.9(D)(2) AND (E)(3) THE CITY COUNCIL FINDS, BASED ON ADVICE FROM LEGAL COUNSEL, THAT DISCUSSION IN OPEN SESSION WILL PREJUDICE THE POSITION OF THE CITY IN THE LITIGATION. NUMBER OF POTENTIAL CASES: (7) (GOVERNMENT CLAIMS ACT FORM SUBMITTED BY VARIOUS PROPERTY OWNERS IN RANCHO PALOS VERDES AGAINST THE CITY OF ROLLING HILLS ALLEGING DAMAGE TO PROPERTY)

16.B. CONFERENCE WITH LEGAL COUNSEL - INITIATION OF LITIGATION A CLOSED SESSION WILL BE HELD, PURSUANT TO GOVERNMENT CODE SECTION 54956.9(C) AND (D)(4) REGARDING THE DECISION OF WHETHER TO INITIATE LITIGATION (1 CASE)

17. RECONVENE TO OPEN SESSION – 9:59 P.M.

18. ADJOURNMENT: 9:59 P.M.

The meeting was adjourned at 9:59 p.m. on July 8, 2024. The next regular adjourned meeting of the City Council is scheduled to be held on Monday, July 22, 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: 07/22/2024

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: July 22, 2024

BACKGROUND:

None.

DISCUSSION:

None.

FISCAL IMPACT:

None.

RECOMMENDATION:

Approve as presented.

ATTACHMENTS:

[CL_AGN_240722_CC_PaymentOfBills.pdf](#)

CITY OF ROLLING HILLS
AP25-001, AP25-001a, ACH25-001
Check Run 07/17/2024

Check No.	Check Date	Payee	Description	Amount
028652	7/17/2024	Alan Palermo Consulting	June 2024 Svcs - ADA, Siren, Sewer, Crest	1,980.00
028653	7/17/2024	Alliant Insurance Services Inc.	24-23 ACIP Crime Renewal Pol#13090202	918.00
028654	7/17/2024	Bennett Landscape	City Hall Sprinkler Repair June 2024	96.50
028655	7/17/2024	Best Best & Krieger LLP	General Services / Code Enf - June 2024	5,266.00
028655	7/17/2024	Best Best & Krieger LLP	Legal Land Use - June 2024	2,679.00
CHECK TOTAL			\$ 7,945.00	
028656	7/17/2024	Cell Business Equipment	Sharp Printer-Copies for April thru June 2024	1,710.63
028657	7/17/2024	Cox Communications	Phone Service for June 26 - July 25, 2024	88.49
028658	7/17/2024	Executive Suite Services Inc.	June 2024 Janitorial Services	920.00
028659	7/17/2024	Gladwell Governmental Services, Inc.	Elections Consulting Management Services	840.00
028660	7/17/2024	GPA CONSULTING	Proj # 918 Vegetation Management - August 2023	300.00
028661	7/17/2024	County of Los Angeles	June 2024 Animal Care Housing Costs	73.38
028662	7/17/2024	LA County Sheriff's Department	June 2024 LMT Traffic Enforcement Special Events	1,603.06
028663	7/17/2024	MV CHENG AND ASSOCIATES	June 2024 Monthly Accounting Services	6,380.00
028664	7/17/2024	NV5, INC.	June 2024 Services- CORH-22-11241 Flow Monitoring	475.00
028665	7/17/2024	Peninsula Septic Service, Inc.	Inspection/Work - June 2024	3,900.00
028666	7/17/2024	Palos Verdes Peninsula Unified	School Security Reimbursement 03-29-24 to 06-27-24	579.82
028667	7/17/2024	PVS, Inc.	Security Alarm Service for August 2024	168.00
028668	7/17/2024	Vital Records Control	Scanned Item Project 1 - Additional Boxes	329.74
028669	7/17/2024	Willdan Inc.	Bldg Plan Check/Permit June 2024 Project	630.00
028669	7/17/2024	Willdan Inc.	TE Services for June 2024 Project 105238.00.1002.001	875.00
CHECK TOTAL			\$ 1,505.00	
028670	7/17/2024	City of Torrance	Emergency Prepare/Alert South Bay Area 'G' FY23-24	2,556.74
ACH-581	7/1/2024	CalPERS	July 2024 PERS Health Premium	16,723.01
ACH-582	7/1/2024	CalPERS	CalPERS UAL Classic Lump Sum FY24-25	75,850.00
ACH-583	7/1/2024	CalPERS	CalPERS Lump Sum UAL FY24-25 PEPRA	714.00
ACH-584	6/25/2024	CalPERS	CalPERS Retirement Payroll Ending 06-25-24	3,879.75
ACH-585	6/26/2024	California Water Service Co.	Water Usage 05-29-24 to 06-26-24_Rancho#74654	477.84

ACH-586	6/26/2024	California Water Service Co.	Water Usage 05-29-24 to 06-26-24_Rolling#54654	1,784.73
ACH-587	7/5/2024	The Gas Company	Gas Usage from 06-05-24 to 07-05-24	22.42
ACH-588	6/30/2024	Pitney Bowes	Postage for June 2024	1,517.25
ACH-589	5/24/2024	Robert Half	Temp Emp for Records Mgmt PE 05-24-24	260.80
ACH-590	6/16/2024	Southern California Edison	Electricity Usage 05-16-24 to 06-16-24 ACCT#4218	331.96
ACH-591	6/20/2024	Southern California Edison	Electricity Usage 05-22-24 to 06-20-24 ACCT#8030	961.79
ACH-592	6/25/2024	Vantagepoint Transfer Agents -	Deferred Comp Contributions PR Ending 06-25-24	1,883.58
ACH-593	6/30/2024	Xpress Bill Pay	Online Bill Pay Service for June 2024	35.00
PR LINK	7/12/2024	PR LINK - Payroll & PR Taxes PR#14	Payroll Processing Fee PR#14_06/26/24 - 07/09/24	80.85
PR LINK	7/12/2024	PR LINK - Payroll & PR Taxes PR#14	Pay Period PR#14_06/26/24 - 07/09/24	21,365.35
REPORT TOTAL				128,550.99

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
\$ 128,550.99 for the payment of above items.

Karina Banales, City Manager



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 8.E
Mtg. Date: 07/22/2024

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: DESIGNATE VOTING DELEGATE AND ALTERNATE VOTING DELEGATE TO THE LEAGUE OF CALIFORNIA CITIES ANNUAL CONFERENCE FROM OCTOBER 16-18 TO BE HELD IN LONG BEACH, CA

DATE: July 22, 2024

BACKGROUND:

On July 12, 2024, staff received a letter and packet (Attachment A) from the League of California Cities (Cal Cities) requesting the designation of voting delegates and alternates to participate in the League's 2024 Annual Conference scheduled for October 16-18 in Long Beach, California. The Annual Business Meeting is scheduled for Friday, October 18. At this meeting, the Cal Cities membership considers and takes action on resolutions that establish Cal Cities policy. In order to vote at the Annual Business Meeting, the City Council must designate a voting delegate. Each city may appoint up to two alternate voting delegates, one of whom may vote in the event that the designated voting delegate is unable to serve in that capacity.

For the annual conference held in September 2023, the City Council designated Councilmember Dieringer as the voting delegate and Councilmember Wilson as the alternate. For the annual conferences between 2019 and 2022, the same members were designated voting and alternate voting delegates.

DISCUSSION:

Councilmember Dieringer is currently serving as the City Council liaison to the California League of Cities. It is recommended that the City Council re-appoint Councilmember Dieringer as the designated voting delegate and Councilmember Wilson as the alternate voting delegate.

FISCAL IMPACT:

Voting delegates and alternates must register for the Annual conference. They need not register for the entire conference; they may register for Friday only. Member City officials' full

conference rate is \$700. A one-day rate is \$350. The proposed Fiscal Year 24-25 budget includes funds for Councilmembers to attend conferences. As of the current agenda posting, \$4,200 remains in the FY24/25 budget for City Council expenses (Attachment B).

RECOMMENDATION:

Staff recommends that the City Council approve the same voting delegate and alternate voting delegate as the year prior.

ATTACHMENTS:

[Attachment A - GV_GVO_240715_LCC_VotingDelegate_InfoPacket.pdf](#)

[Attachment B - CC_EVT_240710_FY24-25_CCExpenseTracking.pdf](#)

DATE: Wednesday, July 10, 2024

TO: Mayors, Council Members, City Clerks, and City Managers

RE: DESIGNATION OF VOTING DELEGATES AND ALTERNATES
League of California Cities Annual Conference and Expo, Oct. 16-18, 2024
Long Beach Convention Center

Every year, the League of California Cities convenes a member-driven General Assembly at the [Cal Cities Annual Conference and Expo](#). The General Assembly is an important opportunity where city officials can directly participate in the development of Cal Cities policy.

Taking place on Oct. 18, the General Assembly is comprised of voting delegates appointed by each member city; every city has one voting delegate. Your appointed voting delegate plays an important role during the General Assembly by representing your city and voting on resolutions.

To cast a vote during the General Assembly, your city must designate a voting delegate and up to two alternate voting delegates, one of whom may vote if the designated voting delegate is unable to serve in that capacity. Voting delegates may either be an elected or appointed official.

Action by Council Required. Consistent with Cal Cities bylaws, a city's voting delegate and up to two alternates must be designated by the city council. Please note that designating the voting delegate and alternates **must** be done by city council action and cannot be accomplished by individual action of the mayor or city manager alone.

Following council action, please submit your city's delegates through [the online submission portal](#) by Wed., Sept. 25. When completing the Voting Delegate submission form, you will be asked to attest that council action was taken. You will need to be signed in to your My Cal Cities account when submitting the form.

Submitting your voting delegate form by the deadline will allow us time to establish voting delegate/alternate records prior to the conference and provide pre-conference communications with voting delegates.

Conference Registration Required. The voting delegate and alternates must be registered to attend the conference. They need not register for the entire conference; they may register for Friday only. Conference registration is open on the [Cal Cities](#) website.



For a city to cast a vote, one voter must be present at the General Assembly and in possession of the voting delegate card and voting tool. Voting delegates and alternates need to pick up their conference badges before signing in and picking up the voting delegate card at the voting delegate desk. This will enable them to receive the special sticker on their name badges that will admit the voting delegate into the voting area during the General Assembly.

Please view Cal Cities' [event and meeting policy](#) in advance of the conference.

Transferring Voting Card to Non-Designated Individuals Not Allowed. The voting delegate card may be transferred freely between the voting delegate and alternates, but *only* between the voting delegate and alternates. If the voting delegate and alternates find themselves unable to attend the General Assembly, they may *not* transfer the voting card to another city official.

Seating Protocol during General Assembly. At the General Assembly, individuals with a voting card will sit in a designated area. Admission to the voting area will be limited to the individual in possession of the voting card and with a special sticker on their name badge identifying them as a voting delegate.

The voting delegate desk, located in the conference registration area of the Long Beach Convention Center in Long Beach, will be open at the following times: Wednesday, Oct. 16, 8:00 a.m.-6:00 p.m. and Thursday, Oct. 17, 7:30 a.m.-4:00 p.m. On Friday, Oct. 18, the voting delegate desk will be open at the General Assembly, starting at 7:30 a.m., but will be closed during roll calls and voting.

The voting procedures that will be used at the conference are attached to this memo. Please share these procedures and this memo with your council and especially with the individuals that your council designates as your city's voting delegate and alternates.

Once again, thank you for submitting your voting delegate and alternates by Wednesday, Sept. 25. If you have questions, please contact Zach Seals at zseals@calcities.org.

Attachments:

- General Assembly Voting Guidelines
- Information Sheet: Cal Cities Resolutions and the General Assembly

General Assembly Voting Guidelines

1. **One City One Vote.** Each member city has a right to cast one vote on matters pertaining to Cal Cities policy.
2. **Designating a City Voting Representative.** Prior to the Cal Cities Annual Conference and Expo, each city council may designate a voting delegate and up to two alternates; these individuals are identified on the voting delegate form provided to the Cal Cities Credentials Committee.
3. **Registering with the Credentials Committee.** The voting delegate, or alternates, may pick up the city's voting card at the voting delegate desk in the conference registration area. Voting delegates and alternates must sign in at the voting delegate desk. Here they will receive a special sticker on their name badge and thus be admitted to the voting area at the General Assembly.
4. **Signing Initiated Resolution Petitions.** Only those individuals who are voting delegates (or alternates), and who have picked up their city's voting card by providing a signature to the credentials committee at the voting delegate desk, may sign petitions to initiate a resolution.
5. **Voting.** To cast the city's vote, a city official must have in their possession the city's voting card and voting tool; and be registered with the credentials committee. The voting card may be transferred freely between the voting delegate and alternates but may not be transferred to another city official who is neither a voting delegate nor alternate.
6. **Voting Area at General Assembly.** At the General Assembly, individuals with a voting card will sit in a designated area. Admission to the voting area will be limited to the individual in possession of the voting card and with a special sticker on their name badge identifying them as a voting delegate.
7. **Resolving Disputes.** In case of dispute, the credentials committee will determine the validity of signatures on petitioned resolutions and the right of a city official to vote at the General Assembly.

How it works: Cal Cities Resolutions and the General Assembly

Developing League of California Cities policy is a dynamic process that engages a wide range of members to ensure Cal Cities represents cities with one voice. These policies directly guide Cal Cities' advocacy to promote local decision-making, and lobby against statewide policies that erode local control.

The resolutions process and General Assembly is one way that city officials can directly participate in the development of Cal Cities policy. If a resolution is approved at the General Assembly, it becomes official Cal Cities policy. Here's how resolutions and the General Assembly work.

Prior to the Annual Conference and Expo

General Resolutions



Sixty days before the Annual Conference and Expo, Cal Cities members may submit policy proposals on issues of importance

to cities. The resolution must have the concurrence of at least five additional member cities or individual members.

Policy Committees



The Cal Cities President assigns general resolutions to policy committees where members

review, debate, and recommend positions for each policy proposal. Recommendations are forwarded to the Resolutions Committee.

During the Annual Conference and Expo

Petitioned Resolutions



The petitioned resolution is an alternate method to introduce policy proposals during

the annual conference. The petition must be signed by voting delegates from 10% of member cities, and submitted to the Cal Cities President at least 24 hours before the beginning of the General Assembly.

Resolutions Committee



The Resolutions Committee considers all resolutions. General Resolutions approved¹ by either a policy committee

or the Resolutions Committee are next considered by the General Assembly. General resolutions not approved, or referred for further study by both a policy committee and the Resolutions Committee do not go to the General Assembly. All Petitioned Resolutions are considered by the General Assembly, unless disqualified.²

General Assembly



During the General Assembly, voting delegates debate and consider general and petitioned resolutions forwarded by the Resolutions Committee. Potential Cal Cities bylaws amendments are also considered at this meeting.

Who's who

Cal Cities policy development is a member-informed process, grounded in the voices and experiences of city officials throughout the state.

The **Resolutions Committee** includes representatives from each Cal Cities diversity caucus, regional division, municipal department, and policy committee, as well as individuals appointed by the Cal Cities president.

Voting delegates are appointed by each member city; every city has one voting delegate.

The **General Assembly** is a meeting of the collective body of all voting delegates—one from every member city.

Seven **policy committees** meet throughout the year to review and recommend positions to take on bills and regulatory proposals. Policy committees include members from each Cal Cities diversity caucus, regional division, and municipal department, as well as individuals appointed by the Cal Cities president.

¹ The Resolution Committee can amend a general resolution prior to sending it to the General Assembly.

² Petitioned Resolutions may be disqualified by the Resolutions Committee according to Cal Cities Bylaws Article VI. Sec. 5(f).

Council Expenses FY24-25

Date	Vendor	Member	City Amount Paid	CM Reimburse Request	Reimbursed Back to City
10-Jun	CalCities Annual Conf.	Dieringer	\$ 650.00		
8-Jul	Cal Cities Installation Dinner	Mirsch	\$ 75.00		
10-Jul	Cal Cities Installation Dinner	Dieringer	\$ 75.00		
Total:			\$ 800.00		

Budget	\$5,000
Remaining	\$ 4,200.00



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 10.A
Mtg. Date: 07/22/2024

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. 24-017: CONDITIONAL USE PERMIT FOR A DETACHED PERGOLA THAT EXCEEDS 200 SQUARE FEET; AND VARIANCES FOR A NEW SWIMMING POOL AND PERGOLA TO ENCROACH INTO THE FRONT YARD, AND POOL EQUIPMENT TO ENCROACH INTO THE SIDE YARD SETBACK LOCATED AT 9 OUTRIDER ROAD, ROLLING HILLS, CA 90274, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 92-B-EF) (SONSTEIN)

DATE: July 22, 2024

BACKGROUND:

Planning Commission

On June 18, 2024, the Planning Commission conducted a field trip and evening public hearing on Zoning Case No. 24-017 for a proposed swimming pool and pergola in the front yard. The applicant, owner, and two residents attended the field trip. The Commission and the public were able to walk the site to understand the proposed project better. At the evening hearing, the Commission listened to the staff's presentation and the property owner's testimony. There was no opposition to the project at the field trip or evening hearing. The adjacent neighbor discussed the landscaping between the properties since the property line was more on the building pad of the subject property, and the neighbor's trees and vegetation were maintained by the subject property owner. The neighbor did not have an objection to the project. There was also correspondence received from the neighbor to the north who was concerned about views. However, the staff discussed the matter and pointed out that the pergola was on the southeastern portion of the lot and not visible from the neighbor's residence. The neighbor did not have objections after a better understanding of the project. After the evening hearing, the Planning Commission voted 3-0 (two commissioners absent) to adopt Resolution No. 2024-10, approving Zoning Case No. 24-017 (see Attachment 3).

Zoning, Location, and Lot Description

The property is in accordance with Section 17.24.025 of the Rolling Hills Municipal Code (RHMC). Dwelling units are non-conforming due to smaller lots. The property has a lot area of less than 1.25 acres. The property is zoned RAS-1 and has a net lot area of 30,313 square feet (0.69 acres). The RHMC Section 17.16.060(A) indicates that properties less than an acre are to be considered an acre (43,560 square feet).

The lot is developed with a 2,952 square-foot single-family residence, 393 square-foot attached garage, 224 square foot attached covered porches, and 330 SF trellis. The house was built in 1953. There are two existing building pads on site with a 20-30-foot difference in elevation. The existing residence, garage, and proposed project area are located on the first lower pad (10,200 square feet), and the secondary building pad (1,220 square feet) is located on the rear, approximately 20 feet above the first building pad. The 1,000-square-foot equestrian set-aside area is located on the secondary pad.

The project site's existing topography slopes up approximately 93 feet from Outrider Road to the highest portion of the back of the lot. There is a 30-foot front roadway easement on Outrider Road and a 30-foot rear roadway easement on Eastfield Drive. The lot has a depth of 260 feet in length and a width of 141 feet.

Previous Projects

- On April 4, 2020, there was an approval for an Over the Counter (OTC) re-roof.
- On April 8, 2022, there was an approval for an Administrative Review project for a residential addition with an enclosure of a covered porch and interior remodel.
- On April 24, 2024, there was an approval for an OTC project for solar panels.

DISCUSSION:

Applicant Request

On February 21, 2024, Jason Briggs of Paradise Pool and Spa filed an application on behalf of Greg Sonstein, the property owner of 9 Outrider Road. The applicant is proposing to build a 450-square-foot swimming pool in the front yard and 30-square-foot pool equipment attached to the east front corner of the existing house that will encroach into the side setback.

On May 4, 2023, property owner Greg Sonstein submitted a Conditional Use Permit application for an as-built 330-square-foot pergola (unpermitted) to exceed 200 square feet. The pergola, located in the front yard, is also part of the Variance approval. See Attachments 5 and 6 for the plans, property survey, and civil survey.

Conditional Use Permit

On May 23, 2024, staff visited the site to review the proposed pool location. Upon the site visit, staff noticed there was an unpermitted detached pergola located on the existing patio in the front yard. There are no recent or past records of any City, Building & Safety (B&S), or Rolling Hills Community Association (RHCA) permit approvals for the structure. The applicant decided to add the as-built pergola to the existing Variance application for the new swimming pool and pool equipment project. On June 4, 2024, the property owner, Mr. Greg Sonstein, submitted a Conditional Use Permit for the 330-square-foot as-built pergola (unpermitted). The pergola requires a variance approval because it encroaches into the front yard. The pergola is 18 feet by 18 feet and 9.5 feet in height.

Variances

The Rolling Hills Municipal Code requires a Variance application and approval for: the construction of the new swimming pool in the front yard and a 30-square-foot pool equipment to encroach 8 feet into the 10-foot side yard setback. The pool equipment will be attached to the front corner of the house. The as-built pergola is located on an existing patio in the front yard and requires a Variance.

The overall Project includes three items subject to Discretionary Review: variances for the construction of the swimming pool in the front yard, the as-built pergola in the front yard, and the pool equipment to encroach into the side setback. The other items that are part of the Ministerial Review include the total 450-square-foot swimming pool and 85 cubic yards of exempt grading export.

Structures in the front yard and in the side yard setback

The current house is oriented to open into the front yard, where the proposed pool will be located. There are other locations on-site for the proposed uses. However, the other locations are on separate building pads located behind the main house and are at much higher elevations. There is no other viable and safe location for the pool on the primary pad due to the existing topography of the subject site. The proposed swimming pool location currently is an existing grass area that is already flat and disturbed, and this is the best location because there is already an existing patio with existing outdoor amenities. The front yard also has a view that overlooks the Long Beach Port and beaches. There are several residences on the west side of Outrider Road that have swimming pools in the front yards (3 Outrider Road, 11 Outrider Road, 13 Outrider Road). As for the pool equipment, the existing east portion of the residence encroaches 2 feet into the 10-foot side setback. The pool equipment will be attached to the northeast front corner of the house, and this is the best location because there is an existing electrical panel. The pool equipment area will be enclosed with a maximum of 3-foot-high walls and screened with landscaping.

Setbacks

The property has a net lot size of 30,313 square feet and is in accordance with RHMC Section 17.24.025(A). Dwelling units are non-conforming due to smaller lots; the property has a lot area that is less than 1.25 acres. The following reduced setback limits shall apply to properties in the RAS-1 zoning district having a lot area of 1.25 acres or less, excluding roadway easement(s), and developed with single-family dwelling structures existing as of May 23, 2012, that have nonconforming setbacks, subject to the conditions set forth in subsection 17.24.025.A(2) that in no place shall the front yard setback line be less than thirty feet from the front roadway easement line. RHMC 17.24.045.A(2) side yard setback line may be the footprint of the existing legally permitted residence, except that in no place shall the side yard setback line be less than ten feet from the side yard property line.

Lot Coverage and Building Pad Coverage

The Project complies with the Development Standards in the Rolling Hills Municipal Zoning Code. The existing structural coverage is 3,598 square feet or 11.86%, and the project proposes a net of 1,260 square feet or 4.16%, for a total of 4,854 square feet or 16.00%. This

is still under the maximum allowed 20% structural coverage. The existing flatwork coverage is 5,709 square feet or 18.83%. This is over the maximum allowable 15% flatwork coverage. The total overall structural and flatwork coverage will result in 10,567 square feet or 34.86%, which is still well under the maximum allowed 35% structural and flatwork coverage. See Attachment 2 for more details.

Building Pad #1 is a total of 10,200 square feet. The existing Building Pad #1 Coverage with deductions is 3,476 square feet or 27.6%, and with an increase of 810 square feet or .07%, and the total proposed Building Pad Coverage with deductions is 4,286 square feet or 42.0%, this exceeds the maximum 30% guideline by 12.0%.

Building Pad #2 is 1,220 square feet. The existing Building Pad #2 Coverage with deductions is 0 square feet or 0.0%, with an increase of 450 square feet or 36%. The total proposed Building Pad Coverage with deductions is 450 square feet or 36%. This exceeds the 30% maximum guideline by 6%.

Environmental Review

The proposed project has been determined to have no significant environmental effect and is categorically exempt from the provisions of CEQA pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines.

Public Noticing and Correspondence

Notification of the Development and Planning Commission meeting was published in the Daily Breeze on June 8, 2024, and letters were mailed to residents within a 1,000-ft radius of the development on June 6, 2024 (see Attachment 1).

On June 10, 2024, staff received an email from Roy Cootes (resident of 42 Eastfield Drive). He expressed his concerns regarding the pergola's location potentially blocking his view of the harbor. Staff informed Mr. Cootes that the pergola had already been built, and Mr. Cootes confirmed that his view was not blocked (see Attachment 4).

FISCAL IMPACT:

None.

RECOMMENDATION:

Receive and file the Planning Commission's decision to adopt Resolution No. 2024-10 approving the project.

ATTACHMENTS:

[Attachment 1: PL_ADR_240711_9OutriderRd_RadiusMap_VicinityMap_Google.pdf](#)

[Attachment 3: 2024-10_PC_Resolution_9OutriderRd_ZC24-017_Sonstein_F_E.pdf](#)

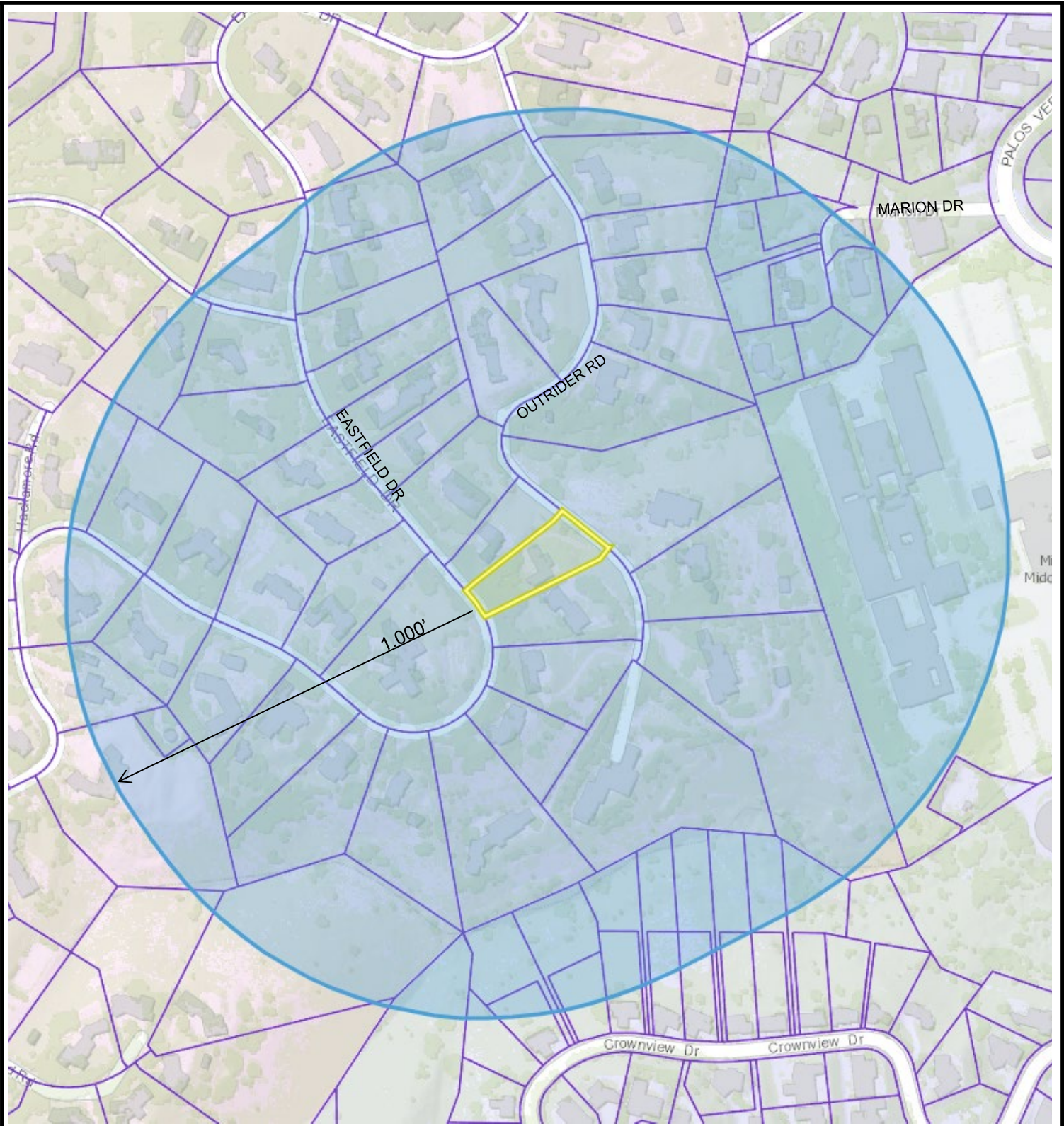
[Attachment 2: PL_ADR_240611_9OutriderRd_ZC24-017_DevelopmentTable.pdf](#)

[Attachment 4: PL_ADR_240521_9OutriderRd_ZC24-017_PergolaPictures_PCMeeting6.18.24.pdf](#)

[Attachment 5: PL_ADR_240610_9OutriderRd_ZC24-017_Correspondences_Email_Cootes_Redacted.pdf](#)

[Attachment 6: PL_ADR_240612_9OutriderRd_ZC24-017_Plans.pdf](#)

[Attachment 7: PL_ADR_240221_9OutriderRd_ZC24-017_PropertySurvey_CivilSurvey.pdf](#)



City of Rolling Hills

ROLLING HILLS, CA 90274

TITLE VICINITY MAP

CASE NO. Zoning Case No. 24-017
Conditional Use Permit, Variance

OWNER SONSTEIN

ADDRESS 9 OUTRIDER ROAD, ROLLING HILLS, CA 90274



Vicinity Map: 9 Outrider Road



RESOLUTION NO. 2024-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF ZONING CASE NO. 24-017 FOR A CONDITIONAL USE PERMIT FOR A DETACHED PERGOLA THAT EXCEEDS 200 SQUARE FEET; AND VARIANCES FOR A NEW SWIMMING POOL AND PERGOLA TO ENCROACH INTO THE FRONT YARD AND SETBACKS, AND POOL EQUIPMENT TO ENCROACH INTO THE SIDE YARD SETBACK LOCATED AT 9 OUTRIDER ROAD, ROLLING HILLS, CA 90274, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 92-B-EF) (SONSTEIN)

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

Section 1. On February 21, 2024, the applicant, Jason Briggs of Paradise Pools, on behalf of the property owner Greg Sonstein, submitted a variance application for the encroachment of a new swimming pool in the front yard, and a variance for the pool equipment to encroach into the side yard setback. The project is for a new 450-square-foot swimming pool, 30-square-foot pool equipment, and 85 cubic yards of exempt grading export. On May 4, 2023 the property owner Greg Sonstein submitted a Conditional Use Permit application for an as-built 330 square foot pergola (unpermitted) to exceed 200 square feet. The pergola is located in the front yard, is also part of the Variance approval.

Section 2. The Planning Commission considered this item at a duly noticed public hearing on June 18, 2024. The Planning Commission reviewed and considered the staff report, reviewed and considered the Applicant's request, public testimony, and other information on the record.

Section 3. The applicant was notified of the public hearing in writing by first class mail. Neighbors within 1,000-foot radius were notified of the public hearings and a notice was published in the Daily Breeze on June 8, 2024. Evidence was heard and presented from all persons interested in affecting said proposal and from members of the City staff and the Planning Commission having reviewed, analyzed and studied said proposal. The applicant was in attendance at the hearing.

Section 4. The Project is exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures), which exempts the construction and location of a limited number of new, small facilities or structures, including accessory structures, including but not limited to garages, carports, patios, swimming pools and fences. Here, the proposed Project is for a new swimming pool, pool equipment, and grading export. 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 there are existing structures are on site.

Section 5. The gross lot area is 0.69 acres (30,313 square feet) in the RAS-1 zoning district. For development purposes, the net lot area, which excludes the roadway easements and 10 feet along the property lines, is 0.69 acres (30,313 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). There are two building pads: (1) the main residential pad which is 10,200 square feet; and (2) the barn pad for the future set aside area which is 1,220 square feet. The property is developed with a 2,952-square-foot residence with a 393-square-foot attached garage, 224 square feet covered porches, a 26-square-foot breezeway and 330-square foot pergola (unpermitted).

Section 6. Conditional Use Permit Findings. RHMC Section 17.16.040(A)(3) requires a Conditional Use Permit for a structure that exceeds 200 square feet. The Applicant is proposing a 330 square-foot pergola. Given the foregoing, in accordance with RHMC Section 17.42.050, the Planning Commission makes the following findings:

A. That the proposed conditional use is consistent with the General Plan.

The granting of a Conditional Use Permit for the pergola is consistent with the purposes and objectives of the Zoning Ordinance and General Plan because the use is consistent with similar uses in the community, and meets all the applicable code development standards for such use. The Project is compatible with existing land uses as other properties in the same zone have a pergola. The Project is consistent with Open Space and Conservation Element Goal 2, which aims for expanded opportunities for outdoor recreation.

B. That the nature, condition and development of adjacent uses, buildings and structures have been considered, and that the use will not adversely affect or be materially detrimental to these adjacent uses, building or structures.

The nature, condition, and development of adjacent structures have been considered, and the Project will not adversely affect or be materially detrimental to these adjacent uses, buildings, or structures because the existing detached pergola is already on the existing patio located in the front yard and side setback.

C. That the site for the proposed conditional use is of adequate size and shape to accommodate the uses and buildings proposed.

The proposed conditional use complies with all applicable development standards in the RAS-2 Zone. The net lot area is 0.69 acres and is adequate to support the proposed use. The pergola is already existing; roofing will cover the outdoor patio furniture and will not exceed the maximum allowable 800 square feet maximum.

D. That the proposed conditional use complies with all applicable development standards of the zone district.

That the proposed conditional use complies with all applicable development standards of the RAS-2 Zone, districts, including size, setbacks, and location. The pergola is located in the front yard, and is part of the variance approval.

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

E. That the proposed conditional use observes the spirit and intent of this title.

The pergola allows the Applicant the ability to enjoy rights enjoyed by other residents in the City. The proposed use is consistent with the residential character of the City.

Section 7. The Rolling Hills Municipal Code requires a Variance for structures in the front yard and side yard setbacks. The project includes a new swimming pool and as-built pergola (unpermitted) in the front yard and side setbacks, and pool equipment encroaching into the side yard setback. The Planning Commission makes the following findings: Chapter 17.38 of the Rolling Hills Municipal Code permits approval of a variance from the standards and requirements of the Zoning Ordinance when exceptional or extraordinary circumstances applicable to the property and not applicable to other similar properties in the same zone prevent the owner from making use of a parcel of property to the same extent enjoyed by similar properties in the same vicinity. With respect to this request, and pursuant to Rolling Hills Municipal Code section 17.38.050, 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 exceptional and extraordinary circumstances and conditions applicable to the property or to the intended use that do not apply generally to the other property in the same zone because the 0.69-acre size of the lot is smaller than most in the community, the main residence sets at the top of a slope, the parcel has two roadway easements Outrider Road (front) and Eastfield drive (rear), and the configuration of the existing lot makes it to where the front yard is technically the back yard. The existing pergola is located in the front yard, located out of the setbacks. The encroachment of the pool equipment is considered minimal given the south side residence already encroaches 2 feet into the required 10-foot side yard setback. The pool equipment will be attached to southside of the main residence. The swimming pool will encroach 10 feet into the side yard setback.

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

Strict application of the Zoning Ordinance would deprive the Applicants of the right and benefits enjoyed by similarly situated properties in the same vicinity and zone. The placement of the swimming pool in the front yard and pergola in the front yard, and the pool equipment, pergola, and swimming pool into the side setback is best location to accommodate the recreation uses because there is an existing residence and the building pad is already developed. The proposed location for the swimming pool is already flat and disturbed. The pergola is already on an existing patio, and other properties enjoy the benefits of pergola in the same vicinity and zone.

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

The granting of the variance would not be materially detrimental to the public welfare or injurious to the property or improvements in such vicinity and zone in which the property is located. The location of the swimming pool and pergola in the front yard, along with the pool equipment in the side setback will protect the undeveloped portion of the property and will minimize further disturbance of the site. The project will be constructed in accordance with the adopted Building Codes.

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

In granting the variance, the spirit and intent of the Zoning Code will be observed the proposed swimming pool and pergola does not prevent anyone from enjoying their property rights, the improvements are visually harmonious with adjacent properties and in scale with adjacent residential development.

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

The variance does not grant any special privilege(s) to the applicant. The proposed location of the swimming pool, pergola, and pool equipment allow the applicants to enjoy the same rights as other residents of the community. In the past the City has granted approval for swimming pools on smaller lots

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

The 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 because there are no hazardous waste facilities involved.

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

The variance request is consistent with the General Plan of the City of Rolling Hills. Approvals granting the variance to allow the swimming pool and pergola to encroach into the front yard, along with the pool equipment to encroach into the side setback will be consistent with the General Plan of the City of Rolling Hills, which encourages recreational uses.

Section 8. Based upon the foregoing findings, the Planning Commission hereby approves the Variance and Conditional Use application in Zoning Case No. 24-017 subject to the following conditions:

A. The Variance and Conditional Use Permit approvals shall expire within two years from the effective date of approval if construction pursuant to this approval has not commenced within that time period, as required by Section 17.38.070(A) and 17.42.070(A) of the Rolling Hills Municipal Code, or the approval granted is otherwise extended pursuant to the requirements of those sections.

B. If any condition of this resolution is violated, the entitlement granted by this resolution shall be suspended and the privileges granted hereunder shall lapse and upon receipt of written notice from the City, all construction work being performed on the subject property shall immediately cease, other than work determined by the City Manager or his/her designee required to cure the violation. The suspension and stop work order will be lifted once the Applicant cures the violation to the satisfaction of the City Manager or his/her designee. In the event that the Applicant disputes the City Manager or his/her designee's determination that a violation exists or disputes how the violation must be cured, the Applicant may request a hearing before the City Council. The hearing shall be scheduled at the next regular meeting of the City Council for which the agenda has not yet been posted, the Applicant shall be provided written notice of the hearing. The stop work order shall remain in effect during the pendency of the hearing. The City Council shall make a determination as to whether a violation of this Resolution has occurred. If the Council determines that a violation has not occurred or has been cured by the time of the hearing, the Council will lift the suspension and the stop work order. If the Council determines that a violation has occurred and has not yet been cured, the Council shall provide the Applicant with a deadline to cure the violation; no construction work shall be performed on the property until and unless the violation is cured by the deadline, other than work designated by the Council to accomplish the cure. If the violation is not cured by the deadline, the Council may either extend the deadline at the Applicant's request or schedule a hearing for the revocation of the entitlements granted by this Resolution pursuant to Chapter 17.58 of the Rolling Hills Municipal Code (RHMC).

C. All requirements of the Building and Construction Code, the Zoning Code, and of the zone in which the subject property is located must be complied with, including the Outdoor Lighting Ordinance, unless otherwise set forth in this approval, or shown otherwise on an approved plan.

D. The lot shall be developed and maintained in substantial conformance with the site plan on file and approved by the Planning Commission on June 18, 2024. Prior to submittal of final working drawings to the Building and Safety Department for issuance of grading and/or building permits, the plans for the project shall be submitted to City staff for verification that the final plans are in compliance with the plans approved by the Planning Commission.

E. The conditions of approval specified herein shall be printed on all construction plans and shall be available at the construction site at all times.

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

G. 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.

H. The project must be reviewed and approved by RHCA.

I. Grading shall not exceed 85 cubic yards total and shall be exported. No additional grading or disturbance, including for access to the construction site shall be permitted.

J. Structural lot coverage shall not exceed 5,118 square feet or 16.8% of the net lot area in conformance with the zoning requirement.

K. The total structural and flatwork coverage on the residential and stable building pads shall not exceed 3,934 square feet or 38.7% and 1,220 square feet or 82%, respectively.

L. Total lot coverage of structures and paved areas shall not exceed 5,118 square feet, or 16.8% in conformance with the zoning ordinance.

M. The disturbance of the net lot shall not exceed 21,400 square feet of surface area or 67.3% of the net lot area.

N. Prior to any further grading activity, the applicants shall inform the City and RHCA staff of the date and time of this activity. Workers shall implement Best Management Practices to assure that streets and adjacent properties are not impacted.

O. Prior to issuance of a grading permit a detailed landscaping plan shall be submitted to City staff for review. 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. A final inspection shall not be granted unless the slopes are vegetated.

P. The graded areas shall be landscaped and continually maintained in good condition. Any trees and shrubs used in the landscaping scheme for this project shall be planted in a way that will not result in a hedge like screening and will not impair views from neighboring properties.

Q. If applicable, the applicant shall be required to conform to the City of Rolling Hills Water Efficient Landscape Ordinance, Chapter 13.18 of the Municipal Code.

R. The applicants shall submit a detailed drainage plan to the City's drainage engineer. This project shall meet the requirements of the City's Low Impact Development portion of the Storm Water Management and Pollution Control ordinance, if applicable. The applicant shall comply with grading requirements relative to submittal of grading and construction reports as required by the Building Official. In order to prevent sediments and water run-off from reaching the canyon from the disturbed slopes by June 16, 2024, an erosion control plan shall be submitted to the Building Department and implemented, even if grading permits have not been issued by that time.

S. The applicants shall secure all permits from the Department of Building and Safety prior to commencing any work. Consult with the California Department of Fish and Wildlife for additional requirements.

T. Minimum of 65% of the construction material spoils shall be recycled and diverted from landfills. The hauler shall obtain a Construction and Demolition permit from the City and provide proof of recycling.

U. There shall be no discarding of any debris, trash, soil and construction spoils or any other material into the canyon or deposited anywhere on the property, including easements. No grading, planting, structures, drainage devices or hardscape, including driveways, or storage of any objects including building materials shall take place in the easements, unless approved by the RHCA.

V. The City or the Building Department may require a construction fence for the duration of the grading for this project. Such fence shall not be located in any easement or cross over trails or natural drainage course and shall be removed immediately upon completion of the grading work.

W. In addition, any construction facility, such as a construction trailer/office or portable toilets, to a maximum extent practicable, shall be located in a manner not visible from the street, and be in a location satisfactory to City staff.

X. During construction, the property owners shall be required to schedule and regulate construction and related traffic noise throughout the day between the hours of 7 AM and 6 PM, Monday through Saturday only, when construction and mechanical equipment noise is permitted, so as not to interfere with the quiet residential environment of the City of Rolling Hills.

Y. Construction vehicles or equipment, employees' vehicles, delivery trucks shall not impede any traffic lanes to maximum extent practical; if traffic must be blocked in order to aid in the construction, no more than a single lane may be blocked for a short period of time and flagmen utilized on both sides of the impeded area to direct traffic.

Z. During construction, all parking shall take place on the project site, and, if necessary, any overflow parking may take place within the unimproved roadway easement, and shall not obstruct neighboring driveways or pedestrian and equestrian passage. During construction, to the maximum extent feasible, employees of the contractor shall car-pool into the City. A minimum of 4' wide path, from the edge of the roadway pavement, for pedestrian and equestrian passage shall be available and clear at all times.

AA. No drainage device may be located in such a manner as to contribute to erosion or in any way affect a slope, an easement, trail or adjacent properties. The energy dissipaters shall be designed in such a manner as to not cross over any equestrian trails or easements. The drainage system(s) shall not discharge water onto a trail, shall incorporate earth tone colors, including in the design of the dissipater and shall be screened from any trail and neighbors' views to the maximum extent practicable, without impairing the function of the drainage system.

BB. The property owners shall be required to conform to the Regional Water Quality Control Board and County Public Works Department requirements for the installation of best management practices (BMPs) related to solid waste and storm water management, including erosion control measures, and post construction maintenance of stormwater drainage facilities.

CC. During construction, conformance with the air quality management district requirements shall be complied with, so that people or property are not exposed to undue vehicle trips, noise, dust, and objectionable odors.

DD. The property owner and/or his/her contractor/applicant shall be responsible for compliance with the no-smoking provisions in the Municipal Code.

EE. 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.

FF. The property on which the project is located shall maintain an area of minimum of 1,000 square feet to provide an area meeting all standards for a corral with access thereto, if applicable.

GG. Until the applicants execute and record an Affidavit of Acceptance of all conditions of this Variance approval, as required by the Municipal Code, the approval shall not be effective.

HH. 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.

II. 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. Minor adjustments to the project regarding grading or soil retention may be approved by staff.

JJ. 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.

KK. All conditions of the Variance approvals, that apply, shall be complied with prior to the issuance of grading or building permit.

PASSED, APPROVED AND ADOPTED THIS 18th DAY OF JUNE 2024.


BRAD CHELF, CHAIRMAN

ATTEST:


CHRISTIAN HORVATH, CITY CLERK

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

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

I certify that the foregoing Resolution No. 2024-10 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF ZONING CASE NO. 24-017 FOR A CONDITIONAL USE PERMIT FOR A DETACHED PERGOLA THAT EXCEEDS 200 SQUARE FEET; AND VARIANCES FOR A NEW SWIMMING POOL AND PERGOLA TO ENCROACH INTO THE FRONT YARD AND SETBACKS, AND POOL EQUIPMENT TO ENCROACH INTO THE SIDE YARD SETBACK LOCATED AT 9 OUTRIDER ROAD, ROLLING HILLS, CA 90274, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 92-B-EF) (SONSTEIN)

was approved and adopted at a regular meeting of the Planning Commission on June 18, 2024, by the following roll call vote:

AYES: Vice Chair Kirkpatrick, Cooley, Douglass

NOES:

ABSENT: Chair Chelf, Cardenas

ABSTAIN:

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

Administrative Offices.



CHRISTIAN HORVATH, CITY CLERK

Development Table
Zoning Case No. 24-017
9 Outrider Road

SITE PLAN REVIEW, CONDITIONAL USE PERMIT, & VARIANCE	EXISTING	PROPOSED	TOTAL
RA-S-1 Zone Variance for 450 SF swimming pool to encroach into the front yard, Variance for 30 SF pool equipment encroach into side setback, and Conditional Use Permit & Variance 330 SF Pergola (as-built) to encroach in front yard			
Net Lot Area	30,313 SF	0 SF	30,313 SF
Residence	2,952 SF	0 SF	2,952 SF
Garage	393 SF	0 SF	393 SF
Swimming Pools/Spa	0 SF	450 SF	450 SF
Pool Equipment	0 SF	30 SF	30 SF
Guest House	0 SF	0 SF	0 SF
Cabana	N/A	N/A	N/A
Stable minimum: 450 SF	Minimum met	(set aside) 450 SF	450 SF
Corral minimum: 550 SF	Minimum met	(set aside) 550 SF	550 SF
Recreation Court	0 SF	0 SF	0 SF
Attached Covered Porches	224 SF	0 SF	224 SF
Entryway/Porte Cochere, Breezeways	26 SF	0 SF	26 SF
Attached Trellises	0 SF	0 SF	0 SF
Detached Structures: Trellises	0 SF	330 SF	330 SF
Service Yard	0 SF	0 SF	0 SF
Other	0 SF	0 SF	0 SF
Basement Area	0 SF	0 SF	0 SF
Depth of Basement	0 FT	0 FT	0 FT
Primary Driveway	0 SF	0 SF	0 SF
Paved Walkways, Patio Areas, Courtyards	1,013 SF	0 SF	1,013 SF
Pool Decking	0 SF	0 SF	0 SF
Other Paved Driveways, Road Easements, Parking Pads	4,696 SF	0 SF	4,696 SF
Grading (export exempt)	0 CY	85 CY CUT 0 CY FILL	85 CY TOTAL
Structural Lot Coverage (20% maximum with deductions)	3,598 SF (11.86%)	1,260 SF (4.16%)	4,858 SF (16.00%)
Flatwork Lot Coverage (15% maximum)	5,709 SF (18.83%)	0 SF (0%)	5,709 SF (18.83%)
Total Lot Coverage (Structures and Flatwork) (35% maximum with deductions)	9,307 SF (30.70%)	1,260 SF (4.16%)	10,567 SF (34.86%)
Total Disturbed Area (40% maximum)	21,400 SF (67.30%)	0 SF (0%)	21,400 SF (67.30%)

Building Pad 1 (10,200 SF) (30% Maximum Guideline)	3,476 SF STRUCTURE AREA (26.7%)	810 SF STRUCTURE AREA (.07%)	4,286 SF STRUCTURE AREA (42.0%)
Building Pad 2 (1,220) (30% Maximum Guideline)	0 SF STRUCTURE AREA (0%)	450 SF STRUCTURE AREA (36.0%)	450 SF STRUCTURE AREA (36.0%)

9 Outrider Road (Zoning Case No. 23-017)

June 18, 2024 Planning Commission Meeting

Photos of the Pergola





















John Signo

From: [REDACTED]
Sent: Monday, June 10, 2024 1:50 PM
To: John Signo; Nancy Cootes
Subject: Re: #9 outrider zoning case 24-017

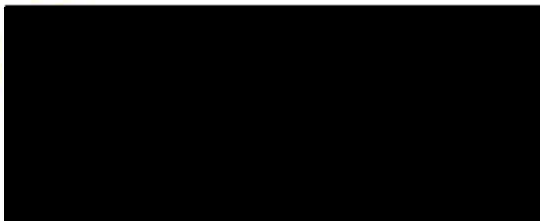
EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Thank you

I dont care about seeing his pool...yes that does not matter. Please note that the landscape sceening does not block the view.

Thanks again

Roy



Roy Cootes



On Monday, June 10, 2024 at 12:56:49 PM PDT, John Signo <jsigno@cityofrh.net> wrote:

Roy,

I should have mentioned you may see a portion of the swimming pool or deck. We do require landscape screening, but we will need to make sure landscaping does not block your view.

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

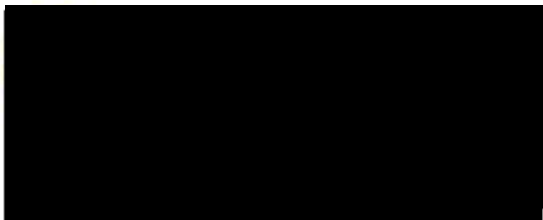
From: [REDACTED]
Sent: Monday, June 10, 2024 12:49 PM
To: Planning <Planning@cityofrh.net>; John Signo <jsigno@cityofrh.net>; [REDACTED]
Subject: Re: #9 outrider zoning case 24-017

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Thank you John.

Then no concern at all.

Roy



Roy Cootes



On Monday, June 10, 2024 at 12:45:58 PM PDT, John Signo <jsigno@cityofrh.net> wrote:

Hi Roy,

The pergola is already built. From your photo it appears you cannot see it from that vantage point. It is on the southeastern portion of the home.

Regards,

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: [REDACTED]
Sent: Monday, June 10, 2024 12:16 PM
To: Planning <Planning@cityofrh.net>
Subject: #9 outrider zoning case 24-017

This is the first time you received an email from this sender [REDACTED]). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Dear planning

Sorry we are unable to make the walk or meeting.

We are the Cootes' at 42 Eastfield Dr. Next door to #9 Outrider.

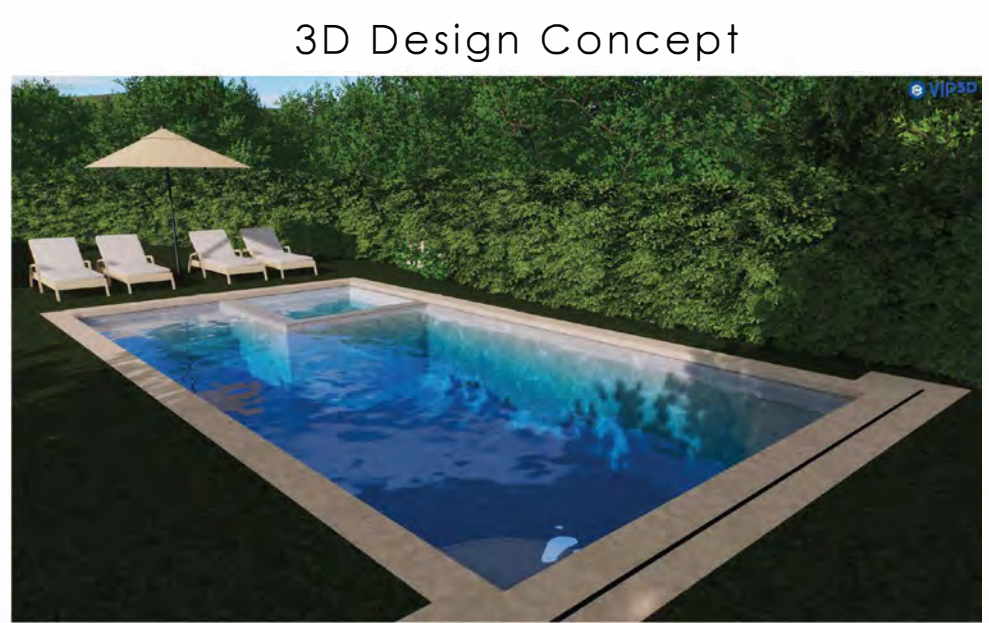
We have a question as to where the Pergola would be placed on what side of the pool and it's height we are worried if on their driveway side it may block our view of the harbor.

I have attached a picture from our back window of our home and you can see their roofline in the picture if relates to the Pergola and it's height.

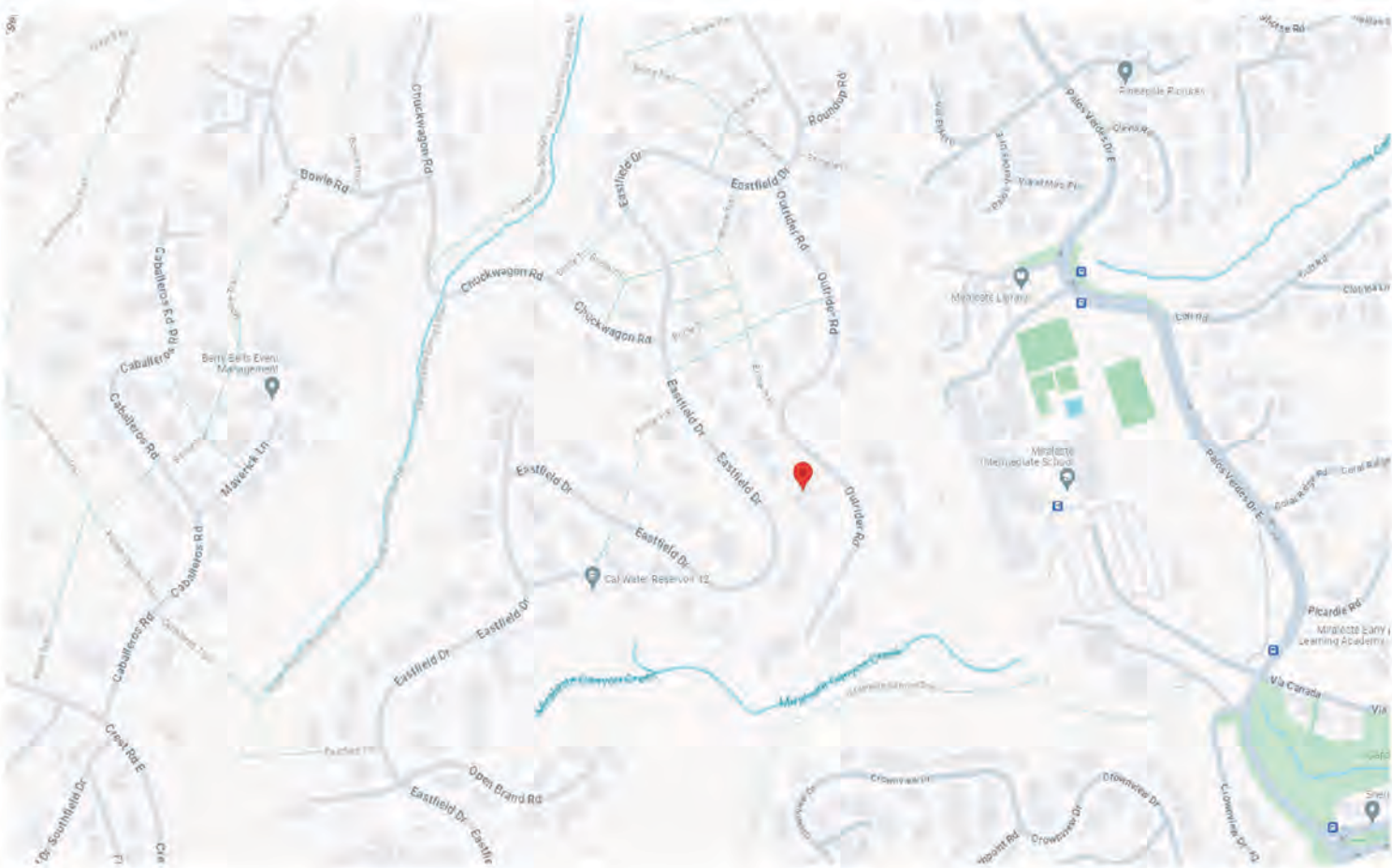
Thanks you

Roy Cootes





VICINITY MAP AND EXISTING PROPERTY



GENERAL AND EQUIPMENT NOTES

GENERAL NOTES

- Doors with direct access to the pool or spa through a wall that serve as part of the pool barrier shall be equipped with an alarm which produces an audible warning when the doors are open.
- Alarm shall sound for 30 second continuously at 85 dB within 10 feet of the door Section 3109, CBC
- G.F.C.I is required for pool lights and receptacle outlets.
- A 120V outlet with FCI protection and wetproof cover shall be installed at the equipment.
- Overhead service conductors shall meet the minimum allowable clearance for each city.
- Comply with section 301.3.2 regarding waste diversion required for work that requires a building permit.
- Comply with section 5.408 regarding construction waste reduction disposal and recycling.
- All metal objects within 5 feet of the pool edge shall be bonded with a minimum number 8 gauge sold copper bond wire and approved clamp.
- Underground metal gas lines shall be factory machine wrapped or plastic coated and buried 12" or more underground. Polyethylene Installed per IAPMO can be used for natural gas yard piping buried 18" underground with tracer wire.
- Pool/spa heater stack/vent termination minimum four (4) feet from property line and any windows. Equipment located a minimum of five feet from property line or according to local code.
- Pool/spa equipment shall not exceed a noise level of 45 dbs at property line.
- Los Angeles County health department approval required for all public pools and spas. All new or replacement fossil fueled swimming pool heater systems shall be equipped with all the following:
 - Outdoor pools shall be equipped with a pool cover.
 - All pools shall be equipped with directional inlets for good mixing of the pool water.
 - An on-off switch mounted on the outside of the heater for easy access to allow shutting off the operation of the heater without adjusting the thermostat setting and to allow restarting without relighting the pilot light.
 - A length of plumbing (36" minimum) between the filter and the fossil fuel heater to allow for future additional of solar heating equipment.
 - Time clocks shall be installed on any new or replacement pool circulation pump not already so equipped so that the pump can be set to run in the off-peak electric demand period (unless required to operate an active solar heating system) and for the minimum time necessary to maintain the water in a clean and sanitary condition in keeping with applicable public health standards.
 - A permanent weatherproof plate or card easily readable giving instructions for the energy efficient operation of the swimming pool and for the proper care of swimming pool water when a pool cover is used.
 - This project shall comply with the Virginia Grame baker safety act and all suction covers shall be anti-vortex.
 - Contractor shall verify all dimensions and conditions shown on this sheet and on plot plan. Engineer shall be notified of any discrepancies or special conditions not covered by details on this drawing.
 - A sign or poster containing the following information shall be posted in the swimming area:
 - A statement that in case of need, mouth to mouth, or manual artificial respiration should be started immediately an arrives or until mechanical resuscitations are applied.
 - The words "Fire department paramedic rescue unit" followed by the telephone number of the nearest Los Angeles County fire department dispatcher.
 - The location and telephone number of the nearest emergency hospital or treatment facility.
 - The telephone number of the nearest ambulance service.
- Decking: yard area around pool shall slope away from pool to drainage system in compliance with building department requirements. At joint between coping and deck, owner shall provide and maintain a watertight joint with res. #22015, chemical seal or building department approved equal.
- Construction of deck on expansive soil must be completed prior to filling pool Concrete and reinforcement:
- Shotcrete shall be pneumatically placed grade 8 mixed 1 part cement to 4 parts sand, with maximum 3 gallons of water per sack of cement, f'c = 2500 psi @ 28 days. Provide continuous inspection for shotcrete application performed by a Deputy Inspector.
- Reinforcing steel shall comply with engineering details.
- Reinforcing steel shall be bonded continuously.
- Soil shall be undisturbed uniform natural soil, bedrock, or certified compacted fill.
- No ground water shall occur within the depth of pool excavation disposal site prior to pool excavation. Engineer to be notified if ground water is encountered during excavation.
- Field verify existing electrical panel for added load of spa equipment and other electrical appurtenances prior to start of work to make sure the main panel will not be overloaded.
- All subcontractors will have a current city business license.
- A 3" P-Trap shall be provided for all swimming pools and spas.
- Plumbing shall be tested at a minimum of 35 pounds for 15 minutes.
- Gas lines shall be tested at a minimum of 15 pounds for 10 minutes.
- Provide approved backflow (PVB) preventer on potable water line.

- Concrete in contact with soil shall have: Min compressive strength (F'c) = 4,500psi, Type V cement, and W/C=0.45
- Limit noise level to 5 decibels over ambient noise.
- Equipment shall be UL approved.
- Field verify electrical load on electrical panel.

EQUIPMENT NOTES:

Pool and Spa Systems and Equipment ENERGY MANDATORY Measures:
§ 110.4(a): Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of the following:
- a thermal efficiency that complies with the Appliance Efficiency Regulations;
- an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting;
- a permanent weatherproof plate or card with operating instructions; and
- must not use electric resistance heating.*
§ 110.4(b)1: Piping. Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2: Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3: Directional Inlets and Time Switches for Pools. Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5: Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p): Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.*

Equipment:
- Hayward HC 400,000btu heater.
- Hayward 425sf cartridge filter
- Hayward TriStar Variable Speed pump
- Hayward GoldLine salt water system.
- MP water leveling system
- Lights: 2x Color changing low voltage lights in the pool and one in the spa.
-Controls: i-Aqualink internet/app based control system.

A0.2

job no.:
sheet:

scale: 3/32" = 1 ft
drawn by: KG

date: 01/29/24

POOL AND SPA ADDITION
Greg Sonstein
9 Outrider Rd
Rolling Hills, CA 90274

SHEET DESCRIPTION
SITE PLAN
All ideas, designs, and plans indicated or represented by this drawing are the property of Paradise Pool and Spa, Inc., and were created and developed for use on and in connection with this specific project. None of such ideas, designs, or plans shall be used by or disclosed to any other person, firm, corporation for any purpose without written permission of Paradise Pool and Spa, Inc.

Paradise Pool and Spa, Inc
2785 Pacific Coast Hwy, E809
Torrance, Ca 90505
Phone 310-370-2144 Fax 310-496-3230
www.paradisepools.biz

SEAL

REVISION



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 10.B
Mtg. Date: 07/22/2024

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. 24-016: SITE PLAN REVIEW TO CONSTRUCT A NEW STABLE, NON-EXEMPT GRADING, RETAINING WALLS TO EXCEED 3 FEET (MAXIMUM 5 FEET HEIGHT), AND RELATED IMPROVEMENTS; CONDITIONAL USE PERMIT TO CONVERT AN EXISTING RECREATIONAL SPORTS COURT INTO AN EQUESTRIAN RIDING ARENA, AND FOR STABLE GREATER THAN 200 SQUARE FEET; AND VARIANCES FOR CONSTRUCTION OF A STABLE IN THE FRONT YARD, CORRAL IN THE FRONT AND SIDE YARD SETBACKS, IMPORT OF DIRT, AND TO EXCEED THE MAXIMUM 40% DISTURBED AREA FOR A PROPERTY LOCATED AT 1 MORGAN LANE AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 170-1-MS) (HU)

DATE: July 22, 2024

BACKGROUND:

On June 18, 2024, the Planning Commission conducted a field trip and evening public hearing on Zoning Case No. 24-016 for a proposed stable and other equestrian uses. The applicant and two members of the public were present at the field trip. The Commission and the public were able to walk the site to better understand the proposed project. At the evening hearing, the Commission listened to the staff's presentation and heard the applicant's testimony. There was no opposition to the proposed lot line adjustment at the field trip or evening hearing. At the conclusion of the evening hearing, the Planning Commission voted 3-0 (two commissioners absent) to adopt Resolution No. 2024-09, approving Zoning Case No. 24-016 (see Attachment 3).

Zoning, Location, and Lot Description

The property located at 1 Morgan Lane is zoned RAS-2 with a gross lot area of 114,260 square feet (2.62 acres) and a net lot area of 82,741 square feet (1.89 acres). It is located in

the City's western portion (see Attachment 1). The lot has one 41,911-square-foot building pad developed with a 4,277-square-foot main residence built in 1987, a 525-square-foot attached garage, 808-square-foot swimming pool, 130-square foot pool equipment area, 240 square-foot run-in sheds, 7,030 square foot recreational sport court, 860 square foot detached trellises, 62 square foot water feature, and 125 square foot service yard. An existing 8,800-square-foot temporary corral is located in the front yard, front setback, and side setback at the south portion of the property. Two run-in sheds are within the corral next to a storage shed (see Attachment 2).

The temporary corral and run-in sheds were approved by staff in March of 2023 to provide shelter and outdoor space for the horses while the applicant was in the process of obtaining discretionary approvals for the Project. The applicant requests to maintain the corral and sheds as permanent. The existing main driveway is 3,539 square feet. The lot is 570 feet in width and 340 feet in length, with a 30-foot-wide front road easement, 25-foot storm drain easement at the south, 25-foot-wide bridle trail to the south, flood hazard area to the east (rear of property), and 10-foot-wide road easement and bridle trail to the north. The lot is an irregular shaped parcel that is very narrow at the south opening at Morgan Lane and then widens to 340 feet in length at the north end of the parcel. The existing topography of the project site slopes down approximately 40 feet from Morgan Lane to the lowest portion of the lot.

Applicant Request

On February 14, 2024, an application was duly filed by David Mclewee, the owner's representative ("Applicant"), on behalf of the property owner, Ginger Hu, with respect to real property located at 1 Morgan Lane, Rolling Hills (LOT 170-1-MS) requesting:

Site Plan Review to construct:

- New 4,038 square feet two-story stable;
- Two new 120-square-foot run-in sheds (one in the front, the second in the rear);
- Two existing 120-square-foot run-in sheds and a storage shed in the front;
- Non-exempt grading; and
- Retaining walls that exceed 3 feet height (maximum 5 feet height).

Conditional Use Permits are required for:

- Stable with a loft greater than 200 square feet;
- Corral greater than 550 square feet; and
- Convert an existing recreational sports court into an equestrian riding area.

Variances are requested for:

- Construction of the stable in the front yard;
- Stable and riding ring to encroach into the side setback*;
- Corral in front and side yard;
- Import of dirt; and
- Exceed the maximum 40% disturbed area.

DISCUSSION:

Site Plan Review

The Rolling Hills Municipal Site Plan Review is required for the construction of any new building or structure pursuant to Rolling Hills Municipal Code (RHMC) Section 17.46.020(A). The project involves a Site Plan Review to construct a new two-story stable, perform non-exempt grading, and build retaining walls exceeding 3 feet in height, with a maximum height of 5 feet.

Site Plan Review for the stable and riding ring

The applicant requests a site plan review for the construction of the new two-story stable and other equestrian improvements, including two new run-in sheds and a riding ring.

Site Plan Review for non-exempt grading

The total proposed grading for the project is 460 cubic yards of dirt, 128 cubic yards cut, 66 cubic yards of over-excavation, 164 cubic yards of fill, 66 cubic yards of recompaction, and 36 cubic yards of import. The existing east portion of the recreational sports court will be developed for driveway access to the second floor which will require grading. The stable requires 83 cubic yards of cut and 23 cubic yards of fill with a maximum depth of 8 feet. The new driveway requires 28 cubic yards cut and 135 cubic yards of fill with a max depth of 4 feet. There is an area that requires an extra fill of 66 cubic yards of imported dirt that will be filled between the north stable retaining wall and grade. The import of dirt is part of the variance request.

Site Plan Review for retaining walls and walls to exceed 3 feet in height (maximum 5 feet)

1. There are retaining walls located along both sides of the new stable driveway. The new driveway is 10 feet wide and 62 feet long and leads to an adjacent 936-square-foot wide decomposed granite (DG) area accessible to the barn doors to enter the hay storage area. The top driveway wall has a maximum height of 4.5 feet and an average height of 2.5 feet, while the bottom driveway wall has a maximum height of 4.5 feet. The driveway walls also propose a guard rail.
2. At the west corner of the stable, there is a staircase with a planter leading to the first floor.
3. The northwestern corner of the property will have a 120-square-foot run-in shed with a maximum 4-foot-high wall that encroaches into the northern side setback.

Conditional Use Permit (CUP)

As per RHMC Section 17.80.050, a Conditional Use Permit is required for a stable greater than 200 square feet and a corral greater than 550 square feet. The applicant is requesting approval of a Conditional Use Permit for the 4,038-square-foot stable, 5,597-square-foot riding ring, and existing 8,800-square-foot corral. Staff approved the temporary corral in March 2023 to provide shelter and outdoor space for the horses while the applicant obtained discretionary approvals for the Project.

Conditional Use Permit for stable greater than 200 square feet:

The existing recreational sports court was constructed in the 1990s, but the applicant is converting the court from recreational use to equestrian use. The west portion of the recreational sports/tennis court will be converted into a riding ring. The east portion of the court will be converted into a two-story stable. The first floor of the stable will include five indoor

stalls, one foaling stall, five outdoor stalls with turnouts, a storage room, an X-tie area, a washroom, and an aisle that leads to a DG path to the arena. The first story of the stable and arena is accessible from the bridle trail located in the northern portion of the property. The Rolling Hills Community Association (RHCA) has granted the owner use of the bridle trail for stable access and emergency access. The second floor of the stable includes a hay storage with hay chutes and 565-square foot tack room with a bathroom and kitchenette. There is a new 10-foot-wide DG access path accessible from Morgan Lane that leads directly to the second story of the stable. The loft for the new stable will be approximately 8 feet below the street. The driveway will slope downward from the street to the new stable.

Conditional Use Permit for Horse Riding Ring

The RHMC requires a Conditional Use Permit for a horseback riding ring. The existing 7,030-square-foot recreational sports court is located at the northeastern portion of the subject property. The project proposes converting 5,597 square feet of the existing west side of the court into the riding arena and 1,433 square feet into the stable. This is part of the Variance request. The riding ring is accessible from the bridle trail located on the north side of the parcel.

Conditional Use Permit for corral greater than 550 square feet

The southeast corner of the parcel was an existing dirt area that was converted into a temporary corral. The temporary corral was approved by staff in March 2023 to provide shelter and outdoor space for the horses while the applicant obtained discretionary approvals for the Project. The existing corral is 8,800 square feet and currently contains two run-sheds totaling 240 square feet and a 120-square-foot storage shed. A third run-in shed is proposed in this area, and a fourth is proposed in the rear of the property next to the pool equipment. The two new run-in sheds will be 120 square feet each.

Variances

Variances for the construction of stable in the front yard, stable and riding ring to encroach into the side setback, corral in front and side yard, import of dirt, and to exceed the maximum 40% disturbed area.

Variance for the construction of stable in the front yard

RHMC Section 17.18.060.A(2) requires that stables shall not be permitted in the front yard. The new stable encroaches into the front yard and requires a Variance to encroach into the front yard.

Variances for the riding ring and stable to encroach side setback*

On June 18, 2024, during the morning field trip meeting, Mr. David McLewee informed staff of an error made by the architect in the plans. The original plans indicated that the tennis court was 62 feet and 10 inches wide, but the correct width is 60 feet. The plans also showed that the existing recreational sports court and proposed stable encroached approximately 3 feet into the 35-foot north side setback. However, after a licensed land surveyor staked and silhouetted the project, it was determined that the existing tennis court did not encroach into the side setback. The recreational sports court meets the 35-foot setback requirement, making the variance for the encroachment unnecessary. Despite the updated measurements coming after the Planning Commission's approval of Resolution No. 2024-09, the applicants may still

use the entitlement granted to them. The updated information can remain as approved by the Planning Commission, allowing the City Council to receive and file Resolution No. 2024-09 as provided. The applicant may choose not to use the entitlement granted to them, and the project, as modified without the setback issue, can move forward at the staff level.

Variance for the corral in the front yard and side setback

RHMC Section 17.18.090(3) states that corrals shall not be located in the front yard of the lot and no less than thirty-five feet from the side property line in the RAS-2 zone, no less than twenty-five feet from the side roadway easement line and no closer than twenty-five feet from the rear property line. The temporary corral located in the front yard, front setback, and side setback was approved by staff and RHCA in March of 2023 to provide shelter and outdoor space for the horses while the applicant is in the process of obtaining discretionary approvals for the Project. The existing corral is 8,800 square feet and currently contains two run-sheds totaling 240 square feet and a 120-square-foot storage shed. The applicants are requesting variances for the southeastern portion of the corral to encroach into the front yard, 10 feet into the required 35-foot side setback, and 50 feet into the required 50-foot front setback. The corral does not encroach into the side easement.

Variance in the import of dirt

The proposed cut-and-fill grading for the project is 424 cubic yards, and all dirt will be balanced onsite. However, there is an area that requires extra fill: 36 cubic yards of imported dirt will be filled between the north stable retaining wall and grade. The applicants are requesting a variance to import 36 cubic yards of dirt for a total grading for the project of 460 cubic yards.

Variance to exceed the maximum 40% disturbed area

The existing disturbed area on the lot is 39,627 square feet (47.8%) which already exceeds the lot coverage limitations by 7.8% (40% maximum permitted); the proposed project will further disturb the area by 1,824 SF or 2.2%. The proposed disturbed area will be 41,451 square feet or 50%, which also exceeds the lot coverage limitation of 40% maximum by 10%. Therefore, a Variance is required to allow the minor increase in disturbed area for the proposed stable.

Municipal Code Compliance

Lot Coverage

The existing lot coverage is 14,057 square feet (16.9%), and the structural lot coverage will decrease due to the removal of the existing -7,030 square foot tennis court. The existing tennis court will be converted into equestrian use; of the 7,030 square footage, 1,443 square feet will be converted partially into the 4,038 square foot stable, and 5,597 square feet will be converted into a riding ring. RHMC Section 17.18.060 (B)(4) requires that the horseback riding ring is not to be counted towards structural, total, and building pad coverage. The structural lot coverage will then add 4,038 square feet stable and 240 square feet for two additional run-in sheds for a total of 4,278 square feet, with a leftover of -2,752 square feet.

The total new structural coverage will be reduced to 11,305 square feet square feet (13.6) % of the lot, which is below the lot coverage limitations of 20% maximum.

The existing flatwork is 9,679 square feet or (11.6%). There are no changes to the existing hardscape; the new stable access driveway is DG and does not count toward flatwork

coverage.

The proposed total coverage including structures and flatwork will be 20,984 square feet or 25.3% of the lot area which also below the lot coverage limitation of 35% maximum.

Building Pad Coverage

The total building pad area is 41,911 square feet, with an existing building pad coverage of 14,057 square feet (33%). The existing building pad coverage exceeds the 30% maximum guideline by 3%. The building pad coverage will decrease with the removal of the existing 7,030 square foot (16%) tennis court, which will be converted into a stable and riding ring. Of the -7,030 square feet, 4,038 square feet (stable) and 240 square feet of run-in-sheds are for a total of 4,278 square feet of building pad coverage, with a remainder of 2,752 square feet, for a new total of 11,305 square feet (26.5%). The project now falls below the 30% maximum guidelines at 26.5%.

Height of stable and corral fencing

The new stable's maximum ridgeline would be 24 feet in height. The existing 8,800-square-foot corral consists of a white three-rail fence.

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 accessory structures, including stables, corrals, and riding rings.

Traffic Commission Review of Driveway Apron

RHMC Section 17.18.030(B) requires Traffic Commission approval if a vehicular approach takes access directly from a roadway, whether or not paved, and shall not be considered a second driveway if it provides access exclusively to a stable or corral. The new 10-foot-wide driveway apron is accessible from Morgan Lane to access the proposed stable. It will be located in the northeastern corner of the property and made of DG. The Traffic Commission approved the new driveway apron on May 30, 2024. The new driveway will lead to the second story of the proposed stable used for hay storage and a tack room. The first story of the stable and arena are accessible from the bridle trail located in the northern portion of the property. RHCA has granted the owner the use of the bridle trail for stable access and emergency access.

Public Participation

On June 11, 2024, staff received a letter from Mr. and Mrs. Gray (2 Morgan Lane). They expressed their concerns regarding the location of the new stable access driveway being directly across from their main driveway at 2 Morgan Lane.

CRITERIA FOR SITE PLAN REVIEW

RHMC Section 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. (Ord. 239 §11(part), 1993).

CRITERIA FOR APPROVAL OF CONDITIONAL USE PERMIT

RHMC Section 17.42.050 Basis for Approval or Denial of Conditional Use Permit

The Commission (and Council on appeal), in acting to approve a conditional use permit application, may impose conditions as are reasonably necessary to ensure the project is consistent with the General Plan, compatible with surrounding land use, and meets the provisions and intent of this title. In making such a determination, the hearing body shall find that the proposed use is in general accord with the following principles and standards:

1. That the proposed conditional use is consistent with the General Plan;
2. That the nature, condition and development of adjacent uses, buildings and structures have been considered, and that the use will not adversely affect or be materially detrimental to these adjacent uses, building or structures;
3. That the site for the proposed conditional use is of adequate size and shape to accommodate the use and buildings proposed;
4. That the proposed conditional use complies with all applicable development standards of the zone district;
5. That the proposed use is consistent with the portions of the Los Angeles County Hazardous Waste Management Plan relating to siting and siting criteria for hazardous waste facilities;

6. That the proposed conditional use observes the spirit and intent of this title.

CRITERIA FOR VARIANCES

RHMC Section 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.

The project is consistent with the General Plan and supports all of the required findings for a Site Plan Review, Conditional Use Permit, and Variances. Staff is presenting Zoning Case No. 24-016 to the City Council for consideration to receive and file.

FISCAL IMPACT:

None.

RECOMMENDATION:

Receive and file the Planning Commission's decision to adopt Resolution No. 2024-09 approving the project.

ATTACHMENTS:

[Attachment 1: PL_ADR_240717_1MorganLn_ZC24-](#)

[016_RadiusMap_VicinityMap_Google_7.22.4CCMeeting.pdf](#)

[Attachment 2: PL_ADR_240710_1MorganLn_ZC24-](#)

[016_DevelopmentTable_CCMeeting7.22.24.pdf](#)

[Attachment 3: 2024-09_PC_Resolution_1MorganLn_ZC24-24-016_HU_240520_F_E.pdf](#)

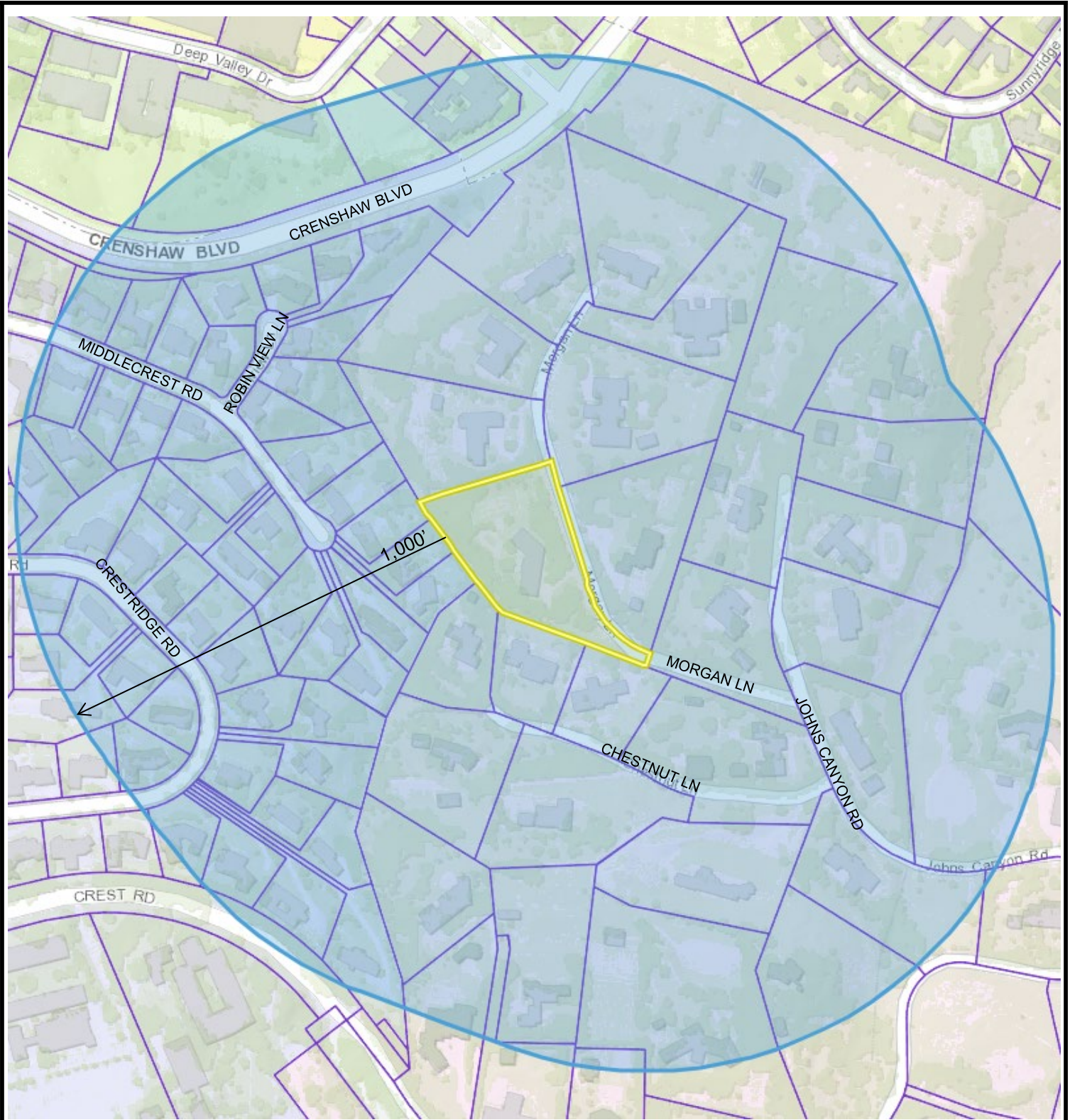
[Attachment 4: PL_ADR_240530_1MorganLn_ZC24-016_Driveway_Photos.pdf](#)

[Attachment 5: PL_ADR_240610_1MorganLn_ZC24-016_LetterfromMrGray_2MorganLn.pdf](#)

[Attachment 6: PL_ADR_240516_1MorganLn_ZC24-016_TrafficEngineerMemo.pdf](#)

[Attachment 7: PL_ADR_240613_1MorganLn_ZC24-](#)

[016_HUStablePlans_5thSubmittal_compressed.pdf](#)



City of Rolling Hills

ROLLING HILLS, CA 90274

TITLE RADIUS MAP

CASE NO. Zoning Case No. 24-016

Site Plan Review, Conditional Use Permit, Variance

OWNER HU

ADDRESS 1 MORGAN LANE, ROLLING HILLS, CA 90274

SITE



Vicinity Map: 1 Morgan Lane



Development Table
Zoning Case No. 24-016
1 Morgan Lane

SITE PLAN REVIEW, CONDITIONAL USE PERMIT, & VARIANCE	EXISTING	PROPOSED	TOTAL
RA-S-2 ZONE – NEW STABLE, NON-EXEMPT GRADING, WALLS TO EXCEED 3 FT (MAX HEIGHT 5 FT), CORRAL, 2 RUN-IN-SHEDS, AND RIDING RING			
Net Lot Area	82,741 SF	0 SF	82,741 SF
Residence	4,277 SF	0 SF	4,277 SF
Garage	525 SF	0 SF	525 SF
Swimming Pools/Spa	808 SF	0 SF	808 SF
Pool Equipment	130 SF	0 SF	130 SF
Guest House	0 SF	0 SF	0 SF
Cabana	0 SF	0 SF	0 SF
Stable minimum: 450 SF Corral minimum: 550 SF	0 SF Minimum met	4,038 SF Minimum met	4,038 SF Minimum met
Recreation Court	7,030 SF	-7,030 SF	0 SF
Attached Covered Porches	0 SF	0 SF	0 SF
Entryway/Porte Cochere, Breezeways	0 SF	0 SF	0 SF
Attached Trellises	0 SF	0 SF	0 SF
Detached Structures:			
Trellises	860 SF	0 SF	860 SF
Water Feature	62 SF	0 SF	62 SF
Service Yard	125 SF	0 SF	125 SF
Other (Run-in Sheds)	240 SF	240 SF	480 SF
Basement Area	0 SF	0 SF	0 SF
Depth of Basement	0 SF	0 FT	0 FT
Primary Driveway	3,500 SF	0 SF	3,500 SF
Paved Walkways, Patio Areas, Courtyards	4,189 SF	0 SF	4,189 SF
Pool Decking	1,990 SF	0 SF	1,990 SF
Other Paved Driveways, Road Easements, Parking Pads	0 SF	0 SF	0 SF
Grading	0 CY	194 CY CUT 266 CY FILL 36 CY IMPORT	460 CY TOTAL
Structural Lot Coverage (20% maximum with deductions)	14,057 SF (16.9%)	-2,752 SF (3.3 %)	11,305 SF (13.6%)
Flatwork Lot Coverage (15% maximum)	9,679 SF (11.6%)	0 SF (0%)	9,679 SF (11.6%)
Total Lot Coverage (Structures and Flatwork) (35% maximum with deductions)	20,984 SF (25.3%)	0 SF (0%)	20,984 SF (25.3%)
Total Disturbed Area (40% maximum)	39,627 SF (47.8%)	1,824 SF (2.2%)	41,451 SF (50.0%)

Building Pad 1 (41,911 SF) (30% Maximum Guideline)	14,057 SF PAD AREA (33%)	-2,752 SF PAD AREA (6.5%)	11,305 SF PAD AREA (26.5%)
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RESOLUTION NO. 2024-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF ZONING CASE NO. 24-016 FOR A SITE PLAN REVIEW TO CONSTRUCT A NEW STABLE, NON-EXEMPT GRADING, RETAINING WALLS TO EXCEED 3 FEET (MAXIMUM 5 FEET HEIGHT), AND RELATED IMPROVEMENTS; CONDITIONAL USE PERMIT TO CONVERT AN EXISTING RECREATIONAL SPORTS COURT INTO AN EQUESTRIAN RIDING ARENA, AND FOR STABLE GREATER THAN 200 SQUARE FEET; AND VARIANCES FOR CONSTRUCTION OF A STABLE IN THE FRONT YARD, CORRAL IN THE FRONT AND SIDE YARD SETBACKS, IMPORT OF DIRT, AND TO EXCEED THE MAXIMUM 40% DISTURBED AREA FOR A PROPERTY LOCATED AT 1 MORGAN LANE AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 170-1-MS) (HU)

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

Section 1. On February 14, 2024, an application was duly filed by David Mclewee, Campbell Architects Inc. ("Applicant"), on behalf of the property owner, Ginger Hu, with respect to real property located at 1 Morgan Lane, Rolling Hills (LOT 170-1-MS) requesting: a Site Plan Review to construct new 4,098 square feet two story stable, non-exempt grading, and retaining walls to exceed 3 feet height (maximum 5 feet height); Conditional Use Permits for a stable with loft greater than 200 square feet, corral greater than 550 square feet, and to convert an existing recreational sport court into an equestrian riding area; and variances for the construction of stable in the front yard, corral in front and side yard, import of dirt, and to exceed the maximum 40% disturbed area. The project also includes two new run-in sheds: one located by the existing pool equipment in the rear of the property and a second in the front of the property next to a storage shed and two existing run-in sheds within a corral. In total, there will be four run-in sheds.

Section 2. The property is zoned RAS-2 with a gross lot area of 114,260 square feet (2.62 acres) and a net lot area of 82,741 square feet (1.89 acres), The lot has one 41,911-square-foot building pad developed with a 4,277-square-foot main residence built in 1987, 525-square-foot attached garage, 808-square-foot swimming pool, 130-square-foot pool equipment area, 240-square-foot run in sheds, 7,030-square-foot recreational sport court, 860-square-foot detached trellises, 62-square-foot water feature, and 125-square-foot service yard. There is an existing 8,800-square-foot corral located in the front yard, front setback, and side setback at the south portion of the property. The corral was approved by staff in March 2023 to provide shelter and outdoor space for the horses on a temporary basis while the applicant obtains discretionary approvals for the Project. The Applicant wishes to keep the front corral permanently. The existing main driveway is 3,539 square feet. The lot is 570 feet in width and 340 feet in length, with a 30-foot-wide front road easement, 25-foot-wide storm drain easement at the south, 25-foot-wide bridle trail to the south, flood hazard area to the east (rear of property), and 10-foot-wide road easement and bridle trail to the north. The lot is an irregularly shaped parcel that is shallow at the southern portion along Morgan Lane and deeper in the northern portion. The existing topography slopes downward from Morgan Lane toward the rear of the lot.

Section 3. The Planning Commission conducted duly noticed public hearings to consider the application at a field trip meeting and regular meeting on June 18, 2024. Neighbors within a 1,000-foot radius were notified of the public hearings and a notice was published in the Daily Breeze on June 8, 2024. The Applicant was notified of the public hearings in writing by first class mail and was in attendance at the hearings.

Section 4. The Project is exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures), which exempts the construction and location of a limited number of new, small facilities or structures, including accessory structures, including but not limited to garages, carports, patios, swimming pools and fences. Here, the proposed Project includes the construction of a new stable, non-exempt grading, retaining walls to exceed 3 feet height (maximum 5 feet height), corral, equestrian riding area; and other equestrian 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. Much of the site has already been graded and developed.

Section 5. Site Plan Review. Site Plan Review is required for construction of any new building or structure pursuant to Rolling Hills Municipal Code (RHMC) Section 17.46.020(A). The Project a Site Plan Review to construct new 4,098-square-foot two-story stable, non-exempt grading, and retaining walls to exceed 3-foot height (maximum 5-foot height). 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 is compatible with the General Plan and Zoning ordinance. The proposed structures comply with the General Plan's land use policy to support retention of the City's rural and equestrian character. The two-story stable, riding ring, corral, and other equestrian amenities will comply with the development standards in the Rolling Hills Municipal Code. The project is consistent with the Land Use Element Policy 1.1 as it will not change the lot size and is consistent with Land Use Element Goal 2 which aims to accommodate development that is compatible with and complements existing land uses. Here the project is compatible with existing properties in the same zone having equestrian uses.

The Project complies with all of the development standards in the Rolling Hills Municipal Code. Although the proposed 50% disturbed area will exceed the maximum permitted 40% by 10%, the proposed grading for the equestrian use will promote the rural, equestrian aesthetic of Rolling Hills. The total grading for the front of the two-story stable, 10-foot-wide stable access apron and driveway, two run-in sheds located at the southeast corner of the parcel, and retaining walls is 460 cubic yards that will be balanced on site with exception to 36 cubic yards of import, which is part of the variance request. The southeastern corner of the stable includes a stairway that descends from the upper level to the lower level of the stable. The maximum 5-foot-high

walls located along the driveway and stairs comply with and are consistent with the goals and policies of the General Plan and all requirements of the Zoning Ordinance.

B. The project substantially preserves the natural and undeveloped state of the lot by minimizing building coverage. Lot coverage requirements are regarded as maximums, and the actual amount of lot coverage permitted depends upon the existing buildable area of the lot.

The topography and the configuration of the lot have been considered, and the project will not adversely affect or be materially detrimental to adjacent uses, buildings, or structures; the project is utilizing the north area of the lot to develop the stable and corral with minimal grading. The project will be on an existing building pad which enables project elements to be the least intrusive to surrounding properties. Further, the project will be a sufficient distance from nearby residences so views and privacy of surrounding neighbors will not be impacted. The lot has an existing building pad with 33% coverage. The lot has an existing disturbed area of 47.8%, and the proposed disturbed area is 2.2% for a total disturbed area of 50%, with the remaining area either landscaped or left 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 other stables, equestrian riding rings, and corrals in the vicinity of said lot. The development plan takes into consideration the visibility of the project from Morgan Lane. Portions of the lot will be left undeveloped and covered with vegetation.

D. The project preserves and integrates into the site design, to the greatest extent possible, existing topographic features of the site, including surrounding native vegetation, mature trees, drainage courses and land forms (such as hillsides and knolls).

There will be no significant changes to the overall drainage features on the lot. The proposed project is located on an existing building pad. There will be minimal impact to site design, vegetation, and mature trees. Drainage will not change and will follow the natural drainage courses of the lot.

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 will be balanced on site, and dirt will be imported. The project has been designed to follow natural contours of the site and minimize grading. The proposed grading is 194 cubic yards of cut, 266 cubic yards of fill, for a total of 460 cubic yards of grading. A variance is requested for import of 36 cubic yards.

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

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

G. The project preserves surrounding native vegetation and mature trees and supplements these elements with drought-tolerant landscaping which is compatible with and enhances the rural character of the community, and landscaping provides a buffer or transition area between private and public areas.

Surrounding native vegetation and mature trees will not be affected or will be replaced. The vegetation located in the front area will be removed for the construction the new decomposed granite 10-foot-wide stable access road. The development will be considerate of the environment and will enhance the rural character of the community. As such, the rural character of the community is maintained and privacy is maintained with neighbors.

H. The project is sensitive and not detrimental to the convenience and safety of circulation for pedestrians and vehicles.

There is a new 10-foot-wide driveway accessible from Morgan Lane to gain access to the proposed stable. It will be located in the northeastern corner of the property and made of decomposed granite (DG). The new driveway apron was approved by the Traffic Commission on May 30, 2024. The new driveway will lead to the upper level of the proposed stable used for hay storage and a tack room. The lower level of the stable and arena are accessible from the bridle trail located in the northern portion of the property. The Rolling Hills Community Association (RHCA) has granted the owner use of the bridle trail along the northern property line for stable access and emergency access.

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 construction of a new stable, non-exempt grading, retaining walls to exceed 3 feet height (maximum 5 feet height), corral, equestrian riding area; and other equestrian 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. Much of the site has already been graded and developed.

Section 6. Conditional Use Permits. Section 17.16.040(A)(5) of the Rolling Hills Municipal Code (RHMC) permits approvals of an equestrian riding arena, construction of a new stable that exceeds 200 square feet, and corral that exceeds 550 square feet are subject to the

conditions in Section 17.16.210(A). With respect to the Conditional Use Permits, the Planning Commission finds as follows:

A. That the proposed conditional use is consistent with the General Plan.

The granting of Conditional Use Permits for the Project is consistent with the purposes and objectives of the Zoning Ordinance and General Plan because the use is consistent with similar uses in the community, and meets all the applicable code development standards for such use. The property is adequately sized to accommodate such use. The two-story stable is a total of 4,038 square feet. The proposed use is appropriately located in that it will be sufficiently separated from nearby structures used for habitation or containing sleeping quarters. Development would be constructed in furtherance of the General Plan goal of promoting and encouraging equestrian uses. The new riding ring arena is proposed to be located on the property so that it will not be in close proximity to the existing residence or other residences in the area. All other proposed appurtenant structures are common amenities in Rolling Hills.

B. The nature, condition and development of adjacent uses, buildings and structures have been considered, and that the use will not adversely affect or be materially detrimental to these adjacent uses, building or structures.

The nature, condition, and development of adjacent structures have been considered, and the project will not adversely affect or be materially detrimental to these adjacent uses, buildings, or structures because the proposed uses are of sufficient distance from nearby residences so as to not impact the view or privacy of surrounding properties. Development will be constructed on portions of the Property that are already graded and developed. Development will be screened and will not impact the view or privacy of surrounding neighbors. There is a path designated for pedestrian and equestrian use that runs from the first floor of the stable and proposed riding ring arena to the residence. There is a 10-foot-wide driveway apron accessible from Morgan Lane to gain access to the proposed stable.

C. That the site for the proposed conditional use is of adequate size and shape to accommodate the use and buildings proposed.

The project is harmonious in scale and mass with the site, the natural terrain, and surrounding residences because the proposed uses comply with the low-profile residential development pattern of the community and areas will remain open and unobstructed. The lot is sufficient to accommodate the proposed development.

D. That the proposed conditional use complies with all applicable development standards of the zone district.

The proposed conditional uses comply with all applicable development standards of the zone district, including the specified conditions for a stable, corral, and riding ring arena identified in Section 17.16.210(A) of the Zoning Ordinance.

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

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

F. That the proposed conditional use observes the spirit and intent of this title.

The proposed development meets the spirit and intent of this title in that it is a residential amenity enjoyed by other properties in the City. The use is consistent with the residential character of the City.

Section 6. Variance Findings. Section 17.38.050 sets forth the required findings for granting Variances for construction of stable in the front yard, corral in front and side yard, import of dirt, and to exceed the maximum 40% disturbed area. With respect to this 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 exceptional or extraordinary circumstances or conditions applicable to the property that do not apply generally to other properties in the same vicinity and zone is given the size and steepness of the site, it is difficult for the applicant to comply with the maximum 40% disturbance because the entire east portion of the property slopes down from Morgan Lane. The existing corral located at the south portion of the property encroaches into the front yard and side setbacks. However, these areas are already developed and disturbed, and ideal for equestrian uses. The import of dirt is required to fill northeast corner of the new decomposed granite path and northeast section of the stable, stairs, and walls.

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 and the Project is necessary for the preservation of the Applicant's property right. The placement of the stable is best location to accommodate the equestrian uses because there is an existing 7,030-square-foot recreational sports court that will be converted into a 5,597-square-foot riding arena, and the building pad area is already developed. Stables larger than 200 square feet are an amenity enjoyed by many property owners in the City. The applicant is requesting an approval for the existing corral in the front yard, front setback, and side setback. The variance requests are necessary for preservation and enjoyment of property rights consistent with other properties in the same vicinity and zone. There are other properties in the community that have equestrian uses in the front yard.

Construction of the stable will result in a minor increase in lot coverage and having a stable, riding ring, and corral on-site is a property right enjoyed by other properties in the vicinity.

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 variances for the Project will not be materially detrimental to public welfare or injurious to properties or improvements in the vicinity in that the proposed development will comply with the required building code, will not have adverse visual impact to adjacent properties and is in keeping with the desired equestrian and rural aesthetic of Rolling Hills.

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

The granting of the variance will allow for a development that is harmonious in scale and mass with the site, the proposed project is visually harmonious with adjacent properties and in scale with adjacent residential development. The lot is sufficient to accommodate the proposed use.

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

The variance does not grant special privilege to the applicant in that the proposed addition is similar in character and scale with existing residential development and the applicant will have the opportunity to enjoy the same amenities enjoyed by other residents in the community. In the past the City has granted approval for large stables and corrals in the front yard, front setbacks, and side setbacks.

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. The proposed project would not constitute a hazardous waste facility.

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

Approvals granting the variance to allow encroachments into the front and rear yard setbacks will be consistent with the General Plan of the City of Rolling Hills, which encourages residential and equestrian uses.

Section 7. Based upon the foregoing findings, and the evidence in the record, the Planning Commission hereby approves Zoning Case No. 24-016 subject to the following conditions:

A. Approval for the Site Plan Review, Conditional Use Permit, and Variances shall expire within two years from the effective date of approval as defined in RHMC Section 17.38.070 of the Zoning Ordinance unless otherwise extended pursuant to the requirements of this section.

B. If any condition of this resolution is violated, the entitlement granted by this resolution shall be suspended and the privileges granted hereunder shall lapse and upon receipt of written notice from the City, all construction work being performed on the subject property shall immediately cease, other than work determined by the City Manager or his/her designee required to cure the violation. The suspension and stop work order will be lifted once the Applicant cures the violation to the satisfaction of the City Manager or his/her designee. In the event that the Applicant disputes the City Manager or his/her designee's determination that a violation exists or disputes how the violation must be cured, the Applicant may request a hearing before the City Council. The hearing shall be scheduled at the next regular meeting of the City Council for which the agenda has not yet been posted; the Applicant shall be provided written notice of the hearing. The stop work order shall remain in effect during the pendency of the hearing. The City Council shall make a determination as to whether a violation of this Resolution has occurred. If the Council determines that a violation has not occurred or has been cured by the time of the hearing, the Council will lift the suspension and the stop work order. If the Council determines that a violation has occurred and has not yet been cured, the Council shall provide the Applicant with a deadline to cure the violation; no construction work shall be performed on the property until and unless the violation is cured by the deadline, other than work designated by the Council to accomplish the cure. If the violation is not cured by the deadline, the Council may either extend the deadline at the Applicant's request or schedule a hearing for the revocation of the entitlements granted by this Resolution pursuant to Chapter 17.58 of the Rolling Hills Municipal Code (RHMC).

C. All requirements of the Building and Construction Ordinance, the Zoning ordinance, 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 18, 2024, except as otherwise provided in these conditions. The working drawings submitted to the Department of Building and Safety for plan check review shall conform to the approved development plan. All conditions of the Site Plan Review, Conditional Use Permit, and Variance approvals shall be incorporated into the building permit working drawings, and where applicable complied with prior to issuance of a grading or building permit from the building department.

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

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

Manager or his or her designee. Major modifications are subject to approval by the Planning Commissioner after a public hearing. Applicant shall not implement modifications or changes to the approved project without the appropriate approval from the City Manager or designee or the Planning Commission, as required.

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

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

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

G. Structural lot coverage of the lot shall not exceed 11,305 square feet or 13.6% of the net lot area (20% maximum). The flatwork coverage is 9,679 square feet or 11.6%. The total lot coverage proposed, including structures and flatwork, shall not exceed 20,984 square feet or 25.3% (35% maximum).

H. The lot is already developed and the total disturbed not exceed 41,451 square feet or 50% (maximum 40%). The Project proposes an increase of 1,824 square feet (2.2%), for a total of 50% disturbed area, which has been included in the Variance approvals. Grading shall not exceed 194 cubic yards of cut and 266 cubic yards of fill for a total of 460 cubic yards. Import of 36 cubic yards for Project has included in the Variances.

I. The total proposed building pad coverage for the residential pad is 11,305 square feet or 26.5% which is below the 30% maximum guideline.

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

K. Access to the stable and to the corral shall be decomposed granite or 100% pervious roughened material; it shall not be wider than 12 feet.

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, including the detached garage and stable, or as otherwise required by the Fire Department.

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

N. 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.

O. 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.

P. The project shall be landscaped, and continually maintained in substantial conformance with the landscaping plan on file approved by the City's landscape consultant. A detailed landscaping plan shall provide that any trees and shrubs used in the landscaping scheme for this project shall be planted in a way that screens the project development from adjacent streets and neighbors, such that shrubs and trees as they mature do not grow into a hedge or impede any neighbors' views and the plan shall provide that all landscaping be maintained at a height no higher than the roof line of the nearest project structure. In addition, the landscaping plan shall provide for screening of development with vegetation not to exceed 10 feet in height, and that the vegetation used for screening shall be planted in an off-set manner, so as to prevent it, as it grows from forming a solid hedge. The landscaping plan shall utilize to the maximum extent feasible, plants that are native to the area, are water-wise and are consistent with the rural character of the community. Plants listed as high hazardous plants under RHMC Section 8.30.015 are prohibited.

Q. The applicant shall submit a landscaping performance bond or other financial obligation, to be kept on deposit by the City, in the amount of the planting plus irrigation plus 15%. The bond shall be released no sooner than two years after completion of all plantings, subject to a City staff determination that the plantings required for the project are in substantial conformance with approved plans and are in good condition.

A Certificate of Completion shall be submitted by the project designer or contractor prior to final landscape installation inspection.

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

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

T. 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.

U. Perimeter easements, including roadway easements and trails, if any, shall remain free and clear of any improvements to advance equestrian use and emergency preparedness for evacuation within the City. Where 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.

V. Minimum of 65% of any construction materials must be recycled or diverted from landfills. The hauler of the materials shall obtain City's Construction and Demolition permits for waste hauling prior to start of work and provide proper documentation to the City.

W. *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.

X. *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.

Y. *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.

Z. 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.

AA. The property owner and/or his/her contractor/applicant shall be responsible for compliance with the no-smoking provisions in the Municipal Code. The contractor shall not use tools that could produce a spark, including for clearing and grubbing, during red flag warning conditions. Weather conditions can be found at: http://www.wrh.noaa.gov/lox/main.php?suite=safety&page=hazard_definitions#FIRE. It is the sole responsibility of the property owner and/or his/her contractor to monitor the red flag warning conditions.

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

AC. *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.

AD. *During construction*, an Erosion Control Plan containing the elements set forth in Section 7010 of the 2022 County of Los Angeles Uniform Building Code shall be followed to minimize erosion and to protect slopes and channels to control storm water pollution.

AE. 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.

AF. 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.

AG. 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.

AH. The applicants shall execute an Affidavit of Acceptance of all conditions of the Variance approval, or the approval shall not be effective.

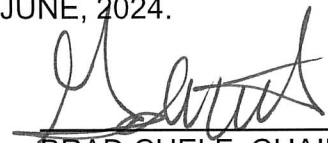
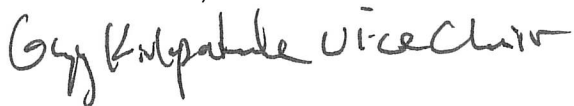
AI. All conditions of this Resolution, when applicable, must be complied with prior to the issuance of a grading or building permit from the Building and Safety Department.

AJ. 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.

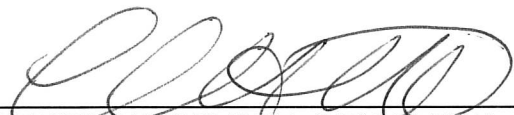
AK. To the extent permitted by law, Permittee shall defend, indemnify and hold harmless the City of Rolling Hills, its City Council, its officers, employees and agents (the “indemnified parties”) from and against any claim, action, or proceeding brought by a third party against the indemnified parties 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.

AL. The city cannot grant permission to use or encroach into the Rolling Hills Community Association easements. The applicant shall contact the Association regarding building regulations and easement policy.

PASSED, APPROVED AND ADOPTED THIS 18th DAY OF JUNE, 2024.


BRAD CHELF, CHAIRPERSON
 Vice Chair

ATTEST:


CHRISTIAN HORVATH, CITY CLERK

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

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

I certify that the foregoing Resolution No. 2024-09 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF ZONING CASE NO. 24-016 FOR A SITE PLAN REVIEW TO CONSTRUCT A NEW STABLE, NON-EXEMPT GRADING, RETAINING WALLS TO EXCEED 3 FEET (MAXIMUM 5 FEET HEIGHT), AND RELATED IMPROVEMENTS; CONDITIONAL USE PERMIT TO CONVERT AN EXISTING RECREATIONAL SPORTS COURT INTO AN EQUESTRIAN RIDING ARENA, AND FOR STABLE GREATER THAN 200 SQUARE FEET; AND VARIANCES FOR CONSTRUCTION OF A STABLE IN THE FRONT YARD, CORRAL IN THE FRONT AND SIDE YARD SETBACKS, IMPORT OF DIRT, AND TO EXCEED THE MAXIMUM 40% DISTURBED AREA FOR A PROPERTY LOCATED AT 1 MORGAN LANE AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 170-1-MS) (HU)

was approved and adopted at a regular meeting of the Planning Commission on June 18, 2024, by the following roll call vote:

AYES: Vice Chair Kirkpatrick, Cooley, Douglass

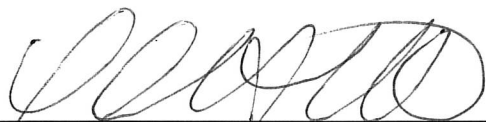
NOES:

ABSENT: Chair Chelf, Cardenas

ABSTAIN:

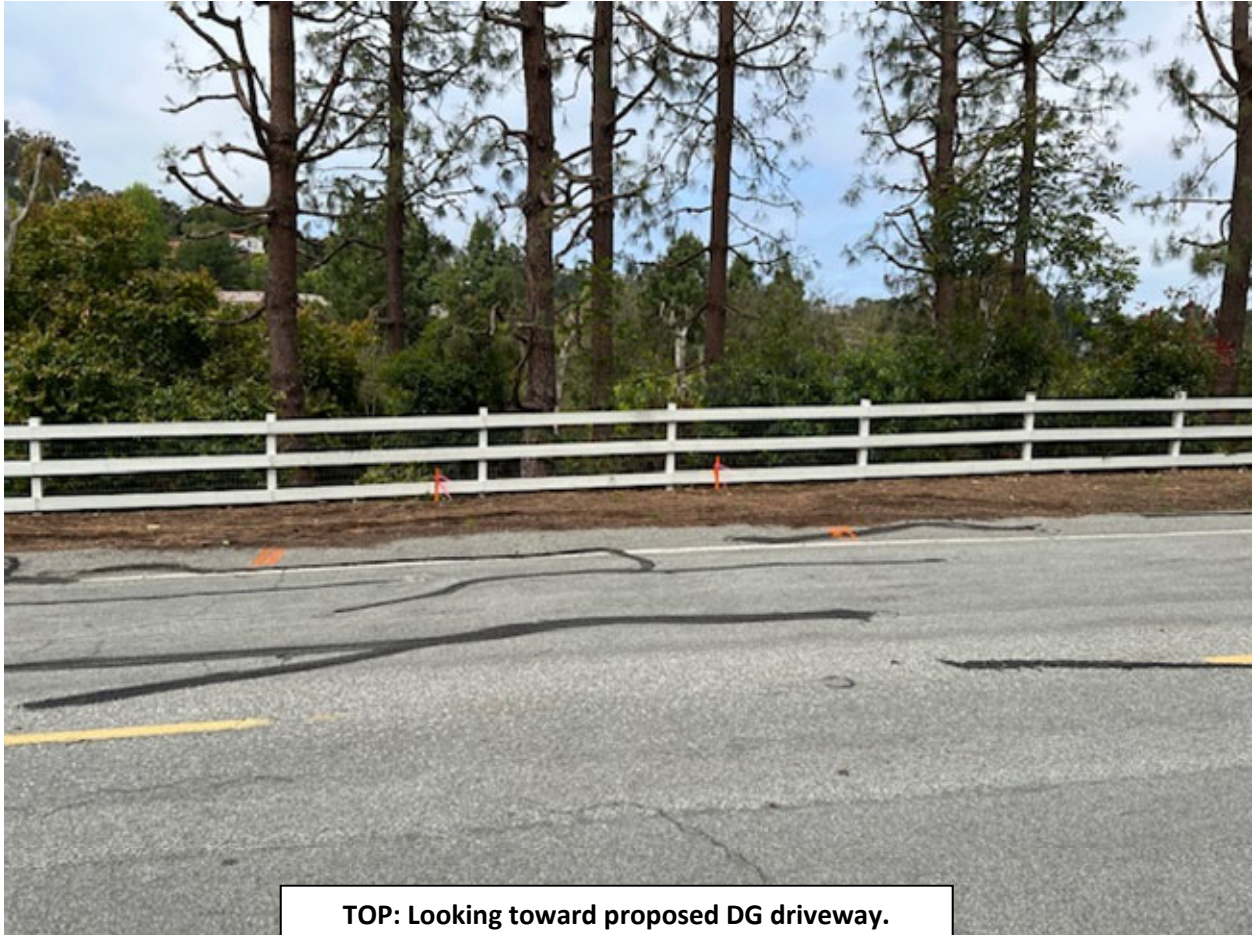
and in compliance with the laws of California was posted at the following:

Administrative Offices.



CHRISTIAN HORVATH, CITY CLERK

1 MORGAN LANE – DG DRIVEWAY TO STABLE



TOP: Looking toward proposed DG driveway.



BOTTOM: Looking southbound on Morgan Lane.

1 MORGAN LANE – DG DRIVEWAY TO STABLE



TOP: Looking southbound on Morgan Lane.



BOTTOM: Ribbon showing proposed driveway.

1 MORGAN LANE – DG DRIVEWAY TO STABLE

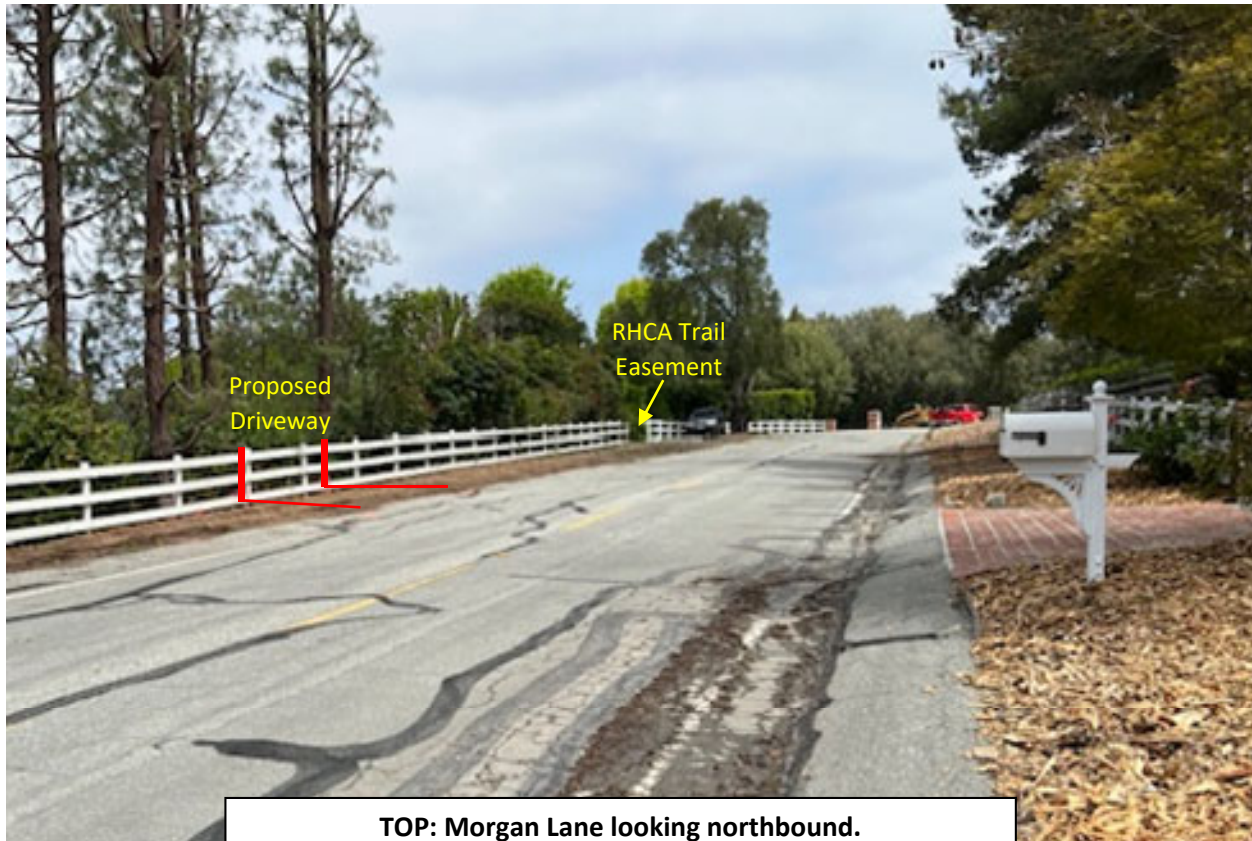


TOP: Ribbon showing proposed driveway.



BOTTOM: From proposed driveway looking across street.

1 MORGAN LANE – DG DRIVEWAY TO STABLE



TOP: Morgan Lane looking northbound.

BOTTOM: RHCA trail easement along northern property line.



1 MORGAN LANE – DG DRIVEWAY TO STABLE



TOP: Looking northbound at RHCA trail easement.



BOTTOM: Looking southbound at RHCA trail easement.

6.10.24

Michael & Susan Gray
2 Morgan Lane
Rolling Hills, California 90274

June 10, 2024

Rolling Hills Planning Commission
Rolling Hills City Hall
2 Portuguese Bend Road
Rolling Hills, California 90274

Re: Zoning Case No. 24-016, 1 Morgan Lane, Hu Family

Dear Rolling Hills Planning Commission Members:

In regard to Zoning Case 24-016, regretfully, my wife and I cannot attend the site review scheduled for June 18th or the public hearing scheduled on the same day as we will be on vacation.

Please accept our comments concerning the driveway intended to service the proposed new barn facilities. The marked area is directly across from our driveway and we are concerned that the large trucks supplying the hay and feed for the new barn will create a dangerous condition. The steep elevation change of the proposed driveway will make ascending traffic very difficult to see, particularly at dusk or nightfall.

Why create this potential problem when a possible solution is at hand?

Use of the easement road immediately north and adjacent to 1 Morgan Lane could be used for both the re-supply of the two story barn and the servicing and movement of the horses. The easement is not opposite any neighborhood driveway and has ample width for these operations. Also, the contour plot of 1 Morgan Lane favors the access to the second story of the barn from the easement road. The grade is considerably less severe for heavy trucks than the proposed location and loss of control should not be an issue. Additionally, the cost savings and the site disturbed area reduction should be considerable.

Thank you for your thoughtful consideration.

Sincerely,

Michael Gray

Michael Gray

Memorandum

TO: John Signo, AICP Director of Planning and Community Services

FROM: Vanessa Munoz PE, TE, City Traffic Engineer

DATE: March 24, 2024

SUBJECT: 1 Morgan Lane Driveway

This memorandum is in response to the request by the city to review and provide input on the proposed driveway improvements submitted by the residents of 1 Morgan Lane. The project will convert an existing sports court to an arena and rear pasture with one new stable. The resident is proposing a 10-foot-wide decomposed granite driveway to access the second story of the proposed stables used for hay storage and tack room.

I performed a visual review of the existing conditions utilizing photos of the proposed driveway and will perform a field review of the proposed driveway location prior to the traffic commission to verify the proposed conditions. Based on visual observations and engineering judgement, the proposed driveway location and width is acceptable.

HU RESIDENCE BARN
ADDITION
1 MORGAN LANE
ROLLING HILLS, CA 90274

UNIT: 1 (SINGLE FAMILY RESIDENCE)
TYPE OF CONSTRUCTION : V-B
OCCUPANCY GROUP: R-3
YEAR BUILT: 1981
PROPOSED NUMBER OF STORIES: 2
EXISTING NUMBER OF BEDROOMS/BATHS: 5/5
EXISTING BUILDING AREA : 4211 SQ. FT.
BUILDING AREA PROPOSED: 4098 SQ. FT.
FIRE SPROCKERS: NOT REQUIRED
FLOOD ZONE: X

Lot Information
Zoning: RA5-2
Existing Residence: 4211 SF
Proposed Two Story Barn Lower Floor....: 2311 SF
Proposed Two Story Barn Upper Floor....: 1721 SF
Total Proposed Two Story Barn.....: 4098 SF
Proposed Two Run-in's.....: 240 SF
Total Existing and Proposed: 8615 SF
Gross Lot Area: 114260 SF

2022 (CBC) - CALIFORNIA RESIDENTIAL CODE
2022 (CMC) - CALIFORNIA MECHANICAL CODE
2022 (CPC) - CALIFORNIA PLUMBING CODE
2022 (CEC) - CALIFORNIA ELECTRICAL CODE
2022 (CENC) - CALIFORNIA ENERGY CODE
2022 (CGBSC) - CALIFORNIA GREEN BUILDING
STANDARDS CODE

- A-1 EXISTING/PROPOSED SITE PLAN, VICINITY MAP
A-2 TOPOGRAPHIC SURVEY PART 1
A-3 TOPOGRAPHIC SURVEY PART 2
C-0 GRADING PLAN
C-1 GRADING PLAN DETAILS
A-4 EXISTING/DEMO AND PHOTO PLAN
A-5 PROPOSED LOWER LEVEL BARN FLOOR PLAN
A-6 PROPOSED UPPER LEVEL BARN FLOOR PLAN
A-7 PROPOSED ELEVATIONS 4 SECTION
A-8 PROPOSED ROOF PLAN
A-9 PHOTOS
A-10 PHOTOS
A-11 PHOTOS
A-12 PHOTOS

BUILDING DESCRIPTION(S):

BUILDING TABULATIONS:

CODE OF COMPLIANCE:

SHEET INDEX :

GINGER HU
1 MORGAN LANE
ROLLING HILLS, CA 90274

OWNER:

LOT AREA (CALCULATED): 114260 +/- (sq.ft.)
ASSESSOR PARCEL No: 7510-025-025
TRACT : TRACT # 33811
LOT : LOT 170-1-M9
USE ZONE : RA5-2

LEGAL DESCRIPTION:

AREA OF BARN ADDITION
PROPERTY LINE
EASEMENT LINE

LEGEND:

DEMOLITION:
REMOVE (E) TENNIS COURT AND CONVERT TO NEW
ARENA. GRADING REQUIRED FOR NEW BARN AND
DRIVEWAY.
PROPOSED:
ADDITION OF 4098 SF TWO STORY BARN. CONVERT
TENNIS COURT TO NEW ARENA. NEW REAR PASTURE WITH
ONE RUN-IN. NEW DG (DECOMPOSED GRANITE)
PATHWAY TO ACCESS NEW BARN. BRIDLE PATH TO BE
USED IN CASE OF EMERGENCY TO ACCESS
BARN/ARENA AREA. ONE NEW RUN-IN LOCATED NEAR
MAIN DRIVEWAY.

SCOPE OF WORK:

1 MORGAN LANE
ROLLING HILLS, CA 90274

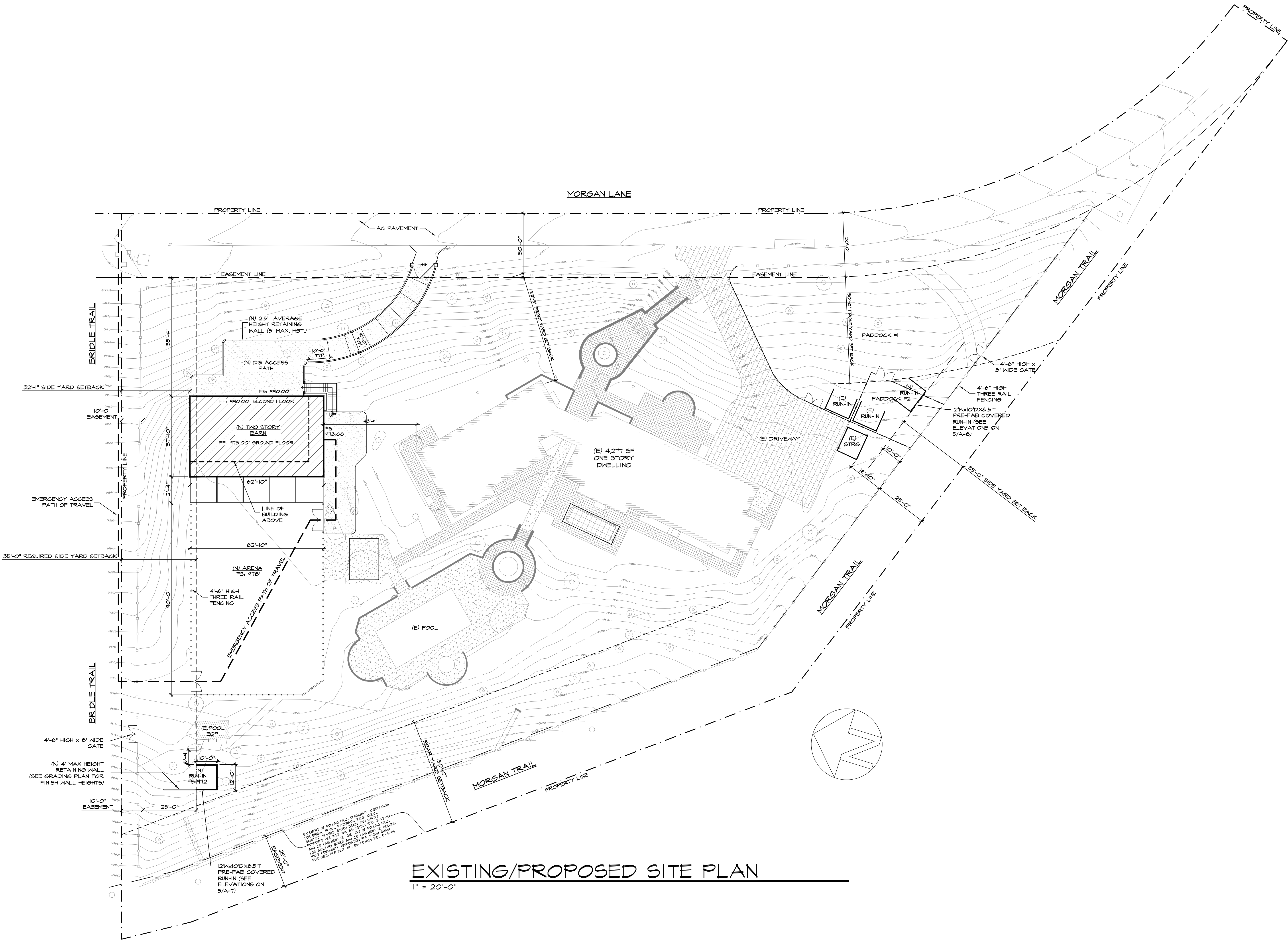
JOB ADDRESS:

Brian Arthur Noteware
2800 28TH ST. #160
Santa Monica, CA 90405
(310) 452-6500
Contact: Brian Noteware
Contact: Michael Sams

ARCHITECT:



VICINITY MAP
NTS



EXISTING/PROPOSED SITE PLAN
1" = 20'-0"

BRIAN NOTEWARE AIA
ARCHITECT INC.

SHEET TITLE: SITE PLAN, VICINITY MAP

JOB NO:

DATE:

DRAWN BY:

HU RESIDENCE
1 MORGAN LANE
ROLLING HILLS, CA 90274

A-1

TOPOGRAPHICAL SURVEY

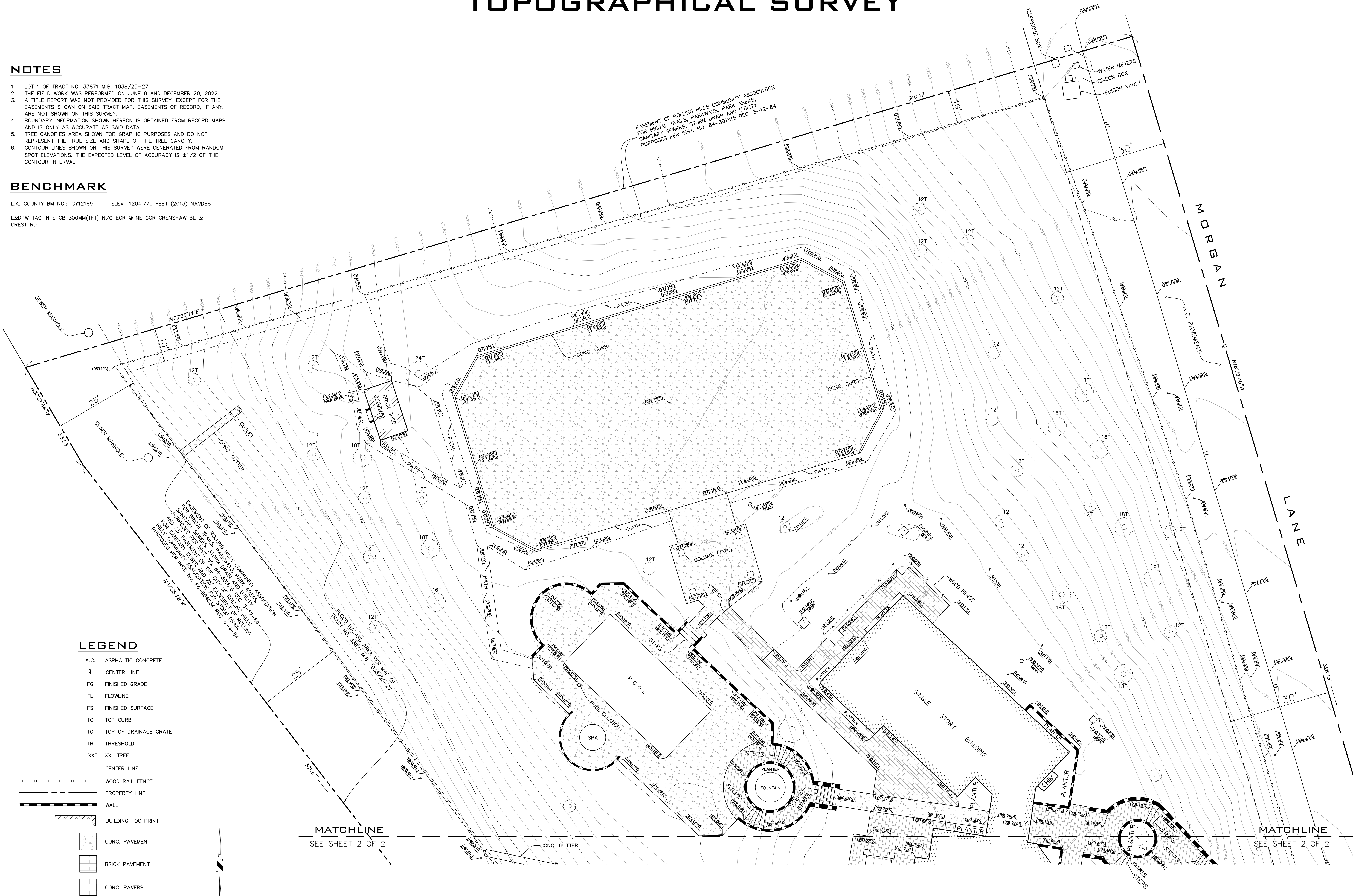
NOTES

1. LOT 1 OF TRACT NO. 33871 M.B. 1038/25-27.
2. THE FIELD WORK WAS PERFORMED ON JUNE 8 AND DECEMBER 20, 2022.
3. A TITLE REPORT WAS NOT PROVIDED FOR THIS SURVEY. EXCEPT FOR THE EASEMENTS SHOWN ON SAID TRACT MAP, EASEMENTS OF RECORD, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
4. BOUNDARY INFORMATION SHOWN HEREON IS OBTAINED FROM RECORD MAPS AND IS ONLY AS ACCURATE AS SAID DATA.
5. TREE CANOPIES AREA SHOWN FOR GRAPHIC PURPOSES AND DO NOT REPRESENT THE TRUE SIZE AND SHAPE OF THE TREE CANOPY.
6. CONTOUR LINES SHOWN ON THIS SURVEY WERE GENERATED FROM RANDOM SPOT ELEVATIONS. THE EXPECTED LEVEL OF ACCURACY IS $\pm 1/2$ OF THE CONTOUR INTERVAL.

BENCHMARK

L.A. COUNTY BM NO.: GY12189 ELEV: 1204.770 FEET (2013) NAVD88

L&DPW TAG IN E CB 300MM(1FT) N/O ECR @ NE COR CRENSHAW BL & CREST RD



A-2

DATE	REVISIONS

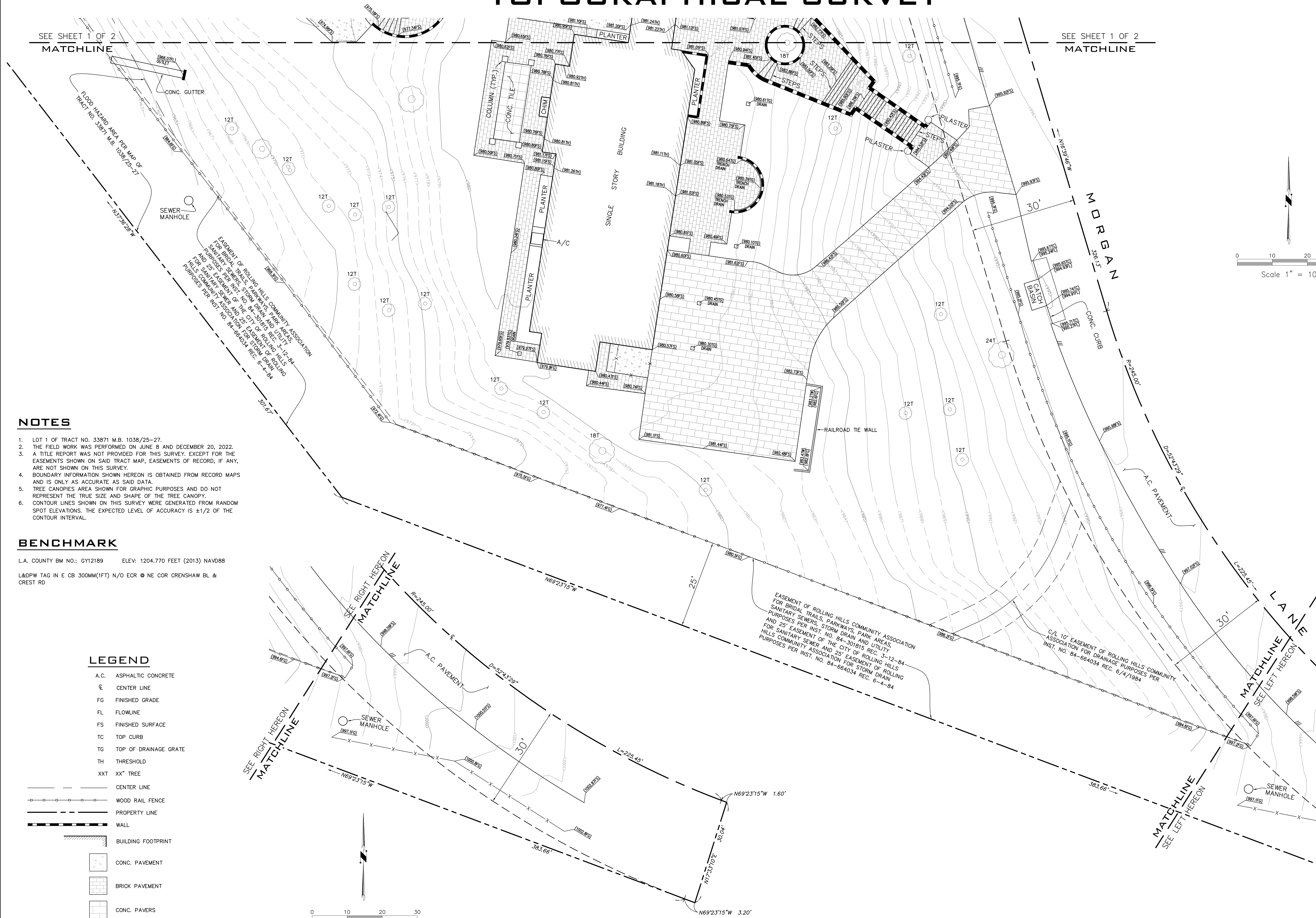
PREPARED BY:
TIMOTHY KOH
CALIFORNIA LICENSED LAND SURVEYOR * LICENSE NO. L.S. 8669
983 MAPLE STREET * BELLEVILLE, CA 90704
PHONE: (562)455-5774 * EMAIL: TWKOH@AOL.COM

PREPARED FOR:
PALOS VERDES ENGINEERING
550 DEEP VALLEY DRIVE, SUITE 273
ROLLING HILLS ESTATES, CA 90274

PROJECT
TOPO SURVEY
1 MORGAN LANE
ROLLING HILLS, CA 90274

JOB NO. 445
SCALE: 1"=10'
DATE: 02-06-23
SHEET 1 OF 2

TOPOGRAPHICAL SURVEY



NOTES

1. LOT 1 OF TRACT NO. 33871 M.B. 1038/25-27.
2. THE FIELD WORK WAS PERFORMED ON JUNE 8 AND DECEMBER 20, 2022.
3. A TITLE REPORT WAS NOT PROVIDED FOR THIS SURVEY, EXCEPT FOR THE EASEMENTS SHOWN ON SAID TRACT MAP, EASEMENTS OF RECORD, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
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BENCHMARK

L.A. COUNTY BM NO.: GY12189 ELEV.: 1204.770 FEET (2013) NAVD88

L&DPW TAG IN E CB 300MM(1FT) N/O ECR @ NE COR CRENSHAW BL & CREST RD

LEGEND

- A.C. ASPHALTIC CONCRETE
- CL CENTER LINE
- FG FINISHED GRADE
- FL FLOWLINE
- FS FINISHED SURFACE
- TC TOP CURB
- TG TOP OF DRAINAGE GRATE
- TH THRESHOLD
- XXT XX" TREE
- CENTER LINE
- WOOD RAIL FENCE
- PROPERTY LINE
- WALL
- BUILDING FOOTPRINT
- CONC. PAVEMENT
- BRICK PAVEMENT
- CONC. PAVERS

DATE	REVISIONS

PREPARED BY:
TIMOTHY KOH
CALIFORNIA LICENSED LAND SURVEYOR * LICENSE NO. L.S. 8669
9853 MAPLE STREET * BELFLOWER, CA 90704
PHONE: (562)455-5774 * EMAIL: TWKOH@AOL.COM

PREPARED FOR:
PALOS VERDES ENGINEERING
550 DEEP VALLEY DRIVE, SUITE 273
ROLLING HILLS ESTATES, CA 90274

PROJECT
TOPO SURVEY
1 MORGAN LANE
ROLLING HILLS, CA 90274

JOB NO. 445
SCALE: 1"=10'
DATE: 02-06-23
SHEET 2 OF 2

GENERAL NOTES:
1. All grading and construction shall conform to the 2014 County of Los Angeles Building Codes and the State Model Water Efficiency Landscape Ordinance unless specifically noted on these plans.
2. Any modifications of or changes to approved grading plans must be approved by the Building Official.
3. No grading shall be started without first notifying the Building Official. A Pre-grading meeting at the site is required before the start of the grading with the following people present: Owner, grading contractor, design civil engineer, soils engineer, geologist, County grading inspector(s) or their representatives, and when required the archeologist or other regulatory agencies. Permittee or his agent are responsible for arranging Pre-grade meeting and must notify the Building Official at least two business days prior to proposed pre-grade meeting.
4. Approval of these plans reflect solely the review of plans in accordance with the County of Los Angeles Building Codes and does not reflect any position by the County of Los Angeles or the Department of Public Works regarding the status of any title issues relating to the land on which the improvements may be constructed. Any disputes relating to title are solely a private matter not involving the County of Los Angeles or the Department of Public Works.
5. All grading and construction activities shall comply with County of Los Angeles Code, Title 12, Section 12.12.030 that controls and restricts noise from the use of construction and grading equipment from the hours of 8:00 PM to 6:30 AM, and on Sundays and Holidays. (More restrictive construction activity times may govern, as required by the Department of Regional Planning and should be shown on the grading plans when applicable.)
6. California Public Resources Code (Section 5041.46) and Health and Safety Code (Section 7050.5) address the discovery and disposition of human remains. In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, the law requires that grading immediately stops and no further excavation or disturbance of the site or any nearby area where human remains may be located, occur until the following has been measures have been taken:
a. The County Coroner has been informed and has determined that no investigation of the cause of death is required, and
b. If the remains are of Native American origin, the descendants from the deceased Native Americans have made a recommendation for the means of treating or disposing, with appropriate dignity, of the human remains and any associated grave goods.
7. The location and protection of all utilities is the responsibility of the Permittee.
8. All export of material from the site must go to a permitted site approved by the Building Official or a legal dumpsite. Receipts for acceptance of excess material by a dumpsite are required and must be provided to the Building Official upon request.
9. A copy of the grading permit and approved grading plans must be in the possession of a responsible person and available at the site at all times.
10. Site boundaries, easements, drainage devices, restricted use areas shall be located per construction staking by Field Engineer or licensed surveyor. Prior to grading, as requested by the Building Official, all property lines, easements, and restricted use areas shall be staked.
11. No grading or construction shall occur within the protected zone of any oak tree as required per Title Chapter 22.56 of the County of Los Angeles Zoning Code. The protected zone shall mean that area within the drip line of an oak tree extending there from a point at least five feet outside the drip line, or 15 feet from the trunk(s) of a tree, whichever is greater.
12. The standard retaining wall details shown on the grading plans are for reference only. Standard retaining walls are not checked, permitted, or inspected per the Grading Permit. A separate retaining wall permit is required for all standard retaining walls.
Note: This note only applies to standard retaining walls. Geogrid fabric and segmental retaining walls do not require a separate retaining wall permit. Details and construction notes for all Geogrid walls must be on the grading plan.
13. A preventive program to protect the slopes from potential damage from burrowing rodents is required per Section J101.8 of the County of Los Angeles Building Code. Owner is to inspect slopes periodically for evidence of burrowing rodents and a first evidence of their existence shall employ an exterminator for their removal.
14. Where a grading permit is issued and the Building Official determines that the grading will not be completed prior to November 1, the owner of the site on which the grading is being performed shall, on or before October 1, file or cause to be filed with the Building Official an ESCP per Section J102.5 of the County of Los Angeles Building Code.
15. Transfer of Responsibility: If the Field Engineer, the Soils Engineer, or the Engineering Geologist of record is changed during grading, the work shall be stopped until the replacement has agreed in writing to accept their responsibility within the area of technical competence for approval upon completion of the work. It shall be the duty of the permittee to notify the Building Official in writing of such change prior to the recommencement of such grading.

INSPECTION NOTES

16. The permittee or his agent shall notify the Building Official at least one working day in advance of required inspections at following stages (Section J105.7 of the Building Code):
(a) Pre-grade - Before the start of any earth disturbing activity or construction.
(b) Initial - When the site has been cleared of vegetation and unapproved fill has been scarified, benched or otherwise prepared for fill. Fill shall not be placed prior to this inspection. Note: Prior to any construction activities, including grading, all storm water pollution prevention measures including erosion control devices which contain sediments must be installed.
(c) Rough - When approximate final elevations have been established; drainage terraces, swales and berms installed at the top of the slope; and the statements required in this Section have been received.
(d) Final - When grading has been completed; all drainage devices installed; slope planting established, irrigation systems installed and the As-Built plans, required statements, and reports have been submitted and approved.
17. In addition to the inspection required by the Building Official for grading reports and statements shall be submitted to the Building Official in accordance with Section J105 of the County of Los Angeles Building Code.
18. Unless otherwise directed by the Building Official, the Field Engineer for all engineered grading projects shall prepare routine inspection reports as required under Section J105.11 of the County of Los Angeles Building Code. These reports, known as @Report of Grading Activities^, shall be submitted to the Building Official as follows:
1. Bi-weekly during all times when grading of 400 cubic yards or more per week is occurring on the site;
2. Monthly, at all other times; and
3. at any time when requested in writing by the Building Official.
Such "Report of Grading Activities" shall certify to the Building Official that the Field Engineer has inspected the grading site and related activities and has found them in compliance with the approved grading plans and specifications, the building code, all grading permit conditions, and all other applicable ordinances and requirements. This form is available at the following website <http://dpm.lacounty.gov/bsd/dg/default.aspx>. @Report of Grading Activities^ may be scanned and uploaded at the website or faxed to (310) 550-5482. Failure to provide required inspection reports will result in a "Stop Work Order".
19. All graded sites must have drainage swales, berms, and other drainage devices installed prior to rough grading approval per Section J105.7 of the County of Los Angeles Building Code.
20. The grading contractor shall submit the statement to the grading inspector as required by Section J105.12 of the County of Los Angeles Building Code at the completion of rough grading.
21. Final grading must be approved before occupancy of buildings will be allowed per Section J105 of the County of Los Angeles Building Code.

Best Management Practice Notes (BMP Notes) to be added to all Grading Plans
BEST MANAGEMENT PRACTICE NOTES:
1. Every effort should be made to eliminate the discharge of non-stormwater from the project site at all times.
2. Eroded sediments and other pollutants must be retained on-site and may not be transported from the site via sheet flow, swales, area drains, natural drainage courses or wind.
3. Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water.
4. Fuels, oils, solvents, and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.
5. Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on-site until they can be disposed of as solid waste.
6. Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
7. Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.
8. Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.
9. "I certify that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, to the best of my knowledge and belief, the information submitted is true, accurate, and complete. I am aware that submitting false and/ or inaccurate information, failing to update the ESCP to reflect current conditions, or failing to properly and/ or adequately implement the ESCP may result in revocation of grading and/ or other permits or other sanctions provided by law."
Print Name _____
(Owner or authorized agent of the owner)
Signature _____ Date _____
(Owner or authorized agent of the owner)

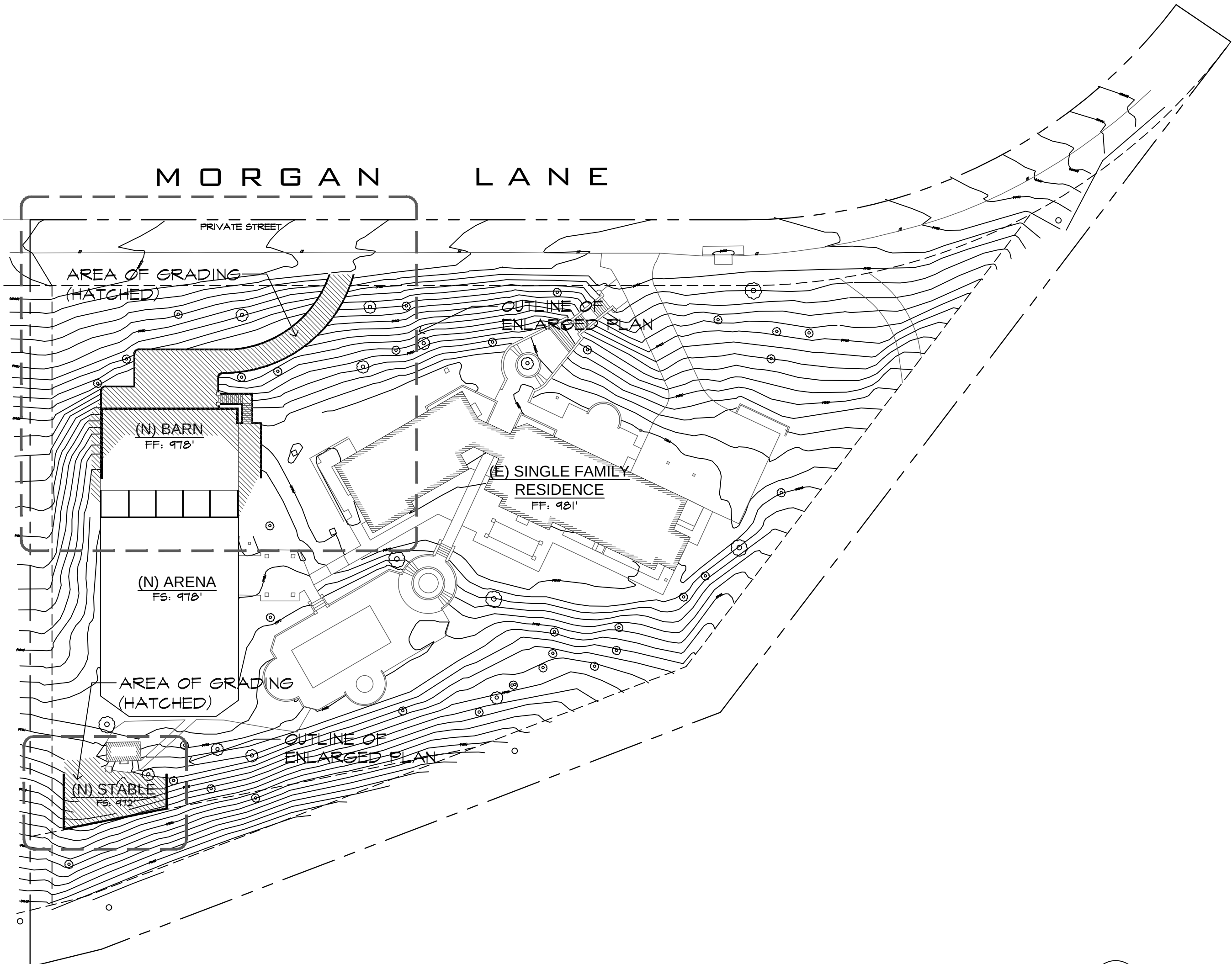
DRAINAGE NOTES:
22. Roof drainage must be diverted from graded slopes.
23. Provisions shall be made for contributory drainage at all times.
24. All construction and grading within a storm drain easement are to be done per Private Drain PD No. _____ or miscellaneous Transfer Drain MTD No. _____.
25. All storm drain work is to be done under continuous inspection by the Field Engineer. Status reports required under note 18 and Section J105.11 of the County of Los Angeles Building Code shall include inspection information and reports on the storm drain installation.
AGENCY NOTES (Add - Applicable Notes)
26. An encroachment permit from (County of Los Angeles Department of Public Works) (CALTRANS) (City of ROLLING HILLS) is required for all work within or affecting road right of way. All work within Road right of way shall conform to (County of Los Angeles Department of Public Works)(CALTRANS) (City of ROLLING HILLS)
27. An encroachment permit (connection permit is required from the County of Los Angeles Flood Control District for all work within the County of Los Angeles Flood Control District Right of Way. All work shall conform to conditions set by the Permit.
28. Permission to operate in Very High Fire Hazard Severity Zone must be obtained from the Fire Prevention Bureau or the local Fire station prior to commencing work.
29. All work within the streambed and areas outlined on grading plans shall conform to:
• Army Corp 404 Permit Number: _____
• California Fish & Wildlife Permit No.: _____
30. All construction/demolition, grading, and storage of bulk materials must comply with the local AQMD rule 403 for Fugitive Dust. Information on rule 403 is available at AQMD's website <http://www.aqamd.com>.
30. Field density shall be determined by a method acceptable to the Building Official. (Section J107.5 of the County of Los Angeles Building Code.) However, not less than 10% of the required density test, uniformly distributed, and shall be obtained by the Sand Cone Method.
34. Sufficient tests of fill fill soils shall be made to determine the relative compaction of the fill in accordance with the following minimum guidelines:
a. One test for each two-foot vertical lift.
b. One test for each 1,000 cubic yards of material placed.
c. One test at the location of the final fill slope for each building site (lot) in each four-foot vertical lift or portion thereof.
d. One test in the vicinity of each building pad for each four-foot vertical lift or portion thereof.
40. Sufficient tests of fill soils shall be made to verify that the soil properties comply with the design requirements, as determined by the Soil Engineer including soil types, shear strengths parameters and corresponding unit weights in accordance with the following guidelines:
a. Prior and subsequent to placement of the fill, shear tests shall be taken on each type of soil or soil mixture to be used for all fill slopes steeper than three (3) horizontal to one vertical.
b. Shear test results for the proposed fill material must meet or exceed the design values used in the geotechnical report to determine slope stability requirements. Otherwise, the slope must be reevaluated using the actual shear test value of the fill material that is in place.
c. Fill soils shall be free of deleterious materials.
d. Fill shall not be placed until stripping of vegetation, removal of unsuitable soils, and installation of subdrain (if any) have been inspected and approved by the Soil Engineer. The Building Official may require a @Standard Test Method for moisture, ash, organic matter, peat or other organic soils^ ASTM D-2974-BT on any suspect material. Detrimental amounts of organic material shall not be permitted in fills. Soil containing small amounts of roots may be allowed provided that the roots are in a quantity and distributed in a manner that will not be detrimental to the future use of the site and the soils engineer approves the use of such material.
42. Rock or similar material greater than 12 inches in diameter shall not be placed in the fill unless recommendations for such placement have been submitted by the Soil Engineer and approved in advance by the Building Official. Location, extent, and elevation of rock disposal areas must be shown on an @As Built^ grading plan.
GENERAL GEOTECHNICAL NOTES
31. All work must be in compliance with the recommendations included in the geotechnical consultant's report(s) and the approved grading plans and specifications.
32. Grading operations must be conducted under periodic inspections by the geotechnical consultants with monthly inspection reports to be submitted to the Geology and Soils Section. (900 S. Fremont, Alhambra CA 91805 -3rd Floor.)
33. The Soil Engineer shall provide sufficient inspections during the preparation of the natural ground and the placement and compaction of the fill to be satisfied that the work is being performed in accordance with the plan and applicable Code requirements.
34. Rough grading must be approved by a final engineering geology and soils engineering report. An As-Built Geologic Map must be included in the final geology report. Provide a final report statement that verifies work was done in accordance with report recommendations and code provisions (Section J105.12 of the County of Los Angeles Building Code). The final report(s) must be submitted to the Geotechnical and Materials Engineering Division for review and approval.
35. Foundation wall and pier excavations must be inspected and approved by the consulting geologist and soil engineer, prior to the placing of steel or concrete.
36. Building pads located in cut/fill transition areas shall be over-excavated a minimum of three (3) feet below the proposed bottom of footing.

FILL NOTES
37. All fill shall be compacted to the following minimum relative compaction criteria:
a. 90 percent of maximum dry density within 40 feet below finish grade.
b. 95 percent of maximum dry density deeper than 40 feet below finish grade, unless a lower relative compaction (not less than 90 percent of maximum dry density) is justified by the geotechnical engineer.
The relative compaction shall be determined by A.S.T.M. soil compaction test D1557-11 where applicable; where not applicable, a test acceptable to the Building Official shall be used. (Section J107.5 of the County of Los Angeles Building Code.)
c. 95 percent of maximum dry density is required for all Fire lanes unless otherwise approved by the Fire Department.
43. Continuous inspection by the Soil Engineer, or a responsible representative, shall be provided during all fill placement and compaction operations where fills have a depth greater than 30 feet or slope surface steeper than 2:1. (Section J107.8 of the County of Los Angeles Building Code.)
44. Continuous inspection by the Soil Engineer, or a responsible representative, shall be provided during all subdrain installation. (Section J107.2 of the County of Los Angeles Building Code.)
45. All subdrain outlets are to be surveyed for line and elevation. Subdrain information must be shown on an @As Built^ grading plan.
46. Fill slopes in excess of 2:1 steepness ratio are to be constructed by the placement of soil at sufficient distance beyond the proposed finish slope to allow compaction equipment to be operated at the outer limits of the final slope surface. The excess fill is to be removed prior to completion of rough grading. Other construction procedures may be used when it is demonstrated to the satisfaction of the Building Official that the angle of slope, construction method and other factors will have equivalent effect. (Section J107.5 of the County of Los Angeles Building Code.)
PLANTING AND IRRIGATION NOTES:
47. Planting and irrigation on graded slopes must comply with the following minimum guidelines:
a. The surface of all cut slopes more than 5 feet in height and fill slopes more than 3 feet in height shall be protected against damage by erosion by planting with grass or groundcover plants. Slopes exceeding 5 feet in vertical height shall also be planted with shrubs, spaced at not to exceed 10 feet on centers; or trees, spaced at not to exceed 20 feet on centers, or a combination of shrubs and trees at equivalent spacing. In addition to the grass or groundcover plants. The plants selected and planting methods used shall be suitable for the soil and climatic conditions of the site. Plant material shall be selected which will produce a coverage of permanent planting effectively controlling erosion. Consideration shall be given to deep-rooted planting material needing limited watering, maintenance, high root to shoot ratio, wind susceptibility and fire-retardant characteristics. All plant materials must be approved by the building official. (Section J107.3 of the County of Los Angeles Building Code)
Note: Planting may be modified for the site if specific recommendations are provided by both the Soils Engineer and a Landscape Architect. Specific recommendations must consider soils and climatic conditions, irrigation requirements, planting methods, fire retardant characteristics, water efficiency, maintenance needs, and other regulatory requirements. Recommendations must include a finding that the alternative planting will provide a permanent and effective method of erosion control. Modifications to planting must be approved by the Building Official prior to installation.
b. Slopes required to be planted by Section J107.3 shall be provided with an approved system of irrigation that is designed to cover all portions of the slope. Irrigation system plans shall be submitted and approved prior to installation. A functional test of the system may be required. For slopes less than 20 feet in vertical height, hose bibs to permit hand watering will be acceptable if such hose bibs are installed at conveniently accessible locations where a hose no longer than 50 feet is necessary for irrigation. The requirements for permanent irrigation systems may be modified upon specific recommendation of a landscape architect or equivalent authority that, because of the type of plants selected, the planting methods used and the soil and climatic conditions at the site, irrigation will not be necessary for the maintenance of the slope planting. (Section J107.4 of the County of Los Angeles Building Code.)
c. Other governmental agencies may have additional requirements for landscaping and irrigation. It is the responsibility of the applicant to coordinate with other agencies to meet their requirements while maintaining compliance with the County of Los Angeles Building Code.
48. The planting and irrigation systems shall be installed as soon as practical after rough grading. Prior to final grading approval all required slope planting must be well established. (Section J110.1 of the County of Los Angeles Building Code.)
49. Landscape irrigation system shall be designed and maintained to prevent spray on structures. (Title 31, Section 5.407.2.1)
50. Prior to rough grade approval this project requires a landscape permit. Landscape plans in compliance with the @Model Water Efficient Landscape Ordinance^ Title 23, Chapter 2.7 of California Code of Regulations (AB 1881) must be submitted to the Department of Public Works, Land Development Division, (900 S. Fremont Ave., Alhambra - 3RD Floor, CA 91803 (626) 458-4421). To obtain Landscape permit approved plans and Water Purveyor acknowledgment form must be submitted to the local Building and Safety office.

GENERAL NOTES

Hu Barn & Stables
Site Grading

1 MORGAN LN.
ROLLING HILLS, CA 90274



PARCEL PLAN

SCALE: 1" = 50'-0"

GRADING FOR BARN WITH ACCESS PATHWAY FROM STREET AND DETACHED STABLES.

SCOPE OF WORK

OWNER: GINGER HU
1 MORGAN LN.
ROLLING HILLS, CA 90274
PROJECT ADDRESS: 1 MORGAN LN.
ROLLING HILLS, CA 90274
A.P.N.: 7510-025-025



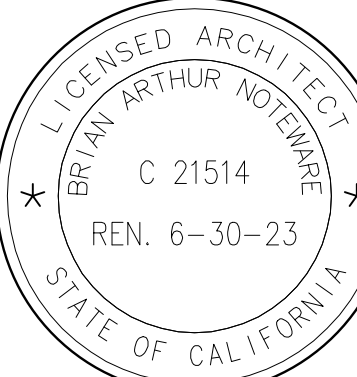
VICINITY MAP

SCALE: N.T.S.

ARCHITECTURE ENGINEERING
PLANNING DEVELOPMENT
BRIAN NOTEWARE AIA
ARCHITECT INC.
2800 28th ST # 160
SANTA MONICA, CA 90405
PH: (310) 452-5444
PH: (310) 452-6500
FAX: (310) 452-1470

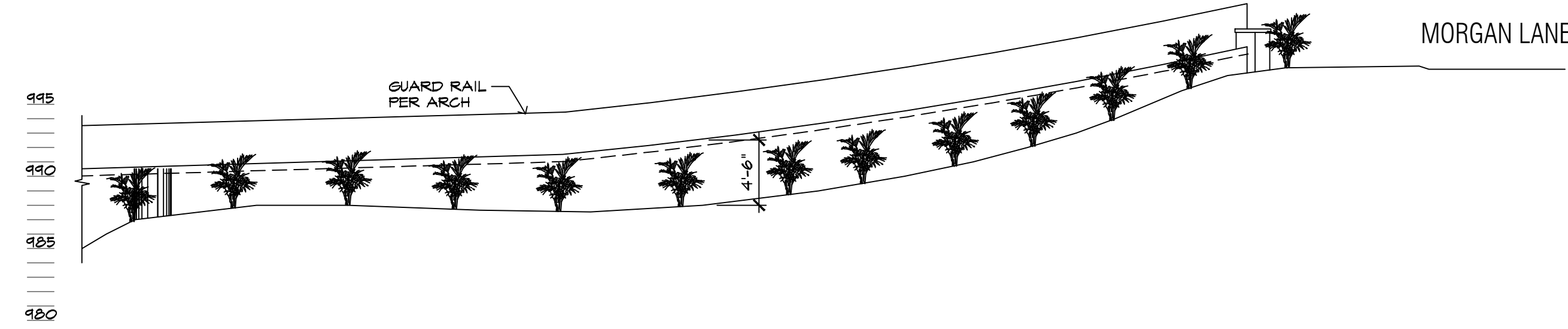
SHEET TITLE: GRADING PLAN COVER SHEET		REVISIONS:
SHEET NO:		
DATE:		
DRAWN BY:		

HU RESIDENCE
1 MORGAN LANE
ROLLING HILLS, CA 90274

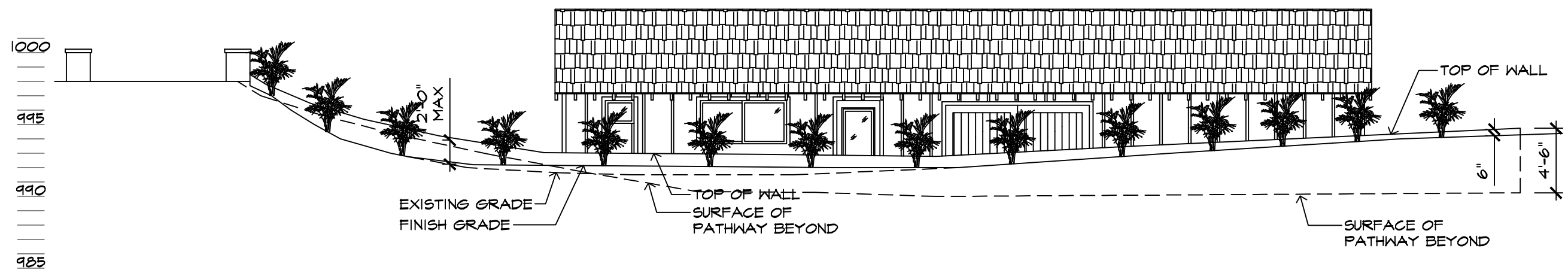


C-0

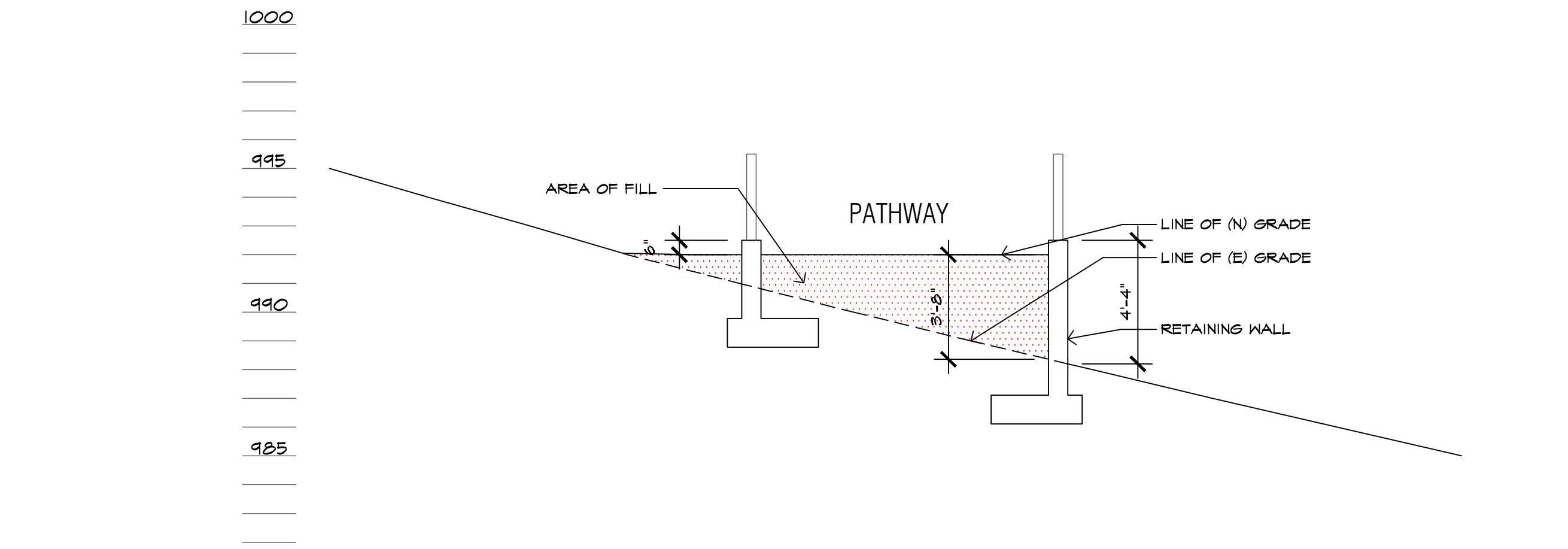
- FINAL AS-GRADED REPORT SHALL INCLUDE THE FOLLOWING:
- FILL COMPACTION AND SHEAR TEST DATE.
 - LOCATION OF THE COMPACTION AND SHEAR TEST DATA PLOTTED ON A COPY OF THE GRADING PLAN.
 - AMOUNT OF NATURAL OR EXISTING FILL REMOVAL IF UNSATISFACTORY MATERIALS HAVE BEEN ENCOUNTERED.
 - VERIFICATION BY THE GEOTECHNICAL ENGINEER THAT THE FILL MATERIAL SHEAR VALUES MEET OR EXCEEDED DESIGN VALUES UTILIZED IN THE GEOTECHNICAL REPORT.
 - ITEMS REQUIRED AS PART OF THE CONDITIONS OF APPROVAL.
 - ANY CHANGED SUBSURFACE CONDITIONS REQUIRING DESIGN CHANGES.
 - ANALYSES DEMONSTRATING THAT, BASED ON ANY CHANGED DESIGN, THE SITE WILL BE SAFE FOR THE INTENDED USE AND WILL BE IN CONFORMANCE WITH STATE AND COUNTY CODES.
 - SECTION "324" STATEMENT: THE FINAL AS-GRADED PLAN MUST CONTAIN ALL THE ABOVE DATA AND AN AS-GRADED PLAN SHOWING THE ORIGINAL AND FINAL TOPOGRAPHIC CONTOUR LINES. THIS REPORT MUST ALSO BE COORDINATED WITH THE GEOLOGY FINAL REPORT AND WILL BE KEPT AS PERMANENT RECORD.
- GENERAL GRADING NOTES:
- ALL GRADING SLOPES SHALL BE PLANTED AND SPRINKLERED. Sec 91.10(2).1.
 - STANDARD 12 INCH HIGH BERM IS REQUIRED AT TOP OF ALL GRADED SLOPES. Sec 91.10(3).2.
 - NO FILL TO BE PLACED UNTIL THE CITY GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION. Sec 91.10(1).3.
 - MAN-MADE FILL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90% COHESIONLESS SOILS WITH LESS THAN 15% FINER THAN 200 #M REQUIRE 95% COMPACTION. Sec 91.10(1).3.
 - TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15. OBTAIN GRADING INSPECTOR'S AND DEPARTMENT OF PUBLIC WORKS APPROVAL OF PROPOSED PROCEDURES. (2000 CY) Sec 91.10(7).1.
 - RETAINING WALLS LOCATED CLOSER TO THE PROPERTY LINE THAN THE HEIGHT OF THE WALL SHALL BE BACKFILLED NOT LATER THAN 10 DAYS AFTER CONSTRUCTION OF THE WALL AND NECESSARY STRUCTURAL SUPPORTING MEMBERS UNLESS RECOMMENDED OTHERWISE BY RESPONSIBLE ENGINEER.
 - A PRE-DEMO/GRADING MEETING SHALL BE HELD PRIOR TO COMMENCEMENT OF GRADING. THIS MEETING SHALL BE ATTENDED BY THE GRADING CONTRACTOR, SOILS OR GEOLOGIC ENGINEER, CITY INSPECTOR, AND THE GENERAL CONTRACTOR OR OWNER'S REPRESENTATIVE AND SHALL BE HELD AT THE SITE OF THE GRADING.
 - ROUGH AND FINAL GRADING CERTIFICATIONS ARE TO BE PROVIDED ON CITY FORMS.
 - ALL GRADING INSPECTIONS MUST BE MADE BY THE CONSULTING GEOLOGIST AND GEOTECHNICAL ENGINEER.
 - AN AS GRADED SOILS AND GEOLOGY REPORT MUST BE SUBMITTED AND APPROVED PRIOR TO BUILDING PERMIT ISSUANCE.
 - FOUNDATION AND/OR RETAINING WALL EXCAVATIONS MUST BE INSPECTED AND APPROVED BY THE CONSULTING GEOLOGIST AND GEOTECHNICAL ENGINEER PRIOR TO PLACING OF STEEL AND CONCRETE.



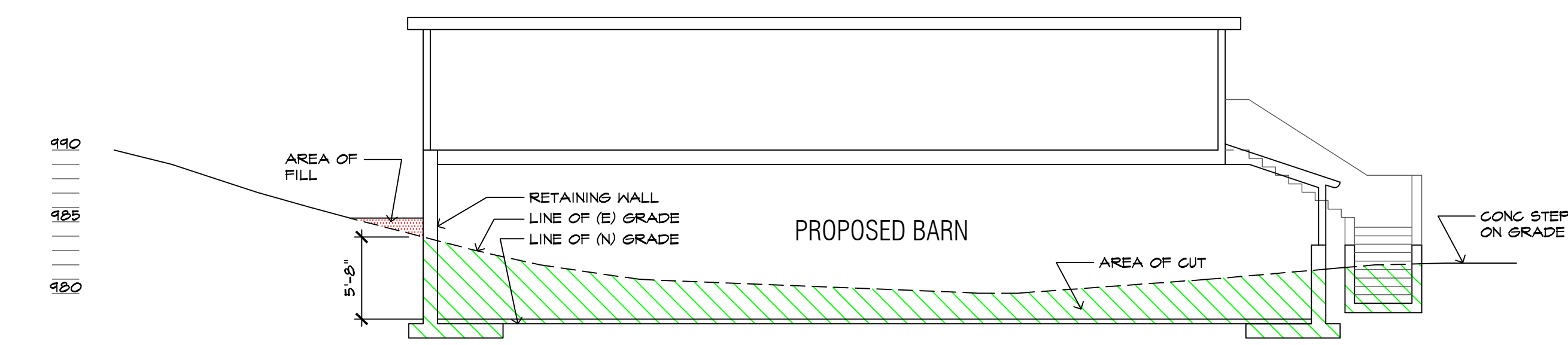
3 WALL ELEVATION
1/8" = 1'-0"



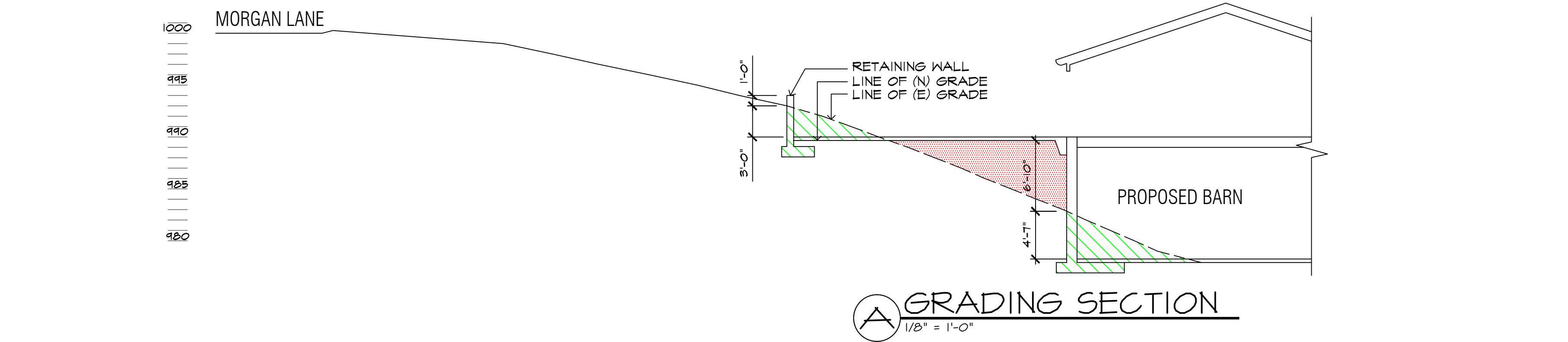
2 WALL ELEVATION
1/8" = 1'-0"



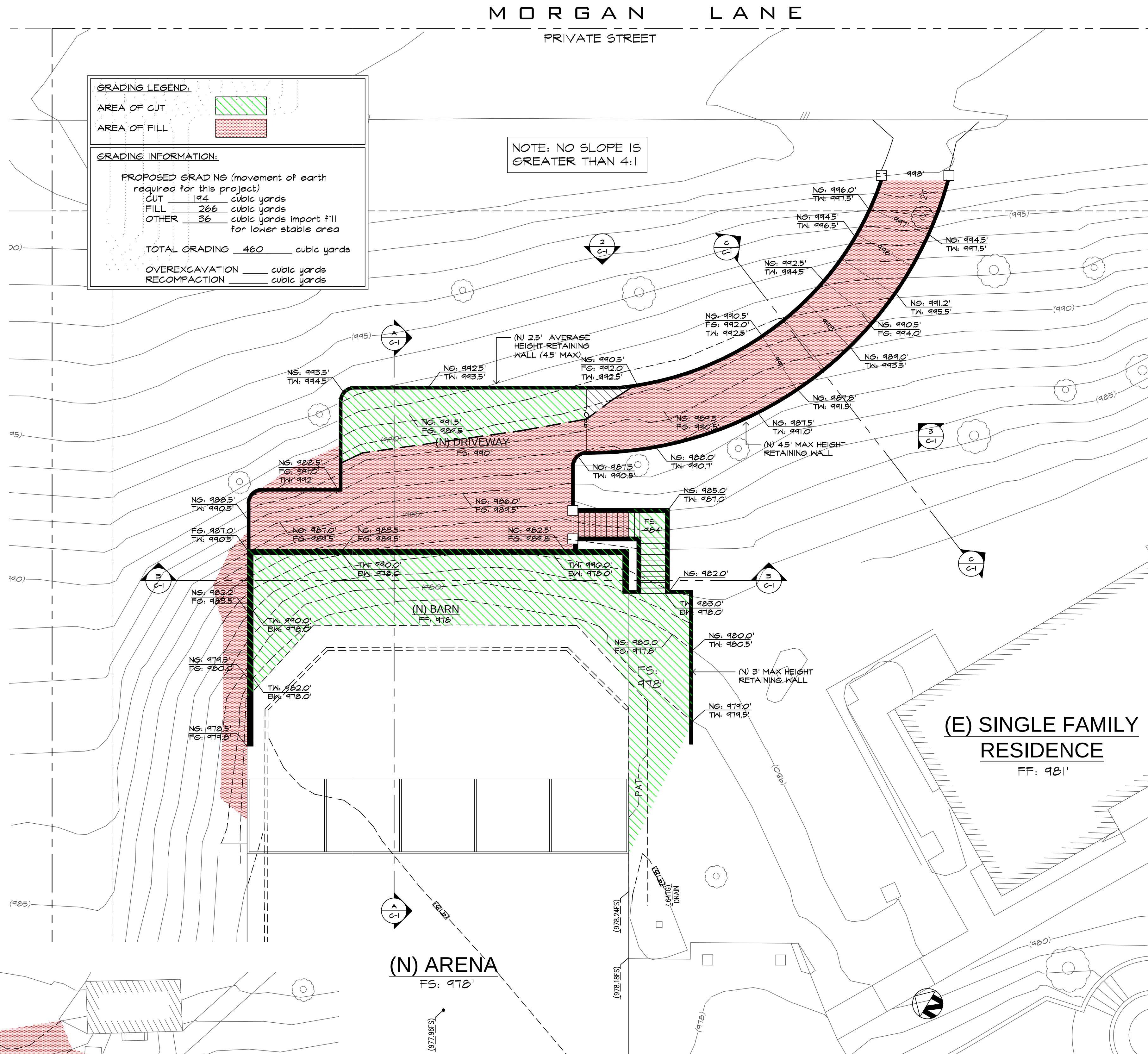
C GRADING SECTION
1/4" = 1'-0"



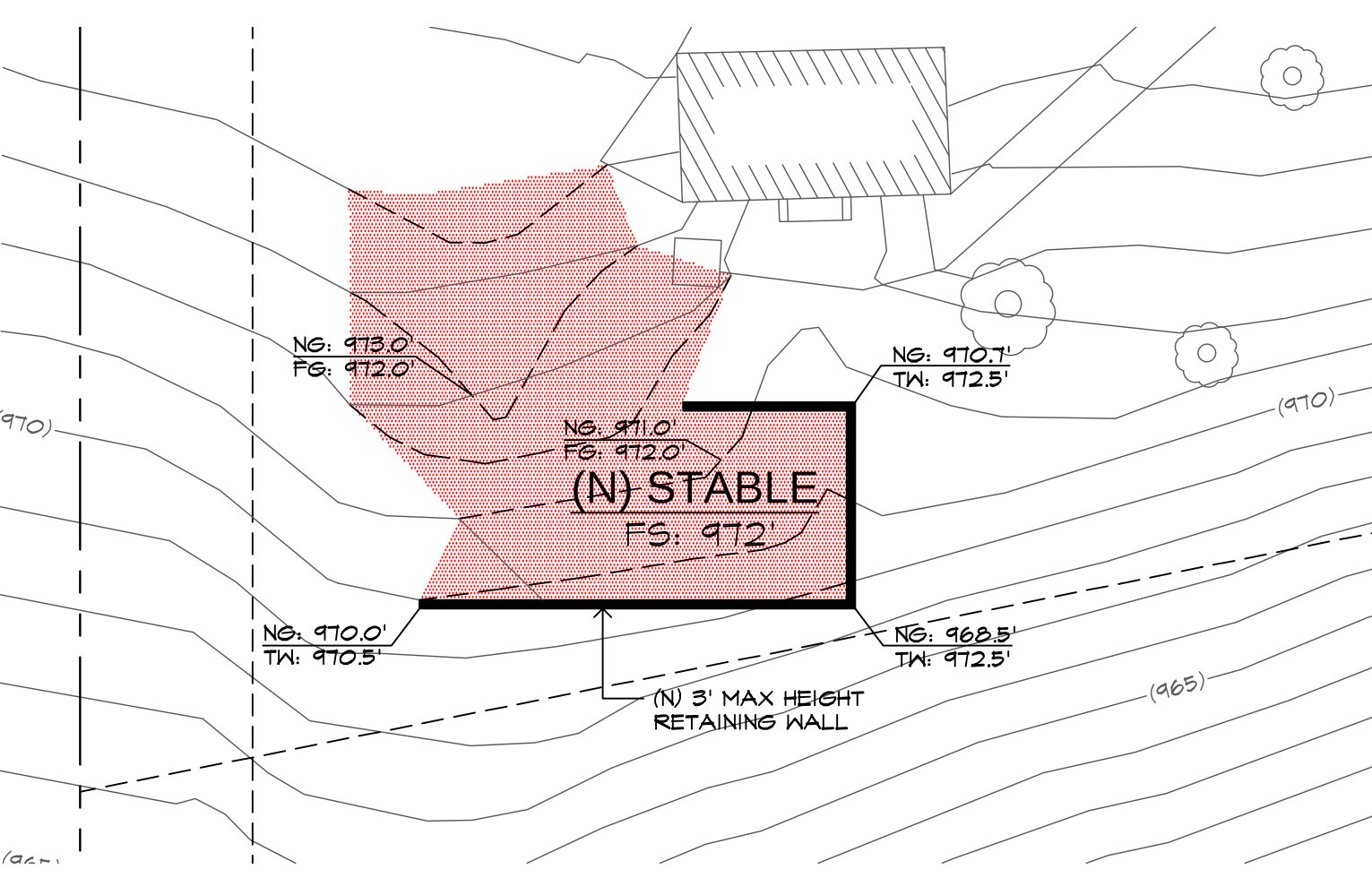
B GRADING SECTION
1/8" = 1'-0"



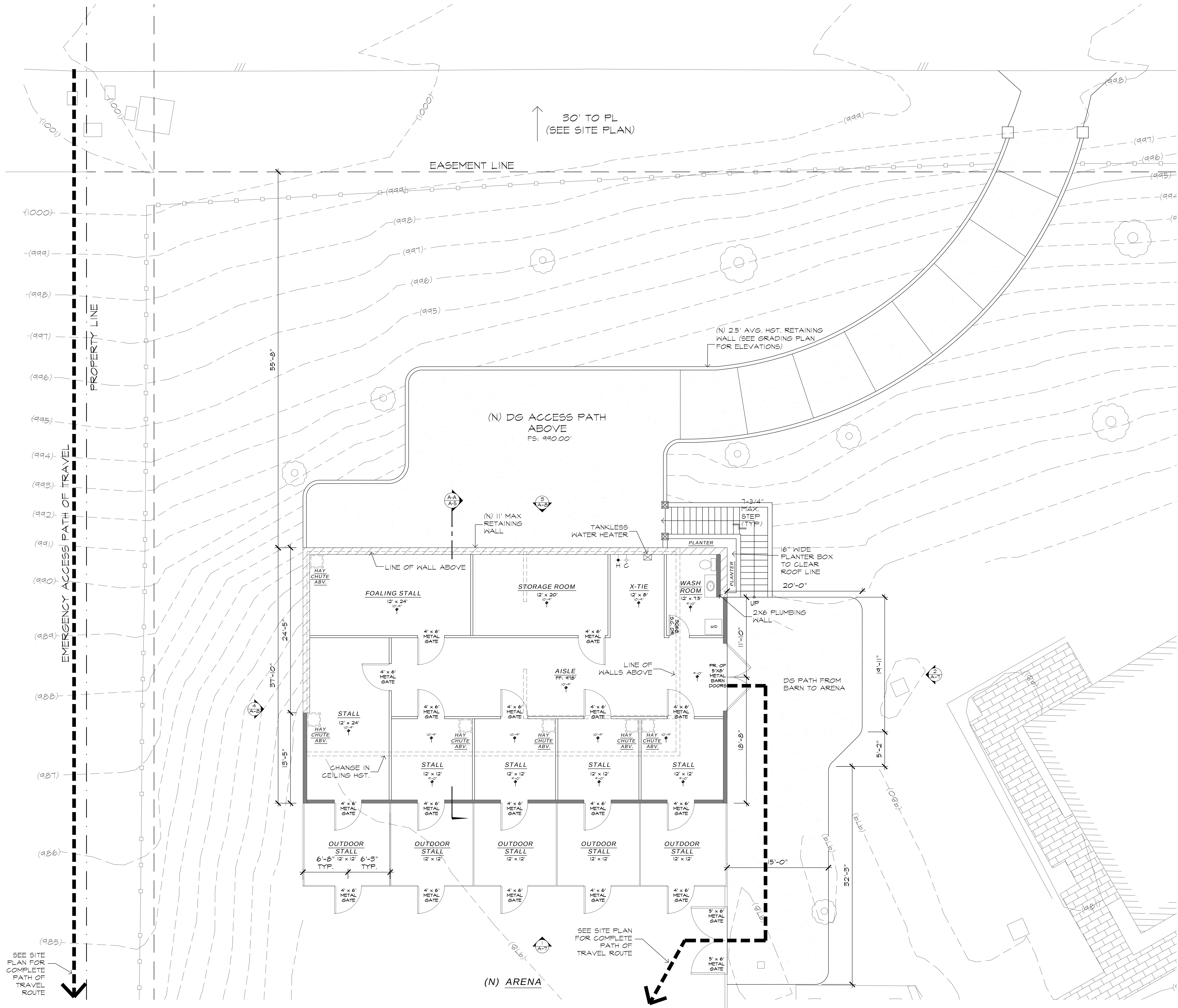
A GRADING SECTION
1/8" = 1'-0"



1 GRADING PLAN
1" = 10'-0"



STABLE AREA GRADING
1" = 10'-0"



- LEGEND**
- NEW WALL
 - NEW RETAINING WALL PER GRADING PLANS
 - DIVIDER WALLS FOR STALLS
 - CEILING HGT. MARKER
 - ELEVATION MARKER
 - SECTION MARKER

PROPOSED BARN LOWER LEVEL FLOOR PLAN

3/16" = 1'-0"

SHEET TITLE: PROPOSED BARN LOWER LEVEL FLOOR PLAN

JOB NO: REVISIONS:

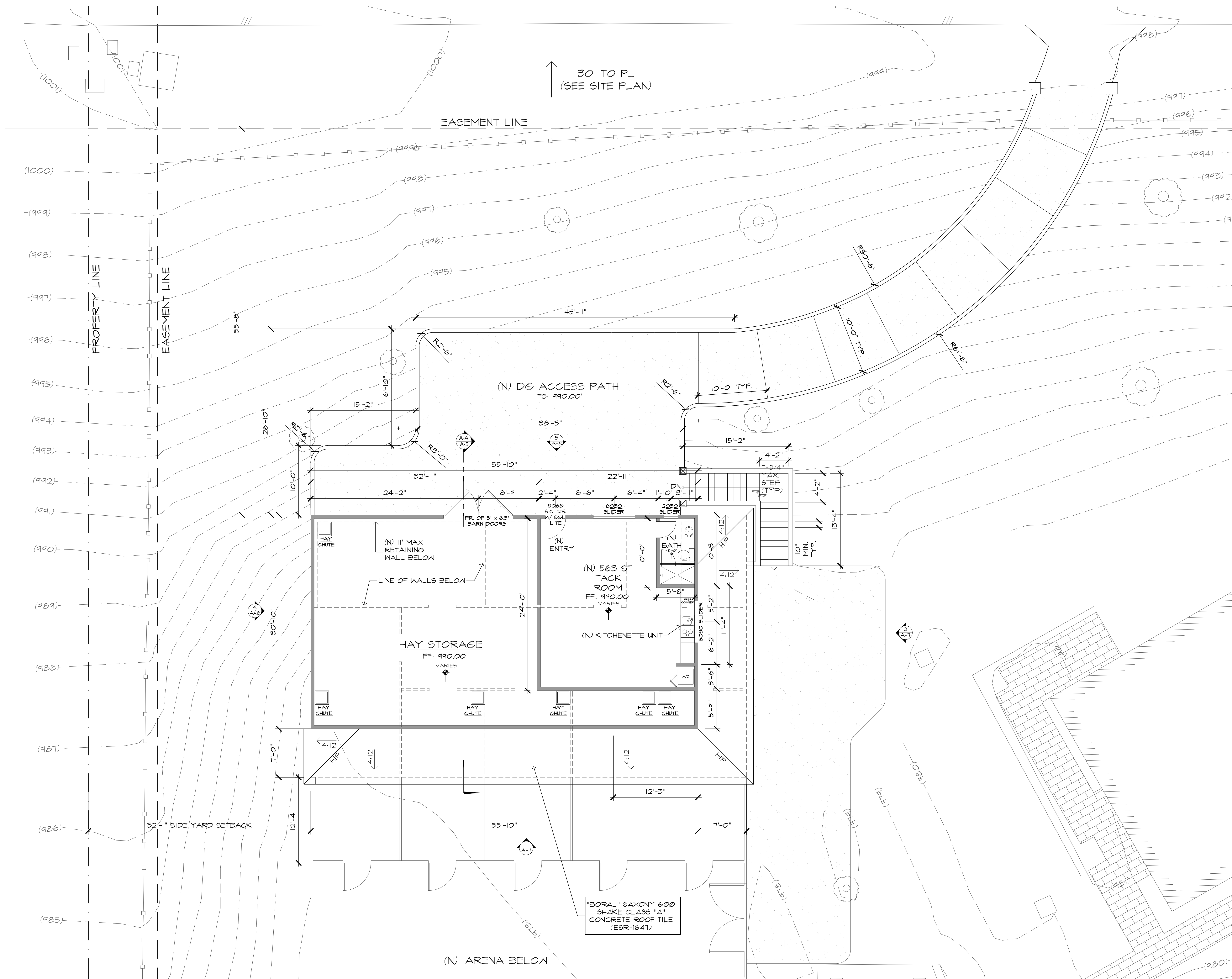
DATE: DRAWN BY:

HU RESIDENCE
1 MORGAN LANE
ROLLING HILLS, CA 90274

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A-5



LEGEND

- NEW WALL
- CEILING HGT. MARKER
- ELEVATION MARKER
- SECTION MARKER

PROPOSED BARN UPPER LEVEL FLOOR PLAN

3/16" = 1'-0"

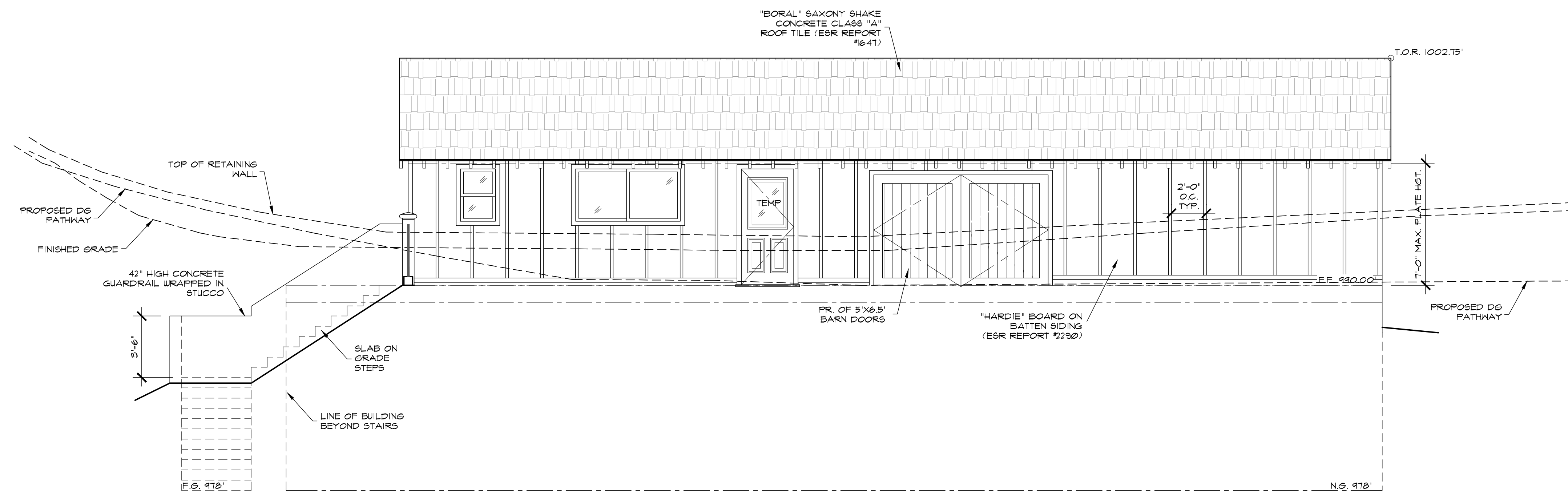
SHEET TITLE: PROPOSED BARN UPPER LEVEL FLOOR PLAN

JOB NO:	REVISIONS:
DATE:	
DRAWN BY:	

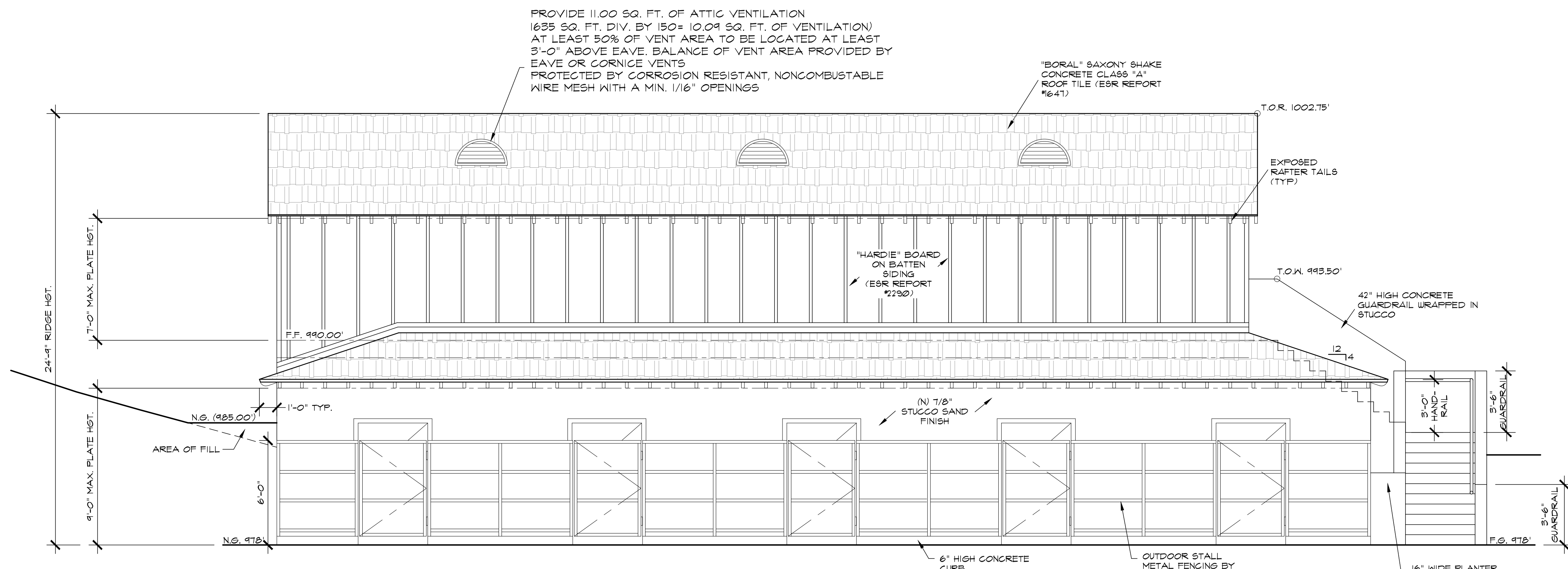
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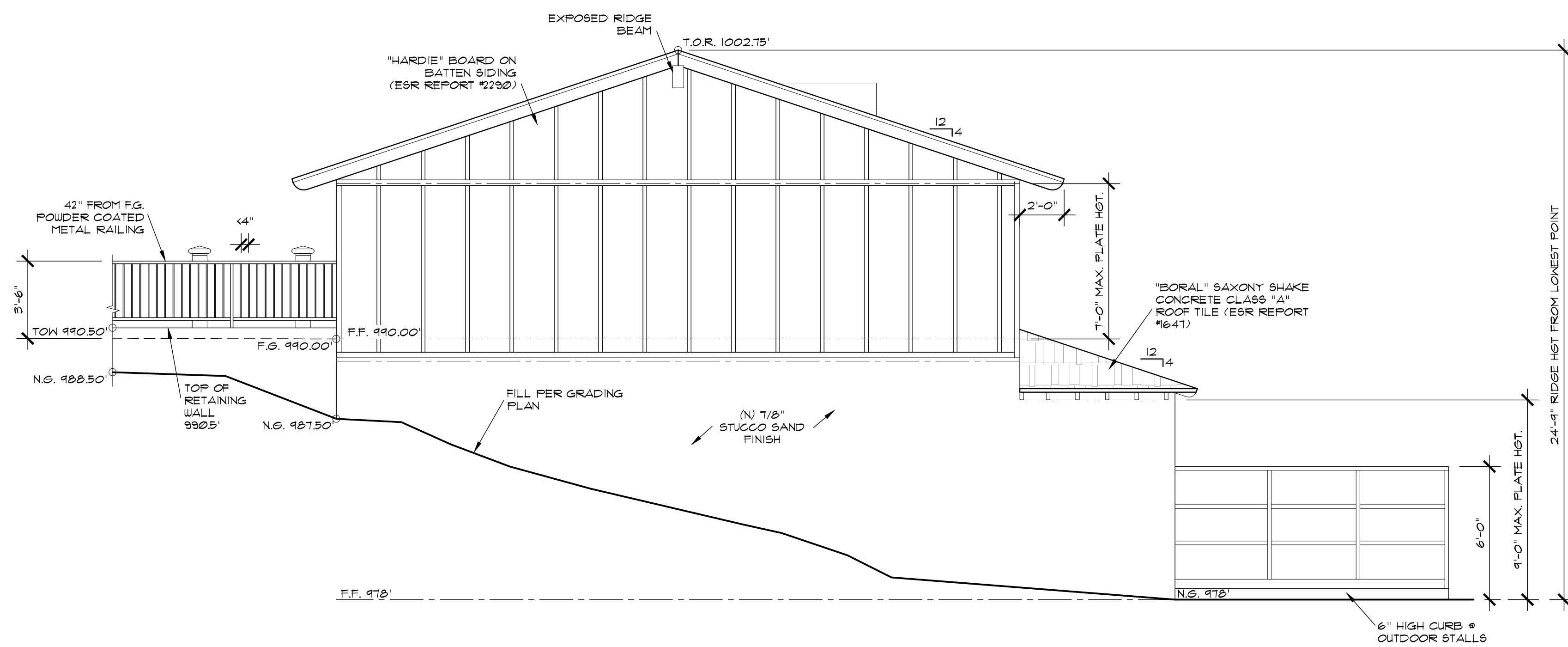
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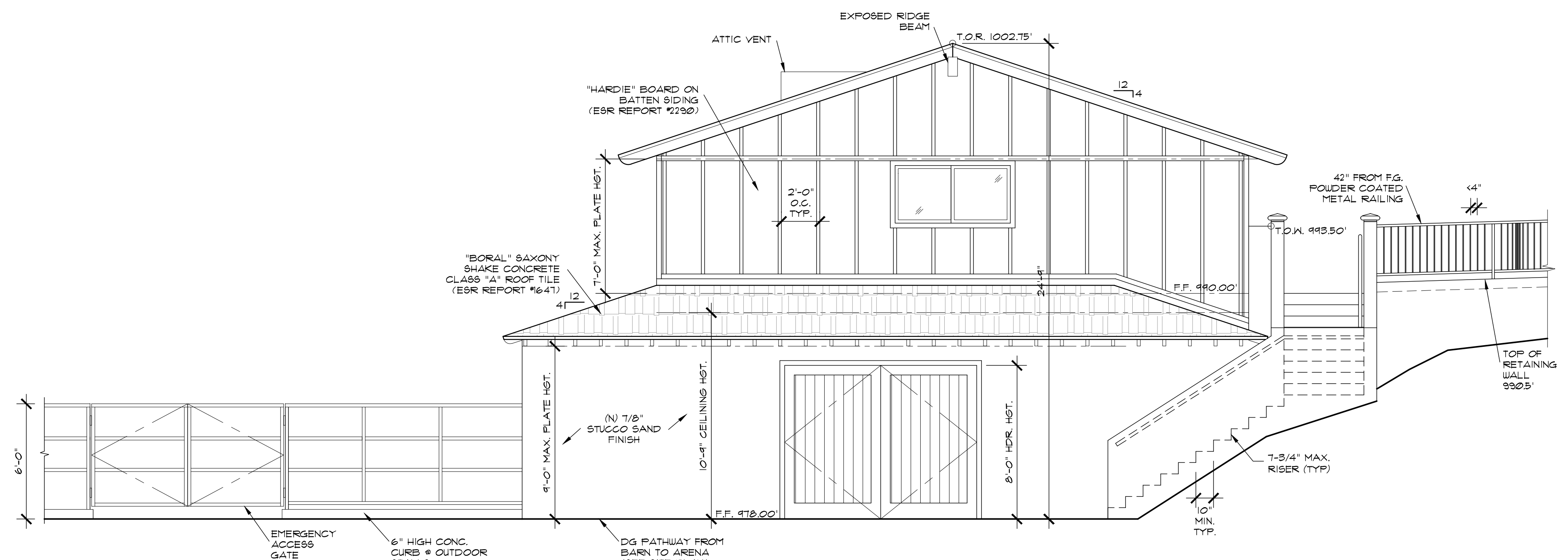
3 EAST ELEVATION
1/4" = 1'-0"



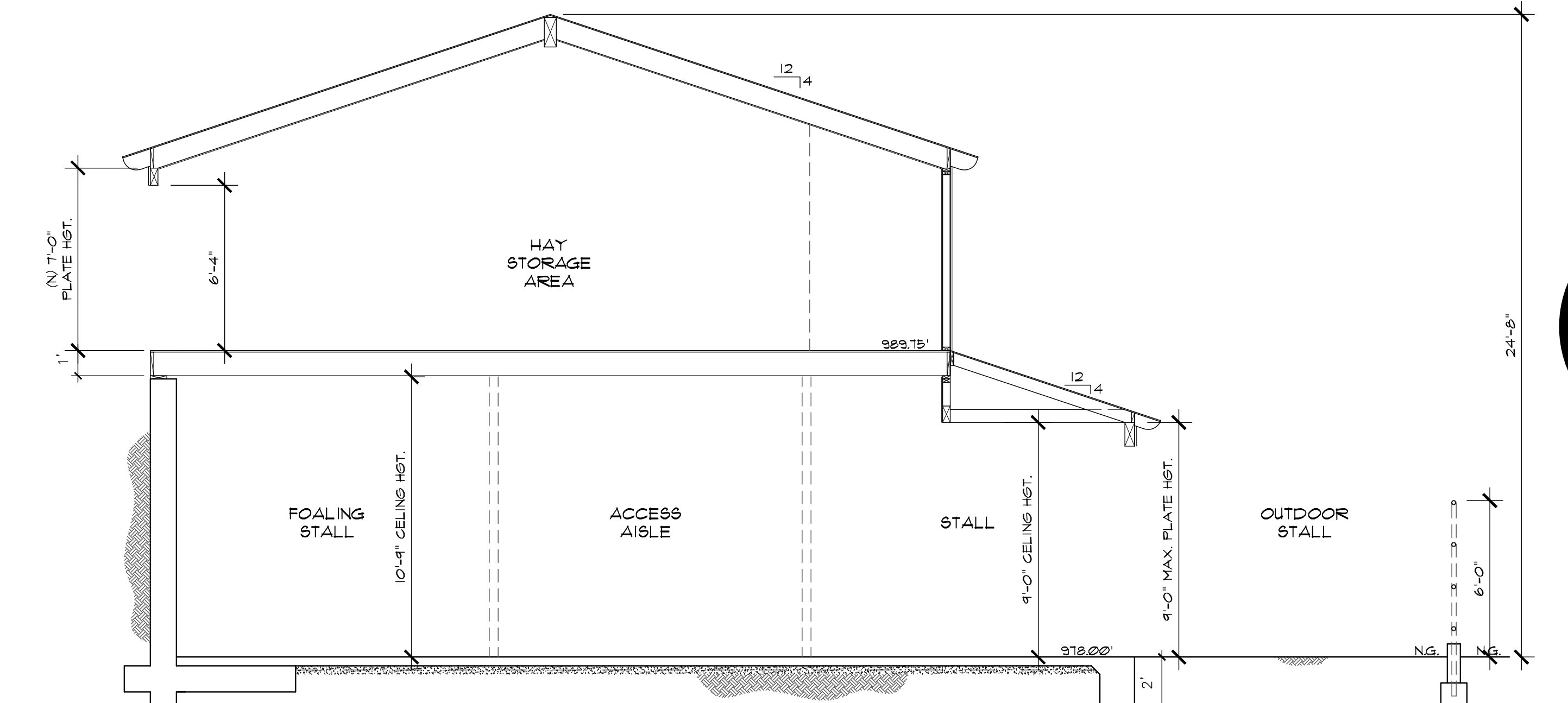
1 WEST ELEVATION
1/4" = 1'-0"



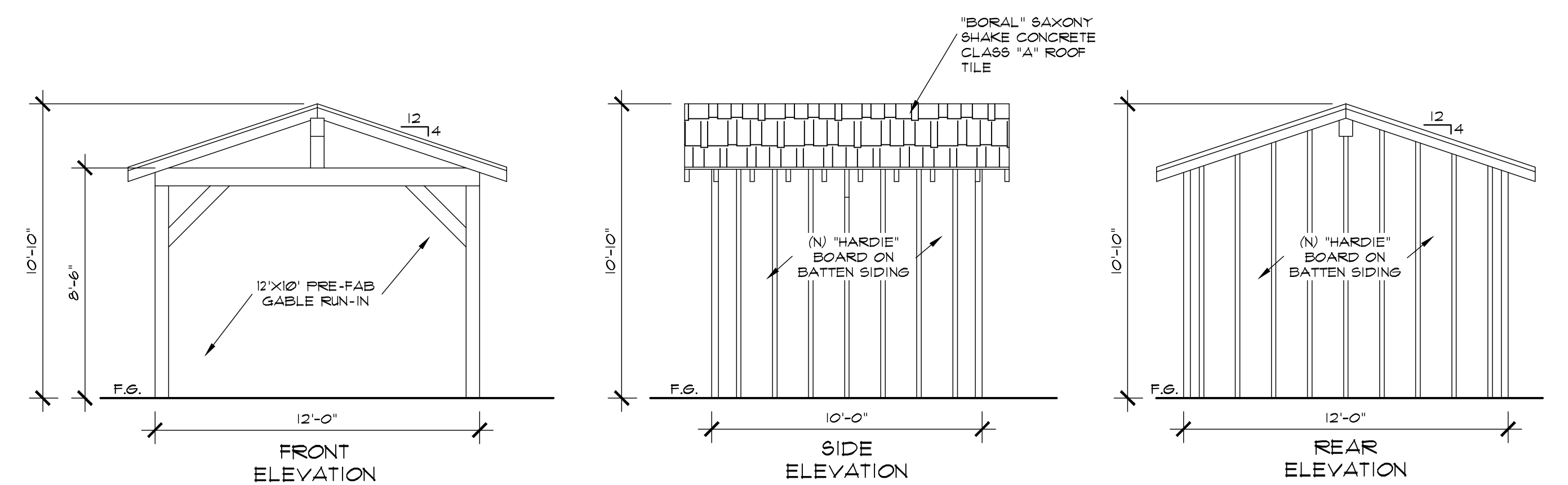
4 NORTH ELEVATION
1/4" = 1'-0"



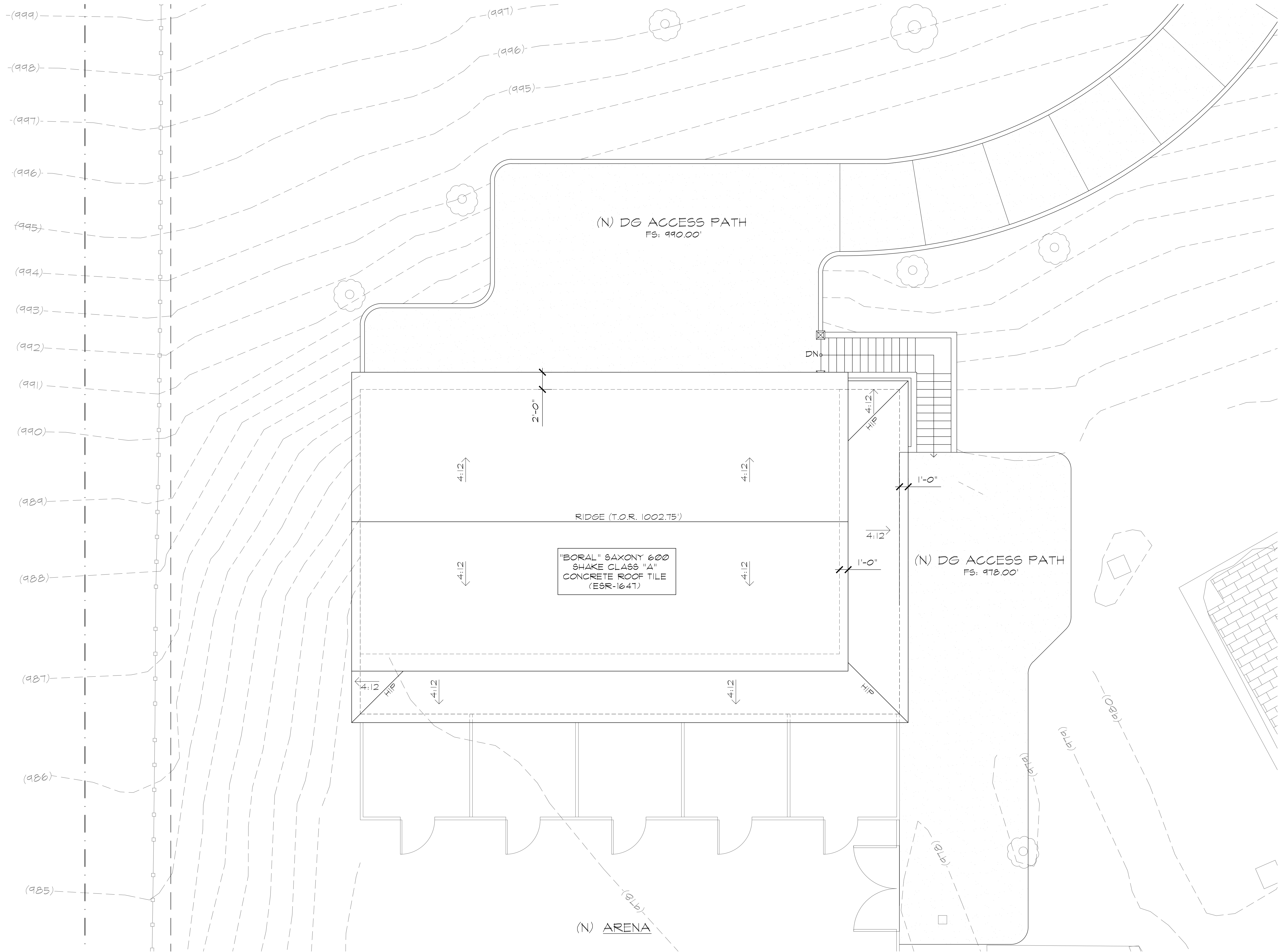
2 SOUTH ELEVATION
1/4" = 1'-0"



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



5 RUN-IN ELEVATIONS
1/4" = 1'-0"



(N) ARENA

ROOF PLAN

1/4" = 1'-0"

HU RESIDENCE
1 MORGAN LANE
ROLLING HILLS, CA 90274

SHEET TITLE: ROOF PLAN

JOB NO:	REVISIONS:
DATE:	
DRAWN BY:	

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A-8



PHOTO #10



PHOTO #7



PHOTO #4



PHOTO #1



PHOTO #11



PHOTO #8



PHOTO #5



PHOTO #2



PHOTO #12



PHOTO #9



PHOTO #6



PHOTO #3

HU RESIDENCE
1 MORGAN LANE
ROLLING HILLS, CA 90274

SHEET TITLE: PICTURES

JOB NO: REVISIONS:

DATE: DRAWN BY:

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A-9



PHOTO #25



PHOTO #22



PHOTO #19



PHOTO #16



PHOTO #13



PHOTO #26



PHOTO #23



PHOTO #20



PHOTO #17



PHOTO #14



PHOTO #24



PHOTO #21



PHOTO #18



PHOTO #15

ARCHITECTURE
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SHEET TITLE: PICTURES	
JOB NO:	REVISIONS:
DATE:	
DRAWN BY:	

HU RESIDENCE
1 MORGAN LANE
ROLLING HILLS, CA 90274



PHOTO #36



PHOTO #33



PHOTO #30



PHOTO #27



PHOTO #37



PHOTO #34



PHOTO #31



PHOTO #28



PHOTO #38



PHOTO #35



PHOTO #32



PHOTO #29

SHEET TITLE: PICTURES		REVISIONS:	
JOB NO:			
DATE:			
DRAWN BY:			

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A-11

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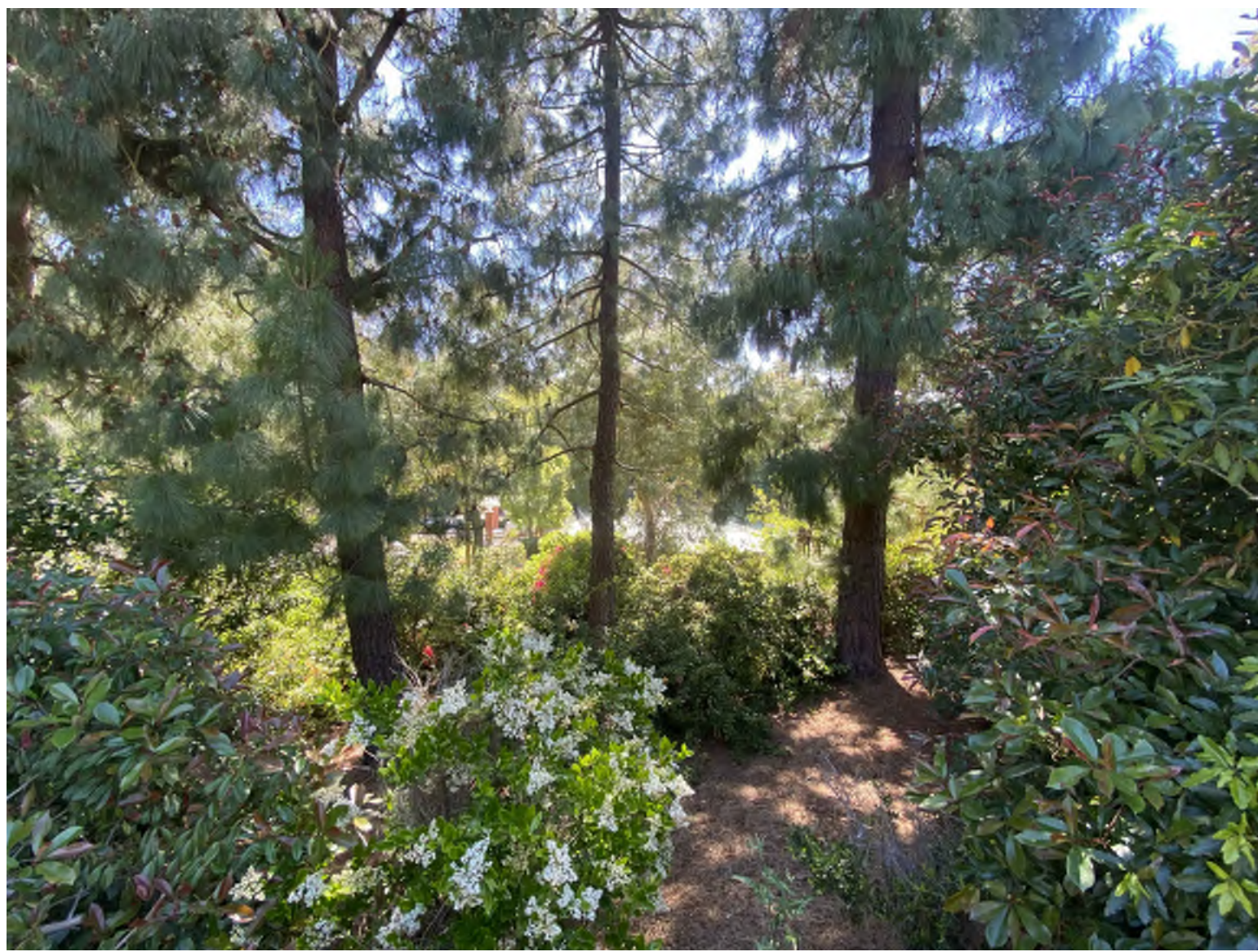


PHOTO #48



PHOTO #45



PHOTO #42



PHOTO #39



PHOTO #49



PHOTO #46



PHOTO #43



PHOTO #40



PHOTO #50



PHOTO #47



PHOTO #44



PHOTO #41

SHEET TITLE: PICTURES		REVISIONS:	
JOB NO:			
DATE:			
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City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 10.C
Mtg. Date: 07/22/2024

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 24-018: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF A LOT LINE ADJUSTMENT BETWEEN FOUR PARCELS AT 1-4 STORM HILL LANE, AND DETERMINING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (APN 7570-024-019, 7570-024-020, 7570-024-021, AND 7570-024-024) (STORM PROPERTIES, INC.)

DATE: July 22, 2024

BACKGROUND:

On June 18, 2024, the Planning Commission conducted a field trip and evening public hearing on Zoning Case No. 24-018 for a proposed lot line adjustment between four lots. Several members of the public were present at the field trip, including the owners of 4 Storm Hill Lane and representatives of Storm Properties, Inc., who own the three vacant lots. The Commission and the public were able to walk the site to better understand the proposed lot line adjustment. At the evening hearing, the Commission listened to the staff's presentation and heard the applicant's testimony. There was no opposition to the proposed lot line adjustment at the field trip or the evening hearing. Staff did receive phone inquiries prior to the field trip from two residents within the 1,000-foot radius of the subject property, but the residents only had general questions about the project and were not opposed to the lot line adjustment. At the conclusion of the evening hearing, the Planning Commission voted 3-0 (two commissioners absent) to adopt Resolution No. 2024-08, approving Zoning Case No. 24-018 (see Attachment 2).

History

The four lots are located in the RAS-2 zoning district in the City's western portion. Access is via Johns Canyon Road. The northwestern portion of the site abuts property in unincorporated Los Angeles County (See Attachment 1). All four lots have irregular shapes. Three of the lots are vacant (1-3 Storm Hill Lane), and one has been developed with a house and accessory structures (4 Storm Hill Lane). The lots were created in November 2000 by a subdivision under Parcel Map No. 26356 (originally Tentative Tract Map No. 52292) that subdivided two lots totaling 67.69 acres into four lots (see Resolution No. 894 as Attachment 3).

One condition of Parcel Map No. 26356 required that the applicants construct certain improvements prior to filing a Final Map or enter into a secured agreement with the City to complete the improvements and land development work. In 2005, prior to finalizing and recording the subdivision map, the owners chose to bond for the improvements rather than construct them. After the recent completion of the road, the City released the bonds in April 2024.

Another condition required that the owners agree not to subdivide the lots further, and a covenant agreement was recorded to that effect (see Conditions 15(ab) and 45 of Resolution No. 894 in Attachment 3 and covenant agreement in Attachments 4 and 5).

On November 19, 2019, the Planning Commission adopted Resolution No. 2019-16, approving Zoning Case No. 949, granting a lot line adjustment between the four lots (see Attachment 7). The Planning Commission also adopted Resolution No. 2019-17, approving a Site Plan Review for a shorter road and to construct required improvements (see Attachment 8). The lot line adjustment modified the lines to conform to the shorter road to meet the City's requirements for access to lots. On January 13, 2020, City Council received and filed the Planning Commission's actions.

DISCUSSION:

Lot Line Adjustment Justification

The application was evaluated as to conformance with all applicable zoning and subdivision standards. The lot line adjustment will not result in creating any new non-conformity. The three vacant parcels are of substantial size to meet the zoning development requirements for development, and the already developed lot will remain conforming. No new lots are being created, and no new development is being proposed for this application.

Pursuant to the Subdivision Map Act, the Planning Commission may not impose conditions or exactions on its approval of a lot line adjustment except to conform to local zoning and building ordinances. There are no variances associated with this application.

Rolling Hills Community Association (RHCA)

Approval from the RHCA is also required for this lot line adjustment. The Los Angeles County Regional Planning Land Development Division, under contract with the City, will review the legal descriptions of the newly configured lots, and the RHCA will verify the legal descriptions for the new easements within those lots. The recorded Certificate of Compliance shows the legal descriptions for each existing lot (see Attachment 9). Once the lot line adjustments are approved and the legal descriptions for the adjusted lots are verified, the appropriate Certificate of Compliance documents will be prepared for the recordation of the newly configured lots.

The proposed lot line adjustment will not affect the connection points nor frontage onto Storm Hill Lane, which was approved in 2019 under Resolution No. 2019-16. Driveways for Lots 2 and 3 will be at the end of the cul-de-sac with 108.64 feet of road frontage each. Lots 1 and 4 will have driveways on the straight portions of the road with more than 500 feet of frontage on Storm Hill Lane and additional frontage on Johns Canyon Road (see Attachment 11).

Pursuant to Rolling Hills Municipal Code (RHMC) Section 16.44.030, lot line adjustments shall be processed in compliance with the procedures specified in Chapter 17.46 (Site Plan Review). RHMC Section 17.46.050 requires the Commission to make certain findings, which are included in the proposed resolution.

ANALYSIS:

Lot Size

The property is zoned RAS-2, which requires a minimum net lot area of two acres according to RHMC Section 17.16.010.B. The proposed lot line adjustment meets the minimum net lot area for all four lots. However, Resolution No. 894, which approved the original subdivision, includes Condition No. 45, which reads:

- *“Further division of this property to parcel sizes below five acres will require standard improvements be completed as a condition of approval. The improvements shall include but are not limited to providing access, installation of water mains, appurtenances and fire hydrants, and conformance to the City of Rolling Hills’ development standards.”*

This condition applies a higher standard as compared to the RHMC. Although the proposed lot line adjustment will not create a new parcel, the net lot area for Parcel 1 will be less than five acres at 4.10 acres, while the gross lot area will be 5.37 acres. The condition is unclear if the parcel size applies to the net or gross lot area. The Planning Commission can restate this condition in the proposed resolution of approval to clarify whether 5 acres is intended to mean net or gross lot area (see Condition I of the proposed resolution in Attachment 2). All the improvements required by the condition have been constructed, with the exception of the driveway access, which will be installed when development is proposed.

LOT SIZES IN ACRES*

PARCEL	EXISTING GROSS	EXISTING NET	PROPOSED GROSS	PROPOSED NET	NET CHANGE
Parcel 1	7.57	6.13	5.37	4.10	-2.03
Parcel 2	35.05	33.44	32.35	30.82	-2.62
Parcel 3	17.28	15.80	21.92	20.44	+4.64
Parcel 4	7.79	6.85	8.06	7.11	+0.26
TOTAL	67.7	62.23	67.7	62.47	+0.24

*Note: Total existing and proposed net lot sizes do not add up because the lot line adjustment slightly changes the 10-foot buffer along lot lines.

Conceptual Pad Sizes

Pursuant to RHMC Section 17.16.095, the minimum graded building pad is 12,000 square feet. Although the pad sizes are conceptual, the applicant has demonstrated it is possible to meet the minimum graded building pad size for each lot (see Attachments 10-11). Parcel 1 would require a total of 884 cubic yards (CY) of grading for a 37,500-square-foot pad; Parcel 2 would require 32,000 CY of grading for a 99,500-square-foot pad; and Parcel 3 would require 29,200 CY of grading for a 50,100-square-foot pad. Conceptual grading would be balanced onsite. Actual grading will be reviewed by the Planning Commission once development is proposed.

Planning Commission Responsibilities

When reviewing a development application, the Planning Commission must consider whether the proposed project meets the criteria for a Lot Line Adjustment and findings for Site Plan Review as described below.

LOT LINE ADJUSTMENT/MERGER CRITERIA

RHMC 16.44.040 Approval or Denial of Adjustment.

The Planning Commission shall determine whether the parcels resulting from the adjustment will conform to the applicable provisions of this title. The Planning Commission may approve, conditionally approve, or deny the lot line adjustment in compliance with this section. Decisions made by the Planning Commission may be appealed to the City Council in compliance with Chapter 17.46 of this code.

- A. Required findings. A proposed lot line adjustment shall be denied if the Planning Commission finds any of the following:
1. The adjustment will have the effect of creating a greater number of parcels than exist before adjustment;
 2. Any parcel resulting from the adjustment will conflict with any applicable regulations of the zoning ordinance; or
 3. The adjustment will result in an increase in the number of nonconforming parcels.
 4. The project conforms to the requirements of the California Environmental Quality Act.

SITE PLAN REVIEW CRITERIA

Pursuant to RHMC Section 16.44.030, lot line adjustments shall be processed in compliance with the procedures specified in Chapter 17.46 (Site Plan Review). Section 17.46.050 requires the Commission to make findings in order to approve a site plan review.

RHMC 17.46.050 Required Site Plan Review Findings.

No project which requires Site Plan Review approval shall be approved by the Commission, or by the City Council on appeal, unless the following findings can be made:

1. The project complies with and is consistent with the goals and policies of the general plan and all requirements of the zoning ordinance;
2. The project substantially preserves the natural and undeveloped state of the lot by minimizing building coverage. Lot coverage requirements are regarded as maximums, and the actual amount of lot coverage permitted depends upon the existing buildable area of the lot;
3. The project is harmonious in scale and mass with the site, the natural terrain and surrounding residences;
4. The project preserves and integrates into the site design, to the greatest extent possible, existing topographic features of the site, including surrounding native vegetation, mature trees, drainage courses and land forms (such as hillsides and knolls);
5. Grading has been designed to follow natural contours of the site and to minimize the amount of grading required to create the building area;
6. Grading will not modify existing drainage channels nor redirect drainage flow, unless

such flow is redirected into an existing drainage course;

7. The project preserves surrounding native vegetation and mature trees and supplements these elements with drought-tolerant landscaping which is compatible with and enhances the rural character of the community, and landscaping provides a buffer or transition area between private and public areas;
8. The project is sensitive and not detrimental to the convenient and safe movement of pedestrians and vehicles; and
9. The project conforms to the requirements of the California Environmental Quality Act.

Review by RHCA

The Rolling Hills Community Association will review this project and any easements to be recorded, pursuant to RHMC 16.44.030.

Public Correspondence

Prior to the June 18 Planning Commission field trip and evening hearing, staff received two phone calls from residents on Sunnyridge Road and Eastvale Road in the County of Los Angeles. A resident called on June 12, 2024, and received the public hearing notice in the mail. The resident inquired about the road location, number of lots, lot sizes, and if the project would have direct access to Crenshaw Boulevard. On June 13, 2024, a second call was received asking about if development was occurring and what could be built. Staff was able to provide answers, and the residents did not express objection to the lot line adjustment.

Environmental Review

The Project has been determined to be exempt from environmental review under the California Environmental Quality Act (Pub. Resources Code, §§ 21000 et seq.) ("CEQA") pursuant to State CEQA Guidelines (Cal. Code Regs, tit. 14, §§ 15000 et seq.) sections 15060(c)(2) and 15061(b)(3) in that the lot line adjustment will not have a significant effect on the environment and will not result in any direct or foreseeable indirect physical change in the environment; it does not authorize any development or other activity that could result in a significant effect on the environment.

FISCAL IMPACT:

None.

RECOMMENDATION:

Receive and file the Planning Commission's decision to adopt Resolution No. 2024-08 approving the project.

ATTACHMENTS:

[Attachment 1: PL_ADR_240711_1-4StormHillLn_RadiusMap_VicinityMap_Google.pdf](#)

[Attachment 2: 2024-08_PC_Resolution_StormHillLane_LLA_ZC24-018_F_E.pdf](#)

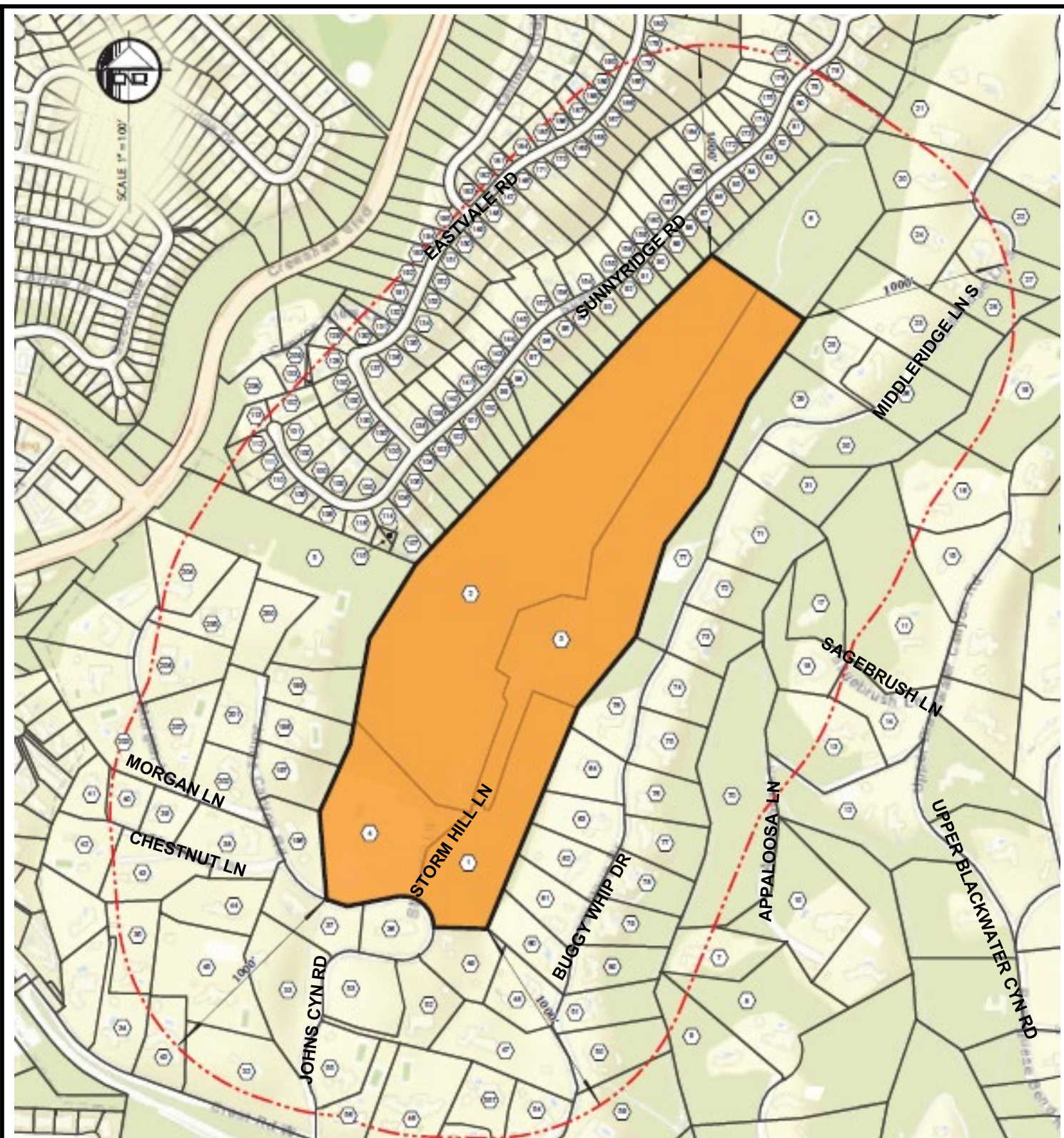
[Attachment 3: Resolution No. 894.pdf](#)

[Attachment 4: Storm Hill Subdivision Agreement - \(Recorded 06.12.2007\).pdf](#)

[Attachment 5: Storm Hill second amended agreement 2015 .pdf](#)

[Attachment 6: StormHill_LLA_ZC No 949_191015_StaffReport.pdf](#)

Attachment 7: 2019-16 Storm Hill Ln Lot Lind Adjs..pdf
Attachment 8: 2019-17 Storm Hill Ln SPR Rd.pdf
Attachment 9: PL_ADR_StormHillLn_ZC24-018_Legal_Description_2020.pdf
Attachment 10: PL_ADR_240618_StormHillLane_ZC24-018_LLA_CalculationSheet.pdf
Attachment 11: PL_ADR_StormHillLn_ZC24-018_LLA_Plans_F.pdf



City of Rolling Hills

ROLLING HILLS, CA 90274

TITLE VICINITY MAP

CASE NO. Zoning Case No. 24-018

OWNER STORM PROPERTIES, INC./GRZYWACZ

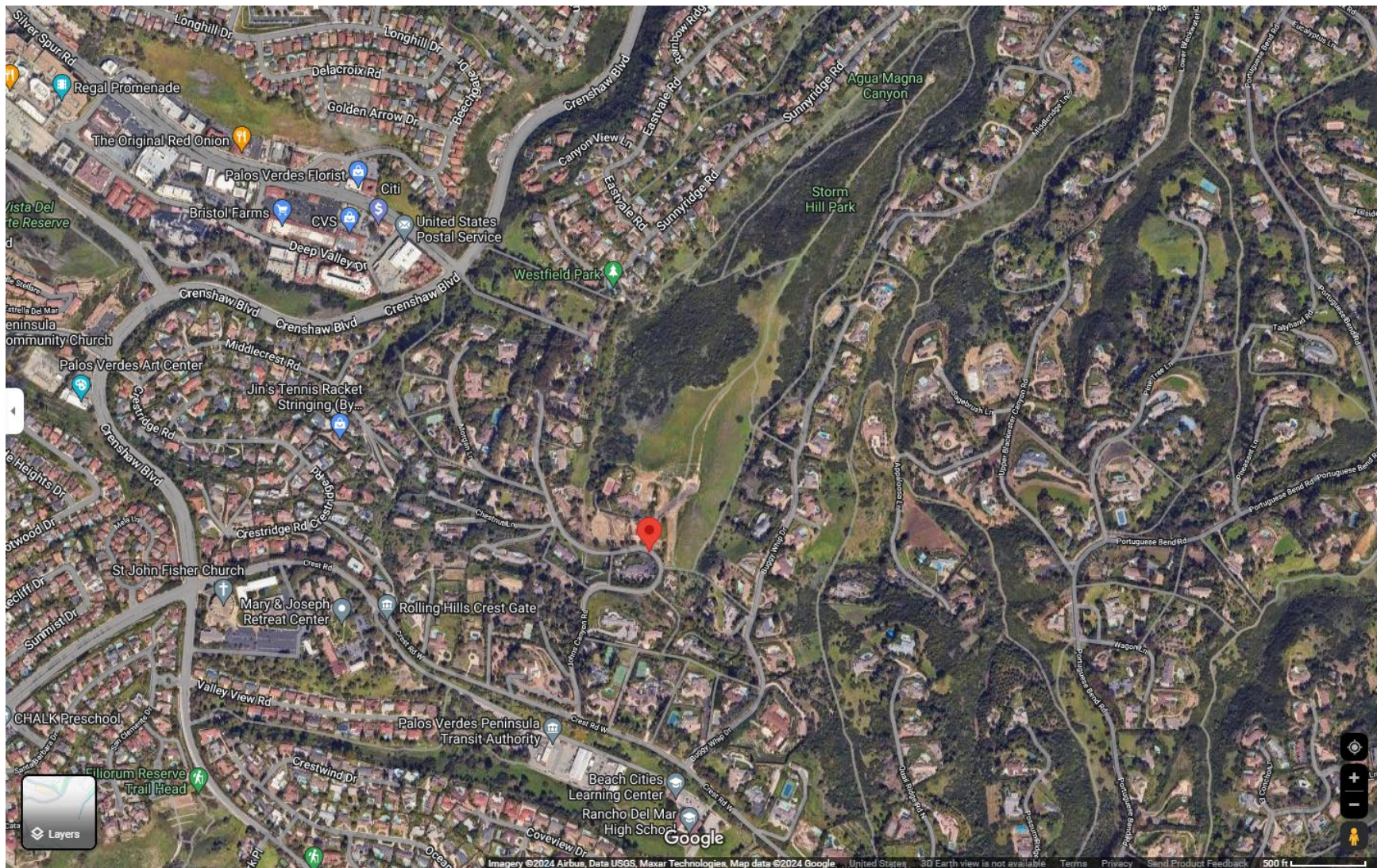
Site Plan Review, Lot Line Adjustment

ADDRESS 1-4 STORM HILL LANE, ROLLING HILLS, CA 90274

SITE



Vicinity Map: 1-4 Storm Hill Lane



RESOLUTION NO. 2024-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF ZONING CASE NO. 24-018 FOR A LOT LINE ADJUSTMENT BETWEEN FOUR PARCELS AT 1-4 STORM HILL LANE, ROLLING HILLS, CA 90274, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (APN 7570-024-019, 7570-024-020, 7570-024-021, AND 7570-024-024) (STORM PROPERTIES, INC.)

THE PLANNING COMMISSION DOES HEREBY FIND, RESOLVE AND ORDER AS FOLLOWS:

Section 1. An application was duly filed by Storm Properties, Inc., with respect to real properties located at 1-4 Storm Hill Lane and applying for a Lot Line Adjustment between four (4) parcels of land which were created by a subdivision, Parcel Map No. 26356. The parcels under consideration are Assessor Parcel Numbers (APN) 7570-024-019, 7570-024-020, 7570-024-021, and 7570-024-024. No new lots are being created and no new development is being proposed with this application.

Section 2. California Government Code Subsection 66412(d) authorizes lot line adjustments without requiring a tentative map, parcel map or final map if: (A) The lot line adjustment involves four existing adjacent parcels, where land is proposed to be taken from one parcel and added to an adjacent parcel; (B) A greater number of parcels than originally existed is not thereby created; (C) The lot line adjustment will create parcels that conform to local zoning and building ordinances; and (D) The lot line adjustment is approved by the City. The City may impose conditions on the Lot Line Adjustment in order to make the lot conform to local zoning and building ordinances, to require the prepayment of real property taxes prior to the approval of the Lot Line Adjustment or to facilitate the relocation of existing infrastructure or easements. (*Id.*)

Section 3. The Rolling Hills Municipal Code also provides a procedure for the preparation, filing, processing, and approval or denial of a lot line adjustment application consistent with the policies of the General Plan and the requirements of the Subdivision Map Act (See Chapter 16.44 of the Rolling Hills Municipal Code-RHMC). The Planning Commission, in approving a lot line adjustment, shall adopt conditions only as necessary to conform the adjusted parcels comply with the requirements of Title 17 (Zoning) or to facilitate the relocation of existing utilities, infrastructure, trails or easements. (See RHMC Section 16.44.040.)

Section 4. The Planning Commission conducted a duly noticed public hearing to consider the application at a field trip and evening meeting on June 18, 2024. The applicant was notified of the public hearing in writing by first class mail. Neighbors within a 1,000-foot radius were notified of the public hearing and a notice was published in the Daily Breeze on June 8, 2024. The Planning Commission reviewed and considered the

staff report, reviewed and considered the Applicant's request, public testimony, and other information on the record.

Section 5. The Planning Commission finds and determines that the proposed project is exempt from environmental review under the California Environmental Quality Act (Pub. Resources Code, §§ 21000 et seq.) ("CEQA") pursuant to State CEQA Guidelines (Cal. Code Regs, tit. 14, §§ 15000 et seq.) sections 15060(c)(2) and 15061(b)(3) in that the lot line adjustment will not have a significant effect on the environment and will not result in any direct or foreseeable indirect physical change in the environment; it does not authorize any development or other activity that could result in a significant effect on the environment.

Section 6. Lot Line Adjustment Findings. RHMC Section 16.44.040 requires the Planning Commission to deny a proposed lot line adjustment if any of the circumstances provided in subsections (A)(1), (A)(2) or (A)(3) therein are present. The Planning Commission has considered the evidence, both written and oral, in connection with this application and has determined that none of the circumstances justifying denial are present. Accordingly, the Planning Commission hereby finds as follows:

A. The adjustment will not have the effect of creating a greater number of parcels than exist before adjustment.

The adjustment will not have the effect of creating a greater number of parcels than existed before the adjustment. Four lots currently exist, and only four lots will exist following the adjustment.

B. No parcels resulting from the adjustment will conflict with any applicable regulations of the zoning ordinance.

The parcels resulting from the adjustment will not conflict with any applicable regulations of the zoning ordinance. The lots compliant with the zoning code in terms of size and the lot line adjustments will not cause any non-conformities. All of the subject parcels are in the RAS-2 zone, and after the lot line adjustment, will remain in compliance with the two net acre minimum lot size required by the zone.

C. The adjustment will not result in an increase in the number of nonconforming parcels.

The adjustment will not result in an increase in the number of nonconforming parcels. All four (4) subject parcels will have an area over the two net acre requirement in RAS-2 zone.

Section 7. Site Plan Review Findings. Pursuant to RHMC Section 16.44.030, lot line adjustments shall be processed in compliance with the procedures specified in Chapter 17.46 (Site Plan Review). Section 17.46.050 requires the Commission to make findings in order to approve a site plan review. The Planning Commission has considered

the evidence, both written and oral, in connection with this application and with respect to the site plan review for the lot line adjustment, the Planning Commission hereby finds as follows:

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

The proposed lot line adjustment is compatible with the General Plan, the Zoning Ordinance and surrounding uses because it meets the requirements of the criteria for approving of a lot line adjustment and there are no new structures being proposed with this application. The lot line adjustment will not affect the developed lot as the existing structures will continue to maintain sufficient setbacks to provide buffers between them and the future residential uses.

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 lot line adjustment substantially preserves the natural and undeveloped state of the lot as there is no additional development proposed as part of the lot line adjustment. Allowing for the lot line adjustment will allow for necessary grading needed for creation of a driveway on Lot 2 to occur entirely on that lot. Without such lot line adjustment, grading would need to be done on Lot 1 in order to create the driveway on Lot 2.

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

The existing conditions of the lots are harmonious in scale with the neighborhood, and the lots are much larger than surrounding lots. Since the lot line adjustment will not change the level of development on the properties, the lot line adjustment will not result in any less consistency with the scale of the neighborhood. Further, the lot line adjustment will allow for the lot lines to match the location of the trail easement managed by the Rolling Hills Community Association (RHCA).

D. The project preserves and integrates into the site design, to the greatest extent possible, existing topographic features of the site, including surrounding native vegetation, mature trees, drainage courses and land forms (such as hillsides and knolls).

The lot line adjustment is compatible with the rural character of the community and makes no change to the existing conditions because no development is proposed with the lot line adjustment.

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.

There is no grading proposed with this lot line adjustment. Grading and drainage for future development will be evaluated at a later time.

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

There is no grading proposed with this lot line adjustment. Grading and drainage for future development will be evaluated at a later time.

G. The project preserves surrounding native vegetation and mature trees and supplements these elements with drought-tolerant landscaping which is compatible with and enhances the rural character of the community, and landscaping provides a buffer or transition area between private and public areas.

The proposed lot line adjustment preserves the native vegetation and mature trees as no development is proposed at this time. Future development will be evaluated at a later time.

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

The proposed lot line adjustment is sensitive and not detrimental to the convenience and safety of circulation for pedestrians and vehicles because the newly constructed road has taken into consideration the convenience and safety for pedestrians and vehicles and was recommended for approval by the City's Traffic Commission. Further, the lot line adjustment will allow for the lot lines to match with the location of the RHCA trail easement.

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

The Project has been determined to be exempt from environmental review under the California Environmental Quality Act (Pub. Resources Code, §§ 21000 et seq.) ("CEQA") pursuant to State CEQA Guidelines (Cal. Code Regs, tit. 14, §§ 15000 et seq.) sections 15060(c)(2) and 15061(b)(3) in that the lot line adjustment will not have a significant effect on the environment and will not result in any direct or foreseeable indirect physical change in the environment; it does not authorize any development or other activity that could result in a significant effect on the environment.

Section 8. Conditions of Approval. Given the foregoing the Planning Commission hereby approves the lot line adjustment, subject to the following conditions:

A. The approval shall expire within two years from the effective date of approval as defined in Section 17.46.070, unless otherwise extended pursuant to the requirements of this section.

B. 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.

C. The lot line adjustment approval shall not in any way constitute any representation that the adjusted lots can be developed even if in compliance with current zoning and building ordinance standards. No development, including study of soils, geology, hydrology, grading, and other requirements, shall occur on the properties without first complying with all applicable City Building and Zoning requirements and other applicable rules and regulations.

D. The lot line adjustment shall not in any respect limit or impair the City's application of the Site Plan Review Ordinance to the lots at such time as an application is made for development.

E. The applicants shall execute an Affidavit of Acceptance of all conditions of this Resolution for approval to be effective.

F. There shall be easements within the adjusted boundaries of the lots, as required by the Rolling Hills Community Association.

G. The Certificate of Compliance shall not be issued until a legal description complying with the delineation of adjustment are submitted to, and approved by the City. Upon the City's approval of the legal descriptions of the new adjusted lines a Certificate of Compliance shall be issued by the City, shall be recorded by the property owner in the offices of the Los Angeles County Recorder, and evidence of the recordation shall be returned to the City.

H. The applicant shall record the deeds of the properties effectuating the transfer concurrently with the Certificate of Compliance for the Lot Line Adjustment and shall submit proof of such recordation to the City of Rolling Hills.

I. Further division of these properties to parcel sizes below a gross lot area of five acres will require standard improvements be completed as a condition of approval. The improvements shall include but are not limited to providing access, installation of

water mains, appurtenances and fire hydrants, and conformance to the City of Rolling Hills' development standards.

PASSED, APPROVED AND ADOPTED ON THE 18th DAY OF JUNE, 2024.



BRAD CHELF, CHAIRMAN

Gary Kortegeatze Vice Chair

ATTEST:



CHRISTIAN HORVATH, CITY CLERK

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

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

I certify that the foregoing Resolution No. 2024-08 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF ZONING CASE NO. 24-018 FOR A LOT LINE ADJUSTMENT BETWEEN FOUR PARCELS AT 1-4 STORM HILL LANE, ROLLING HILLS, CA 90274, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (APN 7570-024-019, 7570-024-020, 7570-024-021, AND 7570-024-024) (STORM PROPERTIES, INC.)

was approved and adopted at a regular meeting of the Planning Commission on June 18, 2024, by the following roll call vote:

AYES: Vice Chair Kirkpatrick, Cooley, Douglass

NOES:

ABSENT: Chair Chelf, Cardenas

ABSTAIN:

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

Administrative Offices.



CHRISTIAN HORVATH, CITY CLERK

RESOLUTION NO. 894

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF TENTATIVE TRACT MAP NO. 52292, SUBDIVISION NO. 89, A REQUEST TO SUBDIVIDE TWO EXISTING LOTS TOTALING 67.64 ACRES INTO 4 SINGLE-FAMILY RESIDENTIAL LOTS LOCATED NORTH OF JOHNS CANYON ROAD AT STORM HILL LANE WHERE THERE IS ONE RESIDENTIAL DEVELOPMENT AT 4 STORM HILL LANE IN ZONING CASE NO. 615.

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

Section 1. An application was duly filed by Mr. Walter V. Storm, President, Western Brass Development Corporation, Et al with respect to real property Lots 169-A-MS & 169-B-MS, and generally known as 4 Storm Hill Lane, Rolling Hills, requesting approval to subdivide two existing lots totaling 67.64 acres into four (4) single-family lots. The subject property currently has one residential development located north of Johns Canyon Road at 4 Storm Hill Lane.

Section 2. The application was received on March 13, 1997 and forwarded for review by the Subdivision Committee of the Los Angeles County Regional Planning Department. The application was received for processing on March 30, 2000. The Planning Commission reviewed the case at subsequent meetings beginning on June 20, 2000, and concluding with a recommendation of approval to the City Council by Resolution No. 2000-20 on September 19, 2000.

Section 3. The application applies to Lots 169-A-MS & 169-B-MS, which consists of 67.64 acres gross. The two lots are proposed to be divided into four parcels as follows: Parcel 1 will be 8.38 acres gross and 6.46 acres net; Parcel 2 will be 38.04 acres gross and 33.87 acres net; Parcel 3 will be 14.78 acres gross and 11.44 acres net; and Parcel 4 will be 6.44 acres gross and 5.41 acres net and where there is an existing single family residential development. Lots 169-A-MS & 169-B-MS are within the RA-S-2 zone district (2-acre minimum zone), and referred to as Assessor's Book, Page, and Parcel No. 7570 - 024 - 003 & 7570 -024 - 012. The General Plan Land Use designation for this property is Very Low Density Residential 2+ Net Acres per Dwelling Unit.

Section 4. The subject site is presently occupied by one single-family residential structure at the southwestern portion of the property at 4 Storm Hill Lane that is surrounded by landscaping. The existing residential structure will be located on Parcel 4. The remainder of the lot is presently vacant with natural vegetation in a semi-disturbed state. The site is surrounded by other single family dwellings on 2+ acre size lots to the east, south and west within the City of Rolling Hills and single family dwellings on one-half acre lots at the north that are within the adjacent unincorporated Westfield portion of Los Angeles County. The zone designation for the subject site is RA-S-2 and the zone designation on adjacent properties is RA-S-2 within the City of Rolling Hills.

Section 5. The City Council conducted a duly noticed public hearing to consider the application on October 9, 2000, October 23, 2000, November 13, 2000, and November 27, 2000 and at a field trip visit on October 17, 2000. During the hearings, the applicants straightened the western property line of Parcel 3 and reduced the driveway slope for that parcel. Evidence was heard and presented from all persons interested in affecting said proposal, from all persons protesting the same, and from members of the City staff and the City Council having reviewed, analyzed and studied said proposal. The applicants' representatives were in attendance at the hearings.

Section 6. According to Section 16.12.110 of Title 16, Subdivisions, of the Rolling Hills Municipal Code, the Planning Commission is the advisory agency for review of a tentative parcel map and the Commission is to make its recommendations to the City Council upon completing evaluation of all environmental impacts pursuant to the local guidelines implementing the California Environmental Quality Act (CEQA).

Section 7. The Planning staff prepared an initial study for the project on May 26, 2000. The initial study found that the project would not have a significant effect on the environment if certain measures were included in the project. The Negative Declaration was prepared with those mitigation measures and was circulated to the applicant and other interested parties in accordance with State of California CEQA Guidelines. The public notice of the Planning Commission's intent to recommend approval of the Negative Declaration was published. Copies of the Negative Declaration were sent to adjacent cities and other

government agencies. Comments from the U.S. Fish & Wildlife Service, Carlsbad Office, and the California Department of Fish & Game on the Negative Declaration were received and made a part of the record. Concerns were expressed regarding future fire protection, noise, views, drainage, trails, wildlife preservation, and restricted areas, in relation to the proposed subdivision.

Section 8. The City Council has reviewed the proposed Negative Declaration and finds that it represents the independent judgment of the City and that it was prepared in compliance with CEQA. Therefore, the Council finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because mitigation measures have been added to the project, and are incorporated herein by reference. Based upon these findings, the City Council hereby adopts the mitigated Negative Declaration in accordance with the California Environmental Quality Act.

Section 9. Pursuant to Section 16.12.150 of the Rolling Hills Municipal Code, a tentative map shall be rejected under certain conditions. Based upon substantial evidence presented to the Planning Commission and City Council of the City of Rolling Hills during the public hearings referenced in Section 2 and 6, including public testimony, and written and oral staff reports, the City Council finds as follows:

A. The proposed subdivision map and the design and improvement of the proposed subdivision are consistent with the applicable General Plan, including but not limited to, the following goals and policies of the General Plan:

1. Maintain Rolling Hills' distinctive rural residential character (Land Use Element, p. 15) by creating a subdivision greater than the minimum lot size that will allow significant portions of the parcels to remain undeveloped thereby preserving sensitive natural habitat and maintaining scenic vistas.
2. Accommodate development which is compatible with and complements existing land uses (Land Use Element, p. 15) by creating a subdivision with lots that are greater than the minimum lot size and allowing significant portions of the parcels to remain undeveloped, preserving the City's equestrian trail system, and preserving significant areas of sensitive natural habitat and scenic vistas.
3. Accommodate development that is sensitive to the natural environment and accounts for environmental hazards (Land Use Element, p. 16) by creating a subdivision with lots that are greater than the minimum lot size, separating existing geological hazard areas, and preserving significant areas of sensitive natural habitat.
4. Provide for housing which meets the needs of existing and future Rolling Hills residents (Housing Element, p. 44) by creating a subdivision that will increase the potential housing units available to satisfy the housing needs of the City's residents.
5. Maintain and enhance the quality of residential neighborhoods in Rolling Hills (Housing Element, p. 44) by extending and improving the existing Storm Hill Lane, maintaining the City's equestrian trail system, and preserving and maintaining large areas of sensitive natural habitat and scenic vistas.
6. Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin or color (Housing Element, p. 45) by creating a subdivision with lots that will increase the potential housing units available to satisfy the housing needs of the City's residents and the residents of the South Bay Region.
7. Conserve and enhance the City's natural resources, facilitating development in a manner which reflects the characteristics, sensitivities and constraints of these resources (Open Space and Conservation Element, p. 15) by creating a subdivision with lots that are greater than the minimum lot size, isolating existing geological hazard areas on one of the four parcels, and preserving large areas of sensitive natural habitat.

B. The site is physically suitable for the proposed density and type of development. The proposed use, density, and proposed subdivision improvements are permitted in the RA-S-2 zone. The RA-S-2 Zone requires that the minimum lot size be 2 acres net. The project has 67.64 acres and creates lots with the following dimensions: Parcel 1 is 6.46 acres net, Parcel 2 is 33.87 acres net, Parcel 3 is 11.44 acres net, and Parcel 4 is 5.41 acres net, all of which exceed the minimum 2-acre lot size of the RA-S-2 zone.

C. The design of the subdivision or the proposed improvement is not likely to cause substantial environmental damage; or substantially and avoidably injure fish or wildlife or their habitat, because the property is within an area of the City, designated for development and the City's development criteria will insure that any fish, wildlife, or sensitive habitats on the property are adequately protected. Although, the initial study prepared for the project identified the site as containing unique or sensitive environmental qualities and threatened, rare or endangered plant species were identified during review of the project and addressed wildlife habitat will be replaced at a ratio of 4:1. The subdividers have voluntarily consented to record a restrictive covenant prohibiting the further subdivision of each of the four parcels created to preserve the natural environment.

D. The design of the subdivision or type of improvements is not likely to cause serious public health problems because conditions of approval have been applied to the project to require compliance with applicable codes and ordinances designed to protect public health and safety.

E. The design of the subdivision or type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. The existing roadway easements will be maintained or expanded by this project and adequate access will be provided to each parcel and adjacent parcels. In addition, each parcel created as part of this subdivision will contain perimeter easements providing access for roads, trails, and public utilities. As a condition of approval, these easements will be recorded in deeds prior to approval of the final map.

F. The proposed subdivision will not adversely affect the housing needs of the region. In fact, the proposed subdivision will increase the potential housing units available to satisfy the housing needs of the City's residents.

G. The proposed use will be in substantial compliance with the provisions of the Residential Development Standards in the Rolling Hills Zoning Ordinance.

H. The proposed subdivision is in compliance with the 40% maximum disturbed area requirement contained in Section 17.16.070(B) of the Zoning Ordinance.

I. The proposed use will be compatible with other existing residential development in the immediate area.

J. The tentative map design provides for future passive or natural heating or cooling opportunities in the subdivision to the extent feasible because the project is designed with lots of adequate dimensions to maximize the opportunities for passive and natural heating and cooling. The subdivision is surrounded by single-family homes and will provide similar lots.

K. The tentative map does not propose to divide land which is subject to a contract entered into pursuant to the California Land Conservation Act of 1965, because the property in question has not been included in any such contract.

L. Pursuant to Section 66474.6 of the Government Code (Subdivision Map Act), the discharge of waste from the proposed subdivision into proposed septic systems will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board, because the subdivider is required to comply with all Conditions of Approval regarding waste disposal contained in Section 12 of this Resolution.

M. Pursuant to the Rolling Hills Municipal Code Section 16.12.155, this Tentative Tract Map is consistent with and does not impact the County of Los Angeles Hazardous Waste Management Plan. The project will not generate any hazardous waste.

Section 10. Pursuant to the Rolling Hills Municipal Code Section 16.12.130, the City Council grants the following modifications to the Subdivision Ordinance for this project are determined to be warranted because of the size and shape of the proposed division of land and the unusual physical conditions thereon:

A. Street Grades. The Rolling Hills Municipal Code Section 16.16.150 requires that no street shall have a grade of more than six (6) percent except for short distances where the topography makes it impracticable to keep within such grades, and in that event, the grade shall not exceed ten (10) percent except where evidence which is satisfactory to the Advisory Agency is given that a lower grade is not possible. However, the maximum permissible grade shall not exceed seventeen percent for a distance of more than one hundred fifty feet. Proposed

1,387 foot long Storm Hill Lane has a grade beginning at Johns Canyon Road that varies from 12% for 674 feet, 15% for 653 feet, and 5% for 60 feet at the hammerhead turn at the terminus of Storm Hill Lane. Based upon the evidence submitted, the Planning Commission finds that the existing topography and road make it impossible to construct a roadway with a maximum 10% grade unless a switchback design is incorporated which would traverse and render undevelopable at least one lot in the proposed subdivision. The alteration of the road to meet the minimum guidelines would also cause large amounts of grading which would be detrimental to the natural environment and sensitive habitat identified on the property and would require retaining walls exceeding 5 feet in height along portions of Storm Hill Lane.

B. Maximum slope. The Rolling Hills Municipal Code Section 16.16.040(D) requires that the depth of any parcel be equal to or greater than the width along the front street easement, with a maximum slope of 29%. All of the parcels are greater than the width along the front street easement, but, areas of Parcels 1, 2, and 3 exceed a slope of 29%. Based upon the evidence submitted, the Planning Commission finds that the existing topography and geology determined the design of the proposed parcels. To reduce the 29% grades, excessive grading would be required that would exceed the 40% limitation of disturbance, disturb sensitive habitat, and require retaining walls that exceed 5 feet.

C. Width along Street Easement. The Rolling Hills Municipal Code Section 16.16.040(A) requires that the abutting footage of any lot along the street easement line shall be at least equal to or greater than that depth of the lot divided by two and one-half; provided, that in no event shall such abutting footage be less than one hundred fifty feet. The abutting footage of the street easement line of Parcel 3 along Storm Hill Lane is 55 feet. But, the width of the front of the parcel at that point is 430 feet. Due to the layout of the proposed project, the alteration of the street easement line at that point would not be practicable because it is the terminus of Storm Hill Lane and topographical conditions make it impractical.

Section 11. Based upon the foregoing findings, the City Council approves Tentative Tract Map No. 52292, Subdivision No. 89 in Zoning Case No. 615, a request for a four (4) lot subdivision of land (attached hereto as Exhibit A) subject to the modifications to the subdivision ordinance specified in Section 10 and further subject to the conditions contained in Section 12 of this resolution.

Section 12. Tentative Tract Map No. 52292, Subdivision No. 89 in Zoning Case No. 615 (attached hereto as Exhibit A) shall be subject to the following conditions:

GENERAL CONDITIONS:

1. This Tentative Map shall expire two (2) years from the date of City Council approval. The Tentative Map was approved on and shall expire on the following dates:

APPROVAL DATE: November 27, 2000

EXPIRATION DATE: November 27, 2002

This approval shall become null and void if a final map has not been timely filed prior to the expiration date or any extension granted pursuant to Condition No. 2 below in accordance with provisions of the Subdivision Map Act.

2. An extension of time to the expiration date may be granted by or upon submittal of a formal application and required exhibits at least thirty (30) days prior to expiration. A letter indicating an intent to file an extension should be filed at least sixty (60) days prior to the expiration date.

3. This Tentative Map is granted for all boundary lines, easements, rights-of-way, and construction of off-site improvements as shown on the map labeled Exhibit A, dated November 8, 2000 as modified by the Conditions of Approval.

4. This Tentative Map approval is subject to all applicable requirements of the State of California, the County of Los Angeles, the City of Rolling Hills, any other affected governmental entities, and the requirements of the Rolling Hills Community Association. The duty of inquiry as to such requirements shall be upon the subdivider.

5. The subdivider shall comply with all the requirements of the Rolling Hills Municipal Code, and all requirements of the City of Rolling Hills ordinances, resolutions, engineering standards and other applicable standards, that are in effect at the time that subdivision improvement permits are issued for the development.

6. The subdivider shall obtain approval of, and all required permits from, the Rolling Hills Community Association for all of the following: (a) subdivision improvements affecting easements, roads, and trails; and (b) the location of, and the improvements to, Storm Hill Lane, including but not limited to the extension of Storm Hill Lane and the proposed hammerhead turnaround area at the terminus of Storm Hill Lane. In the event the location of the roadway extension hammerhead turnaround area built is modified by the Community Association, the tentative map shall be resubmitted to the Rolling Hills Planning Commission for modification approval.

7. In accordance with Chapter 1706 of the California State Statutes of 1990, the subdivider shall pay any required fee, along with the required processing fee, to the City of Rolling Hills and County Clerk for remittance to the State Department of Fish and Game. This approval shall not be valid and effective unless and until the fee(s) have been paid and the Notice of Determination has been filed.

8. The subdivider shall pay all fees at the time fees are determined to be applicable and comply with all requirements of the applicable Federal, State and Local agencies, including, but not limited to the following as applicable:

Los Angeles County Sanitation District
Los Angeles County Consolidated Fire District
California Water Service Company
Palos Verdes Peninsula Unified School District
United States Army Corps of Engineers

9. The subdivider shall dedicate land or pay a fee in lieu thereof for purposes of park and recreational facilities (Quimby Act) in accordance with the proportional standards set forth in Section 16.18.150 of the Rolling Hills Municipal Code.

10. Coordination with utility companies by the subdivider's engineer during design shall be required in order to ensure that required public improvements are not in conflict with existing or proposed utilities.

11. The subdivider shall comply with all requirements of the Congestion Management Plan for the County of Los Angeles and any related City of Rolling Hills requirements.

12. The subdivider shall defend, indemnify, and hold harmless the City of Rolling Hills and its officers, employees and agents from and against any claim, action or proceeding against the City of Rolling Hills, its officers, employees, or agents to attack, set aside, void, or annul any approval or condition of approval of the City of Rolling Hills concerning this subdivision, including but not limited to any approval or condition of approval of the City Council, Planning Commission or Planning Director, which action is brought within the time period provided for in Government Code Section 66499.37. The City shall promptly notify the subdivider of any claim, action, or proceeding concerning the subdivision and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officers, employees and agents in the defense of the matter.

13. When exhibits and written conditions of approval are in conflict, the written conditions shall prevail.

* * *

THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO THE STAMPING OF THE TENTATIVE MAP FOR CONDITION COMPLIANCE:

Planning

14. The Tentative Map shall be drawn to a scale of one inch to one hundred feet unless otherwise required and approved by the City Engineer.

15. The Tentative Map shall, at a minimum, show:

a. The tract number;

- b. Sufficient legal description of the land as to define the boundaries of the proposed tract;
- c. Name and address of the subdivider and of the registered engineer or licensed surveyor who has done or will do the survey work required to be done by Title 16 of the Rolling Hills Municipal Code;
- d. Locations, names and existing widths of all adjoining streets or roads and a statement as to their character as being public or private;
- e. The width and grades of all existing and proposed roads within such proposed subdivision, and the direction of drainage and proposed disposition of water;
- f. The widths and locations of all existing and proposed roads and easements, whether public or private, for drainage, bridle trails, sanitary and storm sewers, or public utility purposes;
- g. The radii of all curves on streets or other easements;
- h. The lot layout and the dimensions of each lot;
- i. The location of a building pad that has a minimum 12,000 square foot graded area, the location of a four hundred-fifty square foot stable area, and a five hundred-fifty square foot corral area. The grade of access to the building pad shall not be greater than twelve percent, and to the stable area not greater than twenty-five percent;
- j. The approximate locations of all areas subject to inundation of stormwater overflow, or geological hazard, which areas shall be marked "Subject to Flooding" or "Subject to Geological Hazard" and the locations, widths and directions of flow of all watercourses and/or swales.
- k. The approximate location and size of all existing and proposed water mains within and adjacent to such proposed tract;
- l. The approximate location and size of all existing and proposed fire hydrants within the proposed tract which shall be placed at intervals of not more than eight hundred feet;
- m. Proposed method of sewage disposal;
- n. Proposed use of each lot;
- o. Approximate contours at five-foot vertical intervals, except where the slope is in excess of thirty degrees, in which case the vertical interval between approximate contours shall be twenty feet, and where grading is proposed, engineering data shall show the approximate finished grading;
- p. Proposed balanced cut and fill grading amounts.
- q. Proposed public areas, if any;
- r. Date, north point and scale;
- s. Number for each proposed lot;
- t. Statement of existing groundcover;
- u. Approximate location of each tree within the proposed subdivision area, and an indication as to which trees are to be removed;
- v. Approximate location and outline to scale of each existing building or structure within the proposed tract which will not be removed or demolished in the development of the subdivision;
- w. A designation by letter or actual name, for purposes of identification, of any street within the proposed subdivision;
- x. Existing zoning both as to land use and area requirements;

y. Delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the City the right to prohibit the erection of buildings or other structures within the restricted areas.

z. The Final Map shall include the following note, "No building or grading permits shall be issued for construction until Site Plan Review approval has been granted by the Planning Commission for the construction of single family residences on each of the proposed parcels. The Planning Commission may limit finished floor heights, building heights, landscaping heights, and grading to preserve scenic resources for each individual homesite under the discretionary Site Plan Review process. The project shall also be reviewed by the Architectural and Landscape Committees of the Rolling Hills Community Association."

aa. The Final Map shall include the following note, "The first developer of Parcels 1, 2, 3, or the redevelopment of Parcel 4, or a combination thereof, shall complete construction of the extension of Storm Hill Lane."

ab. The subdivider shall prepare and submit with the Final Map a restrictive covenant between the City and the owner(s) of the four parcels created pursuant to this application prohibiting the further subdivision of the said parcels. The covenant shall comply with all requirements set forth in California Civil Code sections 1460 et seq., shall be recorded contemporaneously with the recording of Final Map No. 52292 creating the four parcels affected, and shall be in a form substantially similar to the form attached to Resolution No. 894 as Exhibit B and incorporated herein by its reference."

ac. If it is impossible or impracticable to place upon the tentative map any matter required in this section, such matter or information shall be furnished in a written statement which shall be appended to and submitted with such map. (Ordinance 161, Section 11-2.105, 1980 of the Rolling Hills Municipal Code).

16. Where public sewers are not available, and where private sewage systems will be utilized, the subdivider shall perform percolation tests in accordance with the the City Health Officer and shall submit the results of said percolation tests to the City Engineer subject to review and approval by the City Health Officer.

17. There shall be filed with the tentative map a geological report prepared by a registered engineering geologist, as required by the Business and Professions Code of the State, showing the geological characteristics of each lot in the proposed subdivision, and confirming that a building site can be developed on each lot which is free of geological hazard. Said report and the conclusions contained therein shall be approved by the City Engineer, and may be subject to the provisions of Chapter 16.36 of the Rolling Hills Municipal Code.

18. The Tentative Map shall comply with all provisions of the City Subdivisions Code and Zoning Ordinance, including but not limited to the area requirements and subdivision development standards of the RA-S-2 Zone requiring a minimum parcel standard of 2 net acres per lot unless otherwise provided herein.

19. The preliminary Tentative Map shall delineate the location of a minimum 450 square foot stable and a minimum 550 square foot corral on each parcel of the subdivision in accordance with the provisions of Sections 17.16.170 and 17.16.200(A) of the Rolling Hills Municipal Code.

20. The subdividers shall submit evidence to the satisfaction of the City Engineer that they are the owners of the property shown on the Tentative Map as proposed for subdivision.

21. The Tentative Map shall show Storm Hill Lane as a private paved street with a right-of-way of 30 feet for the proposed roadway including all necessary slope easements to the City's satisfaction and shall comply with all provisions of Section 16.16.080 of the City's Subdivision Ordinance.

22. The Tentative Map shall include an extension of Storm Hill Lane and accompanying roadway easements along the westerly property line of Parcel 1 and the easterly property line of Parcels 2 and 4. The roadway extension shall culminate in a hammerhead turn on Parcel 2 in accordance with Fire Department regulations. The hammerhead turn shall be shown entirely within the property lines on the property of Parcel

2. The location and construction of the roadway extension and hammerhead turn shall be as shown on Exhibit A to this Resolution.

23. The Tentative Map shall show the following easements:

Parcel 1: 30-foot wide easement along the southern portion of the parcel along Johns Canyon Road, a 30-foot wide easement along the western boundary of the parcel along Storm Hill Lane, an up to 60-foot wide, 200-foot long easement at the southeast portion of the parcel where there is an existing horse trail, and 25-foot easements around the remaining perimeters of this parcel.

Parcel 2: 30-foot wide easement along the eastern portion of the parcel along Storm Hill Lane and 25-foot wide easements around the perimeters of the rest of the parcel.

Parcel 3: 25-foot easements around the perimeters of the parcel with two wider easements, one up to 80 feet wide, 240-foot long section at the northeast portion of the parcel, and the other up to 55 feet wide, 220-foot long section at the eastern portion of the parcel where there are existing horse trails.

Parcel 4: 30-foot wide easement along the southern portion of the parcel along Johns Canyon Road, a 30-foot wide easement along the eastern boundary of the parcel along Storm Hill Lane, and 25-foot easements around the remaining perimeters of this parcel.

24. The Tentative Map shall show the location of a 4 foot bridle trail on the west side of the extension of Storm Hill Lane to be dedicated to the Community Association in accordance with Condition 32(a) herein. The bridle trail shall be continuous in nature and connect to existing trails within the trails system.

25. The Tentative Map shall show all grades on Storm Hill Lane.

26. The Tentative Map shall show individual driveways that are a minimum of 20 feet wide.

27. Fire Department "Information only" maps showing a "typical section" of Storm Hill Lane, complying with the above conditions shall be submitted to the Fire Department.

28. The map shall show that parcel lines extend to the center of private and future streets.

29. The Tentative Map shall provide a new centerline and hammerhead turn on Parcel 2 on Storm Hill Lane in conformance with these conditions and to the satisfaction of the City Engineer/Superintendent of Streets.

30. All utility lines, including but not limited to electrical, telephone and cable television, which serve or are proposed to serve the 4 parcels created by this Tentative Map along Storm Hill Lane shall be placed underground. The underground utility lines shall be located within the roadway easement of Storm Hill Lane from Johns Canyon Road at the south to the hammerhead turn on Storm Hill Lane to the north with underground stems leading from Storm Hill Lane to each parcel of this subdivision. There shall be no overhead utility lines across Storm Hill Lane.

THE FOLLOWING CONDITIONS SHALL BE COMPLETED PRIOR TO OR IN CONNECTION WITH RECORDATION OF THE FINAL MAP OF ANY PHASE:

Planning
City Engineer/Superintendent of Streets
Land Development Division - Road Department
Fire Department

31. In recognition of subdivider's voluntary consent to restrict each parcel created hereunder from being further subdivided in the future, as evidenced in the letter from subdivider dated August 1, 2000, and expressly incorporated herein by this reference, the subdivider shall prepare and record a restrictive covenant between the City and the owner(s) of the four parcels created pursuant to this application prohibiting the further subdivision of the said parcels. The covenant shall comply with all requirements set forth in California Civil Code sections 1460 et seq., shall be recorded contemporaneously with the recording of

Tentative Map No. 52292 creating the four parcels affected, and shall be in a form substantially similar to the form attached hereto as Exhibit B and incorporated herein by its reference.

32. Easements for the construction of the roadway extension and the hammerhead turn shall be recorded against Parcels 1, 2 and 3 and shall include the following:

a. The grant of all roadway, access, grading and other necessary easements to the Rolling Hills Community Association and to the subdivider which are required to construct the roadway extension and hammerhead turn as specified in Condition 22 of this Resolution;

b. The deposit by the subdivider prior to approval of the Final Map of the dollar amount of a City approved estimate for a bond for the work to construct the improvements specified in Condition 22 of this Resolution;

c. The deposit by the subdivider prior to approval of the Final Map of the dollar amount of a City approved estimate for a bond to construct water mains and fire hydrants as specified in Condition No. 59 of this Resolution;

d. The deposit by the subdivider prior to approval of the Final Map of the dollar amount of a City approved estimate for a bond for a biological assessment to determine the extent of any damage during the development (or future development) of Storm Hill Lane to the existing Venturan coastal sage scrub, Purple sage scrub and California sagebush scrub and the cost of labor and materials to replace an area of non-native grassland that is four (4) times any damaged area as determined by the biologist to be replanted and maintained with Venturan coastal sage scrub, Purple sage scrub, California sagebush scrub and other drought-tolerant vegetation on Parcel 3.

e. Letters shall be provided from all utilities that are to be undergrounded but not limited to electrical, telephone and cable television, which serve or are proposed to serve the 4 parcels created by this Tentative Map assuring that the required undergrounding work has been done or that dollar amounts for bonds to complete the undergrounding work have been paid.

f. Completion of construction of the improvements specified in Condition 22, 32, 59, and 80 of this Resolution by the subdivider or by the owner of Parcels 1, 2, 3 or 4, or by a combination thereof, within a reasonable period of time but not later than one year from the date this Tentative Map is approved unless subdivider bonds for said improvements and deposits the dollar amount of a City approved estimate for a bond to construct those improvements;

33. Street improvements on Storm Hill Lane shall be engineered and designed to match that required for any approved neighboring subdivision map. Further, paving shall properly coincide with neighboring properties to the satisfaction of the City of Rolling Hills. The street improvements shall be constructed with rolled curbs and shoulders, to the satisfaction of the City of Rolling Hills and the Rolling Hills Community Association. The paving shall include gutters and flow lines, unless otherwise required by the Rolling Hills Community Association.

34. Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code which requires all weather access. All weather access may require paving.

35. The subdivider shall reconstruct base and pavement on Storm Hill Lane beginning at the juncture of Johns Canyon Road providing 24 feet of pavement and 4 feet for bridle trail, transitioning to 20 feet in width after the driveway entrances to Parcels 1 and 2, to Parcel 3. Construct inverted shoulder pavement 10 feet (lane-width) with 2" minimum Asphalt Cement (A.C.) over a 6N crushed aggregate base. The 4 foot bridle trail on Storm Hill Lane shall be composed of decomposed granite and constructed to the Los Angeles County Fire Department Fire Protection Engineering all weather access standards. The paving and bridle trail area shall be separated by a 2" x 3" redwood header. There shall be no rail or fence separating the trail and the road.

36. Prior to the recordation of the final map easements shall be granted to the Rolling Hills Community Association for the purpose of ingress, egress, construction and maintenance of all infrastructure constructed as roadways, trails, and utility access and proof of the dedication shall be submitted to the satisfaction of the City Engineer.

City Engineer/Superintendent of Streets and Development Division

37. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or City policies shall be specifically approved by the City. Otherwise all such inconsistent details and notes or ordinance requirements shall be corrected to conform to these conditions and ordinance requirements that were in effect at the time that this tentative map was approved by the City of Rolling Hills.

38. All easements required as part of the approval of Tentative Tract Map No. 52292 are tentative and subject to review and approval by the City Engineer to determine the final locations and requirements.

39. Easements shall not be granted or recorded within areas proposed or required to be granted, dedicated, or offered for dedication for public streets, access rights, building restriction rights, or other easements until after the final map is filed with the County Recorder. If easements are granted after the date of tentative approval, a subordination shall be executed by the easement holder prior to the filing of the final map.

40. In lieu of establishing the final specific locations of structures on each parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the Rolling Hills Municipal Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.

41. If the relationship of existing sewage disposal components to the new parcel lines creates conditions that do not comply with the Building Code/Plumbing Code/Zoning Ordinance,, these non-complying conditions shall be corrected or the parcel lines relocated prior to the division of land to the satisfaction of the City Engineer.

42. The subdivider shall adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements as necessary to comply with ordinances, policies and standards in effect at the date the City determines the application to be complete to the satisfaction of the City Engineer.

43. The final map shall delineate the distances from the proposed parcel lines to all existing buildings which will remain after the division of land. If such distances do not conform to the requirements set forth in Building Code Chapters 5, 18, 19 and 21 or Zoning Ordinance requirements, the proposed parcel lines shall be relocated or the non-complying conditions of the buildings shall be corrected prior to the division of land.

44. All easements existing at the time of final map approval shall be delineated on the approved tentative map and shall include the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect shall be shown on the tentative map in lieu of its location. If all easements have not been accounted for at the time of final recordation, the subdivider shall submit a corrected final map which accurately delineates all existing easements subject to review and approval by the Planning Department and the City Engineer.

45. The following note shall be placed on all tract and parcel maps with parcel sizes of five acres or more: "Further division of this property to parcel sizes below five acres will require standard improvements be completed as a condition of approval. The improvements shall include but are not limited to providing access, installation of water mains, appurtenances and fire hydrants, and conformance to the City of Rolling Hills' development standards."

46. The subdivider shall grant ingress/egress and utility easements to the public over the private and future or future streets.

47. The subdivider shall delineate proof of access to a public highway on the final map.

48. The final map shall extend parcel lines to the center of private and future streets.

49. The subdivider shall label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of the Fire Department.

50. Where driveways extend further than 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Parcel 3 shall provide additional turnaround on the building pad.

51. Lot lines shall be nearly radial or perpendicular to street right of way in the City.

52. Permission is granted to record the final map as a parcel map.

53. The final map shall be processed through the City Engineer prior to being filed with the County Recorder.

54. Prior to submitting the Tentative Map to the City Engineer for examination pursuant to Section 66450 of the Government Code, the subdivider shall obtain clearances from all affected Departments and Divisions, including without limitations a clearance from the Subdivision Mapping Section of the Land Development Division of the Department of Public Works for the following mapping items: mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.

55. A preliminary guarantee shall be provided if signatures of record title interests appear on the final map. A final guarantee will be required. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account shall remain open until the final parcel map is filed with the County Recorder.

56. The subdivider shall enter into an agreement with the City franchise cable TV operator to permit the installation of cable in a common utility trench.

57. A drainage statement/letter shall be provided to the City Engineer because an offer of a private street or an extension of an existing street has been made.

58. In accordance with Section 21.36.010(c) of the County's Subdivision Ordinance a deposit is required to review documents and plans for final map clearance.

City Engineer/Superintendent of Streets
Land Development Division - Water Ordinance Subunit
Fire Department

59. Water mains shall be designed to meet or exceed the total flow requirements determined for domestic flow and fire flow for this development. Required domestic flow shall be calculated by the subdivider's engineer to the satisfaction of the City Engineer. Fire flow shall be determined by the Los Angeles County Fire Department as follows:

a. The required fire flow for public fire hydrants at this location is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. One hydrant flowing simultaneously shall be used to achieve the required fire flow.

b. One public/private fire hydrant shall be upgraded unless fire flow meets Fire Department requirement. The upgrade shall not be necessary if existing hydrant(s) meet(s) fire flow requirements. An original water availability form shall be submitted to the Los Angeles County Fire Department.

c. All hydrants shall measure 6" x 4" x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All hydrants shall be installed a minimum of 25 feet from a structure or protected by a two (2) hour fire wall as per map on file with the Fire Department.

60. All required fire hydrants shall be installed, tested and accepted by the Los Angeles County Fire Department or bonded for prior to final map approval. Vehicular access shall be provided and maintained serviceable throughout construction to all required fire hydrants.

61. Fire Department conditions shall be secured by a Covenant and Agreement approved by the County of Los Angeles Fire Department prior to the final map clearance for maintenance of private driveway (Storm Hill Lane).

62. The plans and specifications for the water delivery system shall be submitted for approval to the responsible water purveyor prior to final approval of this map by the City Engineer. In all cases where water system facilities have not been installed prior to filing this map with the City Engineer for final approval, the subdivider shall submit a Labor and Materials bond in addition to one of the following:

a. An agreement and Faithful Performance bond in the amount approved by the City Engineer to be sufficient to guarantee installation of the improvements; or

b. An agreement and evidence satisfactory to the City Engineer showing that the subdivider has entered into a contract with the serving water utility for establishing a security guaranteeing payment for the installation of the improvements.

63. The subdivider shall file with the City Engineer a statement from the water purveyor indicating that the water system will be operated by the purveyor and that under normal operating conditions, the system will meet the requirements for the land division, and that water service will be provided to each parcel.

Public Works, Land Development Division - Subdivision Plan Checking Section
Drainage and Grading Unit
Geology
Soils Engineering

64. Portions of the existing property lying in and adjacent to the natural drainage courses are subject to flood hazard and shall be delineated on the final map subject to the approval of the City Engineer.

65. The final map shall be approved for drainage.

66. The final map shall be approved by the Geology and Soils Sections to assure that all geologic factors have been properly evaluated.

67. A grading plan shall be geotechnically approved by the Geology and Soils Sections prior to subdivider constructing the extension of Storm Hill Lane. This grading plan shall be based on a detailed engineering geology report and soils engineering report and show all recommendations submitted by them. The grading plan shall conform to the tentative map and conditions as approved by the Planning Commission. Prior to the approval of the Final Map, the subdivider shall deposit the dollar amount of a City approved estimate for a bond for the grading plan.

68. A geology and/or soils engineering report shall be required prior to approval of building or grading plans.

69. Specific recommendations will be required from the consultant(s) regarding the suitability for development of Parcels 1, 2 and 3. However, in no event shall the geologic mitigation require the grading of more than 40% of any parcel of the subdivision. In the event proper mitigation requires more than 40% mitigation, then this map shall be brought back for consideration before the Planning Commission and the City Council.

70. The final map shall delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and the subdivider shall dedicate to the City the right to prohibit the erection of buildings or other structures within the restricted use areas.

71. A deposit shall be required to review documents and plans for final map clearance in accordance with Section 21.36.010 (c) of the County Subdivision Ordinance.

* * *

THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO GRANTING A GRADING PERMIT FOR ROAD RECONSTRUCTION AND EXTENSION ON STORM HILL LANE:

Geology & Soils

72. A grading plan and soils report shall be submitted and approved prior to the reconstruction and extension of Storm Hill Lane.

Fire Department

73. In conjunction with the construction of the extension of Storm Hill Lane, all required fire hydrants shall be installed, tested and accepted by the Los Angeles County Fire Department prior to the reconstruction of Storm Hill Lane. Vehicular access shall be provided and maintained serviceable throughout construction.

74. In conjunction with the construction of the extension of Storm Hill Lane, all existing fire hydrants on Storm Hill Lane shall be retrofitted to comply with Condition 59(a) and (b) Fire Department requirements above.

75. In conjunction with the construction of the extension of Storm Hill Lane, all hydrants shall be installed in conformance with Title 20, Los Angeles County Government Code or appropriate City regulations. This installation shall include minimum six-inch diameter mains. Arrangements to meet these requirements shall be made with the water purveyor serving the area.

* * *

THE FOLLOWING CONDITIONS SHALL BE COMPLETED PRIOR TO ISSUANCE OF BUILDING PERMITS:

Planning

76. All previous conditions of this approval shall be complied with to the satisfaction of the City.

77. No building or grading permits shall be issued for construction until Site Plan Review approval has been granted by the Planning Commission for the construction of single family residences on each of the proposed parcels. The Planning Commission may limit finished floor heights, building heights, landscaping heights, and grading to preserve scenic resources for each individual homesite under the discretionary Site Plan Review process. The project shall also be reviewed by the Architectural and Landscape Committees of the Rolling Hills Community Association.

78. No septic tanks or other similar structures, except boundary fences, shall be constructed within 150 feet of the centerline of the intermittent blue line stream at the eastern portions of Parcels 1 and 3 and the western portions of Parcels 2 and 4.

79. A biological assessment for each lot in the subdivision shall be prepared by a City approved qualified biologist prior to commencement of grading and construction. The biological assessment shall include a description of all significant plant and animal life on the lot along with recommendations for preservation, mitigation or relocation of such resources. The developer shall bear the cost for preparation of the biological assessment and shall comply with mitigation measures recommended in the biological assessment as approved by the City.

80. Following the completion of the construction of the extension of Storm Hill Lane, a biological assessment shall take place to determine the extent of any damage to the existing Venturan coastal sage scrub, Purple sage scrub and California sagebush scrub. An area of non-native grassland in an amount 4 times the damaged area as determined by the biologist shall be replanted and maintained with Venturan coastal sage scrub, Purple sage scrub, California sagebush scrub and other drought-tolerant vegetation on Parcel 3.

81. Future individual Site Plan Review approvals by the Planning Commission shall include the following conditions with respect to mitigation for loss of mature native vegetation in protected areas, unless the City determines at the time of approval of a Site Plan that such measures are no longer necessary or a reasonable alternative method of preserving and mitigating the impacts to mature native vegetation protected areas is feasible:

A. Any grading shall preserve the existing topography, flora, and natural features to the greatest extent possible. In order to minimize impacts to the hillsides and canyon areas on this property, the building pad and graded slopes shall be designed and developed in a manner that retains and restores native drought-tolerant plant life outside the building pad caused by pad grading and preserves the existing contiguous topography, flora, and natural features of that area to the greatest extent possible.

B. To prevent construction equipment from going beyond the limits of any building pad, contractors shall use fencing or other barriers to the greatest extent possible. Contractors

shall be informed that work on the site shall not encroach into the mature natural vegetation areas except as specified on the approved Site Plan to the greatest extent possible.

C. No grading, development, or removal of live mature vegetation in the protected and replanted areas shall be permitted, and no new trail, access road or pathway shall be created in those areas, except in connection with the approval of a Site Plan Review application, a Community Association approval for use of an easement, or as required to comply with Fire Department and City regulations regarding brush clearance, as determined in consultation with both entities. In the event removal or thinning of mature natural vegetation is required to comply with Fire Department Regulations, the least invasive technique shall be utilized.

D. Prior to the issuance of any grading permit, a biologist or native plant specialist approved by the City shall meet with the general contractor and grading contractor to explain the boundaries of the protected areas, the boundaries of those protected areas permitted to be removed by an approved Site Plan, and the restrictions contained in this condition.

E. No contractor, operator of a bulldozer or other equipment or other construction worker on the site shall allow equipment, supplies or soil to encroach into a protected area except as specified on an approved Site Plan.

F. No chemicals, including but not limited to fertilizers, pesticides, herbicides, detergents, chlorine or pool chemicals, shall be used, disposed of, or allowed to drain into a protected area, except fertilizers approved by a City approved biologist.

G. The actual size of the Mitigation area shall be based upon acreage of protected areas that are disturbed in connection with the development of Parcels 1, 2, 3 and 4. Nothing contained in this condition shall limit the authority of the City to require additional areas or greater areas of the parcel to be revegetated with native plants to mitigate additional impacts on Parcel 3.

H. Mitigation areas shall be planted with native plants at the following densities, unless otherwise approved by a City approved biologist or native plant specialist at the time the landscape plan for the parcel is prepared:

(1) 1 to 2 gallon containers of low, relatively fast growing shrubs planted at approximately five feet (5') on center, including but not limited to Venturan coastal sage scrub, Purple sage scrub, California sagebush scrub; and

(2) 1 to 10 gallon containers (depending upon availability and condition of the plants) of slower growing shrubs interspersed in an irregular pattern, including but not limited to Lemonade berry, Toyon, and Elderberry.

82. A bond in the amount of the cost estimate of a one and two-year report by a biologist or native plant specialist AND the cost estimate of the implementation of a revegetation and landscape plan plus 15%, shall be required to be posted prior to issuance of a grading and building permit and shall be retained with the City for not less than two years after landscape installation. The retained bond will be released two years after the initial plantings by the City Manager after the biologist or native plant specialist determines that the native plant revegetation on Parcel 3 and landscaping on all 4 parcels was installed pursuant to the landscape plan as approved, and that such landscaping is properly established and in good condition.

Following the initial plantings, a biologist or native plant specialist shall prepare a report for the City of Rolling Hills on the progress of revegetation on the site at intervals of one and two years (i.e., first and second year after initial plantings) along with recommended remedial measures.

83. Storm Hill Lane shall be kept open for vehicular access at all times during future grading and construction for each lot of the subdivision.

84. Prior to the issuance of a grading permit, the applicants shall retain a certified archaeologist to conduct a walking survey of the project area that will be affected by grading and construction activities. The purpose of the survey is to determine the presence or absence of significant archaeological resources that are unique. Should it be determined by the archaeologist that significant unique archaeological resources are present within the project area that will be subject to grading activity, the archaeologist shall be present at the pre-grading conference, shall establish procedures for archaeological resource surveillance, and

shall establish, in cooperation with the project proponent, procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of the artifacts as appropriate. If additional or unexpected unique archaeological features are discovered, the archaeologist shall report such findings to the project proponent and to the City Manager. If the archaeological resources are found to be significant, the archaeological observer shall determine appropriate action, in cooperation with the applicant, for exploration and/or salvage.

85. The developer shall comply with the mitigation measures recommended and approved by the City for the disposition, mitigation or salvage of such material. These actions, as well as final mitigation and disposition of the resources, shall be subject to the approval of the City Manager. The City Manager's decision shall be final unless an appeal is filed in accordance with Section 17.54 of the Rolling Hills Municipal Code. The developer shall bear the cost of any professional investigation.

86. The subdividers shall obtain a "will serve" letter from the California Water Service Company. Domestic water shall be supplied to the subject property.

Health Department

87. Sanitary sewers are not available and the tract shall be dependent upon the use of individual, private sewage disposal systems.

88. If, because of future grading, or for any other reason, it is found that the requirements of the Plumbing Code cannot be met on any of the proposed lots, the Department of Health Services shall recommend that no building permit be issued for the construction of homes on such parcels.

89. A private sewage disposal system shall be designed in compliance with the Los Angeles County Health Codes and Building and Safety Codes.

90. The method of sewage disposal shall be reviewed and approved by the California Regional Water Quality Control Board, Los Angeles Region.

91. The size of the dwelling may be limited by the size of the private sewage disposal system that can legally be installed on each lot.

92. The installation and location of private sewage disposal systems shall be contingent on the requirement of the Engineering Geology Division of the Los Angeles County Department of Public Works.

City Engineer/Superintendent of Streets Land Development Division - Drainage and Grading

93. Grading and development plans shall:

- a. Include methods to eliminate sheet overflow in order to protect the parcels from high velocity scouring action;
- b. Provide for contributory drainage from adjoining properties; and
- c. Provide for the proper distribution of drainage beyond the proposed subdivision.

94. The grading plan shall utilize land form or contour grading techniques in its design so as to create slopes that blend with the natural horizontal and vertical contours of the existing terrain and in no case shall cut and fill slopes be steeper than the City of Rolling Hills standard of 2 to 1 slope ratio.

95. The State Department of Fish and Game shall be notified prior to commencement of work within any natural drainage course.

Fire Department

96. The subdivider shall provide water mains, fire hydrants, and fire flows as required by County Forester and Fire Warden for each parcel.

97. Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code which requires all weather access. All weather access may require paving.

98. Fire department access shall be extended to within 150 feet distance of any exterior portion of all structures.

99. Where driveways extend further than 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length. Parcel 3 shall provide additional turnaround on building pad.

100. Vehicular access shall be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.

101. The building pad areas shall be capable of providing parking for excess vehicles.

102. Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water to the satisfaction of the Los Angeles County Fire Department.

Materials Engineering Division - Geology Review

103. A geology and soils engineering report shall be prepared subject to review and approval by the City Planning Department prior to issuance of building or grading permits.

* * *

THE FOLLOWING CONDITIONS SHALL BE COMPLETED IN CONJUNCTION WITH FINAL BUILDING CONSTRUCTION:

104. The property owners shall be required to conform with South Coast Air Quality Management District, Los Angeles County and local ordinances and engineering practices during construction by using dust control measures to stabilize the soil from wind erosion and reduce dust generated by construction activities. Said dust control measures shall include at a minimum, the following:

Fugitive Dust

A. A Comprehensive Fugitive Dust Control Program shall be developed and implemented before commencement of grading activities, subject to review and approval of the City Planning Department and the South Coast Air Quality Management District (SCAQMD). This Plan, at minimum, shall address compliance with SCAQMD Rule 403, including:

- Regular site watering
- Application of soil stabilizers to inactive graded areas
- Covering and/or washing of transport trucks leaving the site
- Periodic street cleaning of public roads adjacent to the site.

B. A High Wind Response Plan in accordance with Rule 403 of the SCAQMD shall be developed and implemented at times when wind speeds exceed 25 mph to reduce PM10 emissions. The High Wind Response Plan shall be developed and implemented before commencement of grading activities, subject to review and approval of the City Planning Department and the SCAQMD.

C. Stockpiles of soil, sand and similar materials shall be stabilized by being enclosed, covered, watered twice daily, or with application of non-toxic soil binders.

Construction Equipment Exhaust

A. Heavy construction equipment shall be properly tuned and maintained to reduce emissions. Construction equipment shall be fitted with the most modern emission control devices. The construction manager shall monitor compliance with this measure. The project shall be subject to periodic inspections by City Building Inspectors during all construction activities.

B. The project shall comply with Rule 461, which establishes requirements for vapor control from the transfer of fuel from the fuel truck to vehicles both during construction and subsequent operations.

105. The property owners shall provide sufficient evidence to the satisfaction of the City Engineer to show that the sustained use of proposed private disposal systems are possible without inducing a geologic hazard.

106. An Erosion Control Plan containing the elements set forth in Section 7010 of the 1996 County of Los Angeles Uniform Building Code shall be prepared subject to the review and approval of the City Engineer to minimize erosion and to protect slopes and channels to control stormwater pollution as required by the County of Los Angeles.

107. Prior to the submittal of a final grading plan for the roadway extension to the County of Los Angeles for plan check, a detailed grading and drainage plan with related geology, soils and hydrology reports that conform to the development plan as approved by the City Council shall be submitted to the Rolling Hills Planning Department staff for their review. Cut and fill slopes shall not exceed a steepness of a 2 to 1 slope ratio.

108. The property owners shall be required to conform with County Health Department requirements for the installation and maintenance of septic tanks.

109. During construction, the property owners shall be required to schedule and regulate construction and related traffic noise throughout the day between the hours of 7 AM and 6 PM, Monday through Saturday only, when construction and mechanical equipment noise is permitted so as not to interfere with the quiet residential environment of the City of Rolling Hills. No construction activity shall be permitted on Sundays or nationally recognized holidays.

110. The proposed extension of Storm Hill Lane and the proposed construction of each of the future new driveways shall be reviewed and approved by the City's Traffic Engineer, Traffic Commission, Planning Commission, City Council, and County Fire Department to ensure that adequate emergency access is provided. Roadway widths, slopes, adequate turnaround and turnout areas proposed for the road extension, and the individual driveway aprons shall be among the access standards examined.

111. During construction, the property owners shall be required to schedule and regulate truck traffic with construction related traffic throughout the day between the hours of 7 AM and 6 PM Monday through Saturday only so as not to interfere with the normal flow of traffic within the City of Rolling Hills.

112. The property owners shall be required to conform with the Regional Water Quality Control Board and County Health Department requirements for the installation and maintenance of septic tanks unless it is feasible to connect to the nearby County sanitary sewer system.

113. The property owners shall be required to conform with the Regional Water Quality Control Board and County Health Department requirements for the installation and maintenance of stormwater drainage facilities.

114. The property owners shall be required to conform with the Regional Water Quality Control Board and County Public Works Department Best Management Practices (BMP's) related to solid waste.

115. The property owners shall repair any broken or damaged pavement on streets within or abutting the subdivision.

Fire Department

116. The property owners shall provide City, Fire Department and Rolling Hills Community Association approved street signs and building address numbers prior to occupancy.

* * *

117. Conditions 1 through 30 shall be met prior to the stamping of the tentative map for condition compliance.

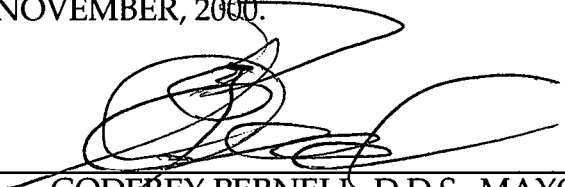
118. Conditions 31 through 71 shall be completed prior to or in conjunction with recordation of the final map of any phase.

119. Conditions 72 through 75 shall be completed prior to granting a grading permit for road reconstruction and extension of Storm Hill Lane.

120. Conditions 76 through 103 shall be completed prior to issuance of building permits.

123. Conditions 104 through 116 shall be completed in conjunction with final building construction.

APPROVED AND ADOPTED THIS 27TH DAY OF NOVEMBER, 2000.


GODFREY PERNELL, D.D.S., MAYOR

ATTEST:


MARILYN L. KERN, DEPUTY CITY CLERK

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

I certify that the foregoing Resolution No. 894 entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF TENTATIVE TRACT MAP NO. 52292, SUBDIVISION NO. 89, A REQUEST TO SUBDIVIDE TWO EXISTING LOTS TOTALING 67.64 ACRES INTO 4 SINGLE-FAMILY RESIDENTIAL LOTS LOCATED NORTH OF JOHNS CANYON ROAD AT STORM HILL LANE WHERE THERE IS ONE RESIDENTIAL DEVELOPMENT AT 4 STORM HILL LANE IN ZONING CASE NO. 615.

was approved and adopted at a regular meeting of the City Council on November 27, 2000 by the following roll call vote:

AYES: Councilmembers Hill, Lay, Mayor Pro Tem Murdock and Mayor Pernell.

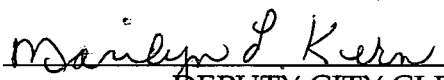
NOES: None.

ABSENT: None.

ABSTAIN: Councilmember Heinsheimer.

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

Administrative Offices


DEPUTY CITY CLERK

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

City of Rolling Hills
Planning Department
2 Portuguese Bend Road
Rolling Hills, California 90274

NO RECORDING FEE PURSANT
TO GOVERNMENT CODE
SECTION 27383

Exempt from recording fees pursuant to Government Code 6103.

RESTRICTIVE COVENANT

This Restrictive Covenant (this Covenant) is made and entered into as of this _____ day of September, 2000, by Western Brass Development Corporation (Owner) in favor of the City of Rolling Hills, California, a municipal corporation (City).

RECITALS

A. Owner is the owner of that certain real property located at and commonly known as 4 Storm Hill Lane, Rolling Hills, California 90274, which real property is identified by Los Angeles County Assessor's Parcel Numbers 7570-024-003 and 7570-024-012 and further and legally described on Exhibit A attached hereto and incorporated herein by this reference (the Property).

B. Owner desires to subdivide the existing two (2) parcels to create four (4) single-family lots and has submitted the appropriate application with the City in accordance with the provisions of the Subdivision Map Act (Government Code Section 66410 *et seq.*) and the Rolling Hills Municipal Code.

C. The City is a unique community situated astride the San Pedro Hills of the Palos Verdes Peninsula. The City maintains a distinctive rural residential character and is comprised entirely of single-family residences located on large parcels of land. The Property is located in a particularly sensitive canyon, and development on the Property is currently limited to one single-family residence. In connection with the proposed subdivision, Owner desires to prohibit further subdivision of the four newly-created parcels to preserve the natural beauty of the canyon and the rural character of the neighborhood and the City as a whole.

COVENANT

NOW, THEREFORE, in consideration of performance by Owner of the covenants and conditions herein contained, the parties do hereby agree as follows:

1. Compliance. Owner hereby covenants and agrees, on behalf of itself and on behalf of its heirs, successors, administrators, and assigns, that the subdivision permitted pursuant to the approval of Tentative Tract Map No. 52292 and Subdivision No. 89 to subdivide the Property into four single-family residential lots shall be completed in compliance with all the conditions of approval of P.C. Resolution No. 2000-20, attached hereto as Exhibit B and incorporated herein by

RESOLUTION NO. 894

PAGE 19

this reference. Owner further covenants and agrees, on behalf of itself and on behalf of its heirs, administrators, successors, and assigns, that that the Property shall not be further subdivided unless City and Owner mutually agree in writing to rescind this Covenant.

2. Future Approval Required. Owner hereby covenants and agrees that any future proposal to further subdivide any of the four parcels created pursuant to Tentative Tract Map No. 52292 and Subdivision No. 89 shall require (i) the approval of a new tract or parcel map and a subdivision application and (ii) shall require written consent from the City and the then owners of the other three parcels to rescind this Covenant.

3. Covenants Run with Land. This Covenant shall constitute a servitude against the Property and a covenant which runs with the land, and the terms of this Covenant shall be binding upon and inure to the benefit of, as the case may require, the respective heirs, successors in interest, and assigns of the parties hereto.

4. Recordation. This covenant shall be duly recorded in the Official Records of the Los Angeles County Recorder at the time, contemporaneously with the recording of Tentative tract Map No. 14759, and proof of such recordation shall be submitted to City.

5. Breach. If Owner shall in any manner violate the terms of this Covenant, City shall have all remedies available to it at law or in equity.

6. Successors and Assigns. This Covenant and each and every term, condition, restriction, and exhibit contained herein is intended for the benefit of the Property and the public and constitutes an enforceable covenant pursuant to the provisions of the California Government Code Sections 65915 and 65915.5, and shall bind Owner, its successors, administrators, heirs and assigns, and each and all of them, and shall and is intended to run with the land, and shall be a burden upon the Property.

7. Waiver. The waiver by City of any breach by Owner of any term, covenant, restriction or condition herein contained shall not be deemed to be a waiver of such term, covenant, restriction or condition or any subsequent breach of the same or any other term, covenant, restriction or condition herein contained.

8. Attorneys Fees. In any action brought to declare the rights granted herein or to enforce or to interpret any of the terms of this Covenant, the prevailing party shall be entitled to recover from the losing party all of the prevailing party's costs of suit, including but not limited to an award of reasonable attorney's fees in an amount determined by the court.

9. Entire Agreement. This Covenant constitutes the entire agreement between the parties hereto with respect to the subject matter hereof and supersedes all prior representations, negotiations, inducements, promises or agreements, whether oral or written.

10. Amendment. This Covenant may be amended or modified only by a written instrument executed and acknowledged by both City and Owner, or their respective successors in interest, and recorded in the Official Records of the Los Angeles County Recorder's Office.

11. Captions. The captions used in this Covenant are solely for reference and the convenience of the parties. Said captions do not constitute a part of this Covenant and in no way bind, emit, describe, amplify or limit the meaning of the provisions of this Covenant.

12. Severability. Any provision of this Covenant found by a court of competent jurisdiction to be invalid or unenforceable for any reason shall be severed from the Covenant and shall in no way affect the enforceability or validity of any of the other covenants, conditions or

RESOLUTION NO. 894

PAGE 20

restrictions or provisions hereof, or the application thereof to any other person or entity, and the same shall remain in full force and effect.

13. Time is of the Essence. Time is of the essence in the performance of each and every provision of this Covenant.

14. Governing Law. This Covenant shall be governed by and construed in accordance with the laws of the State of California.

15. Notices. Any notices required or authorized by this Covenant shall be in writing and shall be deemed received on (a) the day of delivery if delivered by hand or overnight courier service during regular business hours; or (b) on the third business day following deposit in the United States mail, postage prepaid, return receipt requested, to the addresses set forth in this Covenant, or to such other addresses as the parties may, from time to time, designate in writing pursuant to the provisions of this section. All notices to City shall be addressed as follows: City of Rolling Hills, Planning Department, 2 Portuguese Bend Road, Rolling Hills, California, 90274. All notices to Owner shall be addressed as follows: [fill in appropriate information].

16. Lienholder Protection. No breach or violation of the provisions of this Covenant shall defeat or render invalid the lien of any mortgage, deed of trust or similar instrument securing a loan made in good faith and for value with respect to the Property. The provisions of this Covenant shall otherwise bind and benefit the subsequent owners of the Property whose title is acquired by judicial or non-judicial foreclosure, deed in lieu of foreclosure, or otherwise; provided, however, that any such subsequent owner shall have a reasonable time, not to exceed thirty (30) days after written receipt of notice of violation, to cure any violation under this Covenant that is reasonably capable of being cured.

17. Condition of Tentative Tract Map No. 14759. Compliance with this Covenant is, and shall remain, a condition of City's approval of Tentative Tract Map No. 14759.

18. Consent of City. Neither City's execution of this Covenant nor any consent or approval given by City pursuant to this Covenant shall waive, abridge, impair or otherwise affect, City's powers and duties as a governmental body. Any requirements of this Covenant that Owner obtain consents or approvals of City are in addition to and not in lieu of any requirements of law that Owner obtain approvals or permits.

IN WITNESS WHEREOF, the parties hereto have entered into this Covenant as of the day and year first-above written.

City

CITY OF ROLLING HILLS

Owner

WESTERN BRASS DEVELOPMENT CORP.

By: _____
Crag Nealis
City Manager
City of Rolling Hills

By: _____
Walter V. Storm
President
Western Brass Development Corporation

Approved as to form:

RICHARDS, WATSON & GERSHON, A
Professional Corporation

By: _____
City Attorney

By: _____
[Name]
[Title]
Western Brass Development Corporation

RESOLUTION NO. 894

ACKNOWLEDGMENT
(Civil Code/1189)

State of California]
County of Los Angeles)

On _____ before me, _____

personally appeared _____
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized
capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument.

Witness by hand and official seal.

Signature of Notary

State of California)
County of Los Angeles)

On _____ before me, _____

personally appeared _____
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized
capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument.

Witness by hand and official seal.

Signature of Notary

State of California)
County of Los Angeles)

On _____ before me, _____

personally appeared _____
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized
capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument.

Witness by hand and official seal.

Signature of Notary

RESOLUTION NO. 894

EXHIBIT A

REAL PROPERTY IN THE CITY OF ROLLING HILLS, COUNTY OF LOS ANGELES DESCRIBED AS:

[TO BE PROVIDED]

(APN: 7570-024-003 AND 7570-024-012]

RESOLUTION NO. 894

CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY THAT THE INTEREST IN REAL PROPERTY CONVEYED BY THE WITHIN DEED OR GRANT TO THE CITY OF ROLLING HILLS, A POLITICAL CORPORATION AND/OR GOVERNMENTAL AGENCY, IS HEREBY ACCEPTED, AS AUTHORIZED BY ORDER OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS ON _____, AND THE GRANTEE CONSENTS TO THE RECORDATION THEREOF BY ITS DULY AUTHORIZED OFFICER.

DATED: _____

CITY OF ROLLING HILLS

BY: _____
CITY CLERK

RESOLUTION NO. 894

This page is part of your document - DO NOT DISCARD



20071416757

Pages:
021



Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

Fee: 66.00

Tax: 0.00

Other: 63.00

Total: 129.00

06/12/07 AT 09:45AM

786430

200706120020010 Mail

TITLE(S) : _____



L E A D S H E E T

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

RECORDING REQUESTED BY

06/12/07

WHEN RECORDED MAIL TO



20071416757

NAME FINER KIM STEARNS

MAILING 3424 CARS ON ST
ST 2500

CITY, STATE TORRANCE CA

ZIP CODE 90503

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE(S)

SUBDIVISION AGREEMENT

SUBDIVISION AGREEMENT

THIS SUBDIVISION AGREEMENT FOR IMPROVEMENTS CONSTRUCTION ("Agreement" herein) is made and entered into as of this 8 day, of June 2005, by and between the City of Rolling Hills, a municipal corporation ("City" herein) and the Subdividers whose names are herein set forth and in the Subdivision Reference Data attached herein as Schedule A, Schedule B, Schedule C, Schedule D, and Schedule E and they are as follows: Jane Alexandra Storm, Claudia Storm Bird, Georgia Storm Claessens, John McGovern and Elizabeth McGovern.

RECITALS

- A. The Subdividers are the owners of that certain real property located at and commonly known as 4 Storm Hill Lane, Rolling Hills, California 90274, which real property is identified by Los Angeles County Assessor's Parcel Numbers 7570- 024-003 and 7570-024-012.
- B. The Subdividers have presented to the City for approval Tentative Parcel Map No. 26356, Subdivision No. 89 to subdivide the property into four single-family residential lots pursuant to the Subdivision Map Act of the State of California and the City's ordinances and regulations relating to the filing, approval and recordation of subdivision maps (collectively referred to herein as the "Subdivision Laws").
- C. The Subdivision Laws establish, as a condition precedent to the approval of a Parcel Map, that the Subdividers comply with the City Council's Resolution of Approval and either (i) complete, in compliance with City standards, all of the improvements and land development work required by the Subdivision Laws and the City Council's Resolution of Approval (Resolution No. 894); or (ii) enter into a secured agreement with the City to complete the improvements and land development work, within a period of time specified by the City, referred herein as "Improvements construction".
- D. In consideration of approval of the Parcel Map for the Subdivision by the City Council, Subdividers desire to enter into this Agreement whereby Subdividers promise to install and complete, at their sole expense, all public and private improvement work required by the City for the proposed Subdivision. Subdividers have secured this Agreement by improvement security required by the Subdivision Laws and approved by the City.
- E. Improvement Plans, and related specifications referenced in the Subdivision Reference Data, for the construction, installation and completion of the Improvements identified in Schedule A (Undergrounding of Utility Lines), Schedule B (Monumentation), Schedule C (Road Construction), Schedule D (Water Main Extension and Fire Hydrant), and Schedule E (Corrective Geology) have been prepared by the Subdividers, reviewed by the City Engineer, and are on file in the City's Planning Department. The Improvement Plans, and related specifications, are incorporated herein by this reference.

NOW, THEREFORE, in consideration of the approval by the City Council of the Parcel Map of the Subdivision, Subdividers and City agree as follows:

1. SUBDIVIDER'S OBLIGATION TO CONSTRUCT IMPROVEMENTS

A. Subdividers shall, at their sole expense, and in compliance with the provisions of the Subdivision Laws, the Improvement Plans, and all applicable City Standards, furnish, construct, install and guarantee the Improvements generally described in Schedule A, Schedule B, Schedule C, Schedule D and Schedule E attached hereto.

B. Subdividers shall acquire and dedicate to the Rolling Hills Community Association (RHCA) all rights-of-way, easements and other interests in real property for the construction or installation of the Improvements, free and clear of all liens and encumbrances. The Subdividers' obligations with regard to the dedication to RHCA of off-site rights-of-way, easements and other interests in real property shall be subject to a separate agreement between Subdivider and the RHCA.

C. Subject to any time extensions granted in accordance with Section 4, Subdividers shall complete all Improvements within the "Completion Period" specified in the Subdivision Reference Data, provided, however, that if the City Manager reasonably determines that accelerated construction of the Improvements is essential in order to protect the public health, welfare and safety, the City Manager shall give Subdividers not less than 30 days prior written notice to commence or accelerate installation and construction of the Improvements, or any portion thereof. The notice shall describe the work to be done by Subdividers, the time within which work shall commence, and the period within which the work will be completed. All or any portion of Improvements may be required to be constructed or completed at a specified time. If the Subdividers object to the commencement or acceleration of the Improvements as specified by the City Manager, Subdividers may appeal the decision of the City Manager to the City Council. Any such appeal shall be filed with the City Clerk within 10 days after receipt by Subdividers of the written notice from the City Manager.

D. Subdividers shall, at their sole expense, replace or repair all public improvements, public utility facilities, and surveying or subdivision monuments which are destroyed or damaged as a result of any work under this Agreement. Any such replacement or repair shall be subject to the approval of the City Engineer.

E. Until any category of Improvements is accepted by the respective agency having jurisdiction for such Improvements, Subdividers shall be responsible for the care and maintenance of such Improvements and shall bear all risks of loss or damage to the Improvements. Neither City, nor its officers, agents and employees, shall have any liability for any accident, loss or damage to the Improvements prior to their completion and acceptance by the City.

F. Subdividers shall, at their sole expense, obtain all necessary permits and licenses for the construction and installation of the Improvements, give all necessary notices, and pay all fees required by City ordinances or resolutions and all taxes required by law.

G. Not less than ten (10) days prior to commencement of work on the Improvements, Subdividers shall give written notice to the City Manager and to the Manager of RHCA of the

date fixed for such commencement of work in order that the City Manager and RHCA Inspector shall have adequate time to schedule all necessary inspections.

2. TIME OF PERFORMANCE

A. Subdividers shall complete the Improvements, as specified in Schedule A, Schedule B, Schedule C, Schedule D and Schedule E not later than 36 months from the date of filing of the Final Map.

3. TIME EXTENSIONS

A. Upon showing by the Subdividers of good cause therefore, the date for commencement of work on the Improvements, or the duration of the Completion Period, may be extended by the City Council. As used herein, "good cause" may include, without limitation, delay resulting from an act of the City; acts of God or force majeure, and strikes, boycotts or similar job actions by employees or labor organizations which prevent the conduct of the work.

B. A time extension may be granted without notice to any surety or sureties of the Subdividers and shall not affect the validity of this Agreement nor release the surety or sureties on any bond given as an improvement security pursuant to this Agreement.

C. As a condition of any time extension provided for herein, the City Council may require the Subdividers to furnish new or modified improvement security guaranteeing performance of this Agreement, as extended, in an increased amount as necessary to compensate for any projected increase in the Estimated Total Cost of Improvements, as determined by the City Engineer.

4. INSPECTION OF WORK AND FINAL ACCEPTANCE

A. Subdividers shall at all times maintain proper facilities and safe access for inspection of the Improvements by the City Engineer and other City and RHCA personnel.

B. Upon completion of the work on all or any category of the Improvements specified in Schedule A, Schedule B, Schedule C, Schedule D and Schedule E, the Subdividers may request a final inspection by City Engineer and RHCA Inspector. If the City Engineer and RHCA Inspector determine that all or any specified category of the Improvements have been completed in accordance with this Agreement and in compliance with the Improvement Plans and all applicable City and RHCA standards, then the City Engineer and RHCA Inspector shall certify the completion of such Improvements and may proceed to refund to the Subdividers that portion of the security deposit applicable to the completed Improvements. Subdividers shall bear all costs of inspection and certification for acceptance. Acceptance by the City Engineer and RHCA Inspector shall not constitute a waiver by the City or RHCA of any defects in the Improvements.

5. GUARANTEE AND WARRANTY OF THE IMPROVEMENTS

A. If, within a period of one (1) year following acceptance by the City Engineer and RHCA of the last of Improvements specified in Schedule A, Schedule B, Schedule C, Schedule D and Schedule E any Improvements or part of any Improvements furnished, installed or constructed by the Subdividers, or any of the work performed under this Agreement, fails to comply with any requirements of this Agreement, or the Subdivision Laws, or the Improvement Plans and related specifications, the Subdividers shall, without delay and without cost to the City or RHCA, repair, replace or reconstruct any defective or otherwise unsatisfactory part or parts of the Improvements.

B. Should the Subdividers fail or refuse to act promptly or in accordance with subparagraph A above, or should the exigencies of the situation require repair, replacement, or reconstruction to be undertaken before the Subdividers can be notified, then the City may, in its discretion, make the necessary repairs or replacements or perform the necessary reconstruction. If the Subdividers' improvement security does not cover the total cost of such repair, replacement or reconstruction, the Subdividers shall reimburse the City for any excess costs incurred.

C. The security furnished for the faithful performance of the Subdividers' obligation to construct and install the Improvements described herein shall include Subdividers' liability hereunder for the one-year guarantee and warranty of the Improvements. In the alternate, the subdivider may file a maintenance bond for the one-year guarantee in an amount determined by the City Engineer.

6. IMPROVEMENT SECURITY

A. Prior to City's execution of this Agreement, Subdividers shall provide as security to the City;

i) For Performance and Guarantee: Security in an amount equal to one hundred percent (100%) of the Estimated Total Cost of the Improvements, as set forth above in the Subdivision Reference Data in Schedule A, Schedule B, Schedule C, Schedule D and Schedule E. With this security, the form of which shall be subject to City's prior approval, the Subdivider assures faithful performance under this Agreement and guarantees the Improvements for one year after the completion and acceptance of the last of such Improvements against any defective workmanship or materials or any unsatisfactory performance, pursuant to Section 3 hereof.

ii) For Payment: Security in an amount equal to fifty percent (50%) of the Estimated Total Cost of the Improvements as set forth above in the Subdivision Reference Data in Schedule A, Schedule B, Schedule C, Schedule D and Schedule E. With this security, the form of which shall be subject to City's prior approval, the Subdivider guarantees payment to contractors, subcontractors, and persons renting equipment or furnishing labor or materials to them or to the Subdivider. If monumentation is involved, this improvement security shall also guarantee to the Subdivider's engineer or surveyor payment of the Estimated Total Cost of setting monuments as required by Government Code Section 66497.

B. If the improvement security is a corporate surety bond and in the opinion of the City, any surety or sureties thereon become insufficient, the Subdivider shall renew or replace

any such surety bond with good and sufficient surety within thirty (30) days after receiving from City written demand therefor.

C. Improvement security consisting of corporate surety bonds shall be kept on file with the City. If a corporate surety bond is replaced by another approved bond, the replacement shall be filed with the City and, upon filing shall be deemed to have been made a part of and incorporated into this Agreement. Upon filing and approval by the City of a replacement bond, the former improvement security shall be released.

D. Modifications of the Improvement Plans and related specifications, and modifications of the Improvements, not exceeding ten percent (10%) of the original Estimated Total Cost of the Improvements, shall not relieve or release any improvement security furnished by Subdivider pursuant to this Agreement. If any such modifications exceed ten percent (10%) of the Estimated Total Cost of the Improvements, Subdivider shall furnish additional improvement security for performance and guarantee, and for payment as required by subparagraph A above, of the revised Estimated Total Cost of the Improvements.

7. REDUCTION OR RELEASE OF IMPROVEMENT SECURITY

A. Partial releases or reductions in the Subdividers' improvement security may be authorized prior to the City's acceptance of all Improvements required hereunder, as provided in this Section 6.

B. Upon acceptance of all or any specified category of the Improvements by the City Council, and upon request of the Subdivider, the improvement security may be reduced or released as follows:

i) Security for Performance and Guarantee: Unless Subdivider submits new or additional security in an amount equal to one hundred percent (100%) of the Estimated Total cost of the improvements, the security for performance and guarantee shall not be reduced or released in an amount greater than fifty percent (50%) of the aggregate principal amount thereof prior to the expiration of the one year guarantee and warranty period specified in Section 5.A, nor until any claims filed during the one year warranty period have been settled.

ii) Security for Payment: Security furnished to secure payment to contractors, subcontractors, and to persons providing labor, materials or equipment shall, three (3) months after acceptance of all the Improvements, be reduced to an amount equal to the total amount claimed by all claimants for whom liens have been filed and of which notice has been given to the City, plus an amount reasonably determined by the City Engineer to be required to assure the performance of any other obligations secured by the security. The balance of the security shall be released upon settlement or release of all claims and obligations for which the security was given.

C. If Subdivider's obligations relating to any Improvements, such as the monuments, are subject to the approval of another governmental agency, the City shall not release the improvement security therefor until the obligations are performed to the satisfaction of such

other governmental agency. Such agency shall have two (2) months after Subdivider's performance of the obligation to register its satisfaction or dissatisfaction, it shall be conclusively deemed that the Subdivider's performance of the obligation was done to its satisfaction.

8. INDEMNIFICATION OF CITY BY SUBDIVIDER

A. Neither the City, nor its officers, agents and employees, shall be liable or responsible for any accident, injury, loss or damage to either property or person attributable to or arising out of the construction or installation of the Improvements. Subdivider shall indemnify, hold harmless and defend the City, its officers, agents and employees, from and against any and all losses, claims, costs, expenses, liabilities, damages, actions, causes of action and judgments, including reasonable attorneys' fees, arising out of or attributable to Subdivider's performance under this Agreement.

B. Subdivider's obligations under this Section 8 are not conditioned or dependent upon whether the City, or its officers, agents and employees, prepared, supplied or reviewed any Improvement Plans or related specifications in connection with the Subdivision or the Improvements, or has insurance or other indemnification covering any of these matters.

C. Subdivider's obligation to indemnify, hold harmless and defend the City shall extend to injuries to persons and damages to or alleged taking of property resulting from the design or construction of the Subdivision, and the Improvements required herein, and shall likewise extend to adjacent property owners asserting claims based upon the diversion of waters caused by the Subdivider's design or construction of public drainage systems, streets, and other public facilities or improvements. The City's acceptance of the Improvements shall not constitute an assumption by the City of any responsibility or liability for any damage or alleged taking of property referenced herein. City shall not be responsible or liable for the design or construction of the Subdivision or the improvements constructed or installed pursuant to the approved Improvement Plans or the Final Map, regardless of any act or omission by the City in approving the Improvement Plans or the Final Map, unless the particular Improvement design was required by the City over the written objection of the Subdivider, which objection stated that the Improvement design was potentially dangerous or defective and set forth an alternative design. After City's acceptance of the Improvements, the Subdivider shall remain obligated to correct or eliminate all dangerous conditions created by defects in design or construction; provided, however, that Subdivider shall not be responsible for routine maintenance. Subdivider's obligations hereunder shall remain in effect for two (2) years following acceptance of the Improvements by the City Council. Subdivider acknowledges and agrees that Subdivider shall be responsible and liable for the design and construction of the Improvements and other work done pursuant to this Agreement, and City shall not be liable for any acts or omissions in approving, reviewing, checking, correcting or modifying any Improvement Plans or relate specifications, or in inspecting, reviewing or approving any work or construction of Improvements. The Subdivider's improvement security shall not be required to secure the Subdivider's obligations under this subparagraph C beyond the one-year guarantee and warranty period. If, in any judicial proceeding involving rights or obligations of indemnity hereunder, any statutory immunity under the Tort Claims Act (Government Code sections 810, et seq.) asserted by the City, or its officers, agents or employees, is determined by a court of competent

jurisdiction to be inapplicable or unavailable to immunize the City, or its officers, agents or employees, from potential liability for any alleged acts or omissions under this Section 8.C, then such rights or obligations of indemnity hereunder shall be governed by principles of comparative fault.

9. INSURANCE

A. Prior to commencement of work on the Improvements, the Subdivider shall obtain, and shall maintain throughout the period of construction, at its sole expense, policies of general liability insurance covering any and all damages or claims for damages for injuries to persons (including death) or property in an amount not less than \$1,000,000.00 for any one person, and, subject to the same limit for each person, in an amount not less than \$1,000,000.00 for property damage. Such policies shall be in form and substance satisfactory to the City, shall name the City, its officers, agents and employees as additional insureds, and shall contain provisions that prohibit cancellation or lapse without thirty (30) days' written notice first having been delivered to the City. Both the type and amount of insurance required by this subparagraph A may be adjusted during the term of this Agreement as may be deemed reasonably necessary by the City.

B. The Subdivider shall maintain on file with the City during the term of this Agreement a certificate or certificates of insurance evidencing the coverage and provisions set forth above in subparagraph A.

10. OWNERSHIP OF THE IMPROVEMENTS

Ownership of all or any category of the Improvements constructed and installed by the Subdivider pursuant to this Agreement shall vest either in the City or in the Community Association, or other specified governmental agency(s), as appropriate, upon acceptance of the Improvements by the City and the Community Association and recordation of a Notice of Completion by the Subdivider.

11. DEFAULT AND BREACH BY THE SUBDIVIDER AND REMEDIES OF THE CITY

A. Upon the occurrence of any of the following events, the Subdivider shall be deemed to be in default under this Agreement;

i) Subject to any time extensions granted in accordance with Section 3, failure to commence construction and installation of the Improvements by the commencement date set forth above in the Subdivision Reference Data;

ii) Failure to correct or cure any defect in the Improvements during the one year guarantee and warranty period as required by Section 5.A;

iii) Subject to any time extensions granted in accordance with Section 3, failure to perform substantial construction work, after commencement of work on the Improvements, for a period of thirty (30) days after written notice thereof from the City;

iv) Insolvency appointment of a receiver, or the filing of any petition in bankruptcy; whether voluntary or involuntary, and such is not cured or discharged within a period of thirty (30) days;

v) Commencement of a foreclosure action against the Subdivision or any portion thereof, or any conveyance by the Subdivider in lieu or in avoidance of foreclosure; or

vi) Failure to maintain the improvement security required by Section 6 in effect during all times required by this Agreement, including failure to renew the improvement security no later than fifteen (15) days prior to any expiration date; or

vii) Failure to perform any other obligations in accordance with the terms and provisions of this Agreement within thirty (30) days after written notice thereof from the City.

B. City reserves to itself all remedies available to it at law or in equity for any breach of Subdivider's obligations under this Agreement. City shall have the right, without limitation of other rights or remedies, to draw upon or utilize any improvement security furnished hereunder to mitigate City's damages in the event of Subdivider's default.

C. The City may serve written notice of any default upon the surety on any corporate surety bond furnished as improvement security hereunder, and request that the surety take over and complete the Improvements herein specified. If such surety, within thirty (30) days after service of such notice of default, does not give the City written notice of its intention to perform this Agreement, or does not commence such performance within thirty (30) days after notice to the City of such intention to perform, the City may take over the work and prosecute the same to completion, by contract or by any other method the City deems advisable, for the account and at the expense of the Subdivider and its surety.

D. Subdivider acknowledges that the Estimated Total Costs and improvement security amounts set forth herein may not reflect the actual cost of construction or installation of the Improvements, and, consequently, city's damages for Subdivider's default shall be measured by the cost of completing the required Improvements. If the damages incurred by the City in taking over and completing the Improvements exceeds the principal amount of the improvement security, then Subdivider shall reimburse the City in the amount of such excess.

E. City may, without liability for so doing take possession of, and utilize in completing the Improvements, such materials, appliances, plant and other property belonging to Subdivider as may be on the site of the work and necessary for the Performance of the work. Subdivider hereby consents to entry by the City and its forces, including contractors, upon any real property in the Subdivision owned by Subdivider or by any assignee of this Agreement, in the event the City elects to maintain or complete the work on the Improvements following Subdivider's default.

F. Subdivider acknowledges and agrees that, upon approval of the Final Map for the Subdivision, City will confer substantial rights upon the Subdivider, including the right to sell, lease or finance lots within the Subdivision, and that such approval constitutes the final act necessary to permit the division of land within the Subdivision. As a result, City will be damaged to the extent of the cost of construction or installation of the Improvements upon Subdivider's failure to perform its obligations under this Agreement. Subdivider further acknowledges that any determination as to whether a reversion to acreage or rescission of approval of the Subdivision constitutes an adequate or necessary remedy for Subdivider's default shall be within the sole discretion of the City.

G. The City's failure to take an enforcement action with respect to a default, or to declare a default or breach, shall not be construed as a waiver of that default or breach or any subsequent default or breach of the Subdivider.

H. If City sues to compel Subdivider's performance of this Agreement, or to recover damages or costs incurred in completing or maintaining the work on the Improvements, Subdivider agrees to pay all attorneys' fees and other costs and expenses of litigation incurred by the City in connection therewith, even if Subdivider subsequently resumes and completes the work.

12. RELATIONSHIP OF THE PARTIES

Neither Subdivider, nor any of the Subdivider's contractors, employees or agents, are or shall be deemed to be, agents of the City in connection with the performance of Subdivider's obligations under this Agreement

13. ASSIGNMENT

A. Subdivider shall not assign this Agreement without the prior written consent of the City. Any attempted or purported assignment in violation of this subparagraph A shall be null and void and shall have no force or effect.

B. The sale or other disposition of the Subdivision shall not relieve Subdivider of its obligation hereunder. If Subdivider intends to sell the Subdivision or any portion thereof, to any other person or entity, the Subdivider may request a novation of this Agreement and a substitution of improvement security. Upon the City's approval of the novation and substitution of improvement security, the Subdivider may request a release or reduction of the improvement security furnished pursuant to this Agreement.

14. NOTICES

All notices required or provided for in this Agreement shall be in writing, delivered in person or by mail, postage prepaid, and addressed as follows:

If to the City: City Manager
 City of Rolling Hills

2 Portuguese Bend Road
Rolling Hills, CA 90274

If to the Subdivider: Western Brass Development
23223 Normandie Avenue
Torrance, CA 90501
Attn: Kathy Kang

Notice shall be effective on the date that it is delivered in person or, if mailed, on the date of deposit in the United States Mail.

15. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement of the parties with respect to its subject matter. All modifications, amendments, or waivers of any terms of this Agreement shall be in writing and signed by the duly authorized representatives of the parties. In the case of the City, the duly authorized representative, unless otherwise specified herein, shall be the City Manager.

16. SEVERABILITY

The provisions of this Agreement are severable. If any portion of this Agreement is held invalid by a court of competent jurisdiction, the remainder of the Agreement shall remain in full force and effect.

17. INCORPORATION OF SUBDIVISION REFERENCE DATA AND RECITALS

The Recitals, Schedule A, Schedule B, Schedule C, Schedule D, and Schedule E as well as the surety bonds are incorporated into this Agreement.

18. GOVERNING LAW

This Agreement shall be governed by laws of the State of California.

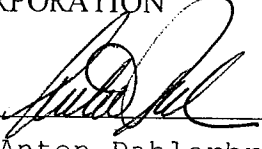
19. EFFECTIVE DATE OF THE AGREEMENT

This Agreement shall be and become effective as of the date first above written. It being the intention of the parties that the Subdivider shall first execute this Agreement and thereafter submit it to the City. The City shall insert the effective date in the Subdivision Reference Data and in all counterparts of this Agreement and shall transmit a fully executed counterpart to the Subdivider. Upon obtaining signatures of all parties, the Subdivider shall record this Agreement and provide recorded copy to the City.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their respective officers, thereunto duly authorized, as of the date first above written.

"City"

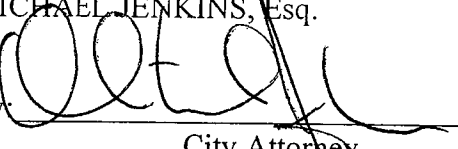
CITY OF ROLLING HILLS, A MUNICIPAL CORPORATION

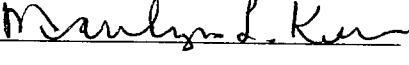
By: 
Anton Dahlerbruch, City Manager

Date: 2/26/07

Approved as to form:

MICHAEL JENKINS, Esq.

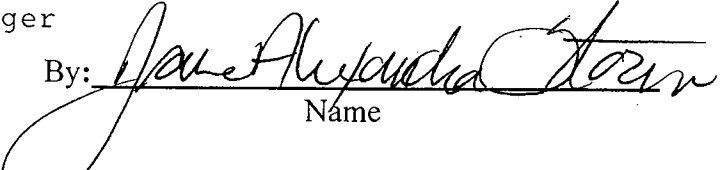
By: 
City Attorney

Attest by: 

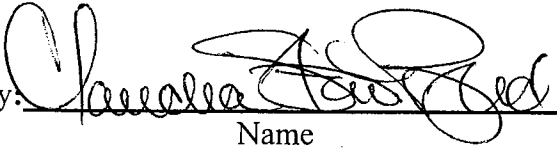
Date: 2/28/07

"Owner"

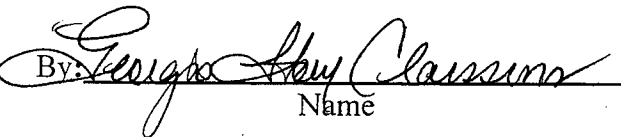
JANE ALEXANDRA STORM, trustee or her successors in trust, of the Jane Alexandra Storm Trust dated October 18, 1991 as to an undivided 1/4 interest.

By: 
Name

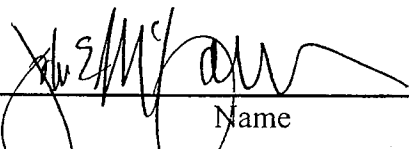
CLAUDIA STORM BIRD, Trustee of the Claudia Storm Bird Trust dated August 3, 1995 as to an undivided 1/4 interest.

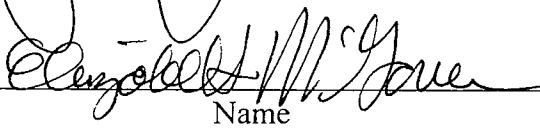
By: 
Name

GEORGIA STORM CLAESSENS, Trustee or her successors in trust, of the Georgia Storm Claessens Living Trust dated August 3, 1990 as to 1/4 undivided interest.

By: 
Name

JOHN McGOVERN and ELIZABETH McGOVERN, trustees of the McGovern Community Property Trust, dated January 10, 2003 as to an undivided 1/4 interest.

By: 
Name

By: 
Name

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

SS.

On 5/22/07

before me,

Thomas R. West, Notary Public
Name and Title of Officer (e.g., "Jane Doe, Notary Public")

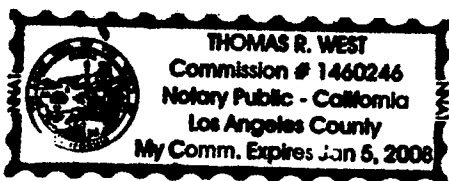
personally appeared

Michael Jenkins

Name(s) of Signer(s)

☒ personally known to me

☐ proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Thomas R. West

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Subdivision Agreement for Mitigation

Document Date: 2/07

Number of Pages: 11

Signer(s) Other Than Named Above: 7 additional signers

Capacity(ies) Claimed by Signer

Signer's Name: Michael Jenkins

☐ Individual

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Attorney-in-Fact

☐ Trustee

☐ Guardian or Conservator

☒ Other: City Attorney

Signer Is Representing: City of Rolling Hills

RIGHT THUMBPRINT
OF SIGNER

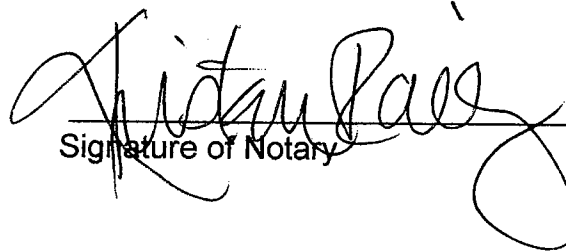
Top of thumb here

For Subdivision Agreement – Storm Hill Lane

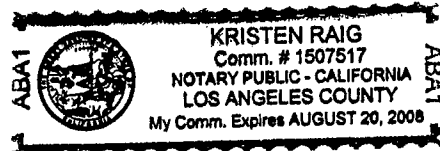
State of California)
County of Los Angeles)

On May 20, 2007, before me, Kristen Raig, a Notary Public, personally appeared Anton DAHLER DRUCH proved on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument and acknowledged to be that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed by the instrument.

WITNESS my hand and official seal



Signature of Notary



(Seal)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

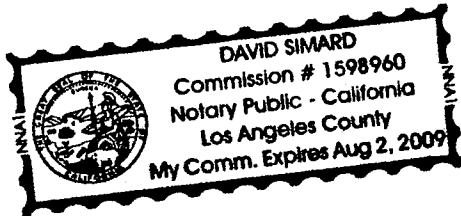
County of Los Angeles } ss.

On June 4, 2007 before me, David Simard, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Jane Alexandra Stern, Claudia Stern Bird, Georgin Stern Claessens,
John McGovern, Elizabeth McGovern
Name(s) of Signer(s)

☒ personally known to me
☐ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

[Signature]
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Subdivision Agreement for mitigation

Document Date: 6/08/08 Number of Pages: 11

Signer(s) Other Than Named Above: 2 additional signers

Capacity(ies) Claimed by Signer

Signer's Name: Jane Alexandra Stern John McGovern
Claudia Stern Bird Elizabeth McGovern
Georgin Stern Claessens

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
 OF SIGNER
 Top of thumb here

SCHEDULE A

CITY OF ROLLING HILLS
LOS ANGELES COUNTY, CALIFORNIA

SUBDIVISION REFERENCE DATA
UNDERGROUNDING OF UTILITIES

FINAL PARCEL MAP NO. 26356

SUBDIVIDERS: Jane Alexandra Storm, Claudia Storm Bird, Georgia Storm Claessens, John McGovern and Elizabeth McGovern.

SUBDIVIDERS MAILING ADDRESS: Western Brass Development
23223 Normandie Avenue
Torrance, CA 90501
Attn: Kathy Kang

CITY COUNCIL RESOLUTION OF APPROVAL NO. 894

SPECIFICATION: PER DEVELOPMENT PLAN DATED NOVEMBER 8, 2000

DESCRIPTION OF WORK:

- A. Undergrounding of Utilities: All utility lines, including but not limited to electrical, telephone and cable television, which will serve the four parcels created by this Final Map along Storm Hill Lane shall be placed underground, together with all appurtenant facilities, such as transformers and similar equipment. The undergrounded utility lines shall be located within the roadway easement of Storm Hill Lane from Johns Canyon Road at the south to the hammerhead turn around on Storm Hill Lane to the north with underground stems leading from Storm Hill Lane to each parcel of this subdivision. There shall be no overhead utility lines across Storm Hill Lane.

ESTIMATED COSTS:

FAITHFUL PERFORMANCE	\$219,247.00
PAYMENT TO CONTRACTORS	\$109,623.00

EFFECTIVE DATE OF AGREEMENT: June 8, 2005

COMPLETION PERIOD: 36 months from the date of approval of the Final Map by the City Council of the City of Rolling Hills.

FORM OF SECURITY: SURETY BOND

SCHEDULE B

CITY OF ROLLING HILLS
LOS ANGELES COUNTY, CALIFORNIA

SUBDIVISION REFERENCE DATA
MONUMENTATION

FINAL PARCEL MAP NO. 26356

SUBDIVIDERS: Jane Alexandra Storm, Claudia Storm Bird, Georgia Storm Claessens, John McGovern and Elizabeth McGovern.

SUBDIVIDERS MAILING ADDRESS: Western Brass Development
23223 Normandie Avenue
Torrance, CA 90501
Attn: Kathy Kang

CITY COUNCIL RESOLUTION OF APPROVAL NO. 894

SPECIFICATION: PER PARCEL MAP NO. 26356
DESCRIPTION OF WORK:

Set a minimum of nine (9) survey monuments, or as otherwise required by the City Engineer, and tie points in accordance with the Subdivision Laws, and deliver to the City Engineer for his review the tie notes for the points.

ESTIMATED COSTS:

FAITHFUL PERFORMANCE	\$4,255.00
PAYMENT TO CONTRACTORS/ENGINEER	\$2,127.00

EFFECTIVE DATE OF AGREEMENT: June 8, 2005

COMPLETION PERIOD: 36 months from the date of approval of the Final Map by the City Council of the City of Rolling Hills.

FORM OF SECURITY: SURETY BOND

SCHEDULE C

CITY OF ROLLING HILLS
LOS ANGELES COUNTY, CALIFORNIA

SUBDIVISION REFERENCE DATA
ROAD CONSTRUCTION -STORM HILL LANE

FINAL PARCEL MAP NO. 26356

SUBDIVIDERS: Jane Alexandra Storm, Claudia Storm Bird, Georgia Storm Claessens, John McGovern and Elizabeth McGovern.

SUBDIVIDERS MAILING ADDRESS: Western Brass Development
23223 Normandie Avenue
Torrance, CA 90501
Attn: Kathy Kang

CITY COUNCIL RESOLUTION OF APPROVAL NO. 894

SPECIFICATION: PER DEVELOPMENT PLAN ENGINEER DATED OCTOBER 11, 2001.

DESCRIPTION OF WORK:

The work shall consist of grading of approximately 940 cubic yards of cut, 940 cubic yards of fill and 3,760 cubic yards overexcavation for road construction and reconstructing the base and pavement on Storm Hill Lane, beginning at the juncture of Johns Canyon Road, providing 24 feet of pavement and 4 feet for bridle trail, transitioning to 20 feet in width after the driveway entrances to Parcels 1 and 2, and culminating in a hammerhead turn around. Construct inverted shoulder pavement of 10 feet with 2" minimum Asphalt Cement (A.C.) over a 6N crushed aggregate base. The four-foot bridle trail on Storm Hill Lane shall be composed of 4" decomposed granite and constructed to the L.A. County Fire Department Fire Protection Engineering all weather access standards. The paving and bridle trail shall be separated by a 2" x 6" redwood header.

ESTIMATED COSTS:

FAITHFUL PERFORMANCE	\$127,839.00
PAYMENT TO CONTRACTORS	\$63,920.00

EFFECTIVE DATE OF AGREEMENT: June 8, 2005

COMPLETION PERIOD: 36 months from the date of approval of the Final Map by the City Council of the City of Rolling Hills.

FORM OF SECURITY: SURETY BOND

SCHEDULE D

CITY OF ROLLING HILLS
LOS ANGELES COUNTY, CALIFORNIA

SUBDIVISION REFERENCE DATA
WATER MAIN EXTENSION AND FIRE HYDRANT

FINAL PARCEL MAP NO. 26356

SUBDIVIDERS: Jane Alexandra Storm, Claudia Storm Bird, Georgia Storm Claessens, John McGovern and Elizabeth McGovern.

SUBDIVIDERS MAILING ADDRESS: Western Brass Development
23223 Normandie Avenue
Torrance, CA 90501
Attn: Kathy Kang

CITY COUNCIL RESOLUTION OF APPROVAL NO. 894

SPECIFICATION: PER DEVELOPMENT PLAN DATED NOVEMBER 8, 2000

DESCRIPTION OF WORK:

Construct 1,820 L.F. of 6" Water Line, per California Water Service Company specification and construct one new Fire Hydrant, if required by the Fire Department. If a new Fire Hydrant is required, it shall measure 6" x 4" x 2-1/2" brass or bronze, conforming to current L.A. County Fire Department requirements.

ESTIMATED COSTS:

FAITHFUL PERFORMANCE	\$97,590.00
PAYMENT TO CONTRACTORS	\$48,795.00

EFFECTIVE DATE OF AGREEMENT: June 8, 2005

COMPLETION PERIOD: 36 months from the date of approval of the Final Map by the City Council of the City of Rolling Hills.

FORM OF SECURITY: SURETY BOND

SCHEDULE E

CITY OF ROLLING HILLS
LOS ANGELES COUNTY, CALIFORNIA

SUBDIVISION REFERENCE DATA
CORRECTIVE GEOLOGY

FINAL PARCEL MAP NO. 26356

SUBDIVIDERS: Jane Alexandra Storm, Claudia Storm Bird, Georgia Storm Claessens, John McGovern and Elizabeth McGovern.

SUBDIVIDERS MAILING ADDRESS: Western Brass Development
23223 Normandie Avenue
Torrance, CA 90501
Attn: Kathy Kang

CITY COUNCIL RESOLUTION OF APPROVAL NO. 894

SPECIFICATION: PER DEVELOPMENT PLAN DATED NOVEMBER 8, 2000

DESCRIPTION OF WORK:

Remedial work for geological exploration to assure that the lots are geologically stable per Los Angeles County Public Works Geotechnical and Materials Engineering Division requirements.

ESTIMATED COSTS:

FAITHFUL PERFORMANCE	\$82,800.00
PAYMENT TO CONTRACTORS	\$41,400.00

EFFECTIVE DATE OF AGREEMENT: June 8, 2005

COMPLETION PERIOD: 36 months from the date of approval of the Final Map by the City Council of the City of Rolling Hills.

FORM OF SECURITY: SURETY BOND

This is a true and certified copy of the record
if it bears the seal, imprinted in purple ink,
of the Registrar-Recorder/County Clerk

JUN 12 2007

Craig B. McManis REGISTRAR-RECORDER/COUNTY CLERK
LOS ANGELES COUNTY, CALIFORNIA



This page is part of your document - DO NOT DISCARD



20100726898



Pages:
0018

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

05/27/10 AT 12:05PM

FEES:	66.00
TAXES:	0.00
OTHER:	0.00
PAID:	66.00



LEADSHEET



201005270610034

00002429239



002703677

SEQ:
02

DAR - Counter (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED



RECORDING REQUESTED BY
CITY OF ROLLING HILLS
WHEN RECORDED MAIL TO :
CITY OF ROLLING HILLS
2 PORTUGUESE BEND ROAD
ROLLING HILLS, CA 90274
(310) 377-1521
(310) 377-7288 FAX



↑ RECORDER'S USE ONLY

TITLE

**SECOND AMENDMENT TO SUBDIVISION IMPROVEMENT AGREEMENT
FOR INFRASTRUCTURE DEVELOPMENT**

SECOND AMENMENT TO SUBDIVISION IMPROVEMENT AGREEMENT

THIS SECOND AMENDMENT TO SUBDIVISION IMPROVEMENT AGREEMENT ("Second Amendment") is made and entered into by and between the City of Rolling Hills, a municipal corporation ("City"), and Jane Alexandra Storm, Claudia Storm Bird, Storm Industries Inc., John McGovern and Elizabeth McGovern (the "Subdividers"), whose addresses are set forth in the amended Subdivision Reference Data attached hereto as Schedule A, as of the date set forth below.

The Subdivision Improvement Agreement dated June 8, 2005, as amended on May 13, 2008 by a First Amendment to Subdivision Improvement Agreement and recorded on May 22nd, 2008 (document number: 20080904745), by and between the City of Rolling Hills and the Subdividers ("Agreement") is hereby amended as follows:

1. Schedules A through E attached to and incorporated in the Agreement, as amended by the first amendment are hereby replaced in their entirety with Schedules A through E attached hereto and incorporated herein by this reference.

2. Section 2. TIME OF PERFORMANCE shall be amended to read as follows:

Subdividers shall complete the Improvements, as specified in Schedule A, Schedule B, Schedule C, Schedule D, and Schedule E not later than June 8, 2015 or upon development of any one of the building sites of the Subdivision, whichever comes first.

3. Section 14. NOTICES shall be amended to read as follows:

All notices required or provided for in this Amendment shall be in writing, delivered in person or by mail, postage prepaid, and addressed as follows:

If to the City:	City of Rolling Hills, City Manager 2 Portuguese Bend Road Rolling Hills, CA 90274
-----------------	--

If to the Subdividers:	Thomas Grzywacz, President Storm Industries, Inc. 23223 Normandie Avenue Torrance, CA 90501
------------------------	--

Notice shall be effective on the date that it is delivered in person or, if mailed, on the date of deposit in the United States Mail.

Except as modified herein, the Agreement is otherwise reaffirmed and in full force and effect.

IN WITNESS WHEREOF, the parties have caused this Second Amendment to be executed by their respective officers, thereunto duly authorized, as of the dates set forth below their respective signatures.

"City"

CITY OF ROLLING HILLS, A
MUNICIPAL CORPORATION

By: _____
Anton Dahlerbruch, City Manager

Date: _____

Approved as to form:

MICHAEL JENKINS, Esq.

By: _____
City Attorney

Attest by: _____

Date: _____

"Owner"

JANE ALEXANDRA STORM, trustee or
her successors in trust, of the Jane Alexandra
Storm Trust dated October 18, 1991 as to an
undivided 1/4 interest.

By: _____
Name
Date: _____

CLAUDIA STORM BIRD, Trustee of the
Claudia Storm Bird Trust dated August 3,
1995 as to an undivided 1/4 interest.

By: _____
Name
Date: 5/20/10

STORM INDUSTRIES Inc.
Thomas Grzywacz, President

By: _____
Name
Date: 5/20/10

JOHN McGOVERN and ELIZABETH
McGOVERN, trustees of the McGovern
Community Property Trust, dated January
10, 2003 as to an undivided 1/4 interest.

By: _____
Name

By: _____
Name
Date: _____

State of California)
County of Los Angeles)

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

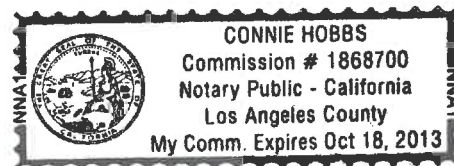
On May 20, 2010 before me, Connie Hobbs, Notary Public,
(here insert name and title of the officer)

personally appeared Thomas K. Grzywacz and
Claudia Storm Bird

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Connie Hobbs

(Seal)

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Second Amendment to Subdivision Improvement Agreement for Infrastructure Development containing 10 pages, and dated undated.

The signer(s) capacity or authority is/are as:

- ☒ Individual(s) Claudia Storm Bird
☐ Attorney-in-Fact
☒ Corporate Officer(s) Thomas K. Grzywacz
Title(s) President, Storm Industries, Inc.
☐ Guardian/Conservator
☐ Partner - Limited/General
☐ Trustee(s)
☐ Other: _____

representing: _____
Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
☒ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:
Page # _____ Entry # _____

Notary contact: _____

Other

☐ Additional Signer(s) ☐ Signer(s) Thumbprint(s)
☐ _____

"City"

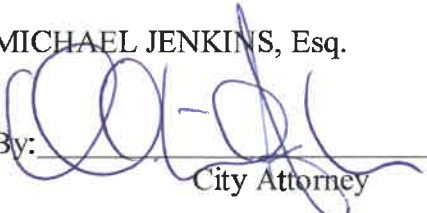
CITY OF ROLLING HILLS, A
MUNICIPAL CORPORATION

By: 
Anton Dahlerbruch, City Manager

Date: 5/24/10

Approved as to form:

MICHAEL JENKINS, Esq.

By: 
City Attorney

Attest by: _____

Date: _____

"Owner"

JANE ALEXANDRA STORM, trustee or her
successors in trust, of the Jane Alexandra Storm
Trust dated October 18, 1991 as to an undivided
1/4 interest.

By: _____
Name

Date: _____

CLAUDIA STORM BIRD, Trustee of the Claudia
Storm Bird Trust dated August 3, 1995 as to an
undivided 1/4 interest.

By: _____
Name

Date: _____

Storm Industries Inc., Thomas Grzywacz, President

By: _____
Name

Date: _____

JOHN McGOVERN and ELIZABETH
McGOVERN, trustees of the McGovern
Community Property Trust, dated January 10, 2003
as to an undivided 1/4 interest.

By: _____
Name

By: _____
Name

Date: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

Los Angeles

On May 20, 2010

Date

before me,

Esparanza E. Jones, Notary

Here Insert Name and Title of the Officer

personally appeared

Michael Jenkins, Esq.

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document:

1st Amendment to Subdivision Agreement

Document Date:

May 20, 2010

Number of Pages:

4

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:

Michael Jenkins

- ☐ Individual
☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☒ Other: City Attorney

Signer Is Representing:

City of Rolling Hills

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here



Signer's Name:

- ☐ Individual
☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other:

Signer Is Representing:

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of LOS ANGELES

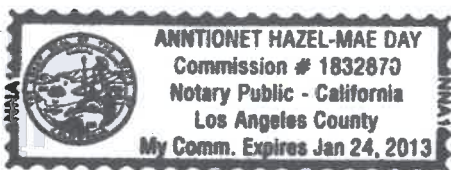
On 5.21.10 before me, ANNITIONET HAZEL-MAE DAY - NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared ANTON DAHLERBRUCH
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal Above

Signature

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: 1ST AMENDMENT TO SUBDIVISION AGREEMENT

Document Date: 5.21.10 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: ANTON DAHLERBRUCH

- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☒ Other: CITY MANAGER

Signer Is Representing: _____



Signer's Name: _____

- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____



106

"City"

CITY OF ROLLING HILLS, A
MUNICIPAL CORPORATION

By: _____
Anton Dahlerbruch, City Manager

Date: _____

Approved as to form:

MICHAEL JENKINS, Esq.

By: _____
City Attorney

Attest by: _____

Date: _____

"Owner"

JANE ALEXANDRA STORM, trustee or
her successors in trust, of the Jane Alexandra
Storm Trust dated October 18, 1991 as to an
undivided 1/4 interest.

By: Jane Alexandra Storm

Name

Date: 5/24/10

CLAUDIA STORM BIRD, Trustee of the
Claudia Storm Bird Trust dated August 3,
1995 as to an undivided 1/4 interest.

By: _____
Name

Date: _____

STORM INDUSTRIES Inc.
Thomas Grzywacz, President

By: _____
Name

Date: _____

JOHN McGOVERN and ELIZABETH
McGOVERN, trustees of the McGovern
Community Property Trust, dated January
10, 2003 as to an undivided 1/4 interest.

By: _____
Name

By: _____
Name

Date: _____

Subscribed and sworn to before me this

24th day of May, 2010, by Jane Alexandra Storm.

Victoria L. Child

Notary Public

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
Victoria L. Child - Notary Public
BUCKINGHAM TWP, BUCKS COUNTY
MY COMMISSION EXPIRES NOV. 24, 2011

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Santa Barbara

On May 24, 2010

Date

before me,

Jenna Reverdy "Notary Public"

Here Insert Name and Title of the Officer

personally appeared

Elizabeth Storm McGovern

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Jenna Reverdy

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document:

Second Amendment To Subdivision Improvement Agreement For Infrastructure Development

Document Date:

May 24, 2010

Number of Pages:

9 pages

Signer(s) Other Than Named Above:

Anton Dahlerbruch, City Manager, Michael Jenkins, Jane Alexandra Storm, Claudia Storm Brad, Thomas Greywartz, John McGovern.

Capacity(ies) Claimed by Signer(s)

Signer's Name:

Elizabeth Storm McGovern

☒ Individual

☐ Corporate Officer — Title(s):

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other:

Signer Is Representing:

Signer's Name:

☐ Individual

☐ Corporate Officer — Title(s):

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other:

Signer Is Representing:

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here



RIGHT THUMBPRINT
OF SIGNER
Top of thumb here



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Santa Barbara

On May 25, 2010 before me, Katrina Sarwas "Notary Public"
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared John E Mc Govern
Name(s) of Signer(s)

☒ personally known to me

☐ (or proved to me on the basis of satisfactory evidence)



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

K Sarwas
Signature of Notary Public

By signing I certify under penalty of perjury under the laws of the State of California

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Second Amendment of Subdivision Improvement Agreement

Document Date: 5/24/2010 / 5/25/2010 Number of Pages: 10 pages

Signer(s) Other Than Named Above: Elizabeth McGovern, Jane Alexandra Storm, Claude Storm Bird, Storm Industries, Anton Danlerbruck, Michael Jenkins.

Capacity(ies) Claimed by Signer(s)

Signer's Name: John E McGovern

- ☒ Individual
☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other:

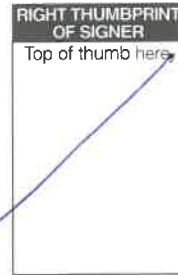
Signer Is Representing:



Signer's Name:

- ☐ Individual
☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other:

Signer Is Representing:





SCHEDULE A

CITY OF ROLLING HILLS
LOS ANGELES COUNTY, CALIFORNIA

SUBDIVISION REFERENCE DATA
UNDERGROUNDING OF UTILITIES

FINAL PARCEL MAP NO. 26356

SUBDIVIDERS: Jane Alexandra Storm, Claudia Storm Bird, Storm Industries, Inc., John McGovern and Elizabeth McGovern.

SUBDIVIDERS MAILING ADDRESS: Storm Industries, Inc.
23223 Normandie Avenue
Torrance, CA 90501
Attn: Thomas Grzywacz, President

CITY COUNCIL RESOLUTION OF APPROVAL NO. 894

SPECIFICATION: PER DEVELOPMENT PLAN DATED NOVEMBER 8, 2000

DESCRIPTION OF WORK:

- A. Undergrounding of Utilities: All utility lines, including but not limited to electrical, telephone and cable television, which will serve the four parcels created by this Final Map along Storm Hill Lane shall be placed underground, together with all appurtenant facilities, such as transformers and similar equipment. The undergrounded utility lines shall be located within the roadway easement of Storm Hill Lane from Johns Canyon Road at the south to the hammerhead turn around on Storm Hill Lane to the north with underground stems leading from Storm Hill Lane to each parcel of this subdivision. There shall be no overhead utility lines across Storm Hill Lane.

ESTIMATED COSTS:

FAITHFUL PERFORMANCE	\$219,247.00
PAYMENT TO CONTRACTORS	\$109,623.00

EFFECTIVE DATE OF AGREEMENT: June 8, 2005

COMPLETION PERIOD: not later than June 8, 2015 or upon development of any one of the building sites of the Subdivision, whichever comes first.

FORM OF SECURITY: SURETY BOND

SCHEDULE B

CITY OF ROLLING HILLS
LOS ANGELES COUNTY, CALIFORNIA

SUBDIVISION REFERENCE DATA
MONUMENTATION

FINAL PARCEL MAP NO. 26356

SUBDIVIDERS: Jane Alexandra Storm, Claudia Storm Bird, Storm Industries, Inc., John McGovern and Elizabeth McGovern.

SUBDIVIDERS MAILING ADDRESS: Storm Industries, Inc.
23223 Normandie Avenue
Torrance, CA 90501
Attn: Thomas Grzywacz

CITY COUNCIL RESOLUTION OF APPROVAL NO. 894

SPECIFICATION: PER PARCEL MAP NO. 26356
DESCRIPTION OF WORK:

Set a minimum of nine (9) survey monuments, or as otherwise required by the City Engineer, and tie points in accordance with the Subdivision Laws, and deliver to the City Engineer for his review the tie notes for the points.

ESTIMATED COSTS:

FAITHFUL PERFORMANCE	\$4,255.00
PAYMENT TO CONTRACTORS/ENGINEER	\$2,127.00

EFFECTIVE DATE OF AGREEMENT: June 8, 2005

COMPLETION PERIOD: not later than June 8, 2015 or upon development of any one of the building sites of the Subdivision, whichever comes first.

FORM OF SECURITY: SURETY BOND

5

SUBDIVISION REFERENCE DATA
ROAD CONSTRUCTION – STORM HILL LANE

SUBDIVIDERS: Jane Alexandra Storm, Claudia Storm Bird, Storm Industries, Inc., John McGovern and Elizabeth McGovern.

CITY COUNCIL RESOLUTION OF APPROVAL NO. 894

DESCRIPTION OF WORK:

The work shall consist of grading of approximately 940 cubic yards of cut, 940 cubic yards of fill and 3,760 cubic yards overexcavation for road construction and reconstructing the base and pavement on Storm Hill Lane, beginning at the juncture of Johns Canyon Road, providing 24 feet of pavement and 4 feet for bridle trail, transitioning to 20 feet in width after the driveway entrances to Parcels 1 and 2, and culminating in a hammerhead turn around. Construct inverted shoulder pavement of 10 feet with 2" minimum Asphalt Cement (A.C.) over a 6N crushed aggregate base. The four-foot bridle trail on Storm Hill Lane shall be composed of 4" decomposed granite and constructed to the L.A. County Fire Department Fire Protection Engineering all weather access standards. The paving and bridle trail shall be separated by a 2" x 6" redwood header.

FAITHFUL PERFORMANCE	\$127,839.00
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PAYMENT TO CONTRACTORS	\$63,920.00
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182

COMPLETION PERIOD: not later than June 8, 2015 or upon development of any one of the building sites of the Subdivision, whichever comes first.

FORM OF SECURITY: SURETY BOND

SCHEDULE D

CITY OF ROLLING HILLS
LOS ANGELES COUNTY, CALIFORNIA

SUBDIVISION REFERENCE DATA
WATER MAIN EXTENSION AND FIRE HYDRANT

FINAL PARCEL MAP NO. 26356

SUBDIVIDERS: Jane Alexandra Storm, Claudia Storm Bird, Storm Industries, Inc., John McGovern and Elizabeth McGovern.

SUBDIVIDERS MAILING ADDRESS: Storm Industries, Inc.
23223 Normandie Avenue
Torrance, CA 90501
Attn: Thomas Grzywacz

CITY COUNCIL RESOLUTION OF APPROVAL NO. 894

SPECIFICATION: PER DEVELOPMENT PLAN DATED NOVEMBER 8, 2000

DESCRIPTION OF WORK:

Construct 1,820 L.F. of 6" Water Line, per California Water Service Company specification and construct one new Fire Hydrant, if required by the Fire Department. If a new Fire Hydrant is required, it shall measure 6" x 4" x 2-1/2" brass or bronze, conforming to current L.A. County Fire Department requirements.

ESTIMATED COSTS:

FAITHFUL PERFORMANCE	\$97,590.00
PAYMENT TO CONTRACTORS	\$48,795.00

EFFECTIVE DATE OF AGREEMENT: June 8, 2005

COMPLETION PERIOD: not later than June 8, 2015 or upon development of any one of the building sites of the Subdivision, whichever comes first.

FORM OF SECURITY: SURETY BOND

SCHEDULE E

CITY OF ROLLING HILLS
LOS ANGELES COUNTY, CALIFORNIA

SUBDIVISION REFERENCE DATA
CORRECTIVE GEOLOGY

FINAL PARCEL MAP NO. 26356

SUBDIVIDERS: Jane Alexandra Storm, Claudia Storm Bird, Storm Industries, Inc., John McGovern and Elizabeth McGovern.

SUBDIVIDERS MAILING ADDRESS: Storm Industries, Inc.
23223 Normandie Avenue
Torrance, CA 90501
Attn: Thomas Grzywacz

CITY COUNCIL RESOLUTION OF APPROVAL NO. 894

SPECIFICATION: PER DEVELOPMENT PLAN DATED NOVEMBER 8, 2000

DESCRIPTION OF WORK:

Remedial work for geological exploration to assure that the lots are geologically stable per Los Angeles County Public Works Geotechnical and Materials Engineering Division requirements.

ESTIMATED COSTS:

FAITHFUL PERFORMANCE	\$82,800.00
PAYMENT TO CONTRACTORS	\$41,400.00

EFFECTIVE DATE OF AGREEMENT: June 8, 2005

COMPLETION PERIOD: not later than June 8, 2015 or upon development of any one of the building sites of the Subdivision, whichever comes first.

FORM OF SECURITY: SURETY BOND



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

NO. 2 PORTUGUESE BEND ROAD
ROLLING HILLS, CA 90274
(310) 377-1521
FAX (310) 377-7288

Agenda Item No.: 7A
Mtg. Date: 10/15/2019

TO: HONORABLE CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: YOLANTA SCHWARTZ, PLANNING DIRECTOR

APPLICATION NO. ZONING CASE NO. 949 LOT LINE ADJUSTMENT
SITE LOCATION: 4 STORM HILL LANE & 3 VACANT PARCELS
ZONING: RA-S-2
APPLICANT: LARRY CARR, STORM PROPERTIES INC.
REPRESENTATIVE: SAME
PUBLISHED: SEPTEMBER 5, 2019

PREVIOUS ACTION

The Planning Commission held a public hearing and reviewed this case at their October 23, 2018 meeting and visited the site on December 12, 2018.

At the field visit, staff informed the Commissioners that additional time will be required to process an environmental review for the second part of this application, which is a site plan review for the construction of a road to serve the parcels. The applicants requested and the Planning Commission agreed that the lot line adjustment application should proceed concurrently with the road construction request and that a decision will be made at the same time. Since that time the applicants prepared the necessary environmental documents and the project could move forward.

REQUEST AND PROJECT DESCRIPTION

The applicant, Larry Carr, on behalf of Storm Properties, Inc. is requesting a Lot Line Adjustment between four parcels of land located on Storm Hill Lane, which were created by a subdivision, Parcel Map No. 26356. The parcels under consideration have APN#s: 7569-024-014, 7569-024-015, 7569-024-016 and 7569-024-017. No new lots are being created and no new development is being proposed with this application.

CEQA CONSIDERATIONS

The lot line adjustment application project is considered a minor lot line adjustment that will not result in the creation of new parcels and qualifies as an exemption from CEQA review (CEQA Guidelines Article 19 Section 15305, Minor Alterations in Land Use Limitations).

BACKGROUND

The lots are located in the RAS-2 zoning district and currently 3 of the lots are vacant and one is developed with a house and accessory structures, (4 Storm Hill Lane).

In November 2000, the City Council, following the Planning Commission recommendation, approved a Tentative Parcel Map No. 26356 to subdivide two lots totaling 67.6 acres into four lots on Storm Hill Lane, which are the subject of this application. One of the conditions of the Parcel Map required that the applicants construct certain improvements prior to filing a Final Map, or enter into a secured agreement with the City to complete the improvements and land development work. In 2005, prior to finalizing and recording the subdivision map, the owners chose to bond for the improvements, rather than construct them. The City is still holding the financial obligations for the improvements. In addition, the City required that the owners agree to not further subdivide the lots; and a covenant agreement was recorded to that effect.

City staff received several inquiries regarding this proposal, but no objections were expressed regarding the lot line adjustments.

LOT LINE ADJUSTMENT

With the proposed adjustments, 21,007 square feet of land area from Parcel 1 would be transferred to Parcel 3; 38,810 square feet of area from Parcel 2 would be transferred to Parcel 3; 18,198 square feet of land area from Parcel 1 would be transferred to Parcel 4; 2,567 square feet of land from Parcel 2 would be transferred to Parcel 1 and 40,635 square feet of land from Parcel 2 would be transferred to parcel 4.

The lot sizes will change as shown in the table below. The lots are very large and the lot line adjustments will not cause any non-conformity and all of the lots will meet the 2 acres net lot size requirement for the RAS-2 zone.

PARCEL 1

APN: 7570-024-014	EXISTING	PROPOSED
Gross lot area	8.42 acres	7.58 acres
Net lot area as calculated by City	6.75 acres	6.13 acres

PARCEL 2

APN: 7570-024-015	EXISTING	PROPOSED
Gross lot area	36.94 acres	35.05 acres
Net lot area as calculated by City	34.74 acres	33.45 acres

PARCEL 3

APN: 7570-024-016	EXISTING	PROPOSED
Gross lot area	15.91 acres	17.28 acres
Net lot area as calculated by City	14.72 acres	15.80 acres

PARCEL 4

APN: 7570-024-017	EXISTING	PROPOSED
Gross lot area	6.44 acres	7.79 acres
Net lot area as calculated by City	5.42 acres	6.86 acres

MUNICIPAL CODE AND SUBDIVISION MAP ACT COMPLIANCE

The applicants request a lot line adjustment between 4-parcels. The proposed lot line adjustments would allow for the construction of a shorter road than originally proposed, (approved in 2000). There would also be much less grading for the shorter road. The locations of the conceptually approved future building pads, (reviewed during the subdivision process) on the vacant lots would not be affected by the lot line adjustments or by the construction of the road. However, the building pads would be reviewed during the Site Plan review process, as each parcel comes before the Planning Commission for development.

Pursuant to the City's design standards for new lots, Section 16.16.050 of the Subdivision ordinance, allows up to two lots to front on the turning radius of a cul-de-sac. A 64' diameter turn around (cul-de-sac) as required by the Fire Department, will be constructed at the end of the road. Parcels 2 and 3 would take access over the cul-de-sac. Parcel 3, once developed, would have a very long driveway leading from the cul-de-sac roadway easement to the building pad. Parcels 1 and 4 will take access from the not curved portion of the road, Storm Hill Lane.

Section 16.16.090 requires that all new streets have not less than a 60'-wide right of way. The adjusted lot lines will allow for a 60-foot wide roadway easement, of which 38' would be located on Parcel 1 and 22' would be located on Parcel 4 and will be developed with a minimum of 30' wide paved road, entirely on Parcel 1. An 8' wide bridle trail is proposed on each side of the improved road. The 64' diameter cul-de-sac at the end of the road is also in its entirety located on Parcel 1.

Pursuant to the Subdivision Map Act, lot line adjustments may be processed between no more than 4 parcels, providing the adjustment will not have the effect of creating a greater number of parcels than exist before adjustment. The Planning Commission may not impose conditions or exactions on its approval of a lot line adjustment except to conform to local zoning and building ordinances.

There are no variances associated with this application. The application was evaluated as to conformance with all applicable zoning and subdivision standards. The transfer will not result in creating any non-conformity. The three vacant parcels are of substantial size to meet the zoning development requirements for development and the already developed lot will remain conforming.

OTHER AGENCIES

Approval from the Rolling Hills Community Association (RHCA) is also required for this lot line adjustment. The Los Angeles County Regional Planning Land Development Division, under a contract with the City, is reviewing the legal descriptions of the newly configured lots, and the RHCA will verify the legal descriptions for the new easements within those lots. Once the lot line adjustments are approved and the legal descriptions for the adjusted lots verified, staff would prepare the appropriate Certificate of Compliance documents for recordation of the newly configured lots.

The applicants are in consultation with the RHCA regarding the bridle trails and where the existing trails would be relocated.

APPLICANTS' STATEMENT:

The main purpose of the LLA's is to adjust the lot lines for the shorter road design.

Shorter Road Justification

Original longer road –

- Required approx. 12,000 c.y. of soil to be stockpiled and pads created on lots 1, 2 & 3 to accept the excess soil.
- Required far more natural vegetation disturbance
- Created a “Road to No Where” with the end of the road downhill, out of sight – creating a fire danger until any sale or development of lots 2 & 3.

Shorter Road Justification –

- Requires approx. 2,450 cy of excess soil to be stockpiled; (approx. 20% of the previous proposal)
- Disturbance of only one lot (Lot 1)
- Minimal vegetation impacted.

- Grading PADS for lots 1, 2 & 3 will not take place until lots sell in the future and are designed and approved.

LOT LINE ADJUSTMENT CRITERIA

16.44.040 Approval or denial of adjustment.

The Planning Commission shall determine whether the parcels resulting from the adjustment will conform to the applicable provisions of this title. The Planning Commission may approve, conditionally approve, or deny the lot line adjustment in compliance with this section. Decisions made by the Planning Commission may be appealed to the City Council in compliance with Chapter 17.46 of this code.

- A. Required findings. A proposed lot line adjustment shall be denied if the Planning Commission finds any of the following:
1. The adjustment will have the effect of creating a greater number of parcels than exist before adjustment;
 2. Any parcel resulting from the adjustment will conflict with any applicable regulations of the zoning ordinance; or
 3. The adjustment will result in an increase in the number of nonconforming parcels.
 4. The project conforms to the requirements of the California Environmental Quality Act.

RESOLUTION NO. 2019-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF A LOT LINE ADJUSTMENT BETWEEN FOUR PARCELS ALONG STORM HILL LANE IN ZONING CASE NO. 949, (STORM PROPERTIES, INC.)

THE PLANNING COMMISSION DOES HEREBY FIND, RESOLVE AND ORDER AS FOLLOWS:

Section 1. An application was duly filed by Storm Properties, Inc., with respect to real property located at 4 Storm Hill Lane and applying for a Lot Line Adjustment between the four (4) parcels of land which were created by a subdivision, Parcel Map No. 26356. The parcels under consideration have APN#s: 7569-024-014, 7569-024-015, 7569-024-016, AND 7569-024-017. No new lots are being created and no new development is being proposed with this application.

Section 2. California Government Code Subsection 66412(d) authorizes lot line adjustments without requiring a tentative map, parcel map or final map if: (A) The lot line adjustment involves four existing adjacent parcels, where land is proposed to be taken from one parcel and added to an adjacent parcel; (B) A greater number of parcels than originally existed is not thereby created; (C) The lot line adjustment will create parcels that conform to local zoning and building ordinances; and (D) The lot line adjustment is approved by the City. The City may impose conditions on the Lot Line Adjustment in order to make the lot conform to local zoning and building ordinances, to require the prepayment of real property taxes prior to the approval of the Lot Line Adjustment or to facilitate the relocation of existing infrastructure or easements. (*Id.*)

Section 3. The Rolling Hills Municipal Code also provides a procedure for the preparation, filing, processing, and approval or denial of a lot line adjustment application consistent with the policies of the General Plan and the requirements of the Subdivision Map Act (See Chapter 16.44 of the Rolling Hills Municipal Code-RHMC). The Planning Commission, in approving a lot line adjustment, shall adopt conditions only as necessary to conform the adjusted parcels comply with the requirements of Title 17 (Zoning) or to facilitate the relocation of existing utilities, infrastructure, trails or easements. (See RHMC Section 16.44.040.)

Section 4. The Planning Commission conducted duly noticed public hearings to consider the application on October 23, 2018 and at a field trip on December 12, 2018. Following a delay in order to address CEQA requirements for a road construction, which is to be accomplished in conjunction with the lot line adjustment application, the Planning Commission conducted a duly noticed public hearing at the October 15, 2019 regular Planning Commission meeting. At that time, the Planning Commission directed staff to prepare a Resolution of Approval. Neighboring residents inquired about the proposed lot line adjustment and voiced concerns about obstruction of views. As the approval would be for a lot line adjustment, the Planning Commission conveyed to the residents that obstruction of views will not be a concern as no new development is being proposed at this time.

Section 5. The Planning Commission finds that the project is categorically exempt pursuant to Section 15305, Class 5 of the California Environmental Quality Act (CEQA).

Section 6. RHMC Section 16.44.040 requires the Planning Commission to make findings in order to approve a lot line adjustment application. The Planning Commission has considered the evidence, both written and oral, in connection with this application and with respect to the lot line adjustment application, the Planning Commission makes the following findings:

A. The adjustment will not have the effect of creating a greater number of parcels than existed before the adjustment.

B. The parcels resulting from the adjustment will not conflict with any applicable regulations of the zoning ordinance. The lots are very large and the lot line adjustments will not cause any non-conformities. All of the subject parcels are in the RAS-2 zone and after the lot line adjustment will remain under the two net acre minimum lot size required by the zone.

C. The adjustment will not result in an increase in the number of nonconforming parcels. All four (4) subject parcels will have an area over the two net acre requirement in RAS-2 zone.

Section 7. Pursuant to Section 16.44.030 of the RHMC, lot line adjustments shall be processed in compliance with the procedures specified in Chapter 17.46 (Site Plan Review) of the RHMC. Section 17.46.050 of RHMC requires the Commission make findings in order to approve a site plan review application. The Planning Commission has considered the evidence, both written and oral, in connection with this application and with respect to the Site Plan application for the lot line adjustment, the Planning Commission makes the following findings:

A. The proposed lot line adjustment is compatible with the General Plan, the Zoning Ordinance and surrounding uses because it meets the requirements of the criteria for approving of a lot line adjustment and there are no new structures being proposed with this application. The lot line adjustment will not affect the developed lot as the existing structures will continue to maintain sufficient setbacks to provide buffers between them and the future residential uses.

B. The lot line adjustment substantially preserves the natural and undeveloped state of the lot as there is no additional development proposed at this time.

C. The existing conditions of the lots are harmonious in scale with the neighborhood, and the lots are much larger than surrounding lots. Since the lot line adjustment will not change the level of development on the properties, the lot line adjustment will not result in any less consistency with the scale of the neighborhood.

D. The lot line adjustment is compatible with the rural character of the community and makes no change to the existing conditions because no development is proposed with the lot line adjustment.

E. The proposed lot line adjustment is sensitive and not detrimental to the convenience and safety of circulation for pedestrians and vehicles because the proposed new road approved under a separate application has taken into consideration the convenience and safety for pedestrians and vehicles and has been recommended for approval by the City's Traffic Commission.

Section 8. With respect to the Site Plan approval, the Planning Commission imposes the following conditions:

A. The approval shall expire within two years from the effective date of approval as defined in Section 17.46.070, unless otherwise extended pursuant to the requirements of this section.

C. The lot line adjustment approval shall not in any way constitute any representation that the adjusted lots can be developed even if in compliance with current zoning and building ordinance standards. No development, including study of soils, geology, hydrology, grading, and other requirements, shall occur on the properties

without first complying with all applicable City Building and Zoning requirements and other applicable rules and regulations.

D. The lot line adjustment shall not in any respect limit or impair the City's application of the Site Plan Review Ordinance to the lots at such time as an application is made for development.

E. The applicants shall execute an Affidavit of Acceptance of all conditions of this Resolution for approval to be effective.

F. There shall be easements within the adjusted boundaries of the lots, as required by the Rolling Hills Community Association.

G. The Certificate of Compliance shall not be issued until a legal description complying with the delineation of adjustment are submitted to, and approved by the City. Upon the City's approval of the legal descriptions of the new adjusted lines a Certificate of Compliance shall be issued by the City, shall be recorded by the property owner in the offices of the Los Angeles County Recorder, and evidence of the recordation shall be returned to the City.

H. The applicant shall record the deeds of the properties effectuating the transfer concurrently with the Certificate of Compliance for the Lot Line Adjustment and shall submit proof of such recordation to the City of Rolling Hills.

PASSED, APPROVED AND ADOPTED ON THE 19th DAY OF NOVEMBER, 2019.


BRAD CHELF, CHAIRMAN

ATTEST:


YOHANA CORONEL, CITY CLERK

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

I certify that the foregoing Resolution No. 2019-16 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF A LOT LINE ADJUSTMENT BETWEEN FOUR PARCELS ALONG STORM HILL LANE IN ZONING CASE NO. 949, (STORM PROPERTIES, INC.).

was approved and adopted at a regular meeting of the Planning Commission on November 19, 2019 by the following roll call vote:

AYES: COOLEY, SEABURN, AND CHAIRMAN CHELF.

NOES: NONE.

ABSENT: CARDENAS AND KIRKPATRICK.

ABSTAIN: NONE.

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

Administrative Offices



YOHANA CORONEL, CITY CLERK

RESOLUTION NO. 2019-17

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING A SITE PLAN REVIEW APPROVAL FOR GRADING FOR A NEW ROAD TO SERVE PROPERTIES ON STORM HILL LANE; AND ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM IN ZONING CASE NO. 950, (STORM PROPERTIES, INC.)

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 Storm Properties Inc., with respect to real property generally known as 4 Storm Hill Lane, Rolling Hills, requesting approval of a site plan review for grading of 2,800 cubic yards of dirt for construction of a new road and adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program. The subject property currently has one residential development located at the southwestern portion of the site at 4 Storm Hill Lane.

Section 2. The application applies to four (4) parcels, which consist collectively of 67.64 acres gross. Previously consisting of two lots, the lots were subdivided into four parcels as approved in 2000 by a subdivision and was recorded in 2005 as Parcel Map No. 26356. One of the conditions of the Parcel Map required the applicants to construct certain improvements prior to filing a Final Map, or enter into a secured agreement with the City for the improvements, which were to be completed prior to the sale or development of any of the lots. In 2005, prior to finalizing and recording the subdivision map, the owners chose to bond for the improvements, rather than construct them, and entered into an agreement with the City for 3-years, which was extended until June 8, 2020. The required improvements include a road, underground utility lines, fire hydrant, water line, gas line, monuments (for property lines markings), sewer line with stub out for future use and a mitigation, restoration and maintenance agreement for re-vegetation of plants, (on lot 3 only), that would be lost to grading, when the lot is developed. The agreement further stipulates that once the improvements are completed, the City would release the security deposit to the applicants.

Section 3. The originally approved road would be approximately 1,130 feet long and would start at the junction of Johns Canyon Road and Storm Hill Lane and continue between the property lines (in the roadway easements) of Parcels 1 and 4 and 1 and 2 ending with a hammerhead at the boundary of the property line of Parcel 3. The grading for this road was proposed at 12,000 cubic yards of cut and 500 cubic yards of fill on parcels 1 and 2; and would be balanced on those parcels if the pads were being created at the same time as the road was constructed. Otherwise, 11,500 cubic yards of the dirt was proposed to be spread and stockpiled on those two parcels, requiring grading of the two lots.

Section 4. In conjunction with the Site Plan Review for the road construction, a Lot Line Adjustment was approved at the October 15, 2019 Planning Commission meeting, changing the sizes of the parcels to the following acreages: Parcel 1 will be 7.58 acres gross and 6.13 acres net; Parcel 2 will be 35.05 acres gross and 33.45 acres net; Parcel 3 will be 17.28 acres gross and 15.80 acres net; and Parcel 4 will be 7.79 acres gross and 6.86 acres net and where there is an existing single family residential development. All four parcels are within the RA-S-2 zone district (2-acre minimum lot size zone), and referred to as Parcels No. 7569-024-014, 7569-024-015, 7569-024-016, and 7569-024-017. The General Plan Land Use designation for this property is Very Low Density Residential 2+ Net Acres per Dwelling Unit.

Section 5. The subject site is presently occupied by one single-family residential structure at the southwestern portion of the property at 4 Storm Hill Lane. The remainder of the lot is presently vacant with natural vegetation in a semi-disturbed state.

The site is surrounded by other single-family dwellings on 2+ acre size lots to the east, south and west within the City of Rolling Hills and single-family dwellings on one-half acre lots to the north-west that are within the adjacent unincorporated Westfield portion of Los Angeles County. The zoning designation for the subject site is RA-S-2 and the zoning designation on adjacent properties is RA-S-2 within the City of Rolling Hills.

Section 6. The Planning Commission conducted duly noticed public hearings to consider the application on October 23, 2018 and at a field trip on December 12, 2018, at which time it was determined that, although the project went through a CEQA review process and mitigation measures were developed during the subdivision process in 2000, and implementation measures were included, the proposed revised road construction constitutes a substantive change and the proposed change constitute a new project. Additional time was given to process the environmental review for the construction of the road to serve the rear parcels. The environmental review has been processed and the City has determined that a Mitigated Negative Declaration (MND) can be prepared and adopted. Following the completion of the CEQA review, a duly noticed public hearing was held on October 15, 2019 to consider the project anew. Evidence was heard and presented from all persons interested in affecting said proposal, from all persons protesting the same, and from members of the City staff and the Planning Commission having reviewed, analyzed and studied said proposal. The applicants' representatives were in attendance at the hearings.

Section 7. According to Section 17.46.040 of Title 17 of the Rolling Hills Municipal Code, the Planning Commission is the agency for review of a Site Plan Review for any grading that is not exempt from the discretionary review process. The Commission shall act to approve, conditionally approve, or deny the grading and road construction, and the Commission may impose such conditions on an approval, as it deems necessary to assure compliance with City's codes.

Section 8. An Initial Study for the project was prepared in June 2019. The Initial Study found that the project would not have a significant effect on the environment if certain mitigation measures were incorporated in the project. The Mitigated Negative Declaration (MND) was prepared incorporating those mitigation measures and was circulated to the applicant and other interested parties in accordance with State of California CEQA Guidelines. The public notice of the Planning Commission's intent to recommend adoption of the Mitigated Negative Declaration was published in a local Newspaper and mailed to residents within 1,000-foot radius of subject site. Copies of the Mitigated Negative Declaration were sent to adjacent cities and other governmental agencies. The City received several comments and inquiries regarding the proposal including comments from the Rolling Hills Community Association, the Gabrieleno Band of Mission Indians, the Gabrielino Tongva Tribe, and the Fire Department. Additionally, agents for the property on 12 Buggy Whip reviewed the plans and the Initial Study/Mitigated Negative Declaration and had concerns regarding the building pads and the road elevation.

Section 9. The Planning Commission has reviewed the Mitigated Negative Declaration and finds that it represents the independent judgment of the City and that it was prepared in compliance with CEQA. Therefore, the Commission finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because mitigation measures have been added to the project and are incorporated herein by reference. Based upon these findings, the Planning Commission hereby adopts the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program in accordance with the California Environmental Quality Act.

Section 10. Pursuant to Section 17.46.050 of the Rolling Hills Municipal Code, the Commission shall be required to make findings in acting to approve, conditionally approve, or deny a site plan review application. The Planning Commission has considered the evidence both written and oral, in connection with this application and

with respect to the site plan review for road construction to serve properties on Storm Hill Lane and adopting a Mitigated Negative Declaration the Planning Commission 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 road construction does not deviate from any of the standards outlined in the zoning code, resulting in a project that is consistent with the goals and policies of the general plan.
- B. The proposed road construction substantially preserves the natural and undeveloped state of the lot by minimizing building coverage (Land Use, p. 15). Lot coverage requirements are regarded as maximums, and the actual amount of lot coverage permitted depends upon the existing buildable area of the lot. No new development is proposed as part of this application, therefore the proposed road construction will have minimal impact to the natural and undeveloped state of the lots.
- C. The project is harmonious in scale and mass with the site, the natural terrain and surrounding residences (Land Use, p. 15). The proposed road construction will only be 564 feet long. Very little disturbance, (0.17%) is proposed on Parcels 2, and 3; 2.31% of parcel 4 will be disturbed and 19.79% of parcel 1, for the road and stockpiling. Since no new development is proposed, the site will continue to be harmonious in scale and mass with the surrounding residences.
- D. The project preserves and integrates into the site design, to the greatest extent possible (Land Use, p. 15), existing topographic features of the site, including surrounding native vegetation, mature trees, drainage courses, and landforms (such as hillsides and knolls). No grading of house pads and no new development is proposed, which means little to no upfront disturbance to the natural vegetation will be required. The proposed road will also continue to maintain the site's existing topographic features
- 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 (Land Use, p. 16). The grading that is required for the project will be entirely for the construction of the road and not for the building pads. The road construction will keep the amount of grading at a minimum and the natural contours of the site will not be impacted.
- F. Grading will not modify existing drainage channels nor redirect drainage flow, unless such flow is redirected into an existing drainage course (Land Use, p. 16). The grading required for the road construction will not affect the drainage channels nor redirect drainage flow as no substantial modifications are being made other than the shortening of the originally approved road.
- G. The project preserves surrounding native vegetation and mature trees and supplements these elements with drought-tolerant landscaping (Land Use, p. 15) 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. No new landscaping is proposed as part of this application and no existing landscaping, other than one (1) pine tree will be removed. The project will continue to preserve the surrounding native vegetation by requiring little disturbance to the overall site.
- H. The project is sensitive and not detrimental to the convenient and safe movement of pedestrians and vehicles (Circulation, p. 12). The proposed road construction will take place solely on private property and will be

constructed pursuant to all of the current Fire and Building codes. As previously approved in the subdivision agreement dated June 8, 2005, the new street will include and meet all requirements by the County of Los Angeles Fire Department - including street width, and a cul-de-sac design that meets the code.

- I. The project conforms to the requirements of the California Environmental Quality Act. Pursuant to the requirements of the California Environmental Quality Act, (CEQA), a Mitigated Negative Declaration was prepared for this project. The City followed the proper CEQA procedures and provided local, county, and State agencies 20-days to review the Mitigated Negative Declaration prior to its adoption by the Lead Agency. It was determined that with the proposed mitigation measures, no significant environmental effects will result from this project.

Section 11. Based upon the foregoing findings, the Planning Commission approves the site plan review and adopts the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program in Zoning Case No. 950; a request for site plan review approval for 2,800 cubic yards of grading for a new road to serve properties on Storm Hill Lane and construction of infrastructures; subject to the conditions contained in Section 12 of this resolution.

Section 12. Site Plan Review, Mitigated Negative Declaration, and Mitigation Monitoring Program in Zoning Case No. 950 (attached hereto as Exhibit A) shall be subject to the following conditions:

A. Pursuant to the Development Agreement executed between the applicants and the City of Rolling Hills on June 8 2005, as amended, the road and the infrastructure shall be constructed by June 2020, unless otherwise extended pursuant to the conditions of said agreement. Should the applicant desire to extend the time to complete the improvements, a letter indicating intent to file an extension should be filed at least sixty (60) days prior to the expiration date of June 8, 2020; and the request shall be reviewed and approved by the City Council.

B. If any condition of this resolution is violated, the entitlement granted by this resolution shall be suspended and the privileges granted hereunder shall lapse and upon receipt of written notice from the City, all construction work being performed, if any, 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 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 stop work order. If the Council determines that a violation has occurred and has not yet been cured, the Council shall provide the Applicant with a deadline to cure the violation; no construction work shall be performed on the property until and unless the violation is cured by the deadline, other than work designated by the Council to accomplish the cure. If the violation is not cured by the deadline, the Council may either extend the deadline at the Applicant's request or schedule a hearing for the revocation of the entitlements granted by this Resolution pursuant to Chapter 17.58 of the RHMC.

C. All requirements of the Building and Construction Ordinance, the Zoning Ordinance, and of the zone in which the subject property is located must be complied

with unless otherwise set forth in this permit, or shown otherwise on an approved plan. The road shall be constructed to LA County Road construction standards, resolutions, engineering standards and other applicable standards that are in effect at the time that improvement permits are issued for the development.

D. In conjunction with the submittal of a final grading plan for the roadway extension to the Building and Safety Department for plan check, a detailed grading and drainage plan with related geology, soils and hydrology reports shall also be submitted; a copy of which shall be submitted to the Rolling Hills Planning Department staff. Cut and fill slopes shall not exceed a steepness of a 2 to 1 slope ratio.

E. The lot shall be developed and maintained in substantial conformance with the site plan on file received on October 11, 2019 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 approval shall be incorporated into the building permit working drawings, and where applicable complied with prior to issuance of a grading permit from the building department.

The conditions of approval of this Resolution shall be printed onto building plans submitted to the Building Department for review and shall be kept on site at all times. Any modifications and/or changes to the approved project, including resulting from field conditions, shall be discussed and approved by staff prior to implementing the changes.

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

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

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

H. Prior to the issuance of a grading permit, the applicant shall obtain approval of, and all required permits from, the Rolling Hills Community Association.

I. Pursuant to the Parcel Map Approval and the Development Agreement, in conjunction with the development of the road, the applicants shall construct the following infrastructure within the roadway easement of Storm Hill Lane:

1. Water line to serve existing and future development along Storm Hill Lane and stems to serve future development along Storm Hill Lane. The water line shall be operational after construction and available for use
2. Fire Hydrant. The Fire Hydrant shall be operational after construction and available for use
3. Underground conduits for all utility lines, including electrical, cable, fiber and for future expansion, with underground stems leading from Storm Hill Lane to each parcel of this subdivision. There shall be no overhead utility lines across Storm Hill Lane
4. A private sewer line and appurtenant facilities and stems as required by the LA County Public Health Department to serve future development along Storm Hill Lane. Until such time as the sewer line is required to be connected to a main sewer line along Johns Canyon Road or other developed sewer line in the vicinity of the subject site, the sewer line on Storm Hill Lane will be a "Dry" sewer line.

5. Survey Monuments, as required by the City's Engineer and tie points in accordance with the Subdivision Laws.

J. The required infrastructure improvements shall be reviewed and approved by the respective reviewing agencies prior to obtaining a grading permit from the Building Department. A "will serve" letter from the California Water Service Company shall remain on file in the Planning Department.

K. The drainage plan shall provide for contributory drainage from adjoining properties; and shall consider the proper distribution of drainage beyond the proposed drainage for the road, or as otherwise required by the City's Drainage and Grading Engineer.

L. The road construction shall be subject to the Traffic Commission review and recommendation of the proposed location and sight distances of the intersection of Storm Hill Lane with Johns Canyon Road.

M. The applicants shall repair any broken or damaged pavement on streets abutting the subdivision. Prior to commencement of grading, the applicant shall take pictures of the existing road condition of Johns Canyon Road in the vicinity of the project site. Following the completion of the construction, should the road be damaged the applicants shall make the necessary repairs

N. The applicants shall be required to conform to the Regional Water Quality Control Board and County Public Works Department Best Management Practices (BMP's) requirements related to drainage, erosion control and storm water drainage facilities management.

O. Stockpiles of soil, sand and similar materials shall be stabilized by being enclosed, covered, watered twice daily, or with application of non-toxic soil binders. The stockpiled soil on Parcel 1 shall be compacted and hydro seeded.

P. The applicants shall be required to comply with the Mitigation Measures described in the Mitigation Monitoring and Reporting Program, attached hereto as Exhibit A and incorporated herein by this reference.

Q. Prior to finaling the project, letters shall be provided to the Planning Department from all of the Utility companies which serve or are proposed to serve the 4 parcels assuring that the required undergrounding work has been done.

R. A construction fence may be allowed or may be required by the City or the Building Department staff for the duration of the construction of the project. City staff shall approve the location and height of the fence. The construction fence shall not be placed more than 15 calendar days prior to commencement of the construction and shall be removed within 15 calendar days of substantial completion of the project as determined by City staff or at any given time at the discretion of City staff.

S. Placement of one construction and one office trailer may be permitted for the duration of on-site construction activities during an active building permit; each shall be no larger than 8' x 40' in size, and must be authorized by City staff with such authorization being revoked at any point deemed reasonable by City staff. Such trailers, to maximum extent practicable shall be located in a manner not visible from the street. Unless otherwise approved by staff, with proof of a good cause, such trailers shall not be located in any setback or front yard, may be placed on the site no more than 15 calendar days prior to commencement of construction and must be removed within 15 calendar days of expiration of a building permit, revocation, or finalization of the project

T. During construction, the property owners shall be required to schedule and regulate construction and related traffic noise throughout the day between the hours of

7 AM and 6 PM, Monday through Saturday, when construction and mechanical equipment noise is permitted, so as not to interfere with the quiet residential environment of the City of Rolling Hills.

U. 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
E. It is the sole responsibility of the property owner and/or his/her contractor to monitor the red flag warning conditions. Should a red flag warning be declared and if work is to be conducted on the property, the contractor shall have readily available fire extinguisher.

V. Construction vehicles or equipment, employees vehicles, delivery trucks shall not impede any traffic lanes to the maximum extend practical; and if necessary to block traffic in order to aid in the construction, no more than a single lane may be blocked for a short period of time and flagmen utilized on both sides of the impeded area to direct traffic.

X. During construction, all parking shall take place on the project site, and, if necessary, any overflow parking may take place within the unimproved roadway easement along the streets, and shall not obstruct neighboring driveways or pedestrian and equestrian passage. During construction, to the maximum extent feasible, employees of the contractor shall car-pool into the City.

Y. Prior to finalizing the project an "as constructed" set of 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 approved plans. In addition, any modifications made to the project during construction, shall be depicted on the "as built" plan.

Z. Future individual Site Plan Review approvals by the Planning Commission for development of the parcels for home sites, shall comply with the applicable conditions specified in Resolution No. 894, adopted by the City Council on November 27, 2000 for the Tentative Parcel Map.

AA. The applicant shall execute an Affidavit of Acceptance of all conditions of this permit pursuant to Zoning Ordinance, or the approval shall not be effective. The affidavit shall be recorded together with the resolution.

APPROVED AND ADOPTED THIS 19th DAY OF NOVEMBER 2019.


BRAD CHELF, CHAIRMAN

ATTEST:


YOHANA CORONEL, CITY CLERK

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

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

I certify that the foregoing Resolution No. 2019-17 entitled:

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING A SITE PLAN REVIEW APPROVAL FOR GRADING FOR A NEW ROAD TO SERVE PROPERTIES ON STORM HILL LANE; AND ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM IN ZONING CASE NO. 950, (STORM PROPERTIES, INC.)

was approved and adopted at a regular meeting of the Planning Commission on November 19th, 2019 by the following roll call vote:

AYES: COOLEY, SEABURN, AND CHAIRMAN CHELF.

NOES: NONE.

ABSENT: CARDENAS AND KIRKPATRICK.

ABSTAIN: NONE.

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

Administrative Offices



YOHANA CORONEL, CITY CLERK

EXHIBIT A

DRAFT MITIGATED NEGATIVE DECLARATION MITIGATION MONITORING AND REPORTING PROGRAM

(following this page)

MITIGATED NEGATIVE DECLARATION

MITIGATION MONITORING AND REPORTING PROGRAM

PURPOSE: This section lists mitigation measures contained in the MND for the proposed Storm Hill Lane Road Construction Project. Mitigation measures are provided in the format of a Comprehensive Mitigation Monitoring and Reporting Plan to ensure compliance with State Public Resources Code §21086.6 which requires public agencies approving a project under CEQA to establish a program for monitoring and reporting on the adopted mitigation plan.

ADOPTION OF MITIGATION MEASURES: As part of deliberations concerning the proposed project, the Planning Commission will be required to consider adoption of the mitigation measures listed herein. The Planning Commission may add additional conditions. If the Planning Commission members approve the project, they will also be required to specify whether these mitigation measures are to be incorporated as formal conditions of project approval.

MONITORING AND REPORTING PROCEDURES: The Rolling Hills staff will be responsible for ensuring that adopted mitigation measures are implemented through all project phases, ensure that mitigation measures are satisfactorily monitored, and for reporting to the Planning Commission regarding progress in implementing the measures. The City Council, representing residents of the City, will in turn be responsible for (1) considering the reports submitted by staff, and (2) determining whether the measures are being implemented and enforced as intended in this Mitigation Monitoring and Reporting Plan. It is the responsibility of the City Staff to amend the mitigation measure(s) if necessary to achieve the intended environmental protections.

REGULATORY AND CODE COMPLIANCE STANDARDS: The Storm Hill Lane Road Construction Project will be subject to a number of uniform code requirements and standard conditions of approval, many of which have been established to safeguard environmental resources, and/or to promulgate environmental goals and objectives. If the proposed project is approved, compliance with these measures will be mandatory (not discretionary). As such, these measures do not conform to the strict definition of mitigation. Although regulatory standards and codes are not generally incorporated into this mitigation program, the City will be required to ensure that the project is in full compliance with all relevant requirements.

COMPILATION OF MITIGATION MEASURES: The following measures are proposed to eliminate, avoid or reduce potential environmental effects of project implementation that have been found to be potentially adverse. In addition, the relevant conditions of approval for the road imposed during the Subdivision process are also included in these mitigation measures. Other City's standard conditions will be included in the Resolution of Approval, should the project be approved. They may include, but not be limited to restricting hours of construction, adherence to the Storm Water Quality Management requirements and others.

STORM HILL LANE ROAD MODIFICATION PROJECT MND
MITIGATION MONITORING AND REPORTING PROGRAM

Project Approval Date: November 19, 2019

Project File Number: ZONING CASE NO.

950

The following mitigation measures are being proposed to mitigate potentially significant impacts of the Storm Hill Lane Road and LLA Modification Project. These measures represent formal conditions of project approval, and City staff shall monitor progress in implementing these measures until it is determined that all measures have been fulfilled in accordance with their original purpose and intent. This monitoring form shall be available for public review and inspection, and final project clearance shall require that all verifications included in this form have been satisfactorily completed.

MITIGATION MEASURES		VERIFICATION TIMING AND RESPONSIBILITY	VERIFICATION OF COMPLIANCE		
			AGENCY	SIGNATURE	DATE
BIOLOGICAL RESOURCES					
BIO-1	<u>Nesting Bird Avoidance:</u> To avoid disturbance of nesting and special status birds, including raptor species protected by the MBTA and CFGC 3503 during activities related to the project including, but not limited to, ground disturbance, tree removal/trimming, vegetation clearing, and grading (i.e. land clearing activities), the applicant shall adhere to the following nesting bird avoidance procedures: • If construction must begin during the nesting bird season (February 1 through August 31), then a pre-construction nesting bird survey shall be conducted no more than seven days prior to initiation of ground disturbance and vegetation removal activities. • The nesting bird pre-construction survey shall be conducted on foot of the proposed road disturbance area, including a 100-foot buffer (300-foot for raptors), and in inaccessible areas (e.g., private lands) from afar using binoculars to the extent practicable. The survey shall be conducted by a qualified biologist familiar with the identification of avian species known to occur in southern California communities. • The results of the pre-construction survey shall be provided to the City of Rolling Hills in a written report within 14 days of the completion of surveys. The report shall include date of the report, authors and affiliations, contact information, introduction, methods, study location (include map), results, discussion, and literature cited. • If active nests are found, an avoidance buffer (dependent upon the species, the proposed work activity, and existing disturbances associated with land uses outside of the project site) shall be determined and	TIMING: To be included in construction specifications. RESPONSIBLE PARTY: City of Rolling Hills and Storm Properties or designee			

	demarcated by the qualified biologist with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. All construction personnel shall be notified as to the existence of the buffer zone and to avoid entering the buffer zone during the nesting season. No ground-disturbing activities shall occur inside this buffer until the qualified biologist has confirmed that breeding/nesting is completed, juveniles have fledged, and there is no evidence of a second attempt at nesting. Encroachment into the buffer shall occur only at the discretion of the qualified biologist in coordination with the City. • If ground or tree/vegetation-construction related activities are initiated between September and January 31, a pre-construction nesting bird survey is not required. However, if there is a period of construction inactivity of 2 weeks or more between February 1 and August 31 and ground or tree/vegetation-construction related activities remain, then a nesting bird survey shall be conducted by a qualified biologist.				
BIO-2	<u>Palos Verdes Blue Butterfly Preconstruction Surveys:</u> Prior to grading and construction, an approved biologist shall conduct surveys for locoweed and deerweed, host plants of Palos Verdes Blue Butterfly. If host plants are located, they shall be avoided. If avoidance is not possible, focused surveys shall be conducted to determine presence or absence of the butterfly species. This may include transect surveys during the adult flight period (January through May), and/or inspection of host plants for all life forms (egg, larva, pupa, and adult). If individuals of any life stage are detected during focused surveys, a permit for relocation shall be obtained from USFWS and they shall be relocated by a USFWS-permitted biologist before issuance of a grading permit.	TIMING: To be included in construction specifications. RESPONSIBLE PARTY: City of Rolling Hills and Storm Properties or designee			
CULTURAL RESOURCES					
CR-1	<u>Archaeological Monitoring:</u> Prior to commencement of grading, the applicant shall retain a qualified archaeologist and arrange a pre-grading conference. The archaeologist shall be present at the pre-grading conference, shall establish procedures for archaeological resource surveillance, and shall establish, in cooperation with the applicant, procedures for temporarily halting or redirecting work	TIMING: Requirements to be included in construction bid documents. RESPONSIBLE PARTY: City of Rolling Hills and Storm Properties or designee			

	to permit the sampling, identification, and evaluation of the artifacts as appropriate. Ground-disturbing construction activities (including grading, trenching, drilling with an auger greater than 3 feet in diameter, and other excavation) on the project site shall be monitored on a full-time basis by a qualified archaeologist. If additional or unexpected unique archaeological features are discovered during grading and other construction activities for the proposed road extension, the archaeologist shall report such findings to the project proponent and to the City Manager. If the archaeological resources are found to be significant, the qualified archaeologist shall determine appropriate action, in cooperation with the applicant, for exploration and/or salvage. The qualified archaeologist shall be retained at the expense of the applicant. The applicant shall comply with the actions recommended and approved by the City for the disposition, mitigation, or salvage of such material. These actions, as well as final mitigation and disposition of the resources, shall be subject to the approval of the City Manager. The City Manager's decision will be considered final unless an appeal is filed in accordance with Section 17.54 of the Rolling Hills Municipal Code. The applicant shall incur the cost of any professional investigation.				
CR-2	Discovery of Human Remains: If human remains are found during project construction, the State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of a discovery of human remains, the Los Angeles County Coroner must be notified immediately. Work within a 100-foot radius of the find shall be halted until the Coroner has inspected the remains. If the human remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, who will determine and notify a most likely descendant (MLD). The MLD shall complete the inspection of the site within 48 hours and provide recommendations to the landowner as to the treatment of the human remains. Work may not recommence within the location of the find until the Coroner has released the location or the treatment of the human remains has been completed (e.g., remains have been excavated to prevent further damage).	TIMING: Requirements to be included in construction bid documents. RESPONSIBLE PARTY: City of Rolling Hills and Storm Properties or designee			
GEOLOGY AND SOILS					
GEO-1	Paleontological Monitoring: Ground-disturbing construction activities (including grading, trenching, drilling with an auger greater than 3 feet in	TIMING: To be included in construction specifications.			

	diameter, and other excavation) on the project site shall be monitored on a full-time basis. Monitoring shall be supervised by a qualified paleontologist and shall be conducted by a qualified paleontological monitor, who is defined as an individual who meets the minimum qualifications per standards set forth by the Society of Vertebrate Paleontology (SVP 2010), which includes a B.S. or B.A. degree in geology or paleontology with one year of monitoring experience and knowledge of collection and salvage of paleontological resources. The duration and timing of the monitoring shall be determined by the qualified paleontologist. If the qualified paleontologist determines that full-time monitoring is no longer warranted, they may recommend reducing monitoring to periodic spot-checking or cease entirely. Monitoring would be reinstated if any new ground disturbances are required and reduction or suspension would need to be reconsidered by the qualified paleontologist.	RESPONSIBLE PARTY: City of Rolling Hills and Storm Properties or designee			
GEO-2	A grading plan and soils report shall be submitted and approved prior to the reconstruction and extension of Storm Hill Lane.	TIMING: Project has been submitted to LA County Public Works and Building and Safety for review. RESPONSIBLE PARTY: City of Rolling Hills and Storm Properties or designee			
RECREATIONAL					
REC-1	Applicants will be required to address the bridge trail location with the RHCA Board of Directors. The applicants must show if the location of Storms Ridge Trail as well as whether the existing bridge connections from Storms Ridge Trail to John's Canyon Trail located on Lot 1 and Lot 3 will be relocated or eliminated.	TIMING: To be included in construction specifications. RESPONSIBLE PARTY: City of Rolling Hills, RHCA and Storm Properties or designee			
UTILITIES/SERVICE SYSTEMS					
UTI-1	The RHCA Board of Directors will review/approve the proposed easement modifications, drainage services located in RHCA easements and the proposed road. If Storm Properties is requesting the road be accepted into the RHCA's road system additional approvals are required.	TIMING: To be included in construction specifications. RESPONSIBLE PARTY: City of Rolling Hills, RHCA and Storm Properties or designee			

TRIBAL CULTURAL RESOURCES					
TCR-1	The AB52/Section 106 consultation process enables the Tribe to have an equal opportunity in future mitigation measures that the City of Rolling Hills may implement that affect Tribal Cultural Resources. Tribal monitoring will occur on-site as requested during ground disturbance/excavation activity so that they may identify and assess the significance of any Tribal Cultural resource that may be encountered.	TIMING: To be included in construction specifications. RESPONSIBLE PARTY: City of Rolling Hills and Storm Properties or designee			
AIR QUALITY					
AQ-1	The property owners shall be required to conform with South Coast Air Quality Management District, Los Angeles County and local ordinances and engineering practices during construction by using dust control measures to stabilize the soil from wind erosion and reduce dust generated by construction activities. Said dust control measures shall include at a minimum, the following 1. <u>Minimization of Disturbance.</u> Construction contractors shall minimize the area disturbed by clearing, grading, earth moving, or excavation operations to prevent excessive amounts of dust; 2. <u>Soil Treatment.</u> Construction contractors shall treat all graded and excavated material, exposed soil areas, and active portions of the construction site, including unpaved on-site roadways to minimize fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally safe soil stabilization materials, and/or roll compaction as appropriate. Watering shall be done as often as necessary, and at least twice daily, preferably in the late morning and after work is done for the day; 3. <u>Soil Stabilization.</u> Construction contractors shall monitor all graded and/or excavated inactive areas of the construction site at least weekly for dust stabilization. Soil stabilization methods, such as water and roll compaction, and environmentally safe dust control materials, shall be applied to portions of the construction site that are inactive for over four days. If no further grading or excavation operations are planned for the area, the area shall be seeded and watered until landscape growth is evident, or periodically treated with environmentally safe dust	TIMING: To be included in construction specifications. RESPONSIBLE PARTY: City of Rolling Hills, and Storm Properties or designee			

	suppressants, to prevent excessive fugitive dust; 4. <u>No Grading During High Winds.</u> Construction contractors shall stop all clearing, grading, earth moving, and excavation operations during periods of high winds (20 miles per hour or greater, as measured continuously over a one-hour period); and 5. <u>Street Sweeping.</u> Construction contractors shall sweep all on-site driveways and adjacent streets and roads at least once per day, preferably at the end of the day, if visible soil material is carried over to adjacent streets and roads				
FIRE DEPARTMENT					
FD-1	In conjunction with the construction of the extension of Storm Hill Lane, all required fire hydrants shall be installed, tested and accepted by the Los Angeles County Fire Department. Vehicular access shall be provided and maintained serviceable throughout construction.	TIMING: Project has been submitted to the Fire Department for review. RESPONSIBLE PARTY: City of Rolling Hills, and Storm Properties or designee			
FD-2	In conjunction with the construction of the extension of Storm Hill Lane, all existing fire hydrants on Storm Hill Lane shall be retrofitted to comply with Conditions 59(a) and (b) (listed below) of Resolution 894. - The required fire flow for public fire hydrants at this location is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. One hydrant flowing simultaneously shall be used to achieve the required fire flow. - One public/private fire hydrant shall be upgraded unless fire flow meets Fire Department requirement. The upgrade shall not be necessary if existing hydrant(s) meet(s) fire flow requirements. An original water availability form shall be submitted to the Los Angeles County Fire Department. The above requirements shall be complied with, unless otherwise required and approved by the Fire Department.	TIMING: Project has been submitted to the Fire Department for review. RESPONSIBLE PARTY: City of Rolling Hills, and Storm Properties or designee			
FD-3	In conjunction with the construction of the extension of Storm Hill Lane, all hydrants shall be installed in conformance with Title 20, Los Angeles County Government Code or appropriate City regulations. This installation shall include minimum six-inch diameter mains, or as otherwise required by the appropriate agencies. Arrangements to meet these requirements shall be made with the water purveyor and Fire Department serving the area.	TIMING: Project has been submitted to the Fire Department for review. RESPONSIBLE PARTY: City of Rolling Hills, and Storm Properties or designee			

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Pages:
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Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

09/15/20 AT 08:00AM

FEES:	0.00
TAXES:	0.00
OTHER:	0.00
PAID:	0.00



LEADSHEET



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SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

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RECORDING REQUESTED BY:

FNTG Builder Services

AND WHEN RECORDED MAIL TO:

CITY OF ROLLING HILLS
PLANNING DEPARTMENT
2 PORTUGUESE BEND ROAD
ROLLING HILLS, CA 90274

Order: STORMHILL

CERTIFICATE OF COMPLIANCE



RECORDING REQUESTED BY:
Jaideep Ahluwalia, President
and Officer
Storm Properties, Inc.
23223 Normandie Ave
Torrance, CA 90501

When recorded mail to:
CITY OF ROLLING HILLS
PLANNING DEPARTMENT
2 PORTUGUESE BEND RD.
ROLLING HILLS, CA 90274
(310) 377-1521
(310) 377-7288 FAX

CERTIFICATE OF COMPLIANCE

in connection with the approval of a

LOT LINE ADJUSTMENT

Resolution No. 2019-16 In Zoning Case No. 949 per
California Government Code Sections 66412 (d) and 66499.35

SUBJECT LOTS: (4 Lots)

OWNER (S):

Parcels 1: Lot 1 of Rolling Hills Parcel Map No. 26356 in the City of Rolling, Hills, County of Los Angeles, State of California, as per Map recorded in Book 332, pages 30 thru 41, inclusive, of Parcel Maps, in the Office of the County Recorder of Said County

Jaideep Ahluwalia, Storm Properties, Inc.

Parcel 2: Lot 2 of Rolling Hills Parcel Map No. 26356 in the City of Rolling, Hills, County of Los Angeles, State of California, as per Map recorded in Book 332, pages 30 thru 41, inclusive, of Parcel Maps, in the Office of the County Recorder of Said County

Jaideep Ahluwalia, Storm Properties, Inc.

Parcel 3: Lot 3 of Rolling Hills Parcel Map No. 26356 in the City of Rolling, Hills, County of Los Angeles, State of California, as per Map recorded in Book 332, pages 30 thru 41, inclusive, of Parcel Maps, in the Office of the County Recorder of Said County

Jaideep Ahluwalia, Storm Properties, Inc.

Parcel 4: Lot 4 of Rolling Hills Parcel Map No. 26356 in the City of Rolling, Hills, County of Los Angeles, State of California, as per Map recorded in Book 332, pages 30 thru 41, inclusive, of Parcel Maps, in the Office of the County Recorder of Said County

Claudia Storm Grzywacz

I, Meredith Elguira, am the Planning and Community Services Director of the City of Rolling Hills, a California Municipal Corporation, and am authorized to act on behalf of the City of Rolling Hills in the issuance of this Certificate. I am in receipt of a request for a certificate of Compliance from the above-mentioned owners and said request is kept on file in the City of Rolling Hills Planning Department, and is herein attached as Exhibit A.

(a) The location of the boundary lines dividing four lots listed above are hereby adjusted so as to reconfigure all lots as described in Exhibit B-1 thru Exhibit B-4 attached to this Certificate. This lot line adjustment is made pursuant to, and in conformance with, a request made by the owners of the subject lots.

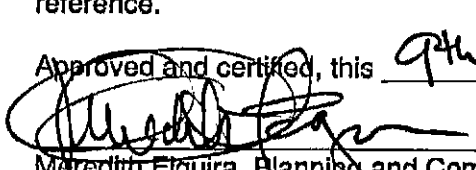
(b) The parcels created by this lot line adjustment comply with the lot line adjustment requirements of the Subdivision Map Act [California Government Code Section 66412(d)], and the creation of these parcels is exempt from the Parcel Map requirements of the California Subdivision Map Act.

(c) This Certificate relates only to the issue of compliance with the Subdivision Map Act and City ordinances enacted pursuant thereto. The parcels described herein may be sold, leased, or financed without further compliance with the Subdivision Map Act or any local ordinance enacted pursuant thereto. Development of the parcels may require issuance of a permit or permits, or other grant or grants of approval.

(d) Nothing in this Certificate: (i) abrogates or eliminates existing easements recorded against the above listed lots; (ii) exempts these parcels from requirements of all existing permits and other grants of approval from the City of Rolling Hills and other public entities, including but not limited to, Rolling Hills City Planning Commission Resolution No. 2019-16 adopted on November 19, 2019 or (iii) eliminates the requirement to obtain all required permits and other grants of approval from the City of Rolling Hills and other public entities, that have not already been issued or granted for additional development or redevelopment of the subject parcels.

(e) This Certificate of Compliance is subject to the conditions set forth in Planning Commission Resolution No. 2019-16 adopted on November 19, 2019, and expressly incorporated hereby by this reference.

Approved and certified, this 9th day of July, 2020



Meredith Elguira, Planning and Community Services Director
City of Rolling Hills

AKA Meredith Tamayo Elguira

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California
COUNTY OF Los Angeles

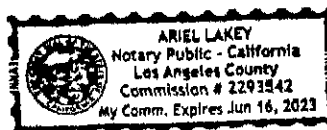
On July 9, 2020, before me, Ariel Lakey, a Notary Public,
personally appeared

Mercutio Tamayo Elguira, who proved to me
on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized
capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon
behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Signature]
Name of Notary: Ariel Lakey
Date Commission Expires Jun 16, 2023
Commission No. 2293542



DETERMINATION OF COMPLIANCE

I hereby certify that the above described parcels comply with the applicable provisions of the Subdivision Map Act and of the City Subdivision Ordinance and may be sold, financed or transferred in full compliance with all applicable provisions of the Subdivision Map Act and of the City Subdivision Ordinance.

CITY OF ROLLING HILLS

By:

 Meredith Tamayo Eguira

Title:

Planning & Community Services Director

Date:

July 9, 2020

Signature must be acknowledged by a notary public.

(PLANNING AND COMMUNITY SERVICES DIRECTOR)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

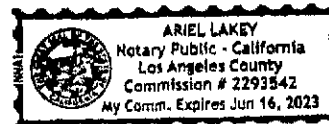
STATE OF California }
COUNTY OF Los Angeles }

On July 9, 2020, before me, Ariel Lahey, a Notary Public, personally appeared Meredith Tamayo Elguin, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Signature]
Name of Notary: Ariel Lahey
Date Commission Expires June 16, 2023
Commission No. 2293542



**ILLEGIBLE NOTARY SEAL DECLARATION
GOVERNMENT CODE SECTION 27361.7**

**I CERTIFY UNDER PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE DOCUMENT TO
WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS:**

NAME OF NOTARY _____ ARIEL LAKEY _____

NAME OF COUNTY _____ LOS ANGELES _____

DATE COMMISSION EXPIRES _____ 6-16-2023 _____

COMMISSION NUMBER _____ 2293542 _____

VENDOR NUMBER _____ NNA1 _____

SIGNED _____  _____

PLACE OF EXECUTION _____ RIVERSIDE, CA _____

DATE _____ 9/14/20 _____

EXHIBIT A

RECORDING REQUESTED BY:
Jaideep Ahluwalia, President and Officer
Storm Properties, Inc.
23223 Normandie Ave
Torrance, CA 90501

When recorded mail to:
CITY OF ROLLING HILLS
PLANNING DEPARTMENT
2 PORTUGUESE BEND RD.
ROLLING HILLS, CA 90274
(310) 377-1521
(310) 377-7288 FAX

REQUEST FOR LOT LINE ADJUSTMENT

CITY OF ROLLING HILLS

I/WE, the undersigned owner(s) of record of real properties within the City of Rolling Hills, County of Los Angeles, hereby REQUESTED ON SEPTEMBER 26, 2018 from the City of Rolling Hills, to determine if said real properties described in the attached herein Exhibit "B", comply with the provisions of the Subdivision Map Act (Section 66410 ed seq., Government Code, State of California) and the City Subdivision Ordinance.

Jaideep Ahluwalia Jaideep Ahluwalia Jaideep Ahluwalia
Signature Signature Signature

Jaideep Ahluwalia Jaideep Ahluwalia Jaideep Ahluwalia
Name, typed or printed Name, typed or printed Name, typed or printed

Date: 6/23/20 Date: 6/23/20 Date: 6/23/20

Claudia Gzywacz
Signature

Claudia Gzywacz
Name, typed or printed

Date: 6/18/20

Signatures must be acknowledged by a notary public

APPLICANT 1 (for parcels 1-3: APNs: 7570-024-014, 7570-024-15 and 7570-024-016)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES }

On 06/23/2020, before me, MARIA CRISTINA IGLESIAS a Notary Public,
personally appeared

JAIDEEP AHLUWALIA, who proved to me
on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized
capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon
behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Signature]

Name of Notary: MARIA CRISTINA IGLESIAS

Date Commission Expires 03-01-2024

Commission No. # 2320526



APPLICANT 2 (for parcel 4 - APN: 7570-024-017)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California }
COUNTY OF Los Angeles }

On 6-18-2020, before me, Nick Sartini, a Notary Public,
personally appeared Claudia Grazywacz,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Nick Sartini
Name of Notary: Nick Sartini
Date Commission Expires April 30, 2020
Commission No. 2151394



*The notary commission is extended
pursuant to Executive Order N-63-20.*

EXHIBIT "B"

Legal Description of the Four Parcels

Created by a Lot Line Adjustment between

Parcels 1, 2, 3 and 4 of Rolling Hills Parcel Map No. 26356 in the City of Rolling Hills, County of Los Angeles, State of California, as per Map recorded in Book 332, pages 30 thru 41, inclusive, of Parcel Maps, in the Office of the County Recorder of Said County and adjusted by Certificate of Compliance and Lot line Adjustment, In Zoning Case No. 949. Resolution No. 2019-16 dated November 19, 2019.

PARCELS 1 - 3 See attached Exhibit B-1thru B-3 (Jaideep Ahluwalia)

PARCEL 4 See attached Exhibit B-4 (Claudia Grzywacz)

EXHIBIT B-1

**LEGAL DESCRIPTION
PROPOSED PARCEL 1**

PARCEL 1

PARCEL 1 OF PARCEL MAP NO. 26356 IN THE CITY OF ROLLING HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS FILED IN BOOK 332, PAGES 30 THROUGH 40, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH, THAT PORTION OF PARCEL 2 OF PARCEL MAP NO. 26356 IN THE CITY OF ROLLING HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS FILED IN BOOK 332, PAGES 30 THROUGH 40, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 2; THENCE NORTHWESTERLY ALONG THE SOUTHWEST LINE OF SAID PARCEL 2 NORTH 77°48'52" WEST 54.91 FEET; THENCE LEAVING SAID SOUTHWEST LINE OF SAID PARCEL 2 NORTH 49°54'57" EAST 9.31 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVED SOUTHEASTERLY HAVING A RADIUS OF 32.00 FEET; THENCE NORTHERLY, NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 165°09'02" AND AN ARC LENGTH OF 92.24 FEET TO THE SOUTHEASTERLY LINE OF SAID PARCEL 2; THENCE SOUTHWESTERLY ALONG SAID SOUTHEAST LINE OF PARCEL 2 SOUTH 18°51'01" WEST 41.03 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM, THAT PORTION OF PARCEL 1 OF PARCEL MAP NO. 26356 IN THE CITY OF ROLLING HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS FILED IN BOOK 332, PAGES 30 THROUGH 40, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERLY MOST NORTHWEST CORNER OF SAID PARCEL 1; THENCE SOUTHEASTERLY ALONG A NORTHEAST LINE OF SAID PARCEL 1 SOUTH 77°48'52" EAST 167.83 FEET; THENCE LEAVING SAID NORTHEAST LINE SOUTH 49°54'57" WEST 251.84 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVED SOUTHEASTERLY HAVING A RADIUS OF 63.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°51'46" AND AN ARC LENGTH OF 41.63 FEET TO A POINT ON A NORTHWEST LINE OF SAID LOT 1; THENCE NORTHEASTERLY ALONG SAID NORTHWEST LINE OF SAID LOT 1 NORTH 12°03'11" EAST 237.88 FEET TO THE POINT OF BEGINNING.

PAGE 1 OF 2

5/29/19-JEK

EXHIBIT B-1

**LEGAL DESCRIPTION
PROPOSED PARCEL 1**

ALSO **EXCEPTING THEREFROM**, THAT PORTION OF PARCEL 1 OF PARCEL MAP NO. 26356 IN THE CITY OF ROLLING HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS FILED IN BOOK 332, PAGES 30 THROUGH 40, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY CORNER OF SAID PARCEL 1; THENCE SOUTHEASTERLY ALONG THE NORTHEAST LINE OF SAID PARCEL 1 SOUTH 68°34'53" EAST 35.00 FEET; THENCE LEAVING SAID NORTHEAST LINE OF SAID PARCEL 1 SOUTH 21°22'20" WEST 315.35 FEET; THENCE SOUTH 18°51' 01" WEST 238.73 FEET; THENCE SOUTH 23°51'00" WEST 47.12 FEET; THENCE NORTH 85°05'03" WEST 23.19 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVED WESTERLY HAVING A RADIUS OF 32.00 FEET; THENCE NORTHERLY AND NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°21'48" AND AN ARC LENGTH OF 16.40 FEET TO THE NORTHWEST LINE OF SAID PARCEL 1; THENCE NORTHEASTERLY ALONG SAID NORTHWEST LINE OF SAID PARCEL 1 NORTH 18°51'01" EAST 278.14 FEET; THENCE CONTINUING ALONG SAID NORTHWEST LINE OF SAID PARCEL 1 NORTH 21°22'20" EAST 316.15 FEET TO THE POINT OF BEGINNING.

PAGE 2 OF 2

5/29/19-JEK

EXHIBIT B-2

**LEGAL DESCRIPTION
PROPOSED PARCEL 2**

PARCEL 2

PARCEL 2 OF PARCEL MAP NO. 26356 IN THE CITY OF ROLLING HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS FILED IN BOOK 332, PAGES 30 THROUGH 40, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM, THAT PORTION OF PARCEL 2 OF PARCEL MAP NO. 26356 IN THE CITY OF ROLLING HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS FILED IN BOOK 332, PAGES 30 THROUGH 40, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID PARCEL 2; THENCE NORTHEASTERLY ALONG THE NORTHWEST LINE OF SAID PARCEL 2 NORTH 25°26'01" EAST 55.85 FEET; THENCE CONTINUING NORTHEASTERLY ALONG SAID NORTHWEST LINE OF SAID PARCEL 2 NORTH 10°23'33" EAST 120.01 FEET; THENCE LEAVING SAID NORTHWEST LINE SOUTH 43°16'17" EAST 558.17 FEET TO A SOUTHERLY CORNER OF SAID LOT 2; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 2 NORTH 60°56'37" WEST 489.90 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM, THAT PORTION OF PARCEL 2 OF PARCEL MAP NO. 26356 IN THE CITY OF ROLLING HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS FILED IN BOOK 332, PAGES 30 THROUGH 40, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NORTHEAST CORNER OF SAID PARCEL 2, SAID POINT ALSO BEING THE NORTHERLY MOST NORTHWEST CORNER OF PARCEL 1 OF SAID PARCEL MAP NO. 26356; THENCE SOUTHWESTERLY ALONG THE SOUTHEAST LINE OF SAID PARCEL 2 SOUTH 21°22'20" WEST 316.15 FEET; THENCE CONTINUING ALONG SAID SOUTHEAST LINE OF SAID PARCEL 2 SOUTH 18°51'01" WEST 278.14 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVED SOUTHWESTERLY HAVING A RADIUS OF 32.00 FEET; THENCE LEAVING SAID SOUTHEAST LINE OF SAID PARCEL 2, NORTHWESTERLY AND WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 69°20'42" AND AN ARC LENGTH OF 38.73 FEET; THENCE NORTH 29°21'34" WEST 32.31 FEET; THENCE NORTH 18°51'01" EAST 251.92 FEET; THENCE NORTH 21°22'20" EAST 219.42 FEET;

PAGE 1 OF 2

5/29/19-JEK

EXHIBIT B-2

**LEGAL DESCRIPTION
PROPOSED PARCEL 2**

THENCE NORTH 30°48'57" WEST 41.87 FEET; THENCE NORTH 20°11'35" EAST 90.45 FEET TO A NORTHEAST LINE OF SAID PARCEL 2; THENCE SOUTHEASTERLY ALONG SAID NORTHEAST LINE OF SAID PARCEL 2 SOUTH 57°51'45" EAST 96.64 FEET TO THE POINT OF BEGINNING.

ALSO EXCPECTING THEREFROM, THAT PORTION OF PARCEL 2 OF PARCEL MAP NO. 26356 IN THE CITY OF ROLLING HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS FILED IN BOOK 332, PAGES 30 THROUGH 40, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 2; THENCE NORTHWESTERLY ALONG THE SOUTHWEST LINE OF SAID PARCEL 2 NORTH 77°48'52" WEST 54.91 FEET; THENCE LEAVING SAID SOUTHWEST LINE OF SAID PARCEL 2 NORTH 49°54'57" EAST 9.31 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVED SOUTHEASTERLY HAVING A RADIUS OF 32.00 FEET; THENCE NORTHERLY, NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 165°09'02" AND AN ARC LENGTH OF 92.24 FEET TO THE SOUTHEASTERLY LINE OF SAID PARCEL 2; THENCE SOUTHWESTERLY ALONG SAID SOUTHEAST LINE OF PARCEL 2 SOUTH 18°51'01" WEST 41.03 FEET TO THE POINT OF BEGINNING.

PAGE 2 OF 2

5/29/19-JEK

EXHIBIT B-3

**LEGAL DESCRIPTION
PROPOSED PARCEL 3**

PARCEL 3

PARCEL 3 OF PARCEL MAP NO. 26356 IN THE CITY OF ROLLING HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS FILED IN BOOK 332, PAGES 30 THROUGH 40, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH, THAT PORTION OF PARCEL 1 OF PARCEL MAP NO. 26356 IN THE CITY OF ROLLING HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS FILED IN BOOK 332, PAGES 30 THROUGH 40, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY CORNER OF SAID PARCEL 1; THENCE SOUTHEASTERLY ALONG THE NORTHEAST LINE OF SAID PARCEL 1 SOUTH 68°34'53" EAST 35.00 FEET; THENCE LEAVING SAID NORTHEAST LINE OF SAID PARCEL 1 SOUTH 21°22'20" WEST 315.35 FEET; THENCE SOUTH 18°51' 01" WEST 238.73 FEET; THENCE SOUTH 23°51'00" WEST 47.12 FEET; THENCE NORTH 85°05'03" WEST 23.19 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVED WESTERLY HAVING A RADIUS OF 32.00 FEET; THENCE NORTHERLY AND NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°21'48" AND AN ARC LENGTH OF 16.40 FEET TO THE NORTHWEST LINE OF SAID PARCEL 1; THENCE NORTHEASTERLY ALONG SAID NORTHWEST LINE OF SAID PARCEL 1 NORTH 18°51'01" EAST 278.14 FEET; THENCE CONTINUING ALONG SAID NORTHWEST LINE OF SAID PARCEL 1 NORTH 21°22'20" EAST 316.15 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH, THAT PORTION OF PARCEL 2 OF PARCEL MAP NO. 26356 IN THE CITY OF ROLLING HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS FILED IN BOOK 332, PAGES 30 THROUGH 40, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NORTHEAST CORNER OF SAID PARCEL 2, SAID POINT ALSO BEING THE NORTHERLY MOST NORTHWEST CORNER OF PARCEL 1 OF SAID PARCEL MAP NO. 26356; THENCE SOUTHWESTERLY ALONG THE SOUTHEAST LINE OF SAID PARCEL 2 SOUTH 21°22'20" WEST 316.15 FEET; THENCE CONTINUING ALONG SAID SOUTHEAST LINE OF SAID PARCEL 2 SOUTH 18°51'01" WEST 278.14 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVED SOUTHWESTERLY HAVING A RADIUS OF 32.00

PAGE 1 OF 2

5/29/19-JEK

EXHIBIT B-3

**LEGAL DESCRIPTION
PROPOSED PARCEL 3**

FEET; THENCE LEAVING SAID SOUTHEAST LINE OF SAID PARCEL 2, NORTHWESTERLY AND WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 69°20'42" AND AN ARC LENGTH OF 38.73 FEET; THENCE NORTH 29°21'34" WEST 32.31 FEET; THENCE NORTH 18°51'01" EAST 251.92 FEET; THENCE NORTH 21°22'20" EAST 219.42 FEET; THENCE NORTH 30°48'57" WEST 41.87 FEET; THENCE NORTH 20°11'35" EAST 90.45 FEET TO A NORTHEAST LINE OF SAID PARCEL 2; THENCE SOUTHEASTERLY ALONG SAID NORTHEAST LINE OF SAID PARCEL 2 SOUTH 57°51'45" EAST 96.64 FEET TO THE POINT OF BEGINNING.

PAGE 2 OF 2

5/29/19-JEK

EXHIBIT B-4

**LEGAL DESCRIPTION
PROPOSED PARCEL 4**

PROPOSED PARCEL 4

PARCEL 4 OF PARCEL MAP NO. 26356 IN THE CITY OF ROLLING HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS FILED IN BOOK 332, PAGES 30 THROUGH 40, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH, THAT PORTION OF PARCEL 2 OF PARCEL MAP NO. 26356 IN THE CITY OF ROLLING HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS FILED IN BOOK 332, PAGES 30 THROUGH 40, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

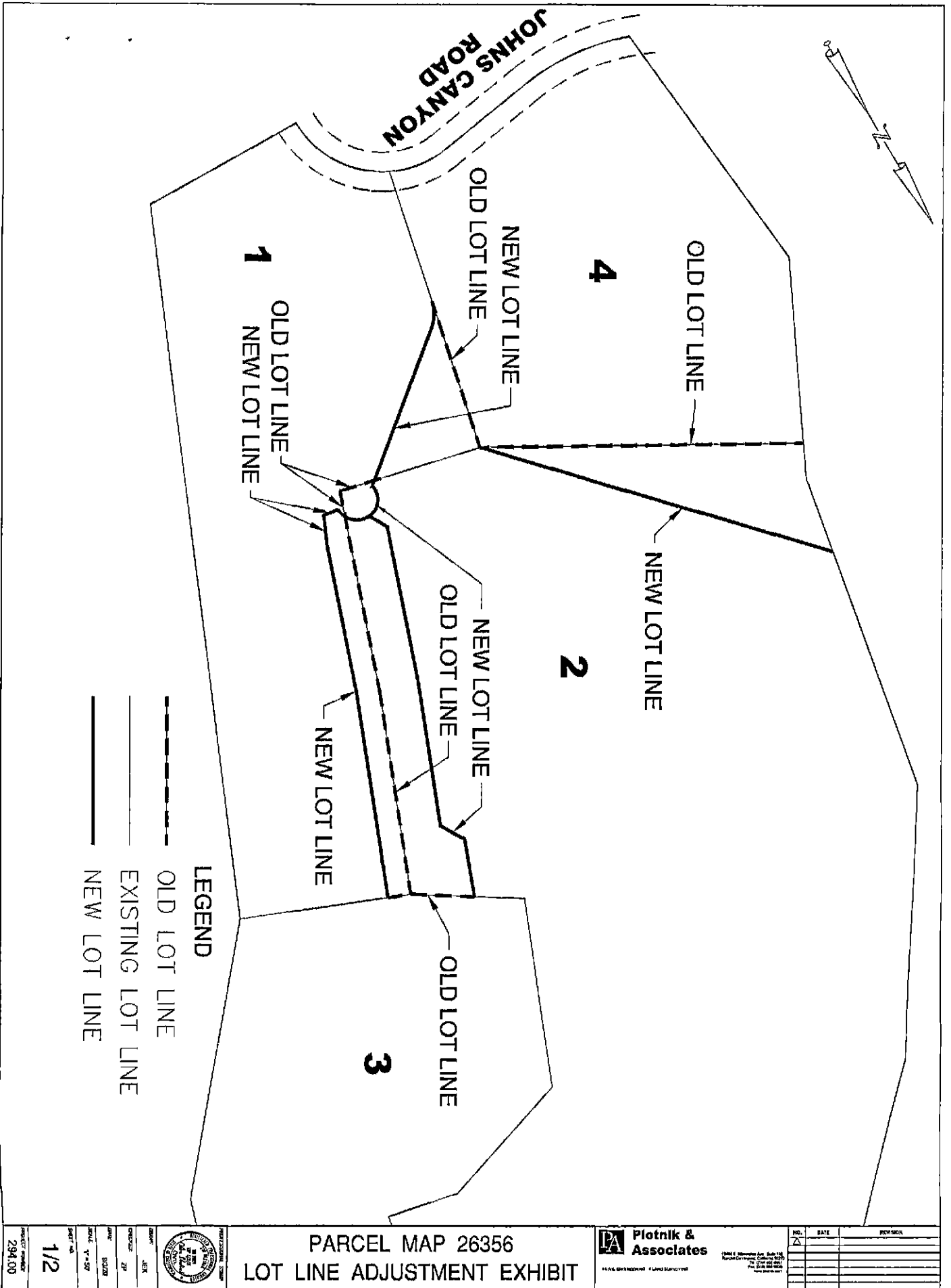
BEGINNING AT THE MOST WESTERLY CORNER OF SAID PARCEL 2; THENCE NORTHEASTERLY ALONG THE NORTHWEST LINE OF SAID PARCEL 2 NORTH 25°26'01" EAST 55.85 FEET; THENCE CONTINUING NORTHEASTERLY ALONG SAID NORTHWEST LINE OF SAID PARCEL 2 NORTH 10°23'33" EAST 120.01 FEET; THENCE LEAVING SAID NORTHWEST LINE SOUTH 43°16'17" EAST 558.17 FEET TO A SOUTHERLY CORNER OF SAID LOT 2; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 2 NORTH 60°56'37" WEST 489.90 FEET TO THE POINT OF BEGINNING.

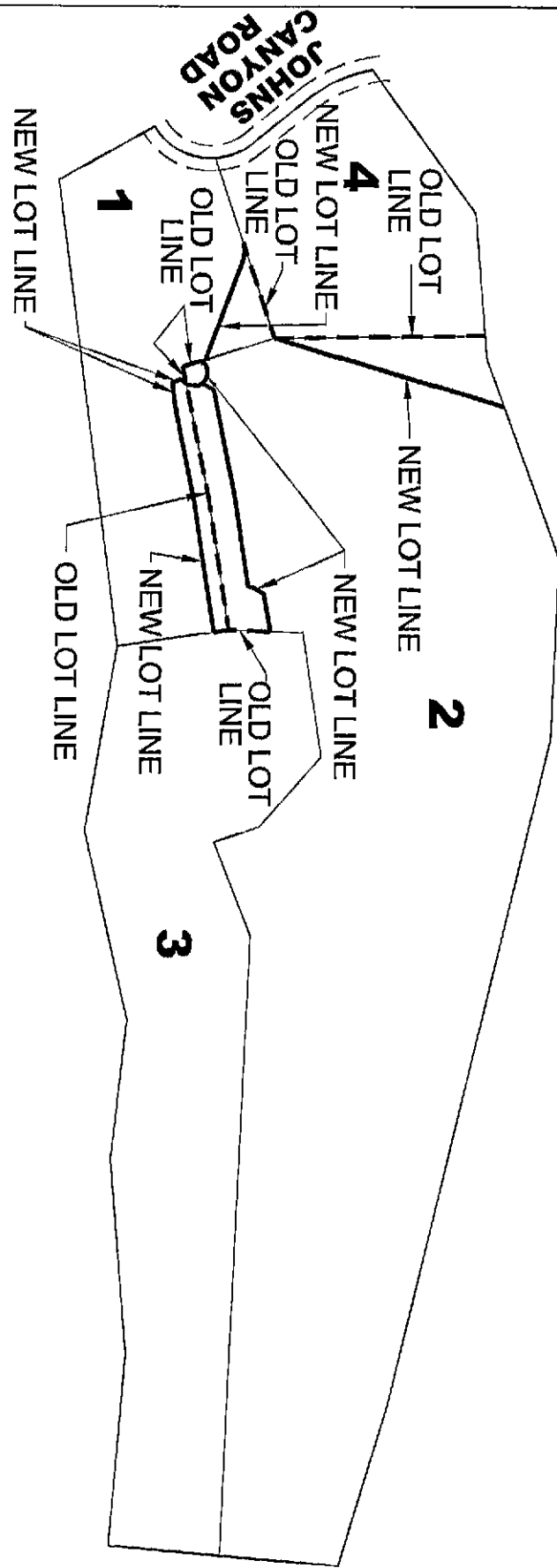
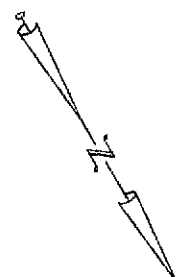
ALSO, TOGETHER WITH, THAT PORTION OF PARCEL 1 OF PARCEL MAP NO. 26356 IN THE CITY OF ROLLING HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS FILED IN BOOK 332, PAGES 30 THROUGH 40, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERLY MOST NORTHWEST CORNER OF SAID PARCEL 1; THENCE SOUTHEASTERLY ALONG A NORTHEAST LINE OF SAID PARCEL 1 SOUTH 77°48'52" EAST 162.33 FEET; THENCE LEAVING SAID NORTHEAST LINE SOUTH 18°51'01" WEST 8.43 FEET; THENCE SOUTH 49°54'57" WEST 241.25 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVED SOUTHEASTERLY HAVING A RADIUS OF 63.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°51'46" AND AN ARC LENGTH OF 41.63 FEET TO A POINT ON A NORTHWEST LINE OF SAID LOT 1; THENCE NORTHEASTERLY ALONG SAID NORTHWEST LINE OF SAID LOT 1 NORTH 12°03'11" EAST 237.88 FEET TO THE POINT OF BEGINNING.

PAGE 1 OF 1

5/29/19-JEK





LEGEND

- OLD LOT LINE
- EXISTING LOT LINE
- NEW LOT LINE



**PARCEL MAP 26356
LOT LINE ADJUSTMENT EXHIBIT**

Plotnik & Associates
1000 E. Broadway, Suite 100
Anaheim, CA 92801
Tel: 714.771.1111
Fax: 714.771.1112
www.plotnik.com

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

PROJECT NUMBER
2/2
284.00

This page is part of your document - DO NOT DISCARD



20220260313



Pages:
0014

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

03/07/22 AT 08:00AM

PCOR SURCHARGE \$20.00

FEES:	76.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	151.00



LEADSHEET



202203071100061

00022044076



013217592

SEQ:
05

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

STORM-AM

E269820

Recording Requested By: Fidelity National Title Builder Services.

MAIL TAX STATEMENTS AND
WHEN RECORDED MAIL TO

Storm Properties, Inc.
Attn: Jay Ahluwalia
23223 Normandie Avenue
Torrance, CA 90501

SPACE ABOVE THIS LINE IS FOR
RECORDER'S USE

APN: 7570-024-019,
7570-024-020,
7570-024-021,
7570-024-024

EASEMENT DEED

THE UNDERSIGNED DECLARE(S):

E1

AFFECTS: XAFF

DOCUMENTARY TRANSFER TAX IS \$0.00

____ Computed on full value of property conveyed, or

____ Computed on full value less liens and encumbrances remaining at
time of sale,

X Conveyance of an easement where the consideration and
value is less than \$100 R&T 11911.

FOR A NO CONSIDERATION, STORM PROPERTIES, INC., a California corporation;
CLAUDIA STORM GRZYWACZ, trustee of the Claudia Storm Bird Trust dated August 3,
1995, as to an undivided ¼ interest; STORM PROPERTIES, INC., a California corporation;
STORM PROPERTIES, INC., a California corporation (hereinafter referred to as "Grantor(s)"),
hereby GRANT(s) to the ROLLING HILLS COMMUNITY ASSOCIATION OF RANCHO
PALOS VERDES, a California non-profit corporation (hereinafter referred to as "Grantee") a
non-exclusive easement as described in Exhibits A, B, C & D attached hereto, in the City of
Rolling Hills, County of Los Angeles, State of California.

Said easements are for any legal purpose including without limitation:

- (a) bridle and walking trails,
- (b) poles, wires, and conduits for the transmission of lighting, heating, power, telephone, and
other purposes,
- (c) public and private sewer, storm water drains and facilities, land drains and pipes, water
heating and gas mains or pipes,
- (d) any other method of conducting and performing any public or quasi-public utility
services or function, and,
- (e) planting, care of, trimming or removal of trees and plantings for any purpose including
but not limited to protection and preservation of views for other properties.

[Signatures on Following Page]

65277.00010\32589446.1

1

Exempt from fee per GC 27388.1 (a) (1);
fee cap of \$225.00 reached.

STORM PROPERTIES, INC., a California Corporation

Javedup Ahluwalia
By: JAIDEEP AHLUWALIA

Date: 01-26-22

STORM PROPERTIES, INC., a California Corporation

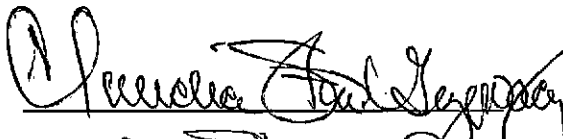
Javedup Ahluwalia
By: JAIDEEP AHLUWALIA

Date: 01-26-22

CLAUDIA STORM GRZYWACZ,
trustee of the Claudia Storm Bird Trust dated
August 3, 1995, as to an undivided 1/4 interest.

STORM PROPERTIES, INC., a California Corporation

Javedup Ahluwalia
By: JAIDEEP AHLUWALIA

By: 
Date: Claudia Storm Grzywacz
Claudia Storm Grzywacz
1.28.22

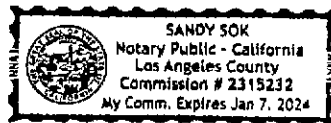
Date: 01-26-22

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On January 26, 2022 before me, Sandy Sok, Notary Public, personally appeared Jatdeep Anilwalia, who proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Sandy Sok

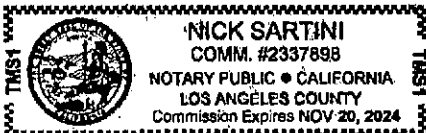
Dated: January 26, 2022

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On 1-28-2022 before me, Nick Sartini, Notary Public, personally appeared Claudia Storm Grzywacz, who proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Nick Sartini

65277.00010\32589446.1

GOVERNMENT CODE 27361.7

I CERTIFY UNDER PENALTY OF PERJURY THAT THIS MATERIAL IS A TRUE COPY OF THE ORIGINAL MATERIAL CONTAINED IN THE DOCUMENT: ATTACHED FOR CLARITY

JAIDEEP AHLUWALIA

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA

County of ORANGE

On JANUARY 26, 2022 before me, SANDY SOK, notary public, personally appeared
Date Here Insert Name and Title of the Officer

JAIDEEP AHLUWALIA who proved to me the basis of satisfactory evidence to be the
Name(s) of Signer(s)

person (s) whose name (s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her their authorized capacity (ies), and that by his/her/their signature (s) on the instrument the person (s), or the entity upon behalf of which the person (s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Signature _____

DATED: JANUARY 26, 2022

PLACE OF EXECUTION: RIVERSIDE

DATE: 3 / 7 / 2022

FIDELITY TITLE COMPANY


Signature

**ILLEGIBLE NOTARY SEAL DECLARATION
GOVERNMENT CODE SECTION 27361.7**

I CERTIFY UNDER PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS:

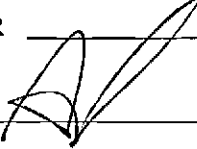
NAME OF NOTARY SANDY SOK

NAME OF COUNTY LOS ANGELES

DATE COMMISSION EXPIRES 1-7-2024

COMMISSION NUMBER 2315232

VENDOR NUMBER NNA1

SIGNED  _____

PLACE OF EXECUTION RIVERSIDE, CA

DATE 2/9/22

**EXHIBIT A
LEGAL DESCRIPTION**

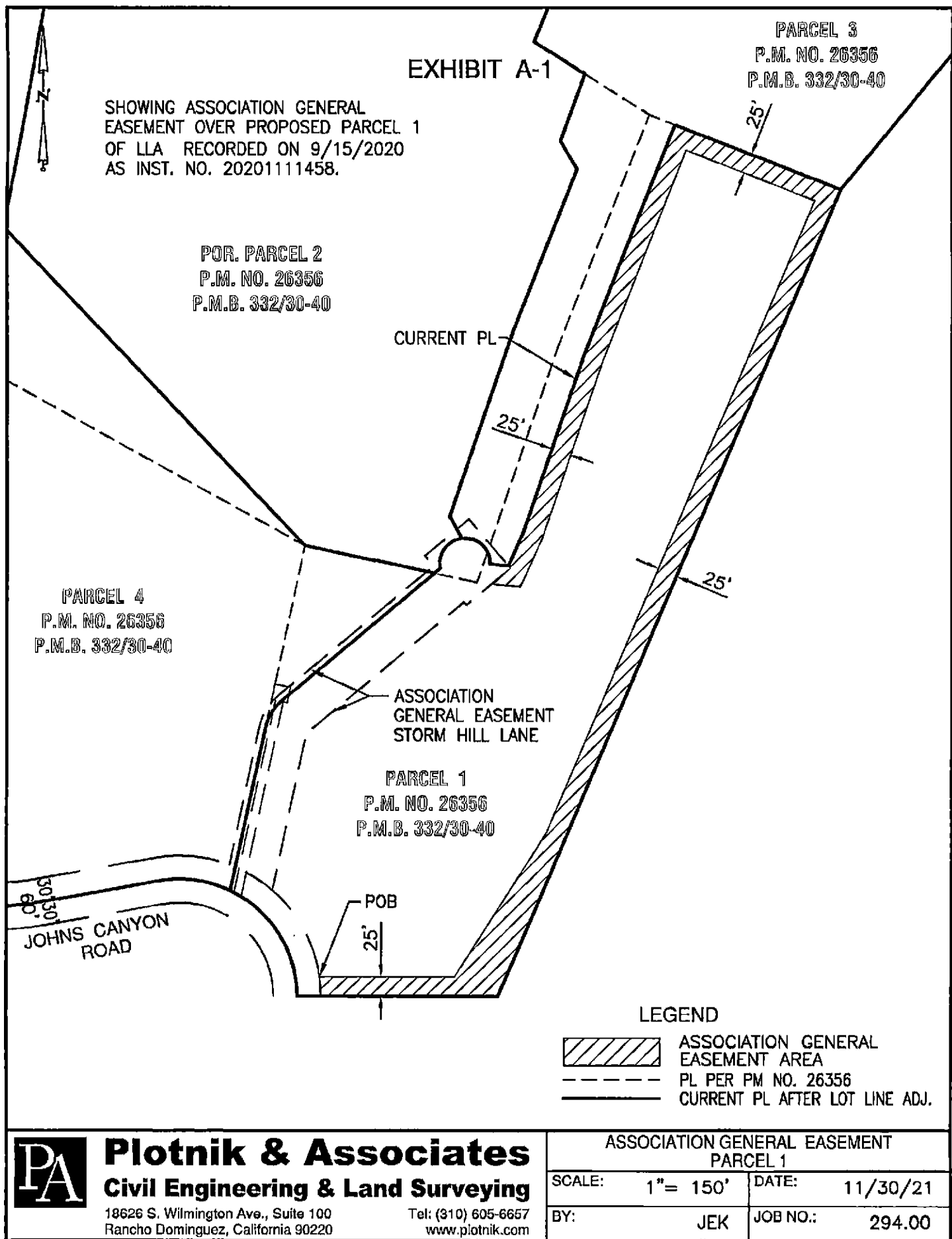
ASSOCIATION GENERAL EASEMENT - PARCEL 1

THAT PORTION OF PARCEL 1 OF PARCEL MAP NO. 26356 IN THE CITY OF ROLLING HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS FILED IN BOOK 332, PAGES 30, THROUGH 40, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT POINT ON A CURVE HAVING A RADIUS OF 180.00 FEET, CONCAVED WESTERLY, SAID CURVE LYING 30.00 FEET EASTERLTY, MEASURED PERPENDICULAR TO THE WEST LINE OF PARCEL 1 OF SAID PARCEL MAP NO. 26356, SAID POINT ALSO LYING ON A LINE 25.00 FEET NORTHERLY OF, MEASURED PERPENDICULAR TO THE SOUTH LINE OF SAID PARCEL 1; THENCE SOUTH 90°00'00" EAST, 170.68 FEET; THENCE NORTH 32°16'36" EAST, 216.90 FEET; THENCE NORTH 22°50'45" EAST, 876.22 FEET; THENCE NORTH 68°34'53" WEST, 175.48 FEET; THENCE SOUTH 21°22'20" WEST, 289.78 FEET; THENCE SOUTH 18°51'01" WEST, 239.27 FEET; THENCE SOUTH 23°51'00" WEST, 66.06 FEET; THENCE NORTH 85°05'03" WEST, 37.20 FEET; THENCE NORTH 49°54'57" EAST, 31.36 FEET; THENCE NORTH 40°05'03" WEST, 4.00 FEET; THENCE NORTH 23°51'00" EAST, 47.12 FEET; THENCE NORTH 18°51'01" EAST, 238.73 FEET; THENCE NORTH 21°22'20" EAST, 315.35 FEET TO THE NORTHEAST LINE OF SAID PARCEL 1; THENCE SOUTHEASTERLY ALONG SAID NORTHEAST LINE SOUTH 68°34'53" EAST, 226.13 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 1; THENCE SOUTHWESTERLY ALONG THE SOUTHEAST LINE OF SAID PARCEL 1 SOUTH 22°50'45" WEST, 1117.44 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 1; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL 1 NORTH 90°00'00" WEST, 224.10 FEET TO A POINT A CURVE HAVING A RADIUS OF 180.00 FEET, CONCAVED WESTERLY, SAID CURVE LYING 30.00 FEET EASTERLTY, MEASURED PERPENDICULAR TO THE WEST LINE OF PARCEL 1 OF SAID PARCEL MAP NO. 26356; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 7°59'01" AND AN ARC LENGTH OF 25.08 FEET TO THE POINT OF BEGINNING.

SEE PLOT ATTACHED AS EXHIBIT A-1

11/23/21-JEK



**EXHIBIT B
LEGAL DESCRIPTION**

ASSOCIATION GENERAL EASEMENT - PARCEL 2

THAT PORTION OF PARCEL 2 OF PARCEL MAP NO. 26356 IN THE CITY OF ROLLING HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS FILED IN BOOK 332, PAGES 30 THROUGH 40, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF PARCEL 2 OF SAID PARCEL MAP NO. 26356; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL 2 NORTH 77°48'52" WEST TO THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID SOUTH LINE OF SAID PARCEL 2 NORTH 49°54'57" EAST, 11.04 FEET; THENCE NORTH 40°05'03" WEST, 17.00 FEET; THENCE NORTH 49°54'57" EAST, 7.41 FEET; THENCE NORTH 77°48'52" WEST, 147.79 FEET; THENCE NORTH 43°16'17" WEST, 537.75 FEET; THENCE NORTH 10°23'33" EAST, 367.36 FEET; THENCE NORTH 32°24'38" EAST, 419.59 FEET; THENCE NORTH 43°14'27" EAST, 1628.68 FEET; THENCE NORTH 46°25'44" EAST, 380.85 FEET; THENCE SOUTH 54°48'05" EAST, 232.42 FEET; THENCE SOUTH 32°36'34" WEST, 1460.46 FEET; THENCE SOUTH 09°00'58" WEST, 218.55 FEET; THENCE NORTH 79°04'17" WEST, 91.66 FEET; THENCE SOUTH 70°38'22" WEST, 238.13 FEET; THENCE SOUTH 21°44'43" WEST, 329.54 FEET; THENCE SOUTH 57°51'45" EAST, 76.50 FEET; THENCE SOUTH 20°11'35" WEST, 82.11 FEET; THENCE SOUTH 30°48'57" EAST, 41.55 FEET; THENCE SOUTH 21°22'20" WEST, 207.72 FEET; THENCE SOUTH 18°51'01" WEST, 263.65 FEET; THENCE SOUTH 29°21'34" EAST, 34.60 FEET; THENCE NORTH 49°54'57" EAST, 25.44 FEET; THENCE NORTH 29°21'34" WEST, 18.68 FEET; THENCE NORTH 18°51'01" EAST, 251.92 FEET; THENCE NORTH 21°22'20" EAST, 219.42 FEET; THENCE NORTH 30°48'57" WEST, 41.87 FEET; THENCE NORTH 20°11'35" EAST, 90.45 FEET TO A POINT IN THE SOUTH LINE OF PARCEL 3 OF SAID PARCEL MAP NO. 26356; THENCE ALONG THE PROPERTY LINES OF SAID PARCEL 3 NORTH 57°51'45" WEST, 75.94 FEET; THENCE NORTH 21°44'43" EAST, 297.34 FEET; THENCE NORTH 70°38'22" EAST, 220.00 FEET; THENCE SOUTH 79°04'17" EAST, 110.74 FEET; THENCE NORTH 09°00'58" EAST, 239.17 FEET; THENCE NORTH 32°36'34" EAST, 1479.13 FEET; THENCE NORTH 54°48'05" WEST, 276.84 FEET; THENCE SOUTH 46°25'44" WEST, 402.07 FEET; THENCE SOUTH 43°14'27" WEST, 1631.75 FEET; THENCE SOUTH 32°24'38" WEST, 426.82 FEET; THENCE SOUTH 10°23'33" WEST, 384.87 FEET; THENCE LEAVING SAID PROPERTY LINE OF SAID PARCEL 3, SOUTH 43°16'17" EAST, 558.17 FEET TO AN ANGLE POINT IN THE SOUTH LINE OF SAID PARCEL 3 OF SAID PARCEL MAP NO. 26356; THENCE ALONG THE SOUTH LINE OF SAID PARCEL 3 SOUTH 77°48'52" EAST, 157.72 FEET TO THE **TRUE POINT OF BEGINNING**.

SEE PLOT ATTACHED AS EXHIBIT B-1

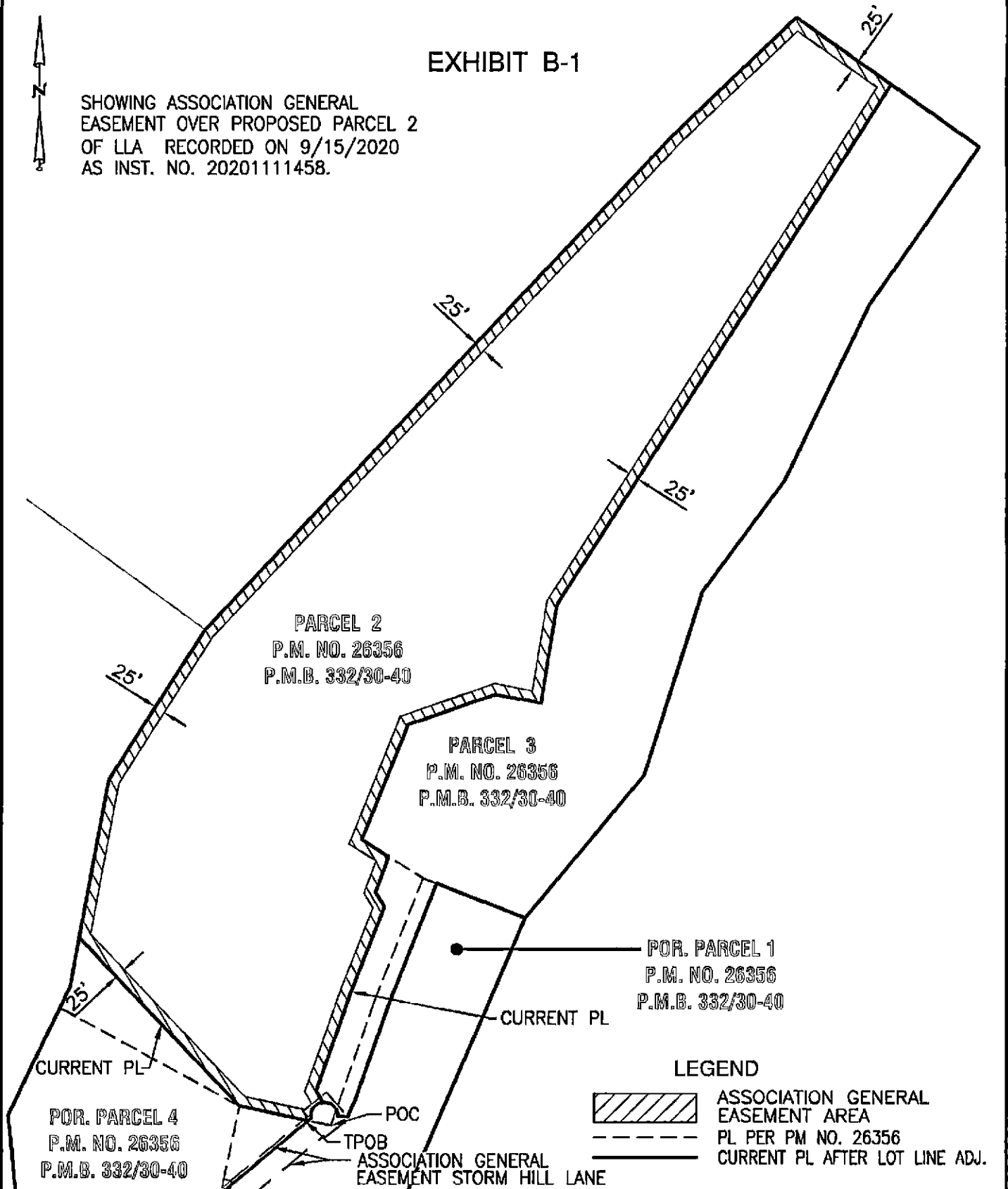


11/23/21-JEK



EXHIBIT B-1

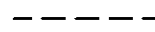
SHOWING ASSOCIATION GENERAL
EASEMENT OVER PROPOSED PARCEL 2
OF LLA RECORDED ON 9/15/2020
AS INST. NO. 20201111458.



LEGEND



ASSOCIATION GENERAL
EASEMENT AREA



PL PER PM NO. 26356



CURRENT PL AFTER LOT LINE ADJ.



Plotnik & Associates
Civil Engineering & Land Surveying

18626 S. Wilmington Ave., Suite 100
Rancho Dominguez, California 90220

Tel: (310) 605-6657
www.plotnik.com

ASSOCIATION GENERAL EASEMENT PARCEL 2

SCALE:	1" = 300'	DATE:	11/30/21
BY:	JEK	JOB NO.:	294.00

**EXHIBIT C
LEGAL DESCRIPTION**

ASSOCIATION GENERAL EASEMENT - PARCEL 3

THOSE PORTIONS OF PARCELS 1, 2 AND 3 OF PARCEL MAP NO. 26356 IN THE CITY OF ROLLING HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS FILED IN BOOK 332, PAGES 30 THROUGH 40, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH CORNER OF SAID PARCEL 3 OF SAID PARCEL MAP NO. 26356; THENCE NORTHWESTERLY ALONG THE SOUTHWEST LINE OF SAID PARCEL 3; THENCE ALONG SAID SOUTHWEST LINE OF SAID PARCEL 3 NORTH 68°34'53" WEST 226.13 FEET; THENCE LEAVING SAID SOUTHWEST LINE SOUTH 21°22'20" WEST 315.35 FEET; THENCE SOUTH 18°51'01" WEST 238.73 FEET; THENCE SOUTH 23°51'00" WEST 47.12 FEET; THENCE NORTH 40°05'03" WEST 35.36 FEET; THENCE SOUTH 85°05'03" EAST 7.15 FEET; THENCE NORTH 23°51'00" EAST 28.17 FEET; THENCE NORTH 18°51'01" EAST 238.18 FEET; THENCE NORTH 21°22'20" EAST 340.92 FEET; THENCE SOUTH 68°34'53" EAST 233.05 FEET; THENCE NORTH 39°36'30" EAST 421.41 FEET; THENCE NORTH 17°28'15" EAST 278.23 FEET; THENCE NORTH 06°37'50" EAST 152.69 FEET; THENCE NORTH 41°14'12" EAST 198.58 FEET; THENCE NORTH 36°20'02" EAST 175.58 FEET; THENCE NORTH 25°32'13" EAST 465.55 FEET; THENCE NORTH 34°50'33" EAST 225.66 FEET; THENCE NORTH 00°39'52" EAST 94.35 FEET; THENCE NORTH 35°05'11" EAST 135.15 FEET; THENCE NORTH 54°48'05" WEST 155.00 FEET; THENCE SOUTH 32°36'34" WEST 1447.76 FEET; THENCE SOUTH 09°00'58" WEST 259.80 FEET; THENCE NORTH 79°04'17" WEST 129.82 FEET; THENCE SOUTH 70°38'22" WEST 201.87 FEET; THENCE SOUTH 21°44'43" WEST 265.14 FEET; THENCE SOUTH 57°51'45" EAST 75.37 FEET; THENCE SOUTH 20°11'35" WEST 98.79 FEET; THENCE SOUTH 30°48'57" EAST 42.18 FEET; THENCE SOUTH 21°22'20" WEST 231.11 FEET; THENCE SOUTH 18°51'01" WEST 240.18 FEET; THENCE SOUTH 29°21'34" EAST 33.73 FEET; THENCE NORTH 40°05'03" WEST 30.43 FEET; THENCE SOUTH 49°54'57" WEST 19.68 FEET; THENCE NORTH 29°21'34" WEST 18.68 FEET; THENCE NORTH 18°51'01" EAST 251.92 FEET; THENCE NORTH 21°22'20" EAST 219.42 FEET; THENCE NORTH 30°48'57" WEST 41.87 FEET; THENCE NORTH 20°11'35" EAST 90.45 FEET TO A POINT ON THE SOUTHWEST LINE OF SAID PARCEL 3; THENCE ALONG THE PROPERTY LINES OF SAID PARCEL 3 NORTH 57°51'45" WEST 75.94 FEET; THENCE NORTH 21°44'43" EAST 297.34 FEET; THENCE NORTH 70°38'22" EAST 220.00 FEET; THENCE SOUTH 79°04'17" EAST 110.74 FEET; THENCE NORTH 09°00'58" EAST 239.17 FEET; THENCE NORTH 32°36'34" EAST 1479.13 FEET; THENCE SOUTH 54°48'05" EAST 258.43 FEET; THENCE SOUTH 34°50'33" WEST 461.36 FEET; THENCE SOUTH 25°32'13" WEST 465.88 FEET; THENCE SOUTH 36°20'02" WEST 332.50 FEET; THENCE SOUTH 17°28'15" WEST 460.50 FEET THENCE SOUTH 39°36'30" WEST 444.40 FEET TO THE SOUTH CORNER OF SAID PARCEL 3 AND POINT OF BEGINNING.

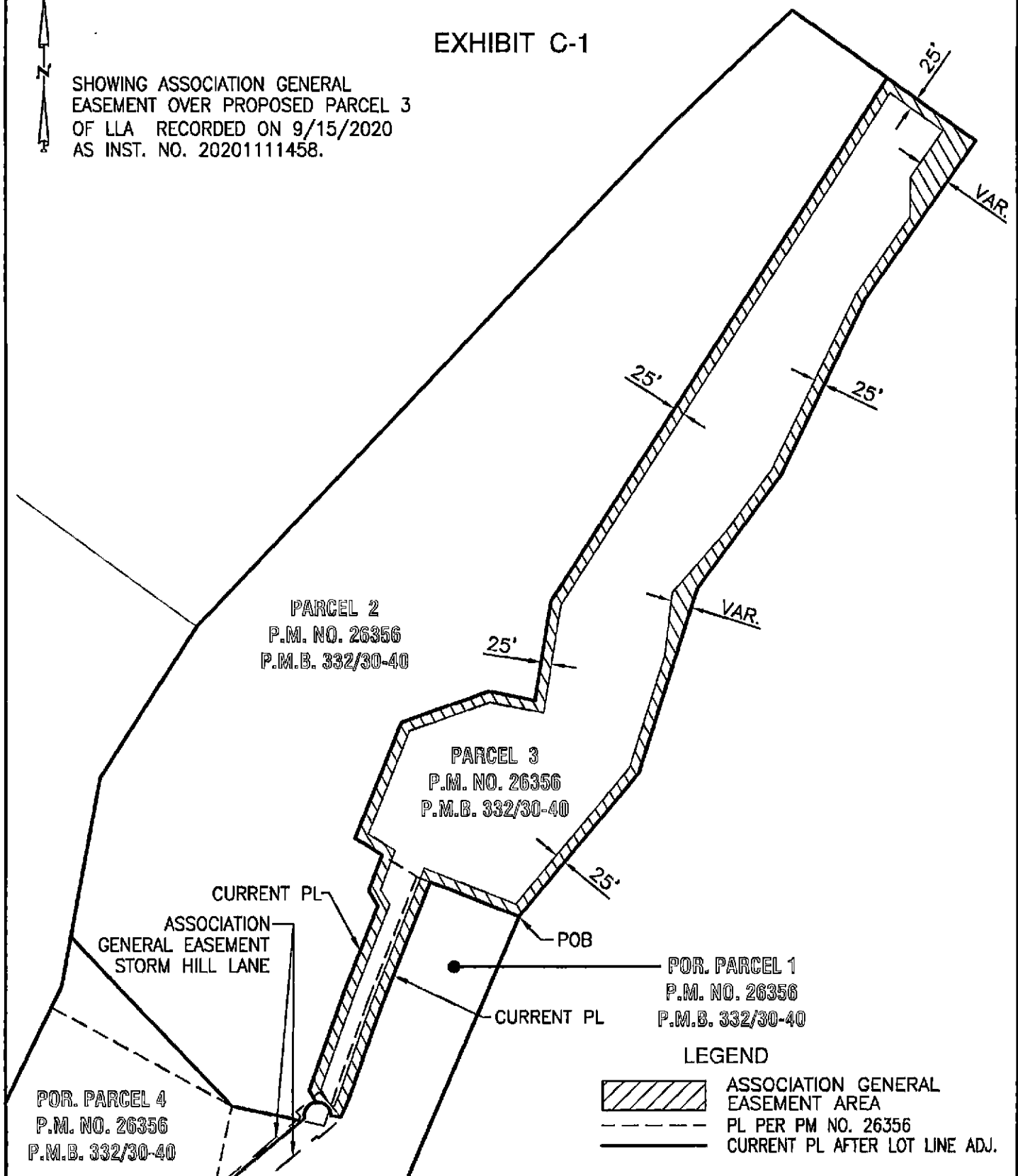
SEE PLOT ATTACHED AS EXHIBIT C-1

11/23/21-JEK



EXHIBIT C-1

SHOWING ASSOCIATION GENERAL
EASEMENT OVER PROPOSED PARCEL 3
OF LLA RECORDED ON 9/15/2020
AS INST. NO. 20201111458.



Plotnik & Associates
Civil Engineering & Land Surveying

18626 S. Wilmington Ave., Suite 100
Rancho Dominguez, California 90220

Tel: (310) 605-6657
www.plotnik.com

ASSOCIATION GENERAL EASEMENT PARCEL 3

SCALE:	1" = 300'	DATE:	11/30/21
BY:	JEK	JOB NO.:	294.00

**EXHIBIT D
LEGAL DESCRIPTION**

ASSOCIATION GENERAL EASEMENT - PARCEL 4

THOSE PORTIONS OF PARCELS 1, 2 AND 4 OF PARCEL MAP NO. 26356 IN THE CITY OF ROLLING HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS FILED IN BOOK 332, PAGES 30 THROUGH 40, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT POINT ON A CURVE HAVING A RADIUS OF 320.00 FEET, CONCAVED NORTHEASTERLY, SAID CURVE LYING 30.00 FEET NORTHEASTERLY, MEASURED PERPENDICULAR TO THE SOUTHERLY LINE OF PARCEL 4 OF SAID PARCEL MAP NO. 26356, SAID POINT ALSO LYING ON A LINE 25.00 FEET EASTERLY, MEASURED PERPENDICULAR TO THE WEST LINE OF SAID PARCEL 4; THENCE NORTH 05°22'15" WEST 391.15 FEET; THENCE NORTH 25°26'01" EAST 341.70 FEET; THENCE NORTH 10°23'33" EAST 73.89 FEET; THENCE SOUTH 43°16'17" EAST 516.52 FEET; THENCE SOUTH 77°48'52" EAST 146.15 FEET; THENCE NORTH 49°54'57" EAST 31.61 FEET TO THE SOUTH LINE OF SAID PARCEL 2; THENCE ALONG SAID SOUTH LINE OF SAID PARCEL 2 NORTH 77°48'52" WEST 157.72 FEET; THENCE LEAVING SAID SOUTH LINE NORTH 43°16'17" WEST 558.17 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL 2; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL 2 SOUTH 10°23'33" WEST 120.01 FEET; THENCE CONTINUING SOUTHERLY ALONG THE WEST LINES OF SAID PARCELS 2 AND 4 SOUTH 25°26'01" WEST 345.29 FEET; THENCE SOUTH 05°22'15" EAST 386.67 FEET TO A POINT ON AFOREMENTIONED CURVE HAVING A RADIUS OF 320.00 FEET, CONCAVED NORTHERLY, A RADIAL LINE TO SAID POINT BEARS NORTH 21°32'10" EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 4°55'07" AND AN ARC LENGTH OF 27.47 FEET TO THE POINT OF BEGINNING.

SEE PLOT ATTACHED AS EXHIBIT D-1



11/23/21-JEK



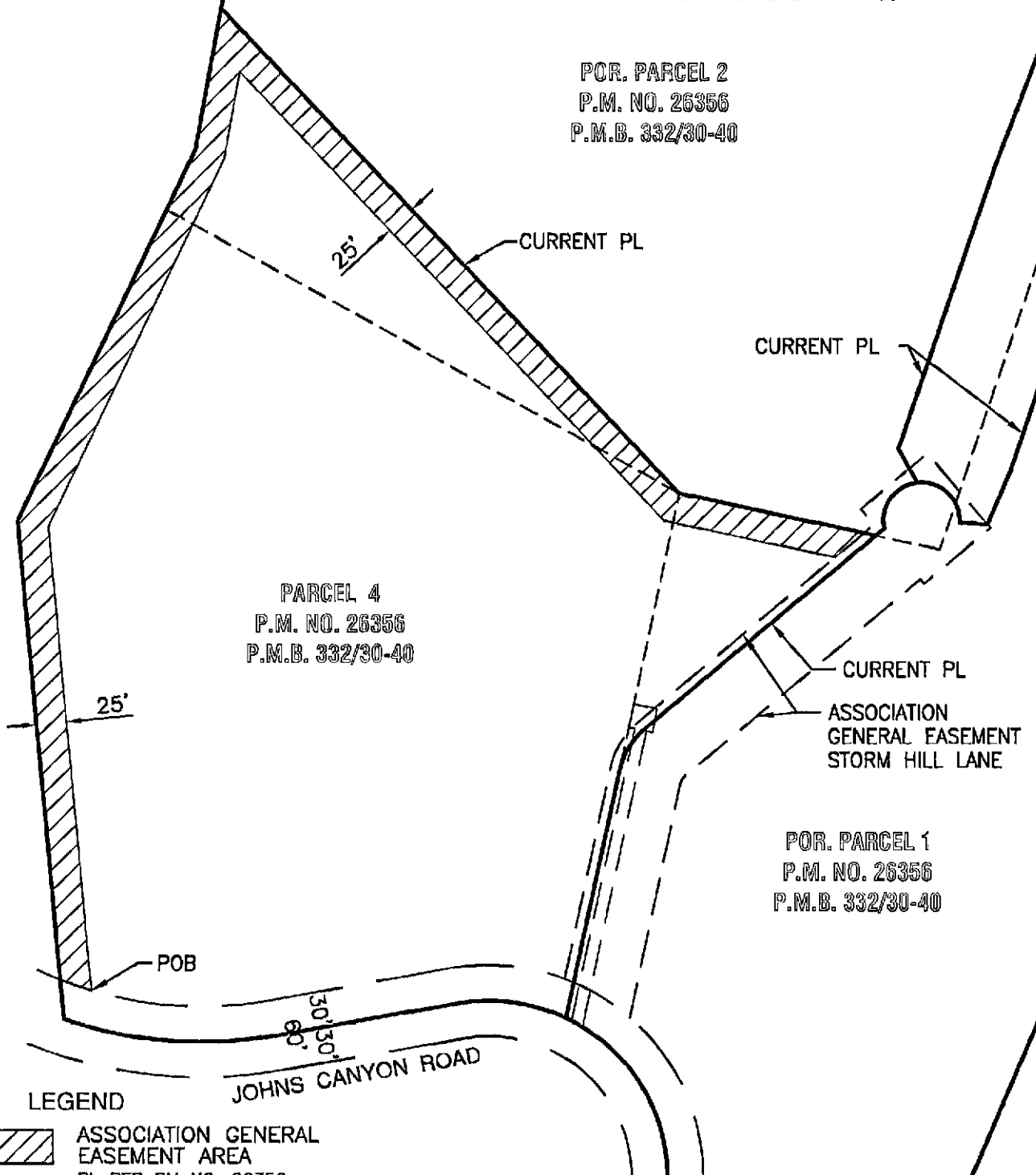
EXHIBIT D-1

SHOWING ASSOCIATION GENERAL
EASEMENT OVER PROPOSED PARCEL 4
OF LLA RECORDED ON 9/15/2020
AS INST. NO. 20201111458.

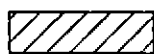
POR. PARCEL 2
P.M. NO. 26356
P.M.B. 332/30-40

PARCEL 4
P.M. NO. 26356
P.M.B. 332/30-40

POR. PARCEL 1
P.M. NO. 26356
P.M.B. 332/30-40



LEGEND



ASSOCIATION GENERAL
EASEMENT AREA



PL PER PM NO. 26356



CURRENT PL AFTER LOT LINE ADJ.



Plotnik & Associates
Civil Engineering & Land Surveying

18626 S. Wilmington Ave., Suite 100
Rancho Dominguez, California 90220

Tel: (310) 605-6657
www.plotnik.com

ASSOCIATION GENERAL EASEMENT PARCEL 4

SCALE:	1" = 120'	DATE:	11/30/21
BY:	JEK	JOB NO.:	294.00

STORM HILL LANE LOT LINE ADJUSTMENT

CALCULATION SHEET (ZC 24-018)

AREA OF EXISTING PARCELS:

PARCEL 1

GROSS: 7.57 ACRES 330,053 SQ. FT.
NET: 6.75 ACRES 294,091 SQ. FT.

PARCEL 2

GROSS: 35.05 ACRES 1,526,941 SQ. FT.
NET: 34.73 ACRES 1,513,101 SQ. FT.

PARCEL 3

GROSS: 17.28 ACRES 752,884 SQ. FT.
NET: 14.72 ACRES 641,400 SQ. FT.

PARCEL 4

GROSS: 7.79 ACRES 339,502 SQ. FT.
NET: 6.85 ACRES 236,021 SQ. FT.

TOTAL GROSS 67.71 ACRES 2,949,380 SQ. FT.
NET 62.23 ACRES 2,711,097 SQ. FT.

AREA OF PROPOSED PARCELS:

PARCEL 1

GROSS: 5.37 ACRES 234,258 SQ. FT.
NET: 4.10 ACRES 178,662 SQ. FT.

PARCEL 2

GROSS: 32.35 ACRES 1,409,269 SQ. FT.
NET: 30.82 ACRES 1,342,880 SQ. FT.

PARCEL 3

GROSS: 21.92 ACRES 954,749 SQ. FT.
NET: 20.44 ACRES 890,483 SQ. FT.

PARCEL 4

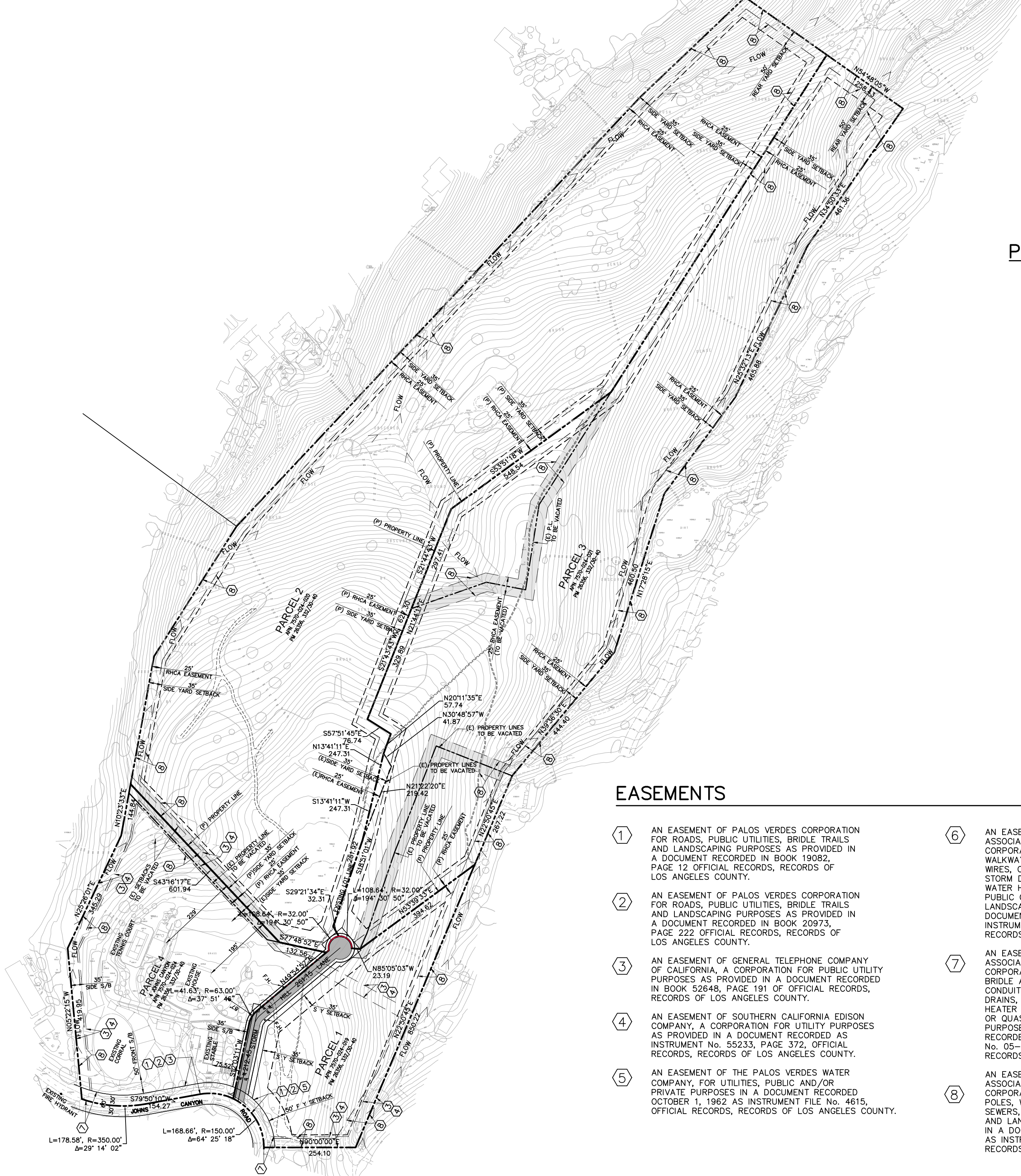
GROSS: 8.06 ACRES 351,103 SQ. FT.
NET: 7.11 ACRES 309,874 SQ. FT.

TOTAL: GROSS 67.71 ACRES 2,949,379.0 SQ. FT.
NET 62.48 ACRES 2,721,899.0 SQ. FT.

Lot Grading Summary Table

Parcel No.	Net Lot Area (Sq. Ft.)	Area Disturbed (Sq. Ft.)	% Dist.	Cut (CY)	Fill (CY)	Pad Area (Sq.Ft.)
1	178,662	69,661	39%	442	442	37,500
2	1,342,880	152,848	11%	16,000	16,000	99,500
3	890,483	141,800	16%	14,600	14,600	50,100
4	309,874	n/a	n/a	n/a	n/a	n/a

TENTATIVE LOT LINE ADJUSTMENT



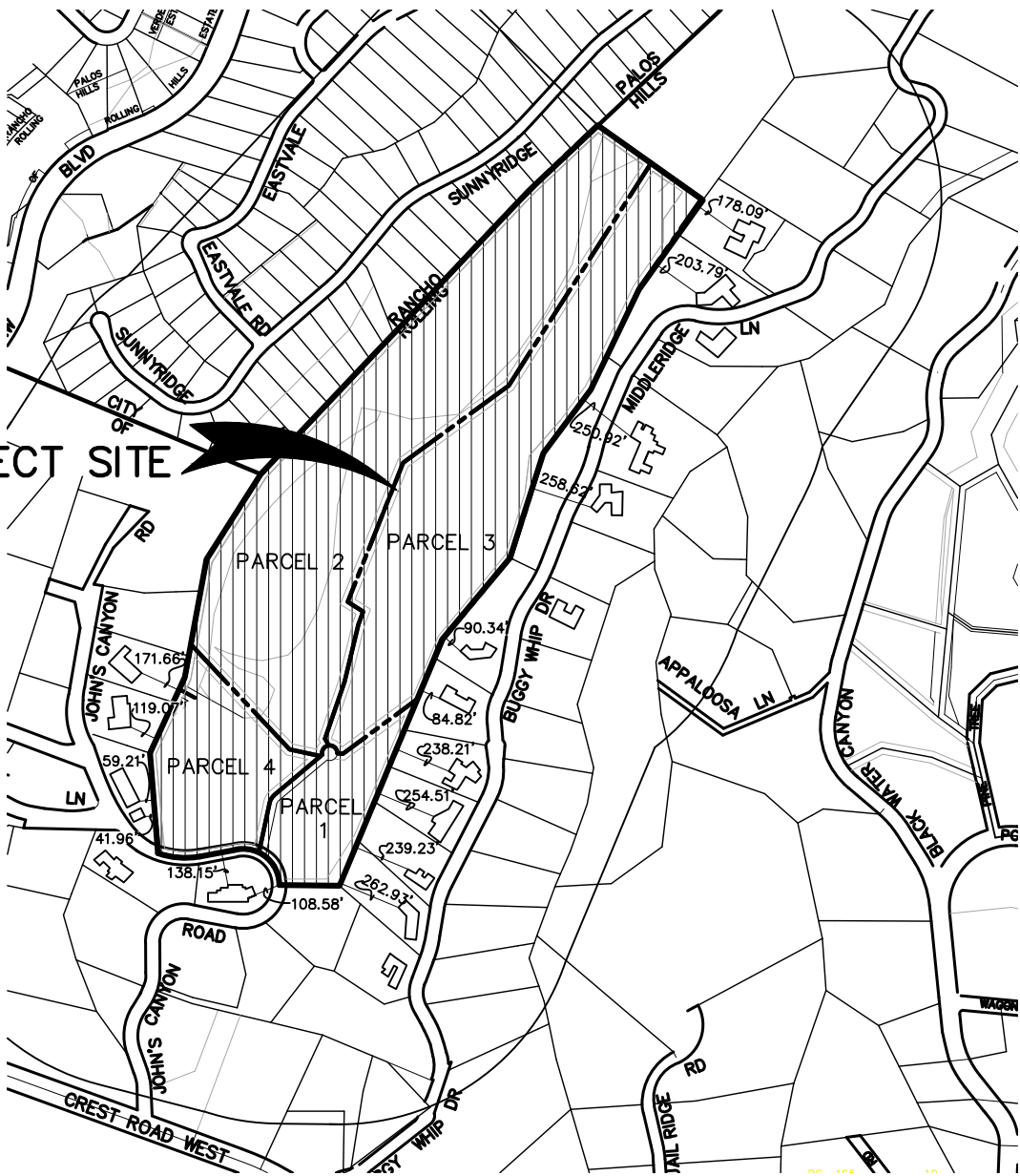
LEGEND

PROPOSED OR EXISTING PROPERTY LINE TO REMAIN	-----
EXISTING PROPERTY LINE TO BE REMOVED	-----
EASEMENT LINE	-----
SETBACK LINE	-----
RHCA EASEMENT TO BE REMOVED	

PROPERTY INFORMATION:

SITE ADDRESS:	4 STORM HILL LANE
ASSESSOR'S ID No.:	7570-024-019, 7570-024-020, 7570-024-021, 7570-024-024
LEGAL DESCRIPTION:	PARCEL MAP 26356 PARCELS 1, 2, 3 & 4 PM 332, PAGES 30-40
ZONING:	RAS-2

PROJECT SITE



VICINITY MAP
NTS

AREA OF EXISTING PARCELS:

PARCEL 1		
GROSS:	7.57 ACRES	330,053 SQ. FT.
NET:	6.75 ACRES	294,091 SQ. FT.
PARCEL 2		
GROSS:	35.05 ACRES	1,526,941 SQ. FT.
NET:	34.73 ACRES	1,513,101 SQ. FT.
PARCEL 3		
GROSS:	17.28 ACRES	752,884 SQ. FT.
NET:	14.72 ACRES	641,400 SQ. FT.
PARCEL 4		
GROSS:	7.79 ACRES	339,502 SQ. FT.
NET:	6.85 ACRES	236,021 SQ. FT.
TOTAL GROSS	67.71 ACRES	2,949,380 SQ. FT.
NET:	62.23 ACRES	2,711,097 SQ. FT.

AREA OF PROPOSED PARCELS:

PARCEL 1		
GROSS:	5.37 ACRES	234,258 SQ. FT.
NET:	4.10 ACRES	178,662 SQ. FT.
PARCEL 2		
GROSS:	32.35 ACRES	1,409,269 SQ. FT.
NET:	30.82 ACRES	1,342,880 SQ. FT.
PARCEL 3		
GROSS:	21.92 ACRES	954,749 SQ. FT.
NET:	20.44 ACRES	890,483 SQ. FT.
PARCEL 4		
GROSS:	8.06 ACRES	351,103 SQ. FT.
NET:	7.11 ACRES	309,874 SQ. FT.
TOTAL: GROSS	67.71 ACRES	2,949,379.0 SQ. FT.
NET:	62.48 ACRES	2,721,899.0 SQ. FT.

EASEMENTS

- AN EASEMENT OF PALOS VERDES CORPORATION FOR ROADS, PUBLIC UTILITIES, BRIDLE TRAILS AND LANDSCAPING PURPOSES AS PROVIDED IN A DOCUMENT RECORDED IN BOOK 19082, PAGE 12 OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.
- AN EASEMENT OF PALOS VERDES CORPORATION FOR ROADS, PUBLIC UTILITIES, BRIDLE TRAILS AND LANDSCAPING PURPOSES AS PROVIDED IN A DOCUMENT RECORDED IN BOOK 20973, PAGE 222 OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.
- AN EASEMENT OF GENERAL TELEPHONE COMPANY OF CALIFORNIA, A CORPORATION FOR PUBLIC UTILITY PURPOSES AS PROVIDED IN A DOCUMENT RECORDED IN BOOK 52648, PAGE 191 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.
- AN EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION FOR UTILITY PURPOSES AS PROVIDED IN A DOCUMENT RECORDED AS INSTRUMENT No. 55233, PAGE 372, OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.
- AN EASEMENT OF THE PALOS VERDES WATER COMPANY, FOR UTILITIES, PUBLIC AND/OR PRIVATE PURPOSES IN A DOCUMENT RECORDED OCTOBER 1, 1962 AS INSTRUMENT FILE No. 4615, OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

- AN EASEMENT OF ROLLING HILLS COMMUNITY ASSOCIATION, CALIFORNIA NON-PROFIT CORPORATION, FOR DRIVEWAYS, ROADS, STREETS, WALKWAYS, BRIDLE AND WALKING TRAILS, POLES, WIRES, CONDUITS, PUBLIC AND PRIVATE SEWERS, STORM DRAINS, LAND DRAINS, AND PIPES, WATER HEATER AND GAS MAINS OR PIPES, PUBLIC OR QUASI PUBLIC UTILITIES AND LANDSCAPING PURPOSES AS PROVIDED IN A DOCUMENT RECORDED MARCH 7, 2005 AS INSTRUMENT No. 05-0513688 OF OFFICIAL RECORDS, RECORD OF LOS ANGELES COUNTY
- AN EASEMENT OF ROLLING HILLS COMMUNITY ASSOCIATION, CALIFORNIA NON-PROFIT CORPORATION, FOR DRIVEWAYS, ROADS, STREETS, WALKWAYS, BRIDLE AND WALKING TRAILS, POLES, WIRES, CONDUITS, PUBLIC AND PRIVATE SEWERS, STORM DRAINS, LAND DRAINS, AND PIPES, WATER HEATER AND GAS MAINS OR PIPES, PUBLIC OR QUASI PUBLIC UTILITIES AND LANDSCAPING PURPOSES AS PROVIDED IN A DOCUMENT RECORDED MARCH 7, 2005 AS INSTRUMENT No. 05-0513689 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.
- AN EASEMENT OF ROLLING HILLS COMMUNITY ASSOCIATION, CALIFORNIA NON-PROFIT CORPORATION, FOR BRIDLE AND WALKING TRAILS, POLES, WIRES, CONDUITS, PUBLIC AND PRIVATE SEWERS, STORM DRAINS OR QUAIS PUBLIC UTILITIES AND LANDSCAPING PURPOSES AS PROVIDED IN A DOCUMENT RECORDED MARCH 7, 2005 AS INSTRUMENT No. 05-0513690 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.



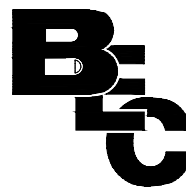
BEC Bolton Engineering Corp.
Civil Engineering & Surveying
25834 Narbonne Avenue Ste. 210
Lomita, CA 90717
May 14, 2024
SHEET 1 of 3

BEC JOB NO. 23306

TENTATIVE LOT LINE ADJUSTMENT
MAP #-----

TENTATIVE LOT LINE ADJUSTMENT

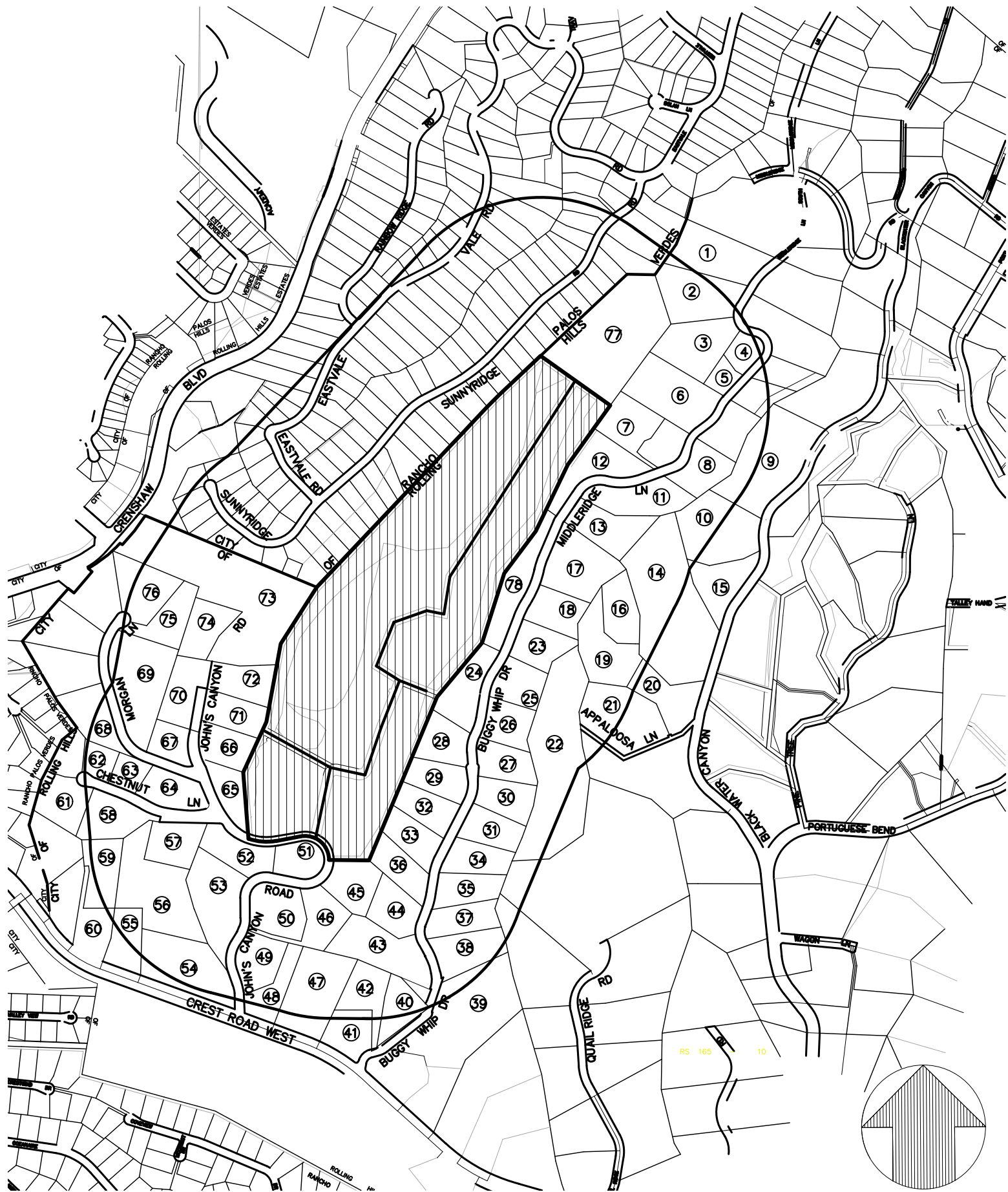
1000' RADIUS MAP



Bolton Engineering Corp.
Civil Engineering & Surveying
25834 Narbonne Avenue Ste. 210
Lomita, CA 90717

May 14, 2024
SHEET 2 of 3

BEC JOB NO. 23306



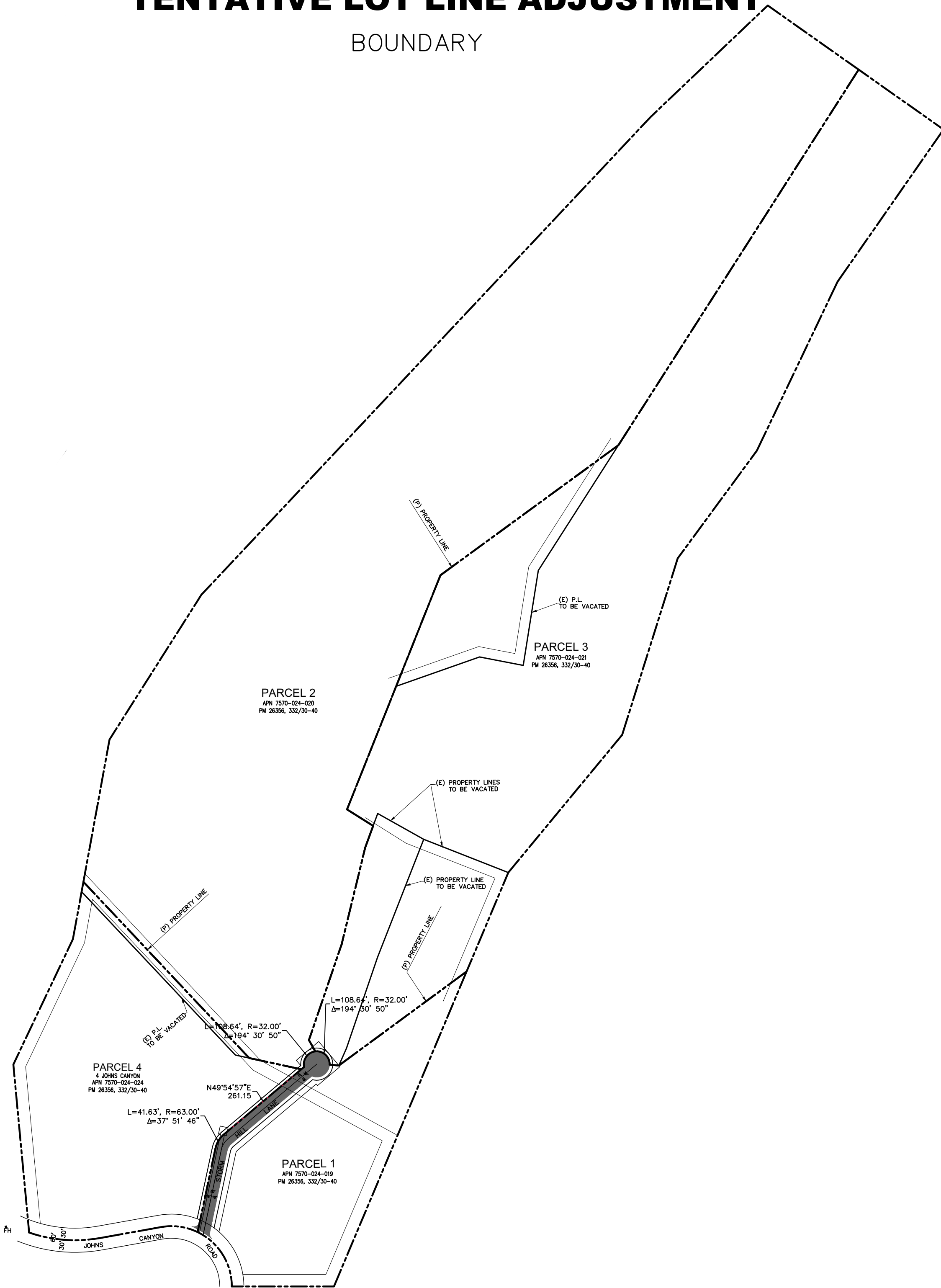
1000' RADIUS MAP
NTS

RADIUS MAP INFORMATION			
NUMBER	ADDRESS	APN NUMBER	LEGAL DESCRIPTION
①	3 MIDDLERIDGE LANE S ROLLING HILLS, CA. 90274	7569-020-003	LOT 253, L.A.C.A. MAP 60, AM 1-8
②	5 MIDDLERIDGE LANE S ROLLING HILLS, CA. 90274	7569-020-001	LOT 250, L.A.C.A. MAP 60, AM 1-8
③	7 MIDDLERIDGE LANE S ROLLING HILLS, CA. 90274	7569-020-005	LOT 249, L.A.C.A. MAP 60, AM 1-8
④	10 MIDDLERIDGE LANE S ROLLING HILLS, CA. 90274	7569-021-009	LOT 1, TRACT MAP 26769, MB 798, PG 90-91
⑤	17 MIDDLERIDGE LANE S ROLLING HILLS, CA. 90274	7569-021-010	LOT 2, TRACT MAP 26769, MB 798, PG 90-91
⑥	9 MIDDLERIDGE LANE S ROLLING HILLS, CA. 90274	7569-021-004	LOT 248, L.A.C.A. MAP 60, AM 1-8
⑦	27 MIDDLERIDGE LANE S ROLLING HILLS, CA. 90274	7569-021-007	LOT 2, TRACT MAP 26113, MB 773, PG 68-69
⑧	11 MIDDLERIDGE LANE S ROLLING HILLS, CA. 90274	7569-021-008	LOT 1, TRACT MAP 26113, MB 773, PG 68-69
⑨	7 LOWER BLACKWATER CYN RD. ROLLING HILLS, CA. 90274	7569-013-003	LOT 83, ROLLING HILLS TRACT MAP MB 201, PG 29-35
⑩	6 UPPER BLACKWATER CYN RD. ROLLING HILLS, CA. 90274	7569-011-016	LOT 2, TRACT MAP 32256 MB 895, PG 38-39
⑪	26 MIDDLERIDGE LANE S ROLLING HILLS, CA. 90274	7569-021-018	LOT 2, TRACT MAP 31873 MB 862, PG 91-92
⑫	29 MIDDLERIDGE LANE S ROLLING HILLS, CA. 90274	7569-021-011	LOT 1, TRACT MAP 31873 MB 862, PG 91-92
⑬	32 MIDDLERIDGE LANE S ROLLING HILLS, CA. 90274	7569-021-019	LOT 3, TRACT MAP 31873 MB 862, PG 91-92
⑭	11 UPPER BLACKWATER CYN RD ROLLING HILLS, CA. 90274	7569-011-003	PORTION LOT 99, ROLLING HILLS TRACT MAP MB 201, PG 29-35
⑮	9 UPPER BLACKWATER CYN RD. ROLLING HILLS, CA. 90274	7569-011-015	LOT 1, TRACT MAP 32256 MB 895, PG 38-39
⑯	6 SAGEBRUSH LANE ROLLING HILLS, CA. 90274	7569-011-015	LOT 4, TRACT MAP 30345 MB 887, PG 28-30
⑰	27 BUGGY WHIP DRIVE ROLLING HILLS, CA. 90274	7569-026-012	LOT 1, TRACT MAP 29383 MB 864, PG 12-14
⑱	25 BUGGY WHIP DRIVE ROLLING HILLS, CA. 90274	7569-026-013	LOT 2, TRACT MAP 29383 MB 864, PG 12-14
⑲	5 SAGEBRUSH LANE ROLLING HILLS, CA. 90274	7569-011-023	LOT 3, TRACT MAP 30345 MB 887, PG 28-30
⑳	5 SAGEBRUSH LANE ROLLING HILLS, CA. 90274	7569-011-012	LOT 2, TRACT MAP 30345 MB 887, PG 28-30
㉑	13 UPPER BLACKWATER CYN RD ROLLING HILLS, CA. 90274	7569-011-011	LOT 1, TRACT MAP 30345 MB 887, PG 28-30
㉒	3 APPALOOSA LANE ROLLING HILLS, CA. 90274	7569-026-011	LOT 246, L.A.C.A. MAP 60, AM 1-8
㉓	23 BUGGY WHIP DRIVE ROLLING HILLS, CA. 90274	7569-026-014	LOT 3, TRACT MAP 29383, MB 864, PG 12-14
㉔	20 BUGGY WHIP DRIVE ROLLING HILLS, CA. 90274	7569-026-017	LOT 6, TRACT MAP 29383, MB 864, PG 12-14
㉕	21 BUGGY WHIP DRIVE ROLLING HILLS, CA. 90274	7569-026-015	LOT 4, TRACT MAP 29383, MB 864, PG 12-14
㉖	19 BUGGY WHIP DRIVE ROLLING HILLS, CA. 90274	7569-026-016	LOT 5, TRACT MAP 26113, MB 773, PG 68-69
㉗	17 BUGGY WHIP DRIVE ROLLING HILLS, CA. 90274	7569-026-006	LOT 6, TRACT MAP 27124, MB 692, PG 5-7
㉘	18 BUGGY WHIP DRIVE ROLLING HILLS, CA. 90274	7569-026-005	LOT 5, TRACT MAP 27124, MB 692, PG 5-7
㉙	16 BUGGY WHIP DRIVE ROLLING HILLS, CA. 90274	7569-026-004	LOT 4, TRACT MAP 27124, MB 692, PG 5-7
㉚	15 BUGGY WHIP DRIVE ROLLING HILLS, CA. 90274	7569-026-007	LOT 7, TRACT MAP 27124 MB 692, PG 5-7
㉛	13 BUGGY WHIP DRIVE ROLLING HILLS, CA. 90274	7569-026-008	LOT 8, TRACT MAP 27124 MB 692, PG 5-7
㉜	14 BUGGY WHIP DRIVE ROLLING HILLS, CA. 90274	7569-026-003	LOT 3, TRACT MAP 27124 MB 692, PG 5-7
㉝	12 BUGGY WHIP DRIVE ROLLING HILLS, CA. 90274	7569-026-002	LOT 2, TRACT MAP 27124 MB 692, PG 5-7
㉞	11 BUGGY WHIP DRIVE ROLLING HILLS, CA. 90274	7569-026-009	LOT 9, TRACT MAP 27124 MB 692, PG 5-7
㉟	9 BUGGY WHIP DRIVE ROLLING HILLS, CA. 90274	7569-026-010	LOT 10, TRACT MAP 27124 MB 692, PG 5-7
㊱	7 BUGGY WHIP DRIVE ROLLING HILLS, CA. 90274	7569-024-015	LOT 2, TRACT MAP 23768 MB 755, PG 93-94
㊲	5 BUGGY WHIP DRIVE ROLLING HILLS, CA. 90274	7569-024-014	LOT 1, TRACT MAP 23768 MB 755, PG 93-94

RADIUS MAP INFORMATION			
NUMBER	ADDRESS	APN NUMBER	LEGAL DESCRIPTION
㊳	5 SAGEBRUSH LANE ROLLING HILLS, CA. 90274	7569-011-012	LOT 2, TRACT MAP 30345 MB 887, PG 28-30
㊴	13 UPPER BLACKWATER CYN RD ROLLING HILLS, CA. 90274	7569-011-011	LOT 1, TRACT MAP 30345 MB 887, PG 28-30
㊵	3 APPALOOSA LANE ROLLING HILLS, CA. 90274	7569-026-011	LOT 246, L.A.C.A. MAP 60, AM 1-8
㊶	23 BUGGY WHIP DRIVE ROLLING HILLS, CA. 90274	7569-026-014	LOT 3, TRACT MAP 29383, MB 864, PG 12-14
㊷	20 BUGGY WHIP DRIVE ROLLING HILLS, CA. 90274	7569-026-017	LOT 6, TRACT MAP 29383, MB 864, PG 12-14
㊸	21 BUGGY WHIP DRIVE ROLLING HILLS, CA. 90274	7569-026-015	LOT 4, TRACT MAP 29383, MB 864, PG 12-14
㊹	19 BUGGY WHIP DRIVE ROLLING HILLS, CA. 90274	7569-026-016	LOT 5, TRACT MAP 26113, MB 773, PG 68-69
㊺	17 BUGGY WHIP DRIVE ROLLING HILLS, CA. 90274	7569-026-006	LOT 6, TRACT MAP 27124, MB 692, PG 5-7
㊻	18 BUGGY WHIP DRIVE ROLLING HILLS, CA. 90274	7569-026-005	LOT 5, TRACT MAP 27124, MB 692, PG 5-7
㊼	16 BUGGY WHIP DRIVE ROLLING HILLS, CA. 90274	7569-026-004	LOT 4, TRACT MAP 27124, MB 692, PG 5-7
㊽	15 BUGGY WHIP DRIVE ROLLING HILLS, CA. 90274	7569-026-007	LOT 7, TRACT MAP 27124 MB 692, PG 5-7
㊾	13 BUGGY WHIP DRIVE ROLLING HILLS, CA. 90274	7569-026-008	LOT 8, TRACT MAP 27124 MB 692, PG 5-7
㊿	14 BUGGY WHIP DRIVE ROLLING HILLS, CA. 90274	7569-026-003	LOT 3, TRACT MAP 27124 MB 692, PG 5-7
1	12 BUGGY WHIP DRIVE ROLLING HILLS, CA. 90274	7569-026-002	LOT 2, TRACT MAP 27124 MB 692, PG 5-7
2	11 BUGGY WHIP DRIVE ROLLING HILLS, CA. 90274	7569-026-009	LOT 9, TRACT MAP 27124 MB 692, PG 5-7
3	9 BUGGY WHIP DRIVE ROLLING HILLS, CA. 90274	7569-026-010	LOT 10, TRACT MAP 27124 MB 692, PG 5-7
4	10 BUGGY WHIP DRIVE ROLLING HILLS, CA. 90274	7569-026-001	LOT 1, TRACT MAP 27124 MB 692, PG 5-7
5	7 BUGGY WHIP DRIVE ROLLING HILLS, CA. 90274	7569-024-015	LOT 2, TRACT MAP 23768 MB 755, PG 93-94
6	5 BUGGY WHIP DRIVE ROLLING HILLS, CA. 90274	7569-024-014	LOT 1, TRACT MAP 23768 MB 755, PG 93-94
7	1 CHESTNUT LANE ROLLING HILLS, CA. 90274	7569-023-028	PORTION LOT 176, L.A.C.A. MAP 51, AM 1-1
8	41 CREST ROAD WEST ROLLING HILLS, CA. 90274	7569-023-015	LOT 2, TRACT MAP 29207, MB 735, PG 36-37
9	39 CREST ROAD WEST ROLLING HILLS, CA. 90274	7569-023-014	LOT 1, TRACT MAP 29207, MB 735, PG 36-37
10	5 CHESTNUT LANE ROLLING HILLS, CA. 90274	7569-023-027	LOT 5, TRACT MAP 24669, MB 787, PG 33-34
11	4 CHESTNUT LANE ROLLING HILLS, CA. 90274	7569-023-025	LOT 3, TRACT MAP 24669, MB 787, PG 33-34
12	2 CHESTNUT LANE ROLLING HILLS, CA. 90274	7569-023-024	LOT 2, TRACT MAP 24669, MB 787, PG 33-34
13	10 JOHN'S CANYON ROAD ROLLING HILLS, CA. 90274	7569-023-023	LOT 1, TRACT MAP 24669, MB 787, PG 33-34
14	9 JOHN'S CANYON ROAD ROLLING HILLS, CA. 90274	7570-025-018	LOT 1, TRACT MAP 30605, MB 825, PG 81-82
15	11 JOHN'S CANYON ROAD ROLLING HILLS, CA. 90274	7570-025-019	LOT 2, TRACT MAP 30605, MB 825, PG 81-82
16	12 JOHN'S CANYON ROAD ROLLING HILLS, CA. 90274	7570-025-024	LOT 7, TRACT MAP 30605, MB 825, PG 81-82
17	1 MORGAN LANE ROLLING HILLS, CA. 90274	7570-025-025	LOT 1, TRACT MAP 33871, MB 1038, PG 25-27
18	2 MORGAN LANE ROLLING HILLS, CA. 90274	7570-025-032	LOT 8, TRACT MAP 33871 MB 1038, PG 25-27
19	14 JOHN'S CANYON ROAD ROLLING HILLS, CA. 90274	7570-025-023	LOT 6, TRACT MAP 30605 MB 825, PG 81-82
20	13 JOHN'S CANYON ROAD ROLLING HILLS, CA. 90274	7570-025-020	LOT 3, TRACT MAP 30605 MB 825, PG 81-82
21	15 JOHN'S CANYON ROAD ROLLING HILLS, CA. 90274	7570-025-021	LOT 4, TRACT MAP 30605 MB 825, PG 81-82
22	17 JOHN'S CANYON ROAD ROLLING HILLS, CA. 90274	7570-024-011	PORTION LOT 170, L.A.C.A. 51, AM 1-1
23	N/A	7570-025-022	LOT 5, TRACT MAP 30605 MB 825, PG 81-82
24	6 MORGAN LANE ROLLING HILLS, CA. 90274	7570-025-030	LOT 6, TRACT MAP 33871 MB 1038, PG 25-27
25	8 MORGAN LANE ROLLING HILLS, CA. 90274	7570-025-029	LOT 5, TRACT MAP 33871 MB 1038, PG 25-27
26	N/A CITY LOT	7570-024-900	PORTION LOT 169, L.A.C.A. MAP 51, AM 1-1
27	N/A CITY LOT	7569-026-900	LOT 7, TRACT MAP 27124, MB 692, PG 5-7

TENTATIVE LOT LINE ADJUSTMENT

BOUNDARY



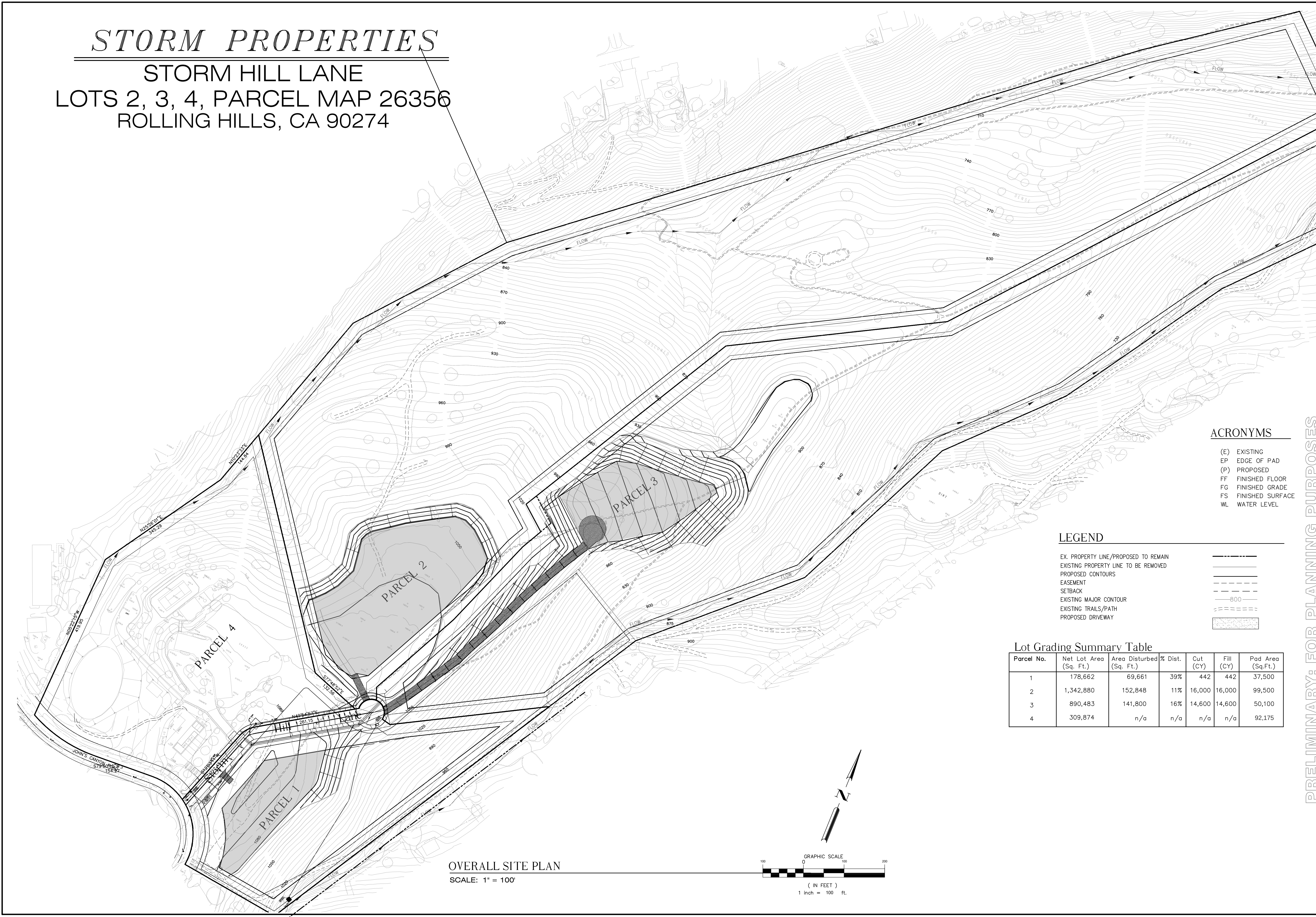
BEC **Bolton Engineering Corp.**
Civil Engineering & Surveying
25834 Narbonne Avenue Ste. 210
Lomita, CA 90717
May 14, 2024
SHEET 3 of 3
BEC JOB NO. 23306
TENTATIVE LOT LINE ADJUSTMENT
MAP # _____

STORM PROPERTIES

STORM HILL LANE

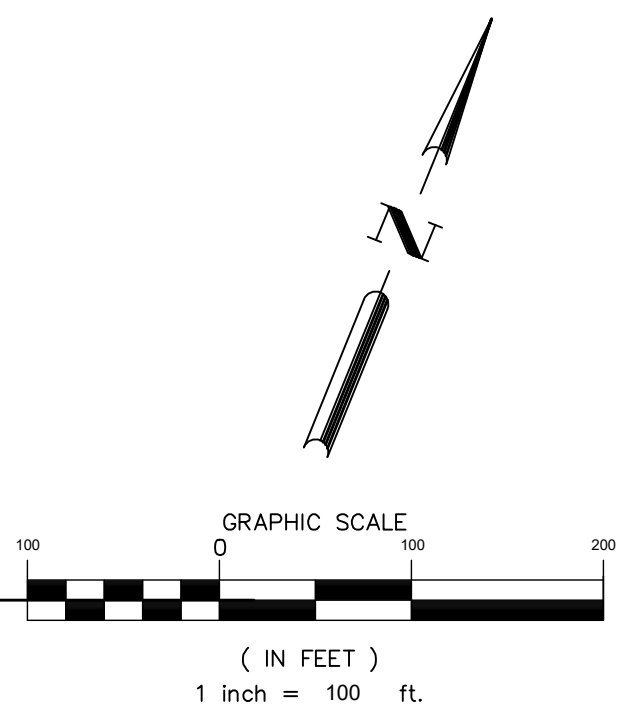
LOTS 2, 3, 4, PARCEL MAP 26356

ROLLING HILLS, CA 90274



OVERALL SITE PLAN

SCALE: 1" = 100'

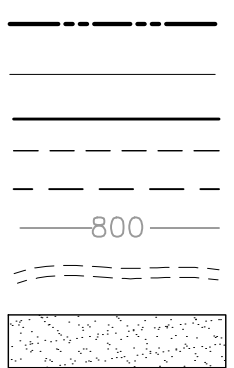


ACRONYMS

- (E) EXISTING
- EP EDGE OF PAD
- (P) PROPOSED
- FF FINISHED FLOOR
- FG FINISHED GRADE
- FS FINISHED SURFACE
- WL WATER LEVEL

LEGEND

- EX. PROPERTY LINE/PROPOSED TO REMAIN
- EXISTING PROPERTY LINE TO BE REMOVED
- PROPOSED CONTOURS
- EASEMENT
- SETBACK
- EXISTING MAJOR CONTOUR
- EXISTING TRAILS/PATH
- PROPOSED DRIVEWAY



Lot Grading Summary Table

Parcel No.	Net Lot Area (Sq. Ft.)	Area Disturbed (Sq. Ft.)	% Dist.	Cut (CY)	Fill (CY)	Pad Area (Sq.Ft.)
1	178,662	69,661	39%	442	442	37,500
2	1,342,880	152,848	11%	16,000	16,000	99,500
3	890,483	141,800	16%	14,600	14,600	50,100
4	309,874	n/a	n/a	n/a	n/a	92,175

PRELIMINARY: FOR PLANNING PURPOSES

Revisions	By
BOLTON ENGINEERING CORP.	
BEC	
CLIENT: STORM PROPERTIES	23223 Normandie Avenue Torrance CA 90501
TITLE: CONCEPT GRADING PLAN	LOTS 1-3, PM 26356 ROLLING HILLS, CALIF.
Date: June 10, 2024	
Scale: AS SHOWN	
Drawn: DJB	
Checked: DJB	
Job No. 23306	
Sheet	1
Of 1	Sheets



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 10.D
Mtg. Date: 07/22/2024

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. 23-070: SITE PLAN REVIEW TO DEVELOP A VACANT LOT INCLUDING NON-EXEMPT GRADING AND THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE WITH BASEMENT, RETAINING WALLS EXCEEDING A HEIGHT OF 3 FEET (UP TO A MAXIMUM HEIGHT OF 5 FEET), DRIVEWAY WITH PORTIONS THAT EXCEED A WIDTH OF 20 FEET, AND OTHER IMPROVEMENTS; CONDITIONAL USE PERMITS FOR CONSTRUCTION OF A STABLE, CORRAL, DETACHED TRELLIS, AND GUEST HOUSE; AND VARIANCES TO ALLOW THE STABLE, CORRAL, SWIMMING POOL, AND RETAINING WALLS TO ENCROACH INTO THE FRONT YARD, ALLOW A PORTION OF THE CORRAL TO ENCROACH INTO THE FRONT YARD SETBACK, CONSTRUCT RETAINING WALLS EXCEEDING THE MAXIMUM AVERAGE HEIGHT OF TWO-AND-ONE-HALF FEET, CONSTRUCT A BASEMENT WITH A PORTION EXTENDING BEYOND THE BUILDING WALLS OF THE RESIDENCE, CONSTRUCT DECKS/PATIOS MORE THAN ONE FOOT ABOVE GRADE, AND ALLOW GRADING EXPORT FOR A PROPERTY LOCATED AT 23 CREST ROAD EAST, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 132A-MS) (OGASAWARA)

DATE: July 22, 2024

BACKGROUND:

On June 18, 2024, the Planning Commission conducted a third field trip and evening public hearing on Zoning Case No. 23-070. The applicant and several residents were present at the field trip. The Commission and the public were able to walk the site to better understand the proposed project. At the evening hearing, the Commission listened to the staff's presentation and heard the applicants' testimonies. Several residents spoke about stormwater concerns. At the conclusion of the evening hearing, the Planning Commission voted 3-0 (two commissioners absent) to adopt Resolution No. 2024-06 approving Zoning Case No. 23-070

(see Attachment 3). The action included amending the conditions of approval to address future area drainage, the height of the mound and what can be planted atop, and the orientation of a passageway to the basement.

Previous Planning Commission Meetings

On January 16, 2024, the Planning Commission reviewed Zoning Case No. 23-070 for the first time. After conducting a field trip and evening public hearing, the Planning Commissioners continued the item and directed staff to work with the applicant to revise the plans to address certain issues:

- The height of the mound at the center of the oval driveway. The plans indicated a height of 15 feet from the existing grade at the highest point and showed Coast Live Oak Trees (these can grow up to 80 feet tall) to be planted. This would negatively impact the line of site from Crest Road East. The Commission required that the proposed mound be staked and silhouetted.
- The residents at 17 Crest Road East expressed concerns about privacy and the proximity of the proposed barn.
- The walkway that extends out from the basement and the portion of the basement under the covered patio that is not under the footprint of the residence.
- The discrepancies with the grading calculations, application, and plans.
- Mixed-Use Structure/Stable located in the front yard.
- The guest house's proximity to the canyon.
- Retaining walls along the stable.
- Floor level above the grade/raised decks – various sections of the residence, guest house, stable, and guest house show raised decks.
- Trellis calculations need to be added to the calculations (415 square feet (SF))

On April 16, 2024, this item was presented to the Planning Commission for a second time. That morning, the Planning Commission held a public meeting field trip at the site. Commissioners, staff, and attendees viewed the silhouettes of the proposed project. The project was presented later at the evening Planning Commission meeting. The Planning Commissioners voted 4-0 (1 Commissioner was absent) to continue the item to the next meeting. The Planning Commission directed staff to work with the applicant to revise the plans to address the following:

- The basement projection from the main residence;
- The exit from the basement;
- The proposed mound height at 1330' elevation, which must be lowered;
- Privacy; and
- View blockage issues.

Zoning, Location, and Lot Description

The property is zoned RAS-2, and the gross lot area is 7.05 acres or 307,098 SF. The net lot area for development purposes is 6.02 acres or 262,368 SF. The lot is currently undeveloped and vacant. The lot is irregularly shaped and has a depth of approximately 820 feet and a width of approximately 480 feet. The property slopes downward from Crest Road East to the rear of the property. The grade elevation between the proposed main building pad and the street is approximately 42 feet. The lot is located in the southern portion of the City and has

views of the Pacific Ocean. A natural drainage course is located along the western portion of the lot, and a blue line stream, which is a part of the Klondike Canyon System, is located approximately 200 feet south of the southern property line of the lot. The lot is also located in proximity to the Geotechnical Hazardous area of the City, known as the Flying Triangle. The existing topography of the project site slopes down approximately 115 feet from Crest Road East to the lowest portion of the lot.

DISCUSSION:

Project Revisions

Since the April 16 meeting, the applicants have revised the plans to address the concerns of the Planning Commission. The following changes were made:

Main House

- Building footprint moved 9'-5" north and 3'-5" west.
- Southwestern building corner from the property line is 57'-9" (Previously 65'-9").
- East wing of the building rotated clockwise 5 degrees.
- Pool deck area reduced to 1,100 SF (Previously 1,500 SF).
- All basement area under covered porch has been removed.
- Basement area reduced to 7,428 SF (Previously 7,610 sf).

Guest House

- Building footprint rotated counterclockwise 12 degrees.
- Southeastern building corner from property line is 55'-1" (Previously 51'-3").

Civil

- Total grading reduced to 28,389 cubic yards (CY) (Previously 28,725 CY).
- Total structure increased to 18,970 SF (Previously 18,872 SF).
- Total disturbed area reduced to 87,770 SF (Previously 87,920 SF).
- Total flatwork reduced to 18,385 SF (Previous 18,715 SF).
- Primary driveway reduced to 13,480 SF (Previously 16,100 SF).
- Paved walks and patio areas reduced to 2,445 SF (Previously 4,010 SF).

Site

- Mound height lowered to 1330' elevation (Previously 1335').

Issues

The Planning Commission considered the following outstanding issues:

- The mound at the center of the oval driveway has been lowered by 5 feet, but new trees atop the mound can grow up to 20 feet in height.
- Paul Huh and Jane Huh, residents directly across the street and uphill at 20 Crest Road East, expressed concerns with view obstructions.
- The walkway (tunnel) that extends out from the basement and the portion of the basement under the covered patio still daylights out.
- Charlie Raine, resident at 4 Pinto Road, came to City Hall expressing concerns about drainage.

Site Plan Review

Per Rolling Hills Municipal Code (RHMC) Section 17.46.020.A.1, a Site Plan Review is

required for the construction of any new buildings or structures that require any grading that is not exempt. The applicants are requesting a Site Plan Review for the construction of the project on a vacant lot. Since the April 16 meeting, the applicant has revised the Site Plan Review as follows:

- 14,680 SF Single-Family Residence (Main Residence)
 - Previous 13,680 SF (-1,000 SF)
- 1,000 SF Garage (attached)
 - Same
- 1,225 SF Stable & 5,190 SF Corral (Discussed under the Conditional Use Permit (CUP) and under Variance)
 - Same
- 7,849 SF Basement
 - Previous 8,240 SF (-1391 SF)
- Retaining Walls to exceed a height of 3 Feet (Maximum 5 Feet)
 - Same
- 28,389 CY Non-Exempt Grading
 - Previous 28,725 CY (-336 CY)
- The only Building Pad that changed was 1st Pad 32,610 SF
 - (-1,050 SF)
 - No changes to 2nd Pad (1,610 SF) and 3rd Pad (2,900 SF)
- 25,343 SF mound in the center of the oval driveway, the total fill was reduced from 11,405 CY to 9,337 CY
 - (-2,068 CY)
- 65,000 SF Landscaping
 - Previous 58,050 SF (-6,950 SF)
- Native Plants & Tree Species
 - Same
- 3,000 SF Native Pollinator Meadow in the center of the mound
 - 4,000 SF Previous

Grading

The revised grading was changed to 28,389 CY from 28,725 CY. The revised grading export has increased to 9,715 CY (3,131 CY exempt and 6,584 CY non-exempt). The previous grading export was 5,915 CY (3,160 CY exempt and 2,755 CY non-exempt) as defined by Code. A Site Plan Review is required for the non-exempt grading and a Variance is required for non-exempt export.

Conditional Use Permit

Per RHMC Section 17.80.050, a conditional use permit (CUP) is required for a stable greater than 200 SF and a corral that is greater than 550 SF. The proposed 1,225 SF stable exceeds the 200 SF limit by 775 SF. The stable has not changed in this project.

Per RHMC Section 17.16.210, a CUP is also required to construct a guest house. The new proposal for the guest house has been changed to 600 SF, which was reduced from 540 SF. The guest house will not encroach into any required setbacks and was moved away from the top of the canyon.

As per RHMC Section 17.16.210, a CUP is required for an accessory structure that exceeds 200 SF. The project includes a detached 415 SF trellis at the bottom of the canyon. There are also two existing trails that lead down to the new trellis. The existing trails are currently overgrown and not accessible. The applicant is proposing to redesign and cut the overgrown vegetation on the pathways for the new trellis. There are no changes to the trellis.

Variances

The Rolling Hills Municipal Code requires a Variance application and approvals for the following:

1. Stable, corral, swimming pool, and retaining walls to encroach into the front yard;
2. Corral to encroach into the required 50-foot front setback;
3. Retaining walls that exceed the maximum average height of two-and-one-half feet;
4. Decks/patios that exceed more than one foot above grade; and
5. Grading export.

Traffic Commission Review of Driveway

There are no changes to the driveway. The proposed driveway connects to Crest Road East and has a driveway apron of 62 feet 5 inches wide. The driveway entrance will be 26 feet wide and connects to an oval-shaped driveway that will be 15 feet wide. The oval-shaped driveway connects to the barn, ADU, and main residence. Existing eucalyptus trees along Crest Road East will remain. The proposed driveway apron was reviewed and approved by the Traffic Commission on December 11, 2023. The City Council makes the final decision on the Traffic Commission's recommendations.

Municipal Code Compliance Revised Project

Lot and Building Pad Coverage

The net lot area is 262,368 SF. See Attachment 2 for more details.

REVISED: The revised structural coverage is as follows: the total proposed structural coverage is 18,970 SF or 7.23%, which is well below the 20% maximum (with deductions). The proposed flatwork coverage is 18,385 SF or 7.01%, which is below the 15% maximum. The total proposed structural and flatwork coverage for the entire lot with deductions is 37,355 SF or 14.24%, which is well below the 35% maximum. The project complies with all of the RHMC development standards.

Pad 1: Main Residence – will be developed with a 32,610 SF building pad area with a total of 17,799 SF or 54.58% building pad coverage. This exceeds the maximum 30% guideline by 24.58%.

***PREVIOUS:** The previous structural coverage was as follows: the total proposed structural coverage was 17,802 SF or 6.79%, which is well below the 20% maximum (with deductions). The proposed flatwork coverage was 18,715 SF or 7.13%, which was below the 15% maximum. The total proposed structural and flatwork coverage for the entire lot with deductions was 37,587 SF or 14.33%, which was well below the 35% maximum.*

REVISED: Pad 1: Main Residence will be developed with a 32,610 SF building pad area for a

total of 17,799 SF, or 54.58% building pad coverage. This exceeds the maximum 30% guideline by 24.58%.

PREVIOUS: *Pad 1: Main Residence will be developed with a 33,660 SF building pad area for a total of 17,410 SF, or 51.72% building pad coverage. This exceeds the maximum 30% guideline by 21.44%.*

REVISED: **Pad 2:** ADU Pad will be developed with a 1,610 SF building pad area and a total of 700 SF, or 43.48% building pad coverage. This exceeds the maximum 30% guideline by 10.5%.

PREVIOUS: *Pad 2: ADU Pad – will be developed with a 1,610-square-foot building pad area with a total of 652 square feet or 40.50% building pad coverage. This exceeds the maximum 30% guideline by 13.48%.*

NO CHANGES: Pad 3: Stable Pad will be developed with a 2,900-square-foot building pad area and a total of 1,340 square feet, or 46.21% building pad coverage. This exceeds the maximum 30% guideline by 16.21%.

Disturbance

REVISED: The total disturbed area for the lot will be 87,770 square feet, or 33.45% of the lot (40% maximum permitted). The previous proposed disturbed area was 87,920 square feet, or 33.51% of the lot (40% maximum permitted). This is less -150 SF and less -0.06%.

PREVIOUS: *The total disturbed area for the lot will be 87,920 SF or 33.51.24% of the lot (40% maximum permitted). The previous proposed disturbed area was 92,460 SF or 35.24% of the lot (40% maximum permitted). This is less -4,540 SF and less -1.73%.*

Stable/Corral

There are no changes to the proposed stable located in the front yard. The project proposes a 1,225 SF one-story stable with 2 stalls, a tack room/office, 2 bathrooms, a tack workspace, feed/counter space, and a large agricultural space with a garage accessible from the circular driveway. The ridgeline of the new stable is 13.9 feet maximum height. The stable is accessible from a driveway that is connected off of the northwest portion of the oval-shaped driveway. The previous proposed stable was a 1,940 SF one-story stable, this is less -715 SF.

Site Access

There are no changes to the new driveway apron, which will be located at Crest Road East on the northeast side of the lot and will provide access to the oval driveway. The driveway will be 15 feet wide, leading to a stable storage garage, motor court, main entry to the house, and garage. The proposed continuous driveway allows for the simplest path between all structures, with a garage in the main residence accommodating four vehicles, suitable per RH guidelines for the main house, guest house, and ADU parking requirements. The center of the oval driveway will be landscaped with native trees, native plants, a native pollinator meadow, and a 110 SF water feature. An entry gate with pilasters will be located at the driveway entrance.

Walls

There are no changes to the walls. The RHMC Section 17.16.190(F), requires a Site Plan

review for any walls that exceed 3 feet high. Such walls require a variance if located in the front yard. The project proposes 6 wall sections (A, B, C, D, E, & F).

- Wall A is located at the east wing of the main residence and connects to the guest house. It has a maximum height of 2.5 feet and an average height of 2.5 feet.
- Wall B is a 3-foot-high retaining wall located at the west wing of the main residence along the swimming pool.
- Wall C is located along the south portion of the mound and extends along the south portion of the driveway with a maximum height of 5 feet high with an average height of 4 feet high (Wall C requires a Variance).
- Wall D is located on the west portion of the mound and west portion of the driveway. The maximum height is 5 feet high, with an average height of 4.1 feet (Wall D requires a variance).
- Wall E located along the southern portion of the driveway, is a maximum of 2.5 feet high with an average height of 2.1 feet.
- Wall F is located just north of the stable walkway, and the maximum height is 3 feet high with an average of 2.4 feet high.

Landscaping

The revised project proposes 65,000 square feet of landscaping, and the previous project proposed 58,050 square feet of new native landscape area and 3,000 square feet of a native pollinator meadow area with a water feature. The project proposes seven Lyonothamnus Floribundus trees that will grow up to a maximum height of 20 feet and maximum width of 12 feet. The previous proposal included Coast Live Oak Trees, which can grow up to 80 feet tall in the mound. See Attachment 6 for the landscape review.

Building Height and Pad Elevations (Pads 1 - 3)

There are no changes; the new residence, basement, and attached garage will be developed on the lower southern portion of Pad 1 with a maximum ridge height of 12 feet 9 inches; the ridgeline of these structures will be about 31 feet below Crest Road East. The maximum height of the chimneys is 19 feet 2 inches. The main residence includes eaves that will extend a maximum of 8 feet. The basement and atrium are located at the V section of the main residence under the proposed deck. The elevations on Page A201 of the plans show that there is a 5-foot maximum retaining wall just above the finished grade. The guest house will be 13 feet and 2 inches in height; the ridgeline of the structure will be about 31 feet below Crest Road East.

The front upper east portion of the lot (Pad 2) will consist of a corral and stable. The stable will be 13 feet and 9 inches in height, and the ridgeline of the structures will be about 5 feet below Crest Road East.

The accessory dwelling unit (ADU) (Pad 3) will be 11 feet and 9 inches in height, with a ridgeline about 5 feet below Crest Road East.

Drainage

A natural drainage course is located along the western portion of the lot, and a blue line stream, which is part of the Klondike Canyon System, is located approximately 200 feet south of the southern property line of the lot. The lot is also located in proximity to the Geotechnical

Hazardous area of the City, known as the Flying Triangle; however, no part of the lot is within the Flying Triangle.

This project is subject to the Low Impact Development (LID) requirements pertaining to stormwater management, including provisions for retention of run-off on the property. LID is plan checked by Building Services after the City grants entitlements. The proposed storage system is designed to store the difference in stormwater runoff volume between the pre-and post-development conditions. The design proposes two separate drainage systems, splitting runoff between the two adjacent watercourses, to mimic the existing flow patterns.

Included in each system is a Contech Urbangreen SRPE cistern system, at the main residence pad, to intercept and store runoff as follows:

1. The eastern system will collect runoff from the ADU, easterly driveway, easterly half of the residence and residential pad, and guest house.
2. The western system will collect runoff from the stable/corral, westerly driveway, westerly half of the residence and residential pad, and pool area.
3. Each system:
 - a. Will first pass runoff through a Contech inline CDS pre-treatment system to remove trash, debris, and suspended solids. Runoff will then enter the storage barrels.
 - b. Downstream of the storage barrel will be a second manhole with a pump, supplying the irrigation system. Runoff impounded in the storage tanks will be used to irrigate the site after the storm has passed.
 - c. Above the soffit of the storage barrel, an overflow pipe will direct runoff exceeding the storage capacity and discharge to the watercourse below through an erosion-control outlet structure.

Utility Lines / Septic Tank

All utility lines for the development will be required to be placed underground. The Los Angeles County Public Health department will review the septic system (location to be determined).

Rolling Hills Community Association Review

Rolling Hills Community Association will review this project at a later date.

Public Participation

On May 6, 2024, Mr. Paul Huh and Jane Huh, the residents of 20 Crest Road East, came into the City to review the project and express their concerns regarding any view obstructions at 23 Crest Road East. Mr. Paul Huh sent an email to staff on May 21, 2024, opposing any obstructions above the Crest Road East ocean view. See Attachment 5.

On June 10, 2024, Mr. Charlie Raine, the resident at 4 Pinto Road, came into the City to review the drainage plans for 23 Crest Road East. He expressed his concerns regarding the capacity of cisterns, impermeable and permeable surfaces, excess water flowing into the canyon, future storm drain pipe that the applicant can tie into, and storm drain plans.

Environmental Review

The project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) under Class 3, Section 15303. New construction of a

single-family residence and accessory structures.

SITE PLAN REVIEW CRITERIA

RHMC Section 17.46.010 Purpose.

The site plan review process is established to provide discretionary review of certain development projects in the City for the purposes of ensuring that the proposed project is consistent with the City's General Plan; incorporates environmentally and aesthetically sensitive grading practices; preserves existing mature vegetation; is compatible and consistent with the scale, massing and development pattern in the immediate project vicinity; and otherwise preserves and protects the health, safety and welfare of the citizens of Rolling Hills.

RHMC Section 17.46.50 Required findings.

The Commission shall be required to make findings in acting to approve, conditionally approve, or deny a site plan review. No project which requires site plan review approval shall be approved by the Commission, or by the City Council on appeal unless the following findings can be made:

1. The project complies with and is consistent with the goals and policies of the general plan and all requirements of the zoning ordinance; 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;
2. The project is harmonious in scale and mass with the site, the natural terrain and surrounding residences;
3. 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 landforms (such as hillsides and knolls);
4. Grading has been designed to follow the natural contours of the site and to minimize the amount of grading required to create the building area;
5. Grading will not modify existing drainage channels nor redirect drainage flow unless such flow is redirected into an existing drainage course;
6. 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;
7. The project is sensitive and not detrimental to the convenient and safe movement of pedestrians and vehicles; and
8. The project conforms to the requirements of the California Environmental Quality.

CONDITIONAL USE PERMIT CRITERIA

RHMC Section 17.42.50 Basis for approval or denial of conditional use permit.

The Commission (and Council on appeal), in acting to approve a conditional use permit application, may impose conditions as are reasonably necessary to ensure the project is consistent with the General Plan, compatible with surrounding land use, and meets the provisions and intent of this title. In making such a determination, the hearing body shall find that the proposed use is in general accord with the following principles and standards:

1. That the proposed conditional use is consistent with the General Plan;
2. That the nature, condition, and development of adjacent uses, buildings, and structures have been considered, and that the use will not adversely affect or be materially detrimental to these adjacent uses, buildings or structures;
3. That the site for the proposed conditional use is of adequate size and shape to accommodate the use and buildings proposed;
4. That the proposed conditional use complies with all applicable development standards of the zone district;
5. That the proposed use is consistent with the portions of the Los Angeles County Hazardous Waste Management Plan relating to siting and siting criteria for hazardous waste facilities;
6. That the proposed conditional use observes the spirit and intent of this title.

CRITERIA FOR VARIANCE

RHMC Section 17.38.050 Required 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 the Planning Commission's decision to adopt Resolution No. 2024-06 approving the project.

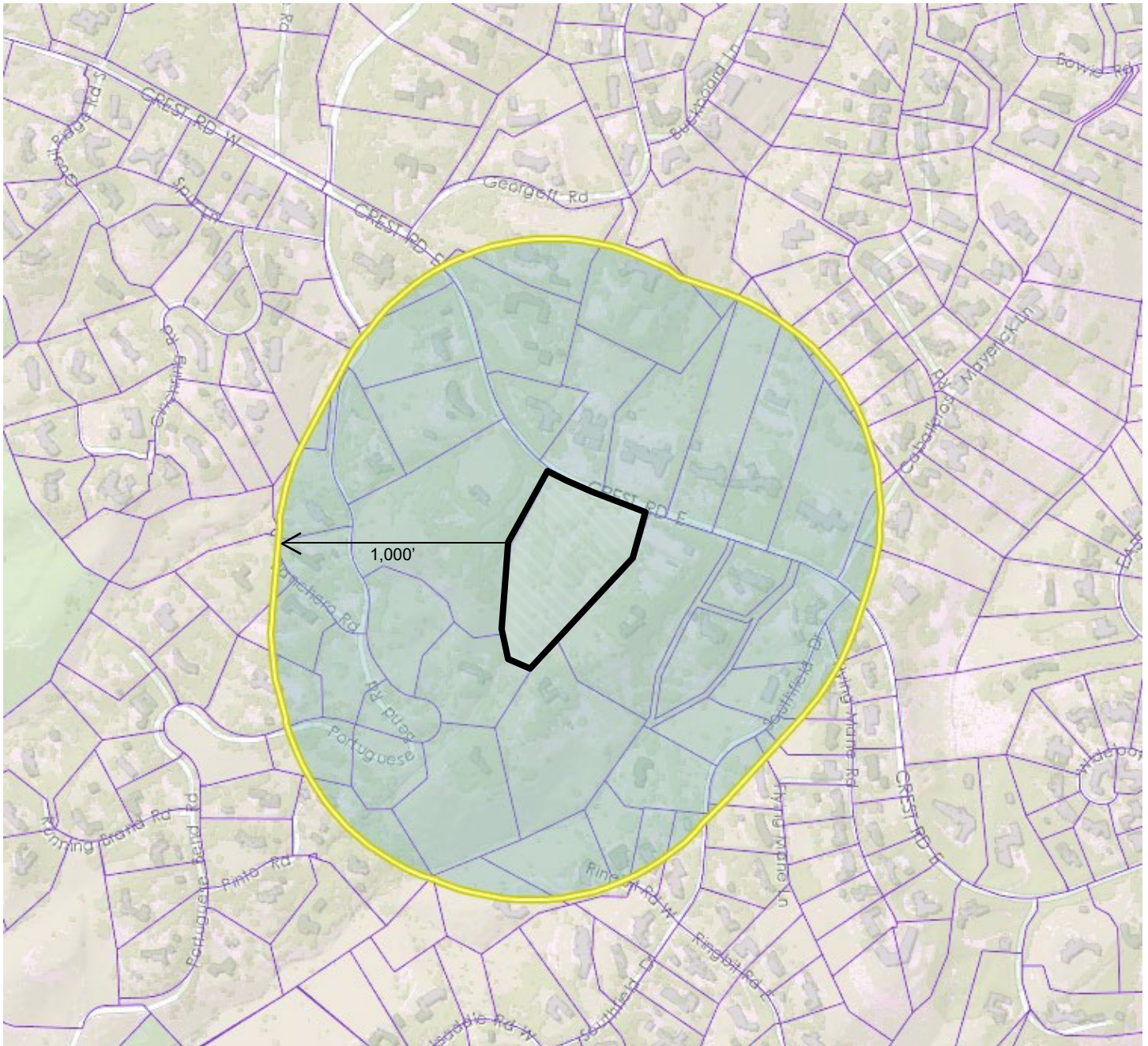
ATTACHMENTS:

Attachment 1: [PL_ADR_240711_23CRE_RadiusMap_VicinityMap_Google.pdf](#)
 Attachment 2: [PL_ADR_240607_23CrestRdE_ZC23-070_DevelopmentTable.pdf](#)
 Attachment 3: [2024-06_PC_Resolution_23CrestRoadE_ZC23-070_F_E.pdf](#)
 Attachment 4: [240613_23 Crest Road East_ZC23-070_PhotosForPCAgenda6.18.24.pdf](#)
 Attachment 5: [PL_ADR_240521_23CrestRdE_ZC23-070_EmailfromPaulHuh.pdf](#)
 Attachment 6: [Attachment06_LandscapeReviewComments_23CrestRoadEast \(ZC23-070\)](#)
 Attachment 7: [240605_Comparison Table_23 Crest Road East_PCMeeting_6.18.24v2.pdf](#)
 Attachment 8: [240618_23 Crest Road East_ZC23-](#)

070_GradingBreakdownForPCAgenda6.18.24.pdf

Attachment 9: 240605_ChangeLog_23 Crest Road East_PCMeeting_6.18.24.pdf

PL_ADR_23CrestRdE_ZC23-070_240715_Plan_9thSubmittal_CCMeeting7.22.24.pdf



City of Rolling Hills

ROLLING HILLS, CA 90274

TITLE VICINITY MAP

CASE NO. Zoning Case No. 23-070

Site Plan Review, Conditional Use Permits, Variances

OWNER OGASAWARA

ADDRESS 23 Crest Road East, Rolling Hills 90274

SITE ☐

Vicinity Map: 23 Crest Road East



Development Table for 23 Crest Road East Zoning Case No. 23-070 Planning Commission Meeting June 18, 2024

Site Plan Review, Conditional Use Permit Variance	EXISTING	PROPOSED PAD NO. 1	PROPOSED PAD NO. 2	PROPOSED PAD NO. 3	TOTAL
New 14,680 SF single family residence with 7,849 SF basement, atrium, 1,000 SF garage, 600 SF guest house, 1,225 SF stable, 280 SF pool, new driveway apron, circular driveway, decks, motor court, retaining walls, concrete stairs, and landscape	Vacant Lot	Main Residence, Garage, Guest House, Swimming Pool, Decks, Retaining Walls, Entryways, Atrium, Water feature	Accessory Dwelling Unit (ADU)	Structure Stable with Agricultural Storage and Corral	
RA-S- 2 Zone Setbacks Front: 50 ft. from front easement line Side: 35 ft. from side property line Rear: 50 ft. from rear easement line					
Net Lot Area	262,368 SF	—	—	—	262,368 SF
Residence	0 SF	14,680 SF	—	—	14,680 SF
Garage	0 SF	1,000 SF	—	—	1,000 SF
Swimming Pool/Spa	0 SF	280 SF	—	—	280 SF
Pool Equipment	0 SF	155 SF	—	—	155 SF
Guest House	0 SF	600 SF	—	—	600 SF
Accessory Dwelling Unit (ADU)	0 SF	—	700 SF	—	700 SF
Stable	0 SF	—	—	1,225 SF	1,225 SF
Basement	0 SF	7,849 SF	—	—	7,849 SF
Depth of Basement	0 SF	10 FT	—	—	10 FT
Entryway, Breezeway	0 SF	0 SF	—	—	0 SF
Attached Covered Porches	0 SF	480 SF	—	—	480 SF
Detached Structures:					
Guest House	0 SF	600 SF	—	—	600 SF
Water Feature	0 SF	115 SF	—	—	115 SF
Trellis	0 SF	415 SF	—	—	415 SF
Raised Deck	0 SF	0 SF	—	—	0 SF

Development Table for 23 Crest Road East Zoning Case No. 23-070_Planning Commission Meeting June 18, 2024

Service Yard	0 SF	95 SF	—	—	95 SF
	EXISTING	PROPOSED PAD NO. 1	PROPOSED PAD NO. 2	PROPOSED PAD NO. 3	TOTAL
Grading	0 CY	19,052 CY Cut 9,337 CY Fill	—	—	28,389 CY
Structural Coverage (20 % maximum)	0 SF	18,970 SF (7.23%)	—	—	18,970 SF (7.23%)
Flatwork Coverage (15% maximum)	0 SF	18,385 SF (7.01%)	—	—	18,385 SF (7.01%)
Total Structural & Flatwork Coverage (35% maximum)	0 SF	37,355 SF (14.24%)	—	—	37,355 SF (14.24%)
Disturbance (40% maximum)	0 SF	87,770 SF (33.45%)	—	—	87,770 SF (33.45%)
Building Pad 1 Area	0 SF	32,610 SF	—	—	32,610 SF
Building Pad Coverage	0 SF	17,799 SF (54.58%)	—	—	17,799 SF (54.58%)
Building Pad 2 Area	0 SF	—	1,610 SF	—	1,610 SF
Building Pad Coverage	0 SF	—	700 SF (43.48%)	—	700 SF (43.48%)
Building Pad 3 Area	0 SF	—	—	2,900 SF	2,900 SF
Building Pad Coverage	0 SF	—	—	1,340 SF (46.21%)	1,340 SF (46.21%)

RESOLUTION NO. 2024-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF ZONING CASE NO. 23-070 FOR A SITE PLAN REVIEW TO DEVELOP A VACANT LOT INCLUDING NON-EXEMPT GRADING AND THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE WITH BASEMENT, RETAINING WALLS EXCEEDING A HEIGHT OF 3 FEET (UP TO A MAXIMUM HEIGHT OF 5 FEET), DRIVEWAY WITH PORTIONS THAT EXCEED A WIDTH OF 20 FEET, AND OTHER IMPROVEMENTS; CONDITIONAL USE PERMITS FOR CONSTRUCTION OF A STABLE, CORRAL, DETACHED TRELLIS, AND GUEST HOUSE; AND VARIANCES TO ALLOW THE STABLE, CORRAL, SWIMMING POOL, AND RETAINING WALLS TO ENCROACH INTO THE FRONT YARD, ALLOW A PORTION OF THE CORRAL TO ENCROACH INTO THE FRONT YARD SETBACK, CONSTRUCT RETAINING WALLS EXCEEDING THE MAXIMUM AVERAGE HEIGHT OF TWO-AND-ONE-HALF FEET, CONSTRUCT A BASEMENT WITH A PORTION EXTENDING BEYOND THE BUILDING WALLS OF THE RESIDENCE, CONSTRUCT DECKS/PATIOS MORE THAN ONE FOOT ABOVE GRADE, AND ALLOW GRADING EXPORT FOR A PROPERTY LOCATED AT 23 CREST ROAD EAST, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 132A-MS) (OGASAWARA)

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

Section 1. On June 2, 2023, application was filed by the applicant, Frank Escher of Escher, Gune, Wardena Architecture on behalf of the property owner Yuki Ogasawara, to request approval to construct on the vacant lot at 23 Crest Road East. The proposed project under Zoning Case (ZC) No. 23-070 includes a new 14,680-square-foot (SF) single-family residence with a 7,849 SF basement, 1,000 SF attached garage, 1,225 SF stable, 5,190 SF corral, 652 SF accessory dwelling unit (ADU), 600 SF guest house, 280 SF swimming pool, 155 pool equipment, 480 square feet of attached covered porches, service yard, lightwells, maximum five- foot-high retaining walls, walkways, native landscaping, and other improvements. There is a proposed 13,480-square-foot oval driveway with access to the residence, ADU, and stable.

Section 2. The property is zoned RAS-2 and the gross lot area is 7.05 acres or 307,098 square feet. The net lot area for development purposes is 6.02 acres or 262,368 square feet. The lot is currently undeveloped and vacant. The lot is irregularly shaped and has a depth of approximately 820 feet and a width of approximately 480 feet. The property slopes downward from Crest Road East to the rear of the property. The grade elevation between the proposed main building pad and the street is approximately 42 feet. The lot is located in the southern portion of the City, and has views of the Pacific Ocean. A natural drainage course is located along the western portion of the lot and a blue line stream, which is a part of the Klondike Canyon System, is located approximately 200 feet south of the southern property line of the lot. The lot is also located in proximity to the Geotechnical Hazardous area of the City, known as the Flying Triangle.

Section 3. The Planning Commission conducted duly noticed public hearings to consider the application at its morning field trip meeting and regular meeting for the first time on January 16, 2024. Neighbors within a 1,000-foot radius were notified of the public hearings and a notice was published in the Daily Breeze on January 5, 2024. The applicant and owner were notified of the public hearings and were in attendance at the hearings. Evidence was heard and presented from all persons interested in affecting said proposal. The Planning Commission opened the meeting, took public testimony, and continued the public hearing to a later date. The Planning Commission directed staff to work with the applicant on revising the plans to address the issues.

The Planning Commission conducted duly noticed public hearings to consider the application at its morning field trip meeting and regular meeting for a second time on April 16, 2024. Neighbors within a 1,000-foot radius were notified of the public hearings and a notice was published in the Daily Breeze on April 5, 2024. The applicant and owner were notified of the public hearings and were in attendance at the hearings. Evidence was heard and presented from all persons interested in affecting said proposal. The Planning Commission opened the meeting, took public testimony, and continued the public hearing to a later date. The Planning Commission directed staff to work with the applicant on revising the plans to address the issues.

Subsequently, the applicant revised the Project, and it was brought back to the Planning Commission. The Planning Commission conducted duly noticed public hearings to consider the application at its field trip meeting and regular meeting for a third time on June 18, 2024. Neighbors within a 1,000-foot radius were notified of the public hearings and a notice was published in the Daily Breeze on April 8, 2024. The applicant was notified of the public hearings and was in attendance at the hearings. Evidence was heard and presented at the public hearings from all persons interested in affecting said proposal.

Section 4. On February 13, 2017, the City Council adopted Resolution No. 1202 approving Zoning Case (ZC) No. 902 for construction of an 11,500-square-foot new single-family residence with an 11,500-square-foot basement and appurtenances. On December 12, 2018, the Planning Commission granted a two-year time extension for ZC No. 902 to January 23, 2021. Due to COVID-19 entitlements were placed on hold and Assembly Bill 1561 created an automatic time extension. As such, the expiration date for ZC No. 902 was extended to July 22, 2022, but the permit was not used and expired.

On November 9, 2021, an application was received for development of a new 8,460-square-foot residence, basement, accessory dwelling unit (ADU), guest house, stable, swimming pool, spa, and other improvements (ZC No. 21-11). On March 15, 2022, the Planning Commission conducted a field trip and evening meeting and continued the item to April 19, 2022. However, before the April 19, 2022 meeting could take place, the applicant requested the item be pulled because the property had been sold and there was no interest in moving forward with the project as proposed. As such, the item did not return to the Planning Commission and ZC No. 21-11 was closed. Thus, the project was never approved.

On December 11, 2023, the Traffic Commission reviewed the proposed driveway and apron located on Crest Road East under the current application (ZC No. 23-070). The Traffic Commission approved the new driveway and apron.

Section 5. The Project is exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures), which exempts the construction and location of a limited number of new, small facilities or structures, including accessory structures, including but not limited to garages, carports, patios, swimming pools and fences. Here, the proposed Project includes development on a vacant lot for a new single-family residence, basement, attached garage, driveway, stable, swimming pool, ADU, guesthouse, trellis, walls, hardscape, landscape, and other residential 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 lot is vacant, and it is one of the last undeveloped lots in the neighborhood.

Section 6. Site Plan Review. Site Plan Review is required for construction of any new building or structure pursuant to Rolling Hills Municipal Code (RHMC) Section 17.46.020(A). The Project is for Site Plan Review (SPR) to develop a vacant lot including non-exempt grading and the construction of a new single-family residence, basement, attached garage, retaining walls to exceed a height of 3 feet (up to a maximum of 5 feet), oval driveway with portions that exceed a width of 20 feet, and other improvements. 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 is compatible with the General Plan and Zoning ordinance. The proposed structures comply with the General Plan requirement of low profile, low-density residential development with sufficient open space between surrounding structures. The Project maintains the maximum possible distances from adjacent neighbors. The main residence has been integrated into the existing slope to minimize grading and land disturbance by constructing a long and narrow V-shaped floor plan that closely follows the existing topography, which will reduce the visual impact from neighboring properties. The Project complies with all of the City of Rolling Hills Development standards with the exception of requiring Variances for the structures to encroach into the front yard.

The Project conforms to Zoning Code lot coverage requirements. The net lot area of the lot is 262,368 square feet (6.02 acres) per RHMC Section 17.16.060(A). The structural net lot coverage is proposed at 18,970 square feet or 7.23% (20% max. permitted) excluding exempt structures; and the total lot coverage proposed, including flatwork, would be 37,770 square feet or 14.40% (35% max. permitted). The disturbed area is 87,770 square feet or 33.45% (40% max 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 project will not adversely affect or be materially detrimental to adjacent uses, buildings, or structures; the project will be built on new building pads which enables project elements to be the least intrusive to surrounding properties. Further, the project will be a sufficient distance from nearby residences so views and privacy of surrounding neighbors will not be impacted. The main house is sited to minimize grading and minimize impact on the site below the 1293-foot contour line that defines both the Finished Floor level and the precise orientation of the wings of the house. The landscape below this line will not experience any site disturbance and will be utilized to seed and reestablish a pallet of native species back into the landscape above the house. The Project includes three new building pads: Pad #1 is for the main residence for a total of 32,610 SF; Pad #2 is for the ADU for a total of 1,610 SF; and Pad #3 is for the stable for a total of 2,900 SF.

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 proposed site plan is harmonious with the site conditions of the existing lot and neighboring lots. The integration of the into the slope following the topography enables the residence to be largely hidden from view from the street and neighboring residences, maximizing the distance between the main house and the street. The slopes being created have been rounded and it was attempted to mimic the existing natural slopes in the area.

D. The project preserves and integrates into the site design, to the greatest extent possible, existing topographic features of the site, including surrounding native vegetation, mature trees, drainage courses and land forms (such as hillsides and knolls).

There will be no significant changes to the overall drainage features on the lot. There will be minimal impact to site design, vegetation, and mature trees. The property will be landscaped in accordance with the approved landscape plan.

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

The total proposed grading for the Project is 28,389 Cubic Yards (19,052 CY of cut and 9,337 CY of fill). The excavation for the basement 3,026 CY and pool 105 CY are exempt, the Site Plan Review is for the non-exempt grading total 25,247 CY. The Grading will be balanced on site with exception to 6,584 CY of non-exempt export. The project has been designed to follow natural contours of the site and minimize grading.

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 balanced on site with exception to 9,715 cubic yards of export (3,131 CY exempt and 6,584 CY non-exempt). Grading has been minimized by integrating the main residence into the natural slope. The width of the main residence is limited to 25 feet, and the result is a long and narrow ranch house rambling along the 1293-foot contour line. The main residence is centered on its site so that runoff is not increased within existing drainage courses on either side of the lot. Control of water collected by impervious surfaces will utilize large cisterns to collect and redistribute storm-water in a controlled manner that does not alter drainage courses or runoff loads from the undeveloped state 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 or will be replaced. New vegetation will be installed in accordance with the approved landscape plan. The development will be considerate of the environment and will enhance the rural character of the community. As such, the rural character of the community is maintained and privacy is maintained with neighbors. The new landscape will utilize this plant community as the framework for all new plantings in the landscape that will enhance the existing habitat and ecological community already present on site. These native plants are well suited to the existing site without the need for irrigation beyond their establishment period of 1 to 2 years. The trees will provide visual buffers and habitat creation between neighboring properties while preserving and protecting natural drainage patterns on the site. The new landscape adjacent to Crest Road focuses largely on the reestablishment of the coastal sage scrub planting community and providing habit for the local fauna while seamlessly blending the house into the surrounding native hillside without obstructing views

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

The proposed site plan is not detrimental to convenience and safety of pedestrians and vehicles. The proposed continuous driveway allows for the simplest path between all structures, with an attached garage in the main residence accommodating four vehicles, suitable per Rolling Hills guidelines for the main house, guest house and ADU parking requirements. The open agricultural room in the stable will also facilitate storage of maintenance vehicles and equipment, as well as animal transportation equipment.

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 development on a vacant lot for a new single-family residence, basement, attached garage, driveway, stable, swimming pool, ADU, guesthouse,

trellis, walls, and other residential 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 lot is vacant, and it is one of the last undeveloped lots in the neighborhood.

Section 7. Conditional Use Permit Findings. RHMC Section 17.16.040 and 17.16.200 require a Conditional Use Permit per RHMC Section 17.16.040(A)(3) for a guest house, per RHMC Section 17.16.040(A)(6) for a stable over 200 square feet, per RHMC Section 17.16.040(A)(7) for corral over 550 square feet, and per 17.16.200(H) for a 400 SF detached trellis, respectively. The Applicant is proposing a 540 SF guesthouse located at the eastern portion of the main building pad. The Applicant is also proposing a 1,225 SF stable with two stalls and a tack room, and a 5,190 SF corral. Given the foregoing, in accordance with RHMC Section 17.42.050, the Planning Commission makes the following findings:

A. That the proposed conditional use is consistent with the General Plan.

The granting of a Conditional Use Permit for a guesthouse, stable, corral, and trellis is consistent with the purposes and objectives of the Zoning Ordinance and General Plan because the use is consistent with similar uses in the community, and meets all the applicable code development standards for such use. The Project is compatible with existing land uses as other properties in the same zone have a guest house and stable.

B. That the nature, condition and development of adjacent uses, buildings and structures have been considered, and that the use will not adversely affect or be materially detrimental to these adjacent uses, building or structures.

The nature, condition, and development of adjacent structures have been considered, and the Project will not adversely affect or be materially detrimental to these adjacent uses, buildings, or structures because the proposed guest house, stable, corral, and trellis will be located on the property with sufficient proximity to neighboring buildings and structures.

C. That the site for the proposed conditional use is of adequate size and shape to accommodate the uses and buildings proposed.

The proposed conditional uses comply with all applicable development standards in the RAS-2 Zone. The net lot area is 262,368 square feet (6.02 acres) and is adequate to support the proposed uses. The area of the site considered the "front yard", between the proposed main residence and the street, is the widest and most level part of the site. The exception to this is the location of the stable in the front yard, and the corral in the front yard setback, both are subject to variances. The property will be developed and adequate in size and shape to accommodate the proposed uses and buildings.

D. That the proposed conditional use complies with all applicable development standards of the zone district.

The proposed conditional uses comply with all applicable development standards of the RAS-2 Zone, with exception to the variances requested herein.

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

Granting the proposed conditional use for the project will be consistent with the applicable portions of the Los Angeles County Hazardous Waste Management Plan related to siting criteria for hazardous waste facilities. The project site is not listed on the current State of California Hazardous Waste and Substances Sites List. The proposed project would not constitute a hazardous waste facility.

F. That the proposed conditional use observes the spirit and intent of this title.

The proposed project allows the Applicant the ability to enjoy rights enjoyed by other residents in the City. The proposed uses are consistent with the residential character of the City.

Section 8. Variance Findings. Section 17.38.050 sets forth the required findings for granting Variances to allow the stable, corral, swimming pool, and retaining walls to encroach into the front yard, allow a portion of the corral to encroach into the front yard setback, construct retaining walls exceeding the maximum average height of two-and one-half-feet, construct a basement with a portion extending beyond the building walls of the residence, construct decks/patios more than one foot above grade, and allow grading export. With respect to this 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 location of stable and corral between the main house and the street is a design adopted by many neighbors on Crest Road East, requiring a variance to allow stables and corrals in the front yard and front yard setback. The area of the site considered the "front yard", between the proposed main residence and the street, is the widest and most level part of the site. Allowing the proposed pool and retaining walls to encroach into the front yard will be consistent with the natural slope of the existing property. The construction of retaining walls to exceed the maximum average height of two-and one-half-feet, a basement with a portion extending beyond the building walls of the residence, and construction decks/patios more than one foot above grade will minimize grading and support the development. As a result of the shape of the lot, the grading of the project requires a variance to export non-exempt grading of 3,160 CY of soil to keep the peak of the knoll below the height of the street and out of the view of neighbors.

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.

Developments similar to the proposed project, with stables and corrals in the front yard, are enjoyed by many neighbors on Crest Road East who similarly position main residences away from the street to create privacy and maximize views from their residences, all while making the equestrian uses of the neighborhood visible along the street. The variance requests are necessary for preservation and enjoyment of property rights consistent with other properties in the same vicinity and zone.

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 a variance for the Project will not be detrimental to the public welfare and will not be injurious to properties in the vicinity because it is consistent with the encroachments by the existing residences and structures.

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

The granting of the variance will allow for a development that is harmonious in scale and mass with the site, the proposed project is visually harmonious with adjacent properties and in scale with adjacent residential development.

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

The variance does not grant special privileges for the Applicant; the proposed project is similar to other properties on Crest Road East that have stables and corrals in the front yard and setbacks. The project, together with the variance, will be compatible with the objectives, policies, and general land uses 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. The proposed project would not constitute a hazardous waste facility.

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

Approvals granting the variance to allow encroachments into the front yard setback will be consistent with the General Plan of the City of Rolling Hills, which encourages residential and equestrian uses.

Section 9. Based upon the foregoing findings, and the evidence in the record, the Planning Commission hereby approves Zoning Case No. 23-070 subject to the following conditions:

A. Approval for the Site Plan Review, Conditional Use Permits, and Variances shall expire within two years from the effective date of approval as defined in RHMC Section 17.38.070 of the Zoning Ordinance unless otherwise extended pursuant to the requirements of this section.

B. If any condition of this resolution is violated, the entitlement granted by this resolution shall be suspended and the privileges granted hereunder shall lapse and upon receipt of written notice from the City, all construction work being performed on the subject property shall immediately cease, other than work determined by the City Manager or his/her designee required to cure the violation. The suspension and stop work order will be lifted once the Applicant cures the violation to the satisfaction of the City Manager or his/her designee. In the event that the Applicant disputes the City Manager or his/her designee's determination that a violation exists or disputes how the violation must be cured, the Applicant may request a hearing before the City Council. The hearing shall be scheduled at the next regular meeting of the City Council for which the agenda has not yet been posted; the Applicant shall be provided written notice of the hearing. The stop work order shall remain in effect during the pendency of the hearing. The City Council shall make a determination as to whether a violation of this Resolution has occurred. If the Council determines that a violation has not occurred or has been cured by the time of the hearing, the Council will lift the suspension and the stop work order. If the Council determines that a violation has occurred and has not yet been cured, the Council shall provide the Applicant with a deadline to cure the violation; no construction work shall be performed on the property until and unless the violation is cured by the deadline, other than work designated by the Council to accomplish the cure. If the violation is not cured by the deadline, the Council may either extend the deadline at the Applicant's request or schedule a hearing for the revocation of the entitlements granted by this Resolution pursuant to Chapter 17.58 of the Rolling Hills Municipal Code (RHMC).

C. All requirements of the Building and Construction Ordinance, the Zoning ordinance, 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 18, 2024, except as otherwise provided in these conditions. The working drawings submitted to the Department of Building and Safety for plan check review shall conform to the approved development plan. All conditions of the Site Plan Review, Conditional Use Permits, 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 Commissioner after a public hearing. Applicant shall not implement modifications or changes to the approved project without the appropriate approval from the City Manager or designee or the Planning Commission, as required.

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

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

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

G. Structural lot coverage of the lot shall not exceed 18,970 square feet or 7.23% of the net lot area (20% maximum). The flatwork coverage is 118,385 square feet or 7.01%. The total lot coverage proposed, including structures and flatwork, shall not exceed 35,590 square feet or 13.95% (35% maximum).

H. The total disturbed area will be 87,770 square feet or 33.45% (maximum 40%). Grading for this project shall not exceed 19,052 cubic yards of cut and 9,337 cubic yards of fill for a total of 28,389 cubic yards. Total export of 9,715 cubic yards, Variance granted for non-exempt 6,584 cubic yards, and export of exempt 3,131 cubic yards for the basement and swimming pool.

I. The total proposed building pad coverage for the residential main pad 1 (32,610 square foot area) is 17,905 square feet or 54.91% which is above the 30% maximum guideline. The total proposed building pad coverage for the ADU pad 2 (1,610 square foot area) will be 700 square feet or 43.48%, which exceeds the maximum 30% guideline. The total proposed for stable pad 3 (2,900 square foot area) is 1,340 square feet or 46.21% which exceeds the maximum 30% guideline.

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

K. Access to the stable and to the corral shall be decomposed granite or 100% pervious roughened material; it shall not be wider than 12 feet.

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, including the detached garage and stable, or as otherwise required by the Fire Department.

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

N. 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.

O. 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.

P. The project shall be landscaped, and continually maintained in substantial conformance with the landscaping plan on file approved by the City's landscape consultant. A detailed landscaping plan shall provide that any trees and shrubs used in the landscaping scheme for this project shall be planted in a way that screens the project development from adjacent streets and neighbors, such that shrubs and trees as they mature do not grow into a hedge or impede any neighbors' views and the plan shall provide that all landscaping be maintained at a height no higher than the roof line of the nearest project structure. In addition, the landscaping plan shall provide for screening of development with vegetation not to exceed 10 feet in height, and that the vegetation used for screening shall be planted in an off-set manner, so as to prevent it, as it grows from forming a solid hedge. The landscaping plan shall utilize to the maximum extent feasible, plants that are native to the area, are water-wise and are consistent with the rural character of the community. Plants listed as high hazardous plants under RHMC Section 8.30.015 are prohibited.

Q. The applicant shall submit a landscaping performance bond or other financial obligation, to be kept on deposit by the City, in the amount of the planting plus irrigation plus 15%. The bond shall be released no sooner than two years after completion of all plantings, subject to a City staff determination that the plantings required for the project are in substantial conformance with approved plans and are in good condition.

A Certificate of Completion shall be submitted by the project designer or contractor prior to final landscape installation inspection.

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

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

T. 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.

U. Perimeter easements, including roadway easements and trails, if any, shall remain free and clear of any improvements to advance equestrian use and emergency preparedness for evacuation within the City. Where 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.

V. Minimum of 65% of any construction materials must be recycled or diverted from landfills. The hauler of the materials shall obtain City's Construction and Demolition permits for waste hauling prior to start of work and provide proper documentation to the City.

W. *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.

X. *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.

Y. *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.

Z. 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.

AA. The property owner and/or his/her contractor/applicant shall be responsible for compliance with the no-smoking provisions in the Municipal Code. The contractor shall not use tools that could produce a spark, including for clearing and grubbing, during red flag warning conditions. Weather conditions can be found at: http://www.wrhn.noaa.gov/lox/main.php?suite=safety&page=hazard_definitions#FIRE. It is the sole responsibility of the property owner and/or his/her contractor to monitor the red flag warning conditions.

AB. Development shall drain in accordance with the approved grading and drainage plan. Drainage dissipaters shall be constructed outside of any easements. The drainage system

shall be approved by the Department of Building and Safety. If an above ground swale and/or dissipater is required, it shall be designed in such a manner as not to cross over any equestrian trails or discharge water onto a trail, shall be stained in an earth tone color, and shall be screened from any trail, road and neighbors' view to the maximum extent practicable, without impairing the function of the drainage system. In the event a storm drain pipe is installed to divert water flows through Klondike Canyon, the property owner shall use reasonable efforts to investigate the viability of creating a connection between the water overflow from the two cisterns on the property and the installed storm drain pipe..

AC. *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.

AD. *During construction*, an Erosion Control Plan containing the elements set forth in Section 7010 of the 2022 County of Los Angeles Uniform Building Code shall be followed to minimize erosion and to protect slopes and channels to control storm water pollution.

AE. 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.

AF. 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.

AG. 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.

AH. The applicants shall execute an Affidavit of Acceptance of all conditions of the Variance approval, or the approval shall not be effective.

AI. 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.

AJ. 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.

AK. 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.

AL. The stable and corral shall comply with all requirements in Sections 17.18.060 and 17.18.090, unless otherwise approved herein.

AM. Future expansion of the driveway or motor court is prohibited unless previously approved by the City. Connection to the stable and corral shall be decomposed granite or 100% pervious roughened material; it shall not be less than 6 feet wide and no wider than 12 feet.

AN. New landscaping in the Rolling Hills Community Association (RHCA) easement is prohibited unless previously approved by RHCA. Landscaping not approved by RHCA in the easement shall be removed from the final landscape plan.

AO. The ADU will require Evergreen landscape screening that must be planted and maintained between the ADU and adjacent parcels. The plant specimens for screening must not exceed the maximum roofline height of the ADU. All landscaping must be drought-tolerant. All landscaping must be from the City's approved plant list.

AP. The mound shall have a maximum elevation of 1330 feet. Landscaping on the mound shall be limited to a maximum of five Catalina Ironwood trees with a minimum clearance of six feet from ground to canopy. Three-foot-high shrubs shall be allowed atop the mound. Landscaping shall be reviewed and approved by the City's landscape consultant prior to issuance of a grading permit.

AQ. The passageway on the western side of the basement shall be angled or zigzagged. The passageway shall be redesigned on the plans and reviewed and approved by the Planning Department prior to submittal to building plan check.

PASSED, APPROVED AND ADOPTED THIS 18th DAY OF JUNE 2024.

ATTEST:


CHRISTIAN HORVATH, CITY CLERK


BRAD CHELF, CHAIRPERSON

Gregory Korte, Vice Chair

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. 2024-06 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF ZONING CASE NO. 23-070 FOR A SITE PLAN REVIEW TO DEVELOP A VACANT LOT INCLUDING NON-EXEMPT GRADING AND THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE WITH BASEMENT, RETAINING WALLS EXCEEDING A HEIGHT OF 3 FEET (UP TO A MAXIMUM HEIGHT OF 5 FEET), DRIVEWAY WITH PORTIONS THAT EXCEED A WIDTH OF 20 FEET, AND OTHER IMPROVEMENTS; CONDITIONAL USE PERMITS FOR CONSTRUCTION OF A STABLE, CORRAL, DETACHED TRELLIS, AND GUEST HOUSE; AND VARIANCES TO ALLOW THE STABLE, CORRAL, SWIMMING POOL, AND RETAINING WALLS TO ENCROACH INTO THE FRONT YARD, ALLOW A PORTION OF THE CORRAL TO ENCROACH INTO THE FRONT YARD SETBACK, CONSTRUCT RETAINING WALLS EXCEEDING THE MAXIMUM AVERAGE HEIGHT OF TWO-AND-ONE-HALF FEET, CONSTRUCT A BASEMENT WITH A PORTION EXTENDING BEYOND THE BUILDING WALLS OF THE RESIDENCE, CONSTRUCT DECKS/PATIOS MORE THAN ONE FOOT ABOVE GRADE, AND ALLOW GRADING EXPORT FOR A PROPERTY LOCATED AT 23 CREST ROAD EAST, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 132A-MS) (OGASAWARA)

was approved and adopted at a regular meeting of the Planning Commission on June 18, 2024, by the following roll call vote:

AYES: Cooley, Douglass, Vice Chair Kirkpatrick

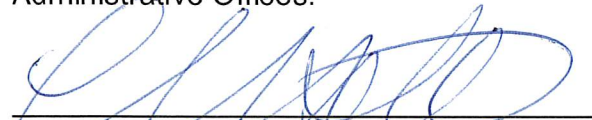
NOES:

ABSENT: Cardenas, Chair Chelf

ABSTAIN:

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

Administrative Offices.


CHRISTIAN HORVATH, CITY CLERK

23 Crest Road East (Zoning Case No. 23-070)
June 18, 2024 Planning Commission Meeting Photos

Photo #1: Taken on June 13, 2024 from top of Crest Road East looking west.



Photo 2 taken on June 13, 2024 from standing at the top of Crest Road East looking west.



Photo 3: Taken on June 13, 2024 from standing at the top of Crest Road East looking west.



From: [Paul Huh](#)
To: [Stephanie Grant](#)
Cc: [Jane Huh](#)
Subject: Fw: 27 Crest Road East - new construction
Date: Tuesday, May 21, 2024 7:46:43 AM

This is the first time you received an email from this sender (pahuh@pafco.net). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Stephanie Grant,

Thank you for meeting with me regarding the plans for 27 Crest Road East (not sure if this is the correct address).

Per our conversation, the Huh family residence on 20 Crest Road East is against any obstruction above Crest Road East street level to the ocean view.

Thank you,
Paul Huh

Confidentiality Notice: The information contained in this electronic e-mail and any accompanying attachment(s) is intended only for the use of the intended recipient and may be confidential and/or privileged. If any reader of this communication is not the intended recipient, unauthorized use, disclosure or copying is strictly prohibited, and may be unlawful. If you have received this communication in error, please immediately notify the sender by return e-mail, and delete the original message and all copies from your system. FRAUD ALERT: **Be aware! Online banking fraud is on the rise! Email accounts in this industry are targets of cyber criminals that use information in an attempt to initiate fraudulent wire requests. If you receive an e-mail or any other communication that appears to be generated from an employee of Pacific American Fish Co., Inc. that contains new, revised or altered bank wire instructions, consider it suspect and protect yourself by calling our office at a number you trust before you initiate any transfer. It is recommended that you independently research our contact information to confirm instructions and do not rely on information contained in an email signature block. Our wire instructions do not change.



DATE: January 30, 2024
TO: Stephanie Grant
FIRM: City of Rolling Hills
FROM: Carrie Mandarino
PROJECT: 23 Crest Road E
SUBJECT: Conceptual Landscape Plan Review

Dear Stephanie,

Thank you for the opportunity to review the conceptual landscape plan for 23 Crest Road East located in the City of Rolling Hills. The landscape plans have been reviewed for compliance with the Model Water Efficient Landscape Ordinance (MWELo). Landscape plans were reviewed for appropriateness and adaptability of selected plants, water efficient irrigation design, and the use of design elements that enhance the character of the community. Review of hardscape and precise grading and drainage are not included.

Model Water Efficient Landscape Ordinance (MWELo) Compliance

Landscape plans have been reviewed for compliance with The City of Rolling Hills Water Efficient Landscape Ordinance No. 361.

This is a Conceptual Plan submittal with approximately 83,000 s.f. of landscape. The MAWA and ETWU calculations for the project are not provided. Refer to the City of Rolling Hills Water Efficient Landscape Submittal Package for plan requirements and Water Efficient Landscape Worksheet. Use the Eto of 39.7 for City of Rolling Hills in the calculations. Include the water feature in the ETWU calculation with a 1.0 plant factor and 1.0 irrigation efficiency (1.0 ETAF). Show the fountain as a high hydrozone, and provide a hydrozone map.

The proposed plant palette is comprised low water use native plants. Three groups of low water use zones are shown and include a Native Meadow, Native Garden, and Native Chaparral. Photos with plant water use are shown and checked per WUCOLS IV Region 3 South Coastal.

The Project Application needs to be submitted. Show a Statement of Compliance with the Landscape Ordinance, and a note requiring a 3-inch layer of mulch on the plan. Planting notes should include soil preparation with amendments for planting.

Irrigation Plan

An irrigation plan was not submitted. A Conceptual Plan for Water Management was included. Provide an irrigation plan showing equipment location and a legend.

*Environmental Design Associates
14121 Sawston Circle . Westminster, CA 92683
Phone 714.350.6910*

1

Planting Plan

The plant palette is comprised of a variety of low water use trees, shrubs, succulents, grasses, and ground cover that are adapted to the local climate and conditions on site. Three plant palette zones of low water use plants are shown including, Native Meadow, Native Garden, and Native Chaparral. Photos of plants are included with the WUCOLS Water Use.

Low water use native trees specified include: *Quercus agrifolia* and *Lyonothamnus*.

Moderate water use *Cercis* 'Forest Pansy' is also specified.

Planting details are shown. Planting notes should also be provided with soil preparation and amendments.

City Requirements and Notes

Per City of Rolling Hills requirements, trees specified shall not grow taller than the roof ridge height. Species of concern that grow taller than this include *Quercus agrifolia* and *Lyonothamnus*. *Cercis* 'Forest Pansy' trees are acceptable. Trees should also be located so that neighboring views are not obstructed. Show the mature tree height in legend. No City prohibited tree species are shown on the plan.

No planting is allowed in the RHCA easement. In addition, hedges are not allowed in Rolling Hills. The Toyon hedge shown at the edge of the property should be spaced in an uneven pattern approximately 15 feet minimum apart so as not to create a hedge.

The following notes should be added to the Plan:

No landscaping shall be allowed in the RHCA easement.

Trees specified shall not grow higher than the height of the roof ridge.

Trees shall be planted in locations that do not hinder views from the adjacent lots.

Trees are required to be maintained to a height not to exceed the roof ridge and so that views from adjacent lots are not obstructed.

Hedges are not allowed.

Required Revisions for MWELC Compliance

- Provide Water Efficient Landscape Worksheet project calculations.
- Include water feature in calculations as a high hydrozone with a 1.0 ETAF.
- Provide required notes on plan: Statement of Compliance with Landscape Ordinance, and 3-inches of mulch required in all planting areas.
- Provide irrigation plan with legend, notes/specifications, and details.
- Provide planting plan with legend, and notes/specifications.
- Specify smaller trees with acceptable mature tree height below roof ridge. Locate trees so that neighboring views are not obstructed. Show mature height in legend.
- Space Toyon shrubs so as not to create a hedge.
- Add City Required Notes shown above to plan.

Installation Note

The irrigation and planting plans shall be installed per the approved landscape plan documentation package. Any changes or substitutions to plans shall be subject to approval by the planning department and landscape architect for the City.

A Certificate of Completion shall be submitted by the project designer or contractor prior to final landscape installation inspection.

I appreciate the opportunity to assist with the review of this landscape plan and would be happy to discuss any questions you may have.

Respectfully submitted,
Environmental Design Associates

Carrie Mandarin, RLA #4769

Comparison Table

Comparison Table: 2017 Hynes, 2022 Dark Moon Ranch, and 2023 Ogasawara Orig. and Rev-1 Proposals					
	Hynes 2017	Dark Moon Ranch 2022	Ogasawara 1/16/24	Ogasawara 4/16/24	Ogasawara 6/18/24
Architecture					
Main Residence and Garage	11,520 sf	9,970 sf	13,000 sf	14,680 sf	14,680 sf
Basement	10,400 sf	8,460 sf	7,610 sf	8,240 sf	7,849 sf
Covered Porches	2,500 sf	2,165 sf	480 sf	480 sf	480 sf
Guest House	800 sf	800 sf	540 sf	600 sf	600 sf
Guest House Porches	369 sf	570 sf	0 sf	0 sf	0 sf
Stable	2,092 sf	2,456 sf	1,940 sf	1,225 sf	1,225 sf
Stable Porches	350 sf	1,225 sf	0 sf	0 sf	0 sf
Misc Accessory Structures	956 sf	882 sf	300 sf	1,070 sf	1,070 sf
Raised Deck	0 sf	520 sf	0 sf	0 sf	0 sf
Pool	864 sf	1,230 sf	270 sf	315 sf	280 sf
Hardscape	8,100 sf	6,390 sf	6,430 sf	5,595 sf	5,595 sf
Primary Driveway	8,860 sf	8,050 sf	16,100 sf	13,480 sf	13,480 sf
Secondary Driveway	600 sf	1,850 sf	0 sf	0 sf	0 sf
Disturbance	95,850 sf	104,850 sf	92,460 sf	87,920 sf	87,770 sf
Mound Height	n/a	n/a	1335'	1335'	1330'
Structure					
Total Structures	29,851 sf	28,178 sf	17,184 sf	18,872 sf	18,970 sf
Total Structures (excluding Basment)	19,451 sf	19,718 sf	9,574 sf	10,632 sf	11,121 sf
Total Flatwork	17,560 sf	16,290 sf	20,520 sf	18,714 sf	18,385 sf
Total Structures and Flatwork	47,411 sf	44,468 sf	37,704 sf	37,587 sf	37,770 sf
Total Structures (excluding Basment) and Flatwork	37,011 sf	36,008 sf	30,094 sf	29,347 sf	29,921 sf
Grading					
Cut	15,185 cy	14,600 cy	16,980 cy	17,320 cy	19,052 cy
Fill	7,300 cy	9,310 cy	11,950 cy	11,405 cy	9,337 cy
Over-excavation	11,750 cy	17,510 cy	3,760 cy	3,760 cy	3,760 cy
Recompaction	13,885 cy	22,800 cy	5,400 cy	5,400 cy	5,400 cy
Total Cut and Fill	22,485 cy	23,910 cy	28,930 cy	28,725 cy	28,389 cy
Total Overall	48,120 cy	64,220 cy	38,090 cy	37,885 cy	37,549 cy

RECEIVED

City of Rolling Hills
By _____

6.5.24

OVERALL SITE GRADING		
	April 16, 2024	June 18, 2024
Cut (C.Y.)	19,052	19,052
Fill (C.Y.)	9,337	9,337
Over-Excavation	3,760	3,760
Re-Compaction (C.Y.)	5,400	5,400
Total Grading (C.Y.)	28,389	28,389
Total Allowable Export (C.Y.) (Exempt)	3,160	3,131
Total Export (C.Y.) (Non-exempt)	2,755	6,584

CUT/EXCAVATION BREAKDOWN					
CUT/EXCAVATION	CUBIC YARDS 4/16/24	CUBIC YARDS 6/18/24	MAXIMUM DEPTH FEET 4/16/24	MAXIMUM DEPTH FEET 6/18/24	LOCATION
For House/Addition	4,370	5,363	11.1	13.6	At Structure
Stable	63	63	3.3	3.3	
ADU	61	61	3.8	3.8	
Driveways	2,960	2,848	15.0	15.0	
Yard Areas	2,946	3,826	15.1	15.1	At toe of slope
Basement Excavation	3,050	3,026	10.0	10	
Pool/Spa Excavation	110	105	4.5	4.5	
Total Overexcavation	3,760	3,760	3.0	3.0	
TOTAL CUT	17,320	19,052	16.4	16.4	

FILL/RECOMPACTION BREAKDOWN					
FILL/RECOMPACTION	CUBIC YARDS 4/16/24	CUBIC YARDS 6/18/24	MAXIMUM DEPTH FEET 4/16/24	MAXIMUM DEPTH FEET 6/18/24	LOCATION
For House/Addition	25	12	3.2	3.2	At Structure
Stable	202	202	6.8	6.8	
ADU	10	10	1.8	1.8	
Driveways	553	457	6.9	6.9	
Yard Areas	5,215	3,256	11.9	11.9	At top of slope
Basement Recompaaction	0	0	0	0	
Pool/Spa Recompaaction	0	0	0	0	
Total Recompaaction	5,400	5,400	3.0	3	
TOTAL FILL	11,405	9,337	11.9	11.9	

Updated for June 18, 2024 Planning Commission Meeting

Architectural Changelog for 23 Crest Road East

Rev. 2024/06/13

Main House

- Building footprint moved 9'-5" North and 3'-5" West.
- Southwest building corner from property line 57'-9" (Previous 65'-9")
- Building east wing rotated clockwise 5 deg.
- Pool deck area 1,100 sf (Previous 1,500 sf)
- All basement area under covered porch has been removed.
- Basement area 7,849 sf (Previous 8,240 sf)

Guest House

- Building footprint rotated counterclockwise 12 deg.
- Southeast building corner from property line 55'-1" (Previous 51'-3")

Civil

- Total grading 28,389 cy (Previous 28,725 cy)
- Total Structure 18583 sf (Previous 18,872 sf)
- Total disturbed area 87,770 sf (Previous 87,920 sf)
- Total flatwork 18,385 sf (Previous 18,715 sf)
- Primary driveway 13,480 sf (Previous 16,100 sf)
- Paved walks, patio areas 2,445 sf (Previous 4,010 sf)

Site

- Mound height 1330' (Previous 1335')

OGASAWARA RESIDENCE
23 CREST ROAD EAST
ROLLING HILLS, CA 90274

Project Description

Construction of a new 5 bedroom 6 bathroom + 3 powder room ranch style house with basement and pool, guest house, mixed-use stable (with corral, tack, and office/admin space), ADU, covered pavilion downslope from the house, gate and driveway, in addition to areas of new and restored landscape with new palms and restored/reestablished existing trails that connect the various buildings and landscape elements across the site. Landscape will consist of combination of preservation strategies, reestablishing of native species on site, and addition of appropriately sized plant species to screen views of buildings from the street while preserving view corridors of neighbors. The approach to the land was driven by a study of the existing contours of the site so that the massing and orientation of the proposed buildings carefully follow the topography, while minimizing site disturbance. The project was also informed by a study of the previously approved design for this site (2017) and the City of Rolling Hills review criteria, so that pre-existing approved strategies for water management (sensitive to downhill) properties in the runoff zone of 23 Crest Rd. E), minimal grading, and view preservation were central to the design process and are reflected in this design proposal for 23 Crest Road East.

Project Directory

OWNER:
Yukiko Ogasawara
3 Flying Mane Ln.
Rolling Hills, CA 90274
Tel: 310.779.1982

ARCHITECT:
Escher GuneWardena Architecture
815 Silver Lake Boulevard
Los Angeles, CA 90026
admin@egarch.net
Office: 323-665-9100
Fax: 323-665-9103

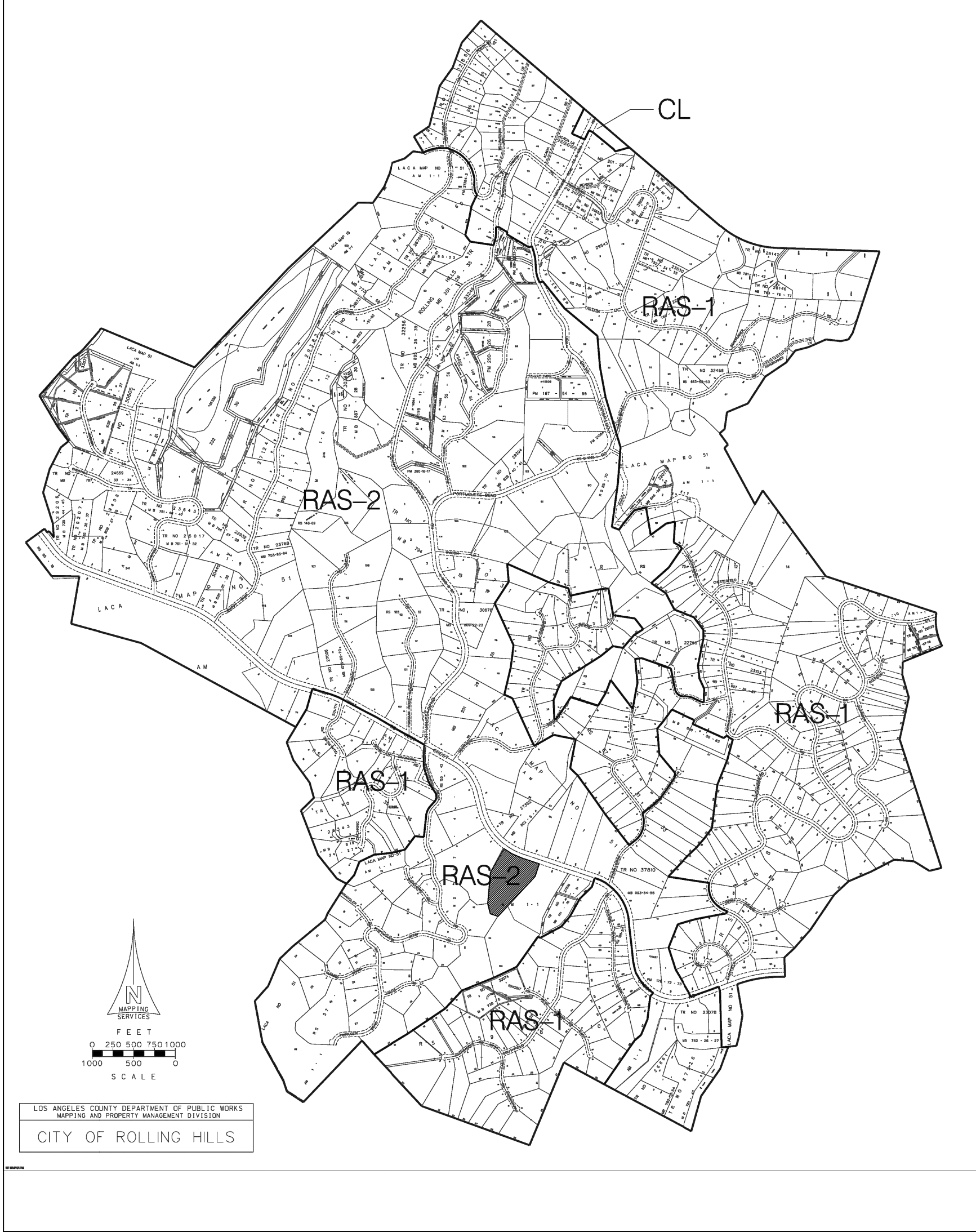
CIVIL ENGINEER:
Dan Bolton
Bolton Engineering
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Lomita, CA 90277
Tel: 310.325.5580
Fax: 310.325.5581
dbolton@boltonengineering.com

LANDSCAPE ARCHITECT
David Godshall & Kasey Toomey
Terenzo
3401 Glendale Blvd.
Los Angeles, CA 90039
Tel: 818.909.9912

Drawing Index

General	
G101	Cover Sheet
G102	Survey
G103	Site Photos
G104	Land Use Tables
G105	Site Planning Diagrams
G106	View Corridor Diagrams
G107	Site Renderings and Material Key
Civil	
C1	Overall Site Plan
C2	Existing Conditions
C3	Prelim Grading Plan
C4	Site Sections
C5	Civil Details
C6	Earthwork Color Exhibit
Landscape	
L100	Conceptual Landscape Plan
L101	Existing and Proposed Tree Plan
L200	Landscape Details
L201	Landscape Details
L300	Planting Zone Diagram
L301	Conceptual Plant Images
L302	Conceptual Plant Images
Architectural	
AS101	Architectural Site Plan
A101	Basement Plan Overall
A102	First Floor Plan Overall
A103	Roof Plan Overall
A104	Basement Plan Enlarged
A105	First Floor Plan Enlarged East
A106	First Floor Plan Enlarged Central
A107	First Floor Plan Enlarged West
A108	Main House Elevations
A109	Stable Plans and Elevations
A110	ADU Plans and Elevations
A111	Guest House Plans and Elevations

City Map



Applicable Codes

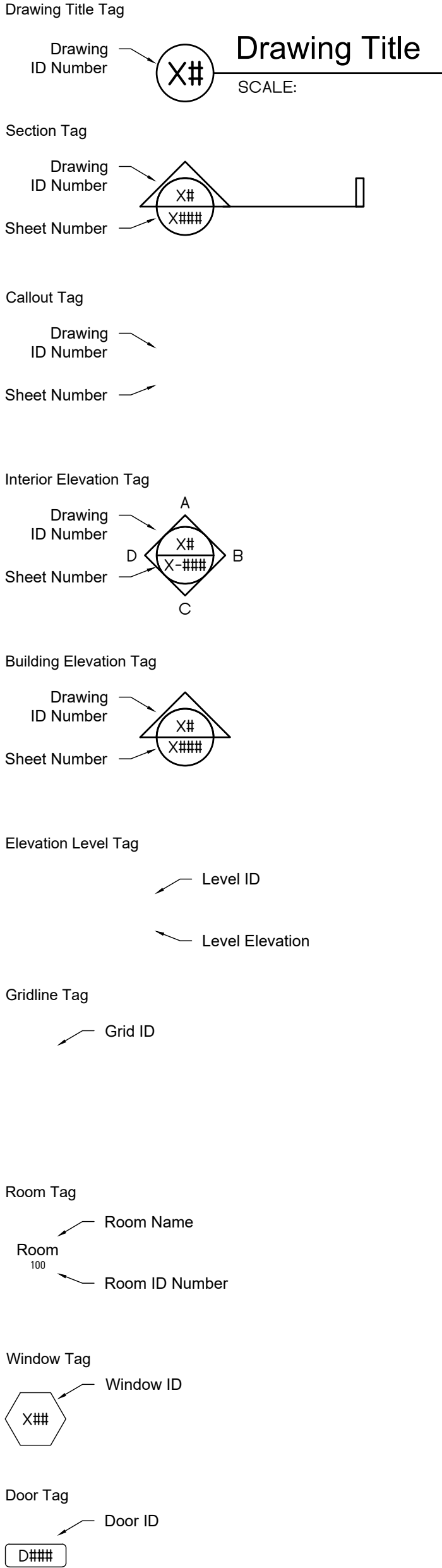
2017 RHCA Building Regulations
RH California Code of Ordinances

2019 California Historic Building Code
2019 California Residential Code (Volume 1 and 2)
2019 California Electrical Code
2019 California Mechanical Code
2019 California Plumbing Code
2019 California Energy Code
2019 California Green Building Standards Code
2020 Los Angeles Building Code

Abbreviations

AFF	Above Finish Floor
@	At
BO	Bottom of (X)
BW	Bottom of Wall
CL	Center Line
CCNC	Concrete
EQ	Equal
EQ	Existing
FF	Finish Floor
FS	Finish Surface
HT	Height
INT	Interior
NR	Non-Rated
SF	Square Feet
TBD	To Be Determined
TO	Top of (X)
TW	Top of Wall
TYP	Typical
UNO	Unless Noted Otherwise
W/	With
VIF	Verify in Field

Symbols



NOTES

04/16/24 Site Planning Hearing
No. Date Issuance

Ogasawara Residence

23 Crest Road
Rolling Hills, CA 90274

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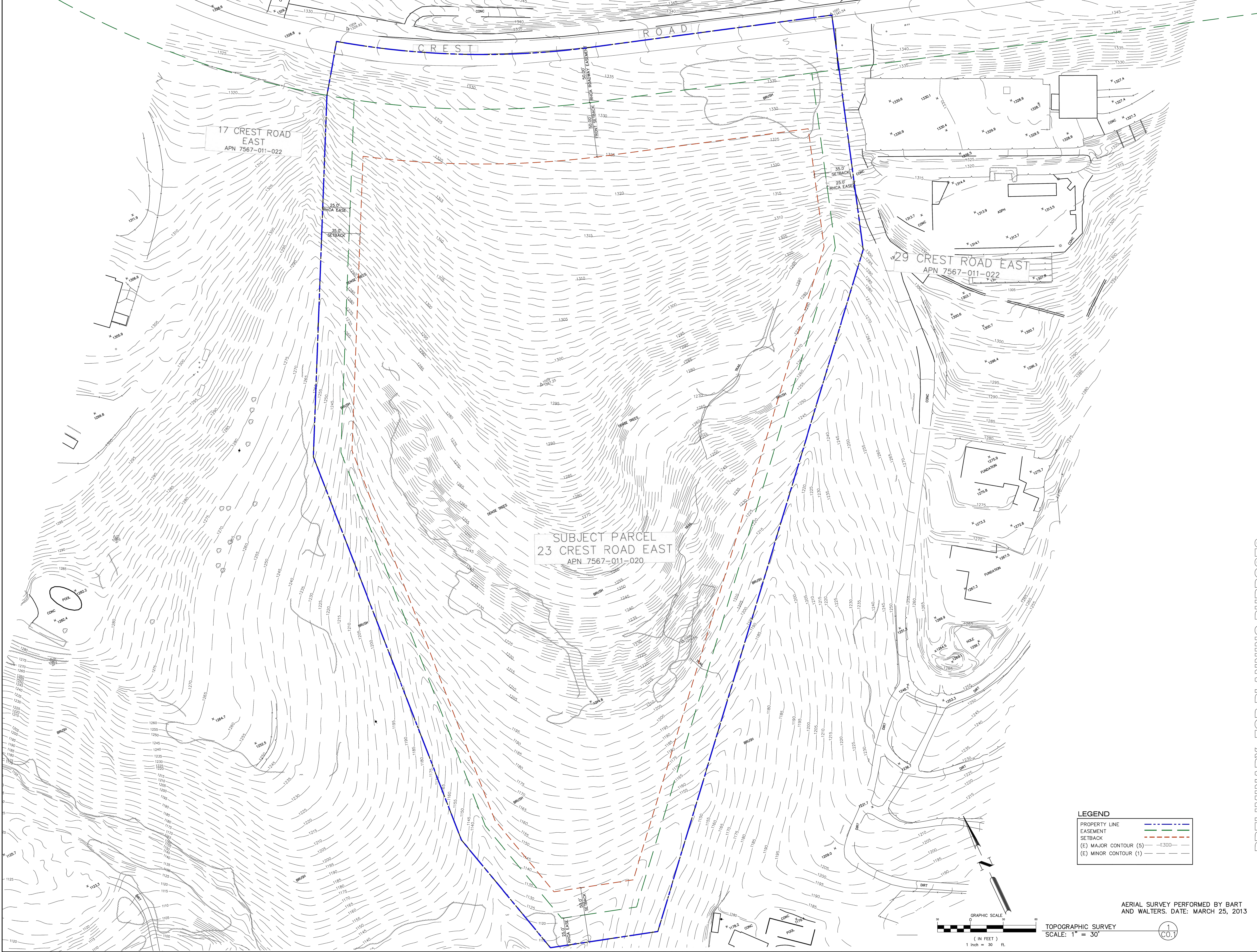
MEP ENGINEER
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LANDSCAPE ARCHITECT
Terenzo
3401 Glendale Blvd
Los Angeles, CA 90039

Cover Sheet

Date: 2/24/2024
Scale: 3/32"=1'-0"
Drawn: DRW
Checked: CHK

G101



Revisions

By

Bolton Engineering Corp.

Civil Engineering and Surveying

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Lomita, Ca. 90717

Ph. 310-325-5580 Fax. 310-325-5581

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E

C

REGISTERED PROFESSIONAL ENGINEER

No. 83446

Exp. 3-31-23

CIVIL

STATE OF CALIFORNIA

CADUT: DARK MOON RANCH, LLC

470 EAST PACES FERRY, NE #370

ATLANTA, GA 30305

DATE: January 13, 2022

SCALE: AS SHOWN

DRAWN: TMA

CHECKED: TMA

JOB NO. 21315

SHEET

00.1

Of 13 Sheets

PRELIMINARY: FOR PLANNING PURPOSES

TITLE: TOPOGRAPHIC SURVEY

EXISTING SITE CONDITIONS

23 CREST ROAD EAST

ROLLING HILLS, CA 90274

NOTES

04/16/24 Site Planning Hearing

No. Date Issuance

Ogasawara Residence

23 Crest Road
Rolling Hills, CA 90274

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Terrazola

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Los Angeles, CA 90039

Survey

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293



① View from Street



② View Main House Apex



③ Garage / Driveway Landing



④ Pool and Guest Wing



⑤ View from Entry Deck



⑥ View from Stable



⑦ View from Trellis



① Site Plan

NOTES

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Rolling Hills, CA 90274

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Survey

Date: 2024/01/01
Scale: 3/32"=1'-0"
Drawn: DRW
Checked: CHK

G103

DATE: 5/30/2024	ZONING CASE NO.: 0	ADDRESS: 23 Crest Road East
ALL STRUCTURES MUST BE SHOWN ON THE PLAN CALCULATION OF LOT COVERAGE		
AREA AND STRUCTURES	EXISTING	PROPOSED TOTAL
NET LOT AREA	262,368 sq.ft	0 sq.ft 262,368
RESIDENCE	0 sq.ft	14,680 sq.ft 14,680
GARAGE	0 sq.ft	1,000 sq.ft 1,000
SWIMMING POOL/SPA	0 sq.ft	280 sq.ft 280
POOL EQUIPMENT	0 sq.ft	155 sq.ft 155
GUEST HOUSE	0 sq.ft	600 sq.ft 600
CABANA	0 sq.ft	0 sq.ft 0
STABLE (dirt volume to be included in grading quantities)	0 sq.ft	1,225 sq.ft 1,225
RAISED DECK	0 sq.ft	0 sq.ft 0
ATTACHED COVERED PORCHES	0 sq.ft	480 sq.ft 480
ENTRYWAY/PORTE COCHERE, BREEZEWAYS	0 sq.ft	0 sq.ft 0
ATTACHED TRELLISES	0 sq.ft	0 sq.ft 0
*DETACHED STRUCTURES: (circle all that applies)		
Guest House	0 sq.ft	600 sq.ft 600
Water Feature	0 sq.ft	115 sq.ft 115
Trellis	0 sq.ft	415 sq.ft 415
	0 sq.ft	0 sq.ft 0
over 15 ft. high and over 120 sq.ft. in area		
SERVICE YARD	0 sq.ft	95 sq.ft 95
OTHER:	0 sq.ft	0 sq.ft 0
BASEMENT AREA: (Volume to be included in grading quantities)	0 sq.ft	7,849 sq.ft 7,849
DEPTH OF BASEMENT	0 sq.ft	10 ft 10
TOTAL STRUCTURE	0 sq.ft	19,385 sq.ft 19,385
%STRUCTURAL COVERAGE	0.00% sq.ft	7.39% sq.ft 7.39%
TOTAL STRUCTURES		
EXCLUDING UP TO 5 AND UP TO 800 sq.ft. detached structures that are not higher than 12 ft.	0 sq.ft	18,970 sq.ft 18,970
% STRUCTURAL COVERAGE	0.00% sq.ft	7.23% sq.ft 7.23%

DATE: 5/30/2024	ZONING CASE NO.: 0	ADDRESS: 23 Crest Road East
CALCULATION OF BUILDING PAD COVERAGE		
PAD NO. 3- Stable	EXISTING	PROPOSED TOTAL
BUILDABLE PAD AREA AND STRUCTURES		
BUILDING PAD	0 sq.ft	2,900 sq.ft 2,900
RESIDENCE	0 sq.ft	0 sq.ft 0
GARAGE	0 sq.ft	0 sq.ft 0
SWIMMING POOL/SPA	0 sq.ft	0 sq.ft 0
POOL EQUIPMENT	0 sq.ft	0 sq.ft 0
GUEST HOUSE	0 sq.ft	0 sq.ft 0
CABANA	0 sq.ft	0 sq.ft 0
STABLE	0 sq.ft	1,225 sq.ft 1,225
SPORTS COURT	0 sq.ft	0 sq.ft 0
SERVICE YARD	0 sq.ft	0 sq.ft 0
ATTACHED COVERED PORCHES		
Primary Residence	0 sq.ft	0 sq.ft 0
Accessory Structures-Stable	0 sq.ft	0 sq.ft 0
AREA OF ATTACHED COVERED PORCHES THAT EXCEED 10% OF THE SIZE OF RESIDENCE/ACCS. STRUCTURES	0 sq.ft	0 sq.ft 0
ENTRYWAY/PORTE COCHERE, BREEZEWAYS	0 sq.ft	0 sq.ft 0
ATTACHED TRELLISES	0 sq.ft	0 sq.ft 0
*DETACHED STRUCTURES: (From 1st page)	0 sq.ft	115 sq.ft 115
ALL DETACHED STRUCTURES (From 1st page not including allowed deductions)	0 sq.ft	0 sq.ft 0
OTHER:	0 sq.ft	0 sq.ft 0
TOTAL STRUCTURES ON PAD NO. 3	0 sq.ft	1,340 sq.ft 1,340
%BUILDING PAD COVERAGE	0.00% sq.ft	46.21% sq.ft 46.21%
TOTAL STRUCTURES ON PAD NO. 2		
Not incl. attached trellises, and incl. the area of covered porches that exceed 10% of the size of the residence / acces structures	0 sq.ft	0 sq.ft 0
% BUILDING PAD COVERAGE	0.00% sq.ft	0.00% sq.ft 0.00%

DATE: 5/30/2024	ZONING CASE NO.: 0	ADDRESS: 23 Crest Road East
ALL FLATWORK MUST BE SHOWN ON THE PLAN		
	EXISTING	PROPOSED TOTAL
PRIMARY DRIVEWAY	0 sq.ft	13,480 sq.ft 13,480
PAVED WALKS, PATIO AREAS, COURTYARDS	0 sq.ft	2,445 sq.ft 2,445
POOL DECKING	0 sq.ft	1,100 sq.ft 1,100
OTHER PAVED DRIVEWAYS, ROAD EASEMENTS, PARKING PADS	0 sq.ft	1,360 sq.ft 1,360
TOTAL FLATWORK	0 sq.ft	18,385 sq.ft 18,385
%TOTAL FLATWORK COVERAGE	0.00%	7.01% 7.01%
TOTAL STRUCTURAL & FLATWORK COVERAGE	0 sq.ft	37,770 sq.ft 37,770
%TOTAL COVERAGE	0.00%	14.40% 14.40%
TOTAL STRUCTURAL & FLATWORK COVERAGE	0 sq.ft	37,355 sq.ft 36,590
Excl. the allowance of up to 5- 800 sq.ft. structures from previous page.		
% TOTAL COVERAGE	0.00%	14.24% 13.95%
TOTAL DISTURBED AREA	0 sq.ft	87,770 sq.ft 87,770
% DISTURBED AREA	0.00%	33.45% 33.45%
GRADING QUANTITY (include future stable, corral, and access way; basement and all other areas to be graded)		28,389 C.Y.
All structures (attached and detached) must be listed.		
*Free standing accessory structures such as sheds, trellises, covered patios, gazebo, fountains, barbecue, outdoor fireplace, etc. are not counted towards coverage and disturbed area unless their combined area exceeds 800 sq.ft., or if there are more than 5 such structures on the property.		

DATE: 5/30/2024	ZONING CASE NO.: 0	ADDRESS: 23 Crest Road East
GRADING AND EXCAVATION INFORMATION		
Grading Quantities:	Cubic Yds.	Max Depth Max Depth Location
CUT/EXCAVATION		
For house/addition	5363	13.6
For other structures (i.e. walls)		
List Stable	63	3.3 at structure
ADU	61	3.8
For driveway(s)	2,848	15.0
For yard areas	3,826	15.1 at toe of slope
For basement excavation	3,026	10.0
For pool/spa excavation	105	4.5
Overexcavation	3,760	3.0
TOTAL CUT	19,052	16.4
TOTAL EXPORT		Export: 9,715
FILL		Export (less exempt): 6,584
For house/addition	12	3.2
For other structures (i.e. walls)		
List Stable	202	6.8 at structure
ADU	10	1.8
For driveway(s)	457	6.9
For yard areas	3,256	11.9 at top of slope
For basement excavation	0	0
For pool/spa excavation	0	0
Recompaction	5,400	3
TOTAL FILL	9,337	11.9
TOTAL GRADING (Sum of total cut and total fill):	(Sum 28,389	
PAD/FLOOR ELEVATIONS		
Existing pad elevations	House	ADU Stable Cabana
Finished Floor	-	- - -
Finished Grade	-	- - -
Proposed pad elevations		
Finished floor	1293.00	1319.00 1316.00 1293.00
Finished grade	1292.50	1318.50 1315.50 1292.50
Basement	1283.50	

DATE: 5/30/2024	ZONING CASE NO.: 0	ADDRESS: 23 Crest Road East
CALCULATION OF BUILDING PAD COVERAGE		
PAD NO. 1- Main House Pad	EXISTING	PROPOSED TOTAL
BUILDABLE PAD AREA AND STRUCTURES		
BUILDING PAD	0 sq.ft	32,610 sq.ft 32,610
RESIDENCE	0 sq.ft	14,270 sq.ft 14,270
GARAGE	0 sq.ft	1,000 sq.ft 1,000
SWIMMING POOL/SPA	0 sq.ft	280 sq.ft 280
POOL EQUIPMENT	0 sq.ft	155 sq.ft 155
GUEST HOUSE	0 sq.ft	0 sq.ft 0
CABANA	0 sq.ft	0 sq.ft 0
STABLE	- sq.ft	0 sq.ft 0
SPORTS COURT	0 sq.ft	- sq.ft 0
SERVICE YARD	0 sq.ft	95 sq.ft 95
ATTACHED COVERED PORCHES		
Primary Residence	0 sq.ft	560 sq.ft 560
Accessory Structures	0 sq.ft	480 sq.ft 480
AREA OF ATTACHED COVERED PORCHES THAT EXCEED 10% OF THE SIZE OF RESIDENCE/ACCS. STRUCTURES	0 sq.ft	933.5 sq.ft 933.5
ENTRYWAY/PORTE COCHERE, BREEZEWAYS	0 sq.ft	- sq.ft 0
ATTACHED TRELLISES	0 sq.ft	0 sq.ft 0
*DETACHED STRUCTURES: (Guest House+Trellis)	0 sq.ft	1,065 sq.ft 1,065
ALL DETACHED STRUCTURES (From 1st page not including allowed deductions)	0 sq.ft	0 sq.ft 0
OTHER:	0 sq.ft	0 sq.ft 0
TOTAL STRUCTURES ON PAD NO. 1	0 sq.ft	17,905 sq.ft 17,905
%BUILDING PAD COVERAGE	0.00% sq.ft	54.91% sq.ft 54.91%
TOTAL STRUCTURES ON PAD NO. 1		
Not incl. attached trellises, and incl. the area of covered porches that exceed 10% of the size of the residence / acces structures	0 sq.ft	17,799 sq.ft 17,799
% BUILDING PAD COVERAGE	0.00% sq.ft	54.58% sq.ft 54.58%

DATE: 5/30/2024	ZONING CASE NO.: 0	ADDRESS: 23 Crest Road East
CONCEPTUAL LANDSCAPE PLAN REQUIREMENTS		
THE FOLLING PROPOSED ELEMENTS MUST BE SHOWN ON THE SITE PLAN SUBMITTED WITH THE PLANNING APPLICATION. A complete landscaping packet, if applicable, subject to Chapter 13.18 of the RHMC shall be submitted prior to obtaining permits.		
PLANTING AREA		
1. NEW AREA(S) TO BE LANDSCAPED	65,000 sq.ft.	
2. EXISTING LANDSCAPING TO BE ALTERED (RE-LANDSCAPED)	0 sq.ft.	
3. TOTAL LANDSCAPING: NEW AND ALTERED AREAS	0 sq.ft.	
OTHER LANDSCAPE ELEMENTS		
4. CHECK OFF ANY OF THE FOLLOWING ELEMENTS THAT MAY BE PROPOSED, AND SHOW LOCATIONS ON THE PROJECT SITE PLAN:		
WATER FEATURE	☒	
GARDEN WALL	☐	
SITTING WALL OR BENCH	☐	
WALKWAY OR PATIO	☒	
TRELLIS, CANOPY OR SIMILAR STRUCTURE	☒	

DATE: 5/30/2024	ZONING CASE NO.: 0	ADDRESS: 23 Crest Road East
CALCULATION OF BUILDING PAD COVERAGE		
PAD NO. 2- ADU	EXISTING	PROPOSED TOTAL
BUILDABLE PAD AREA AND STRUCTURES		
BUILDING PAD	0 sq.ft	1,610 sq.ft 1,610
RESIDENCE	0 sq.ft	0 sq.ft 0
GARAGE	0 sq.ft	0 sq.ft 0
SWIMMING POOL/SPA	0 sq.ft	0 sq.ft 0
POOL EQUIPMENT	0 sq.ft	0 sq.ft 0
ADU	0 sq.ft	700 sq.ft 700
CABANA	0 sq.ft	0 sq.ft 0
STABLE	0 sq.ft	0 sq.ft 0
SPORTS COURT	0 sq.ft	0 sq.ft 0
SERVICE YARD	0 sq.ft	0 sq.ft 0
ATTACHED COVERED PORCHES		
ADU	0 sq.ft	0 sq.ft 0
Stable	0 sq.ft	0 sq.ft 0
AREA OF ATTACHED COVERED PORCHES THAT EXCEED 10% OF THE SIZE OF RESIDENCE/ACCS. STRUCTURES	0 sq.ft	0 sq.ft 0
ENTRYWAY/PORTE COCHERE, BREEZEWAYS	0 sq.ft	0 sq.ft 0
ATTACHED TRELLISES	0 sq.ft	0 sq.ft 0
*DETACHED STRUCTURES: (From 1st page)	0 sq.ft	0 sq.ft 0
ALL DETACHED STRUCTURES (From 1st page not including allowed deductions)	0 sq.ft	0 sq.ft 0
OTHER:	- sq.ft	- sq.ft 0
TOTAL STRUCTURES ON PAD NO. 2	0 sq.ft	700 sq.ft 700
%BUILDING PAD COVERAGE	0.00% sq.ft	43.48% sq.ft 43.48%
TOTAL STRUCTURES ON PAD NO. 2		
Not incl. attached trellises, and incl. the area of covered porches that exceed 10% of the size of the residence / acces structures	0 sq.ft	700 sq.ft 700
% BUILDING PAD COVERAGE	0.00% sq.ft	43.48% sq.ft 43.48%

DATE: 5/30/2024	ZONING CASE NO.: 0	ADDRESS: 23 Crest Road East
CALCULATION OF DRIVEWAYS AND MOTOR COURTS COVERAGE, IMPERVIOUS/PERVIOUS SURFACES AND INCLUDING FIRE DEPARTMENT TURNAROUND, IF REQUIRED		
	EXISTING	TOTAL PROPOSED
TOTAL DRIVEWAYS	- sf	13,480 sf
TOTAL MOTOR COURTS AND PARKING PADS	0 sf	1,360 sf
AREA OF FRONT SETBACK	23,740 sf	23,740 sf
AREA OF SIDE SETBACK	n/a sf	n/a sf
AREA OF DRIVEWAYS IN SIDE SETBACK	0 sf	- sf
% OF SIDE SETBACK COVERED	n/a	n/a
AREA OF MOTORCOURT IN SIDE SETBACK	0 sf	0 sf
% OF SIDE SETBACK COVERED	0.0%	0.0%
AREA OF DRIVEWAYS IN FRONT SETBACK AREA	0 sf	5,115 sf
% OF FRONT SETBACK COVERED	0.0%	21.5%
AREA OF MOTORCOURT IN FRONT SETBACK	0 sf	0 sf
% OF FRONT SETBACK COVERED	0.0%	0.0%
IMPERVIOUS SURFACE	0 sf	14,840 sf
PERVIOUS SURFACE	0 sf	0 sf

Ogasawara
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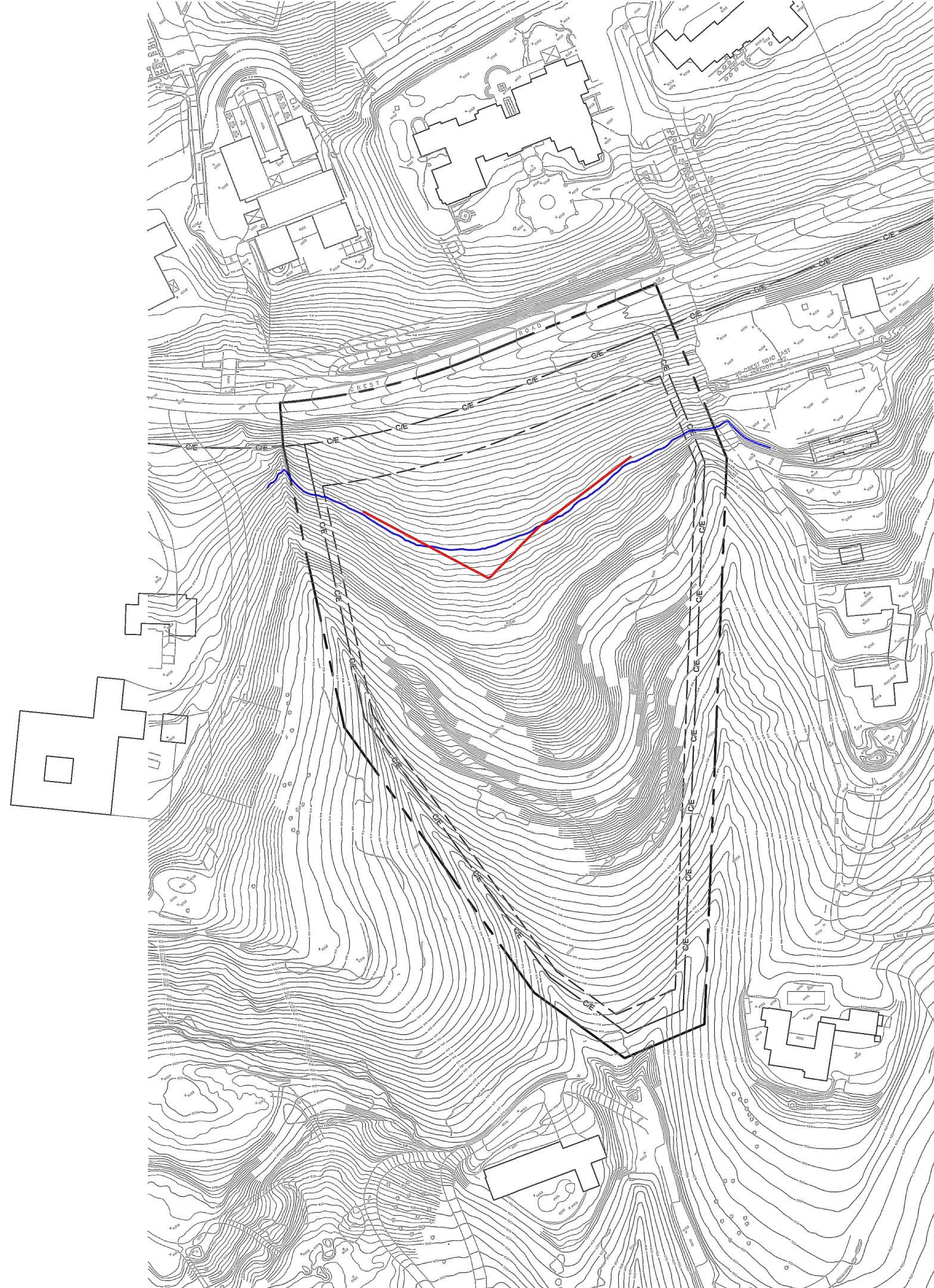
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Site Planning
Diagrams

Date: 2024/01/01
Scale: 3/32"=1'-0"
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G105



Elevation +1310.0' Topography Line Possible South Building Edge

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Elevation +1315.0' Topography Line Possible South Building Edge

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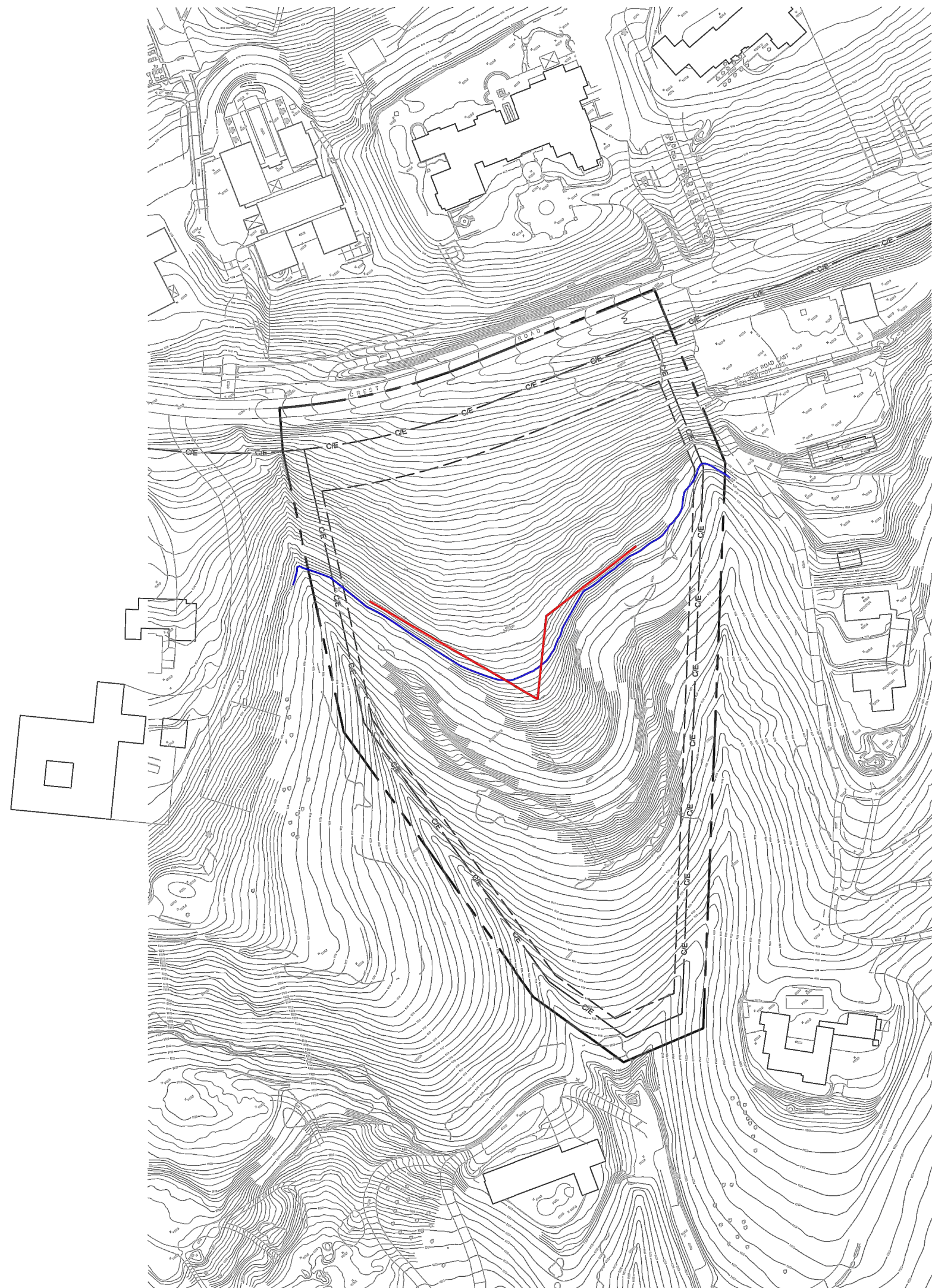
Buildable Area (approx. 100,000sf)
40% Buildable Area (approx. 40,000 sf)

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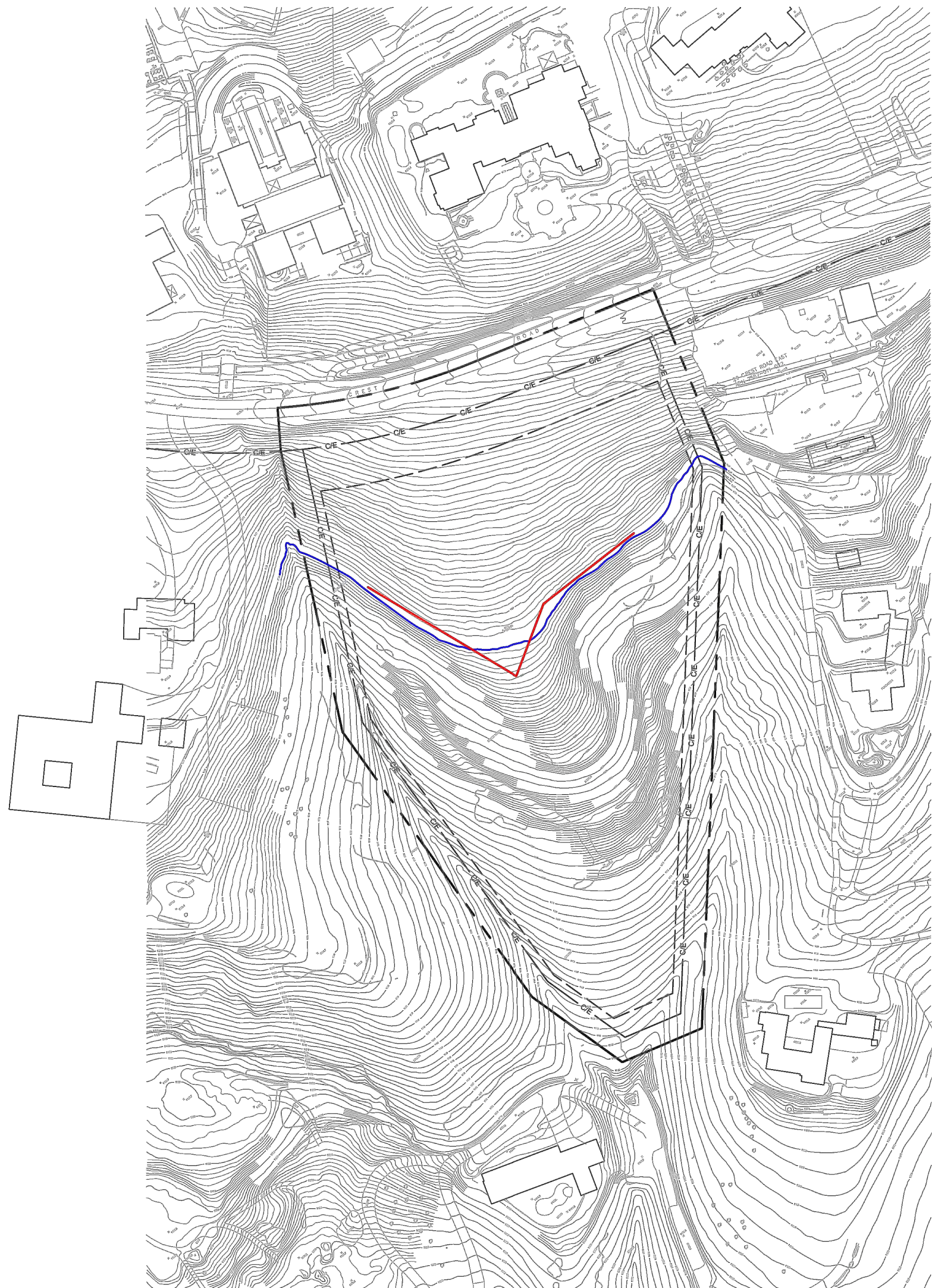
Slope Greater Than 2:1

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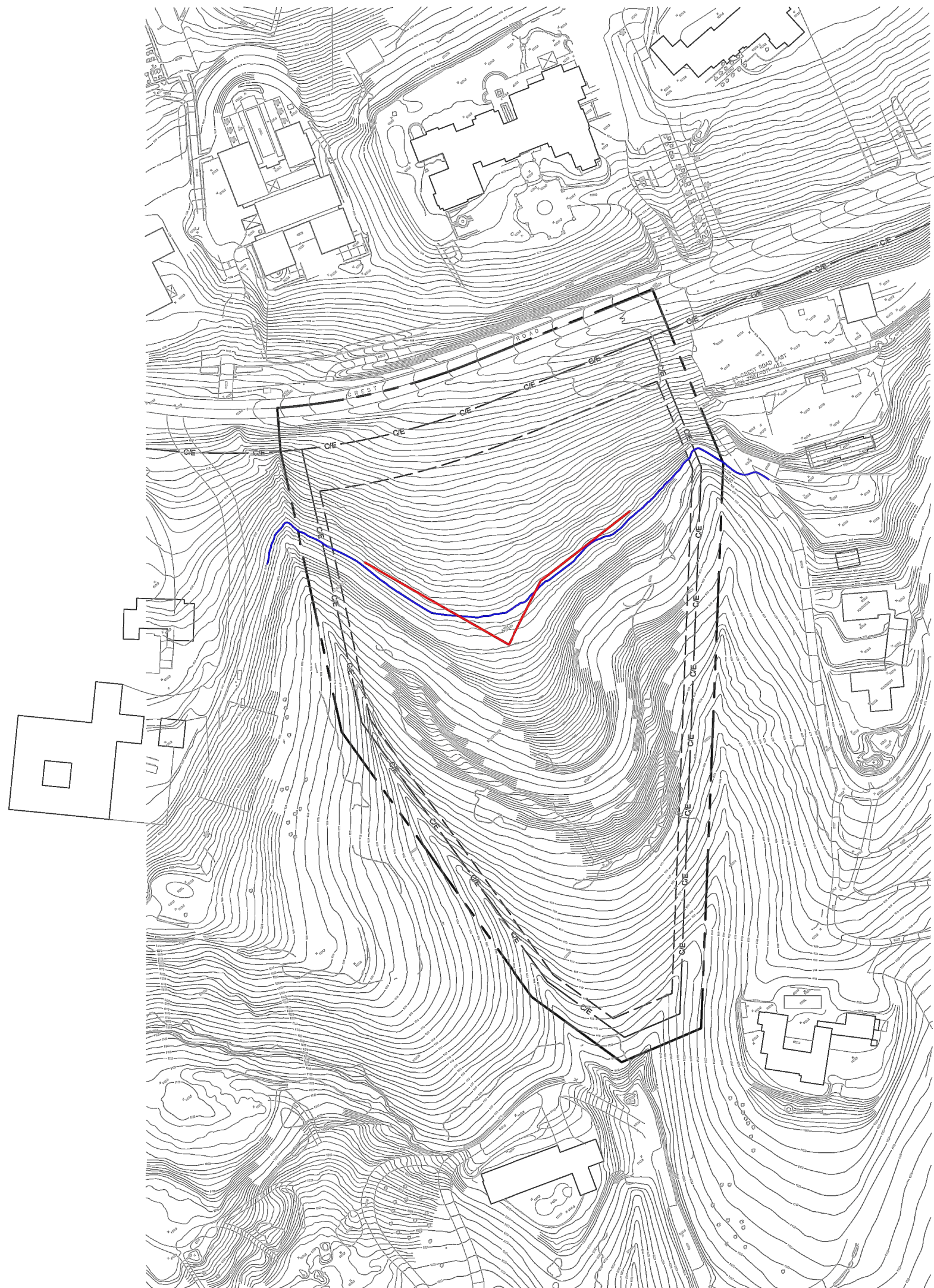
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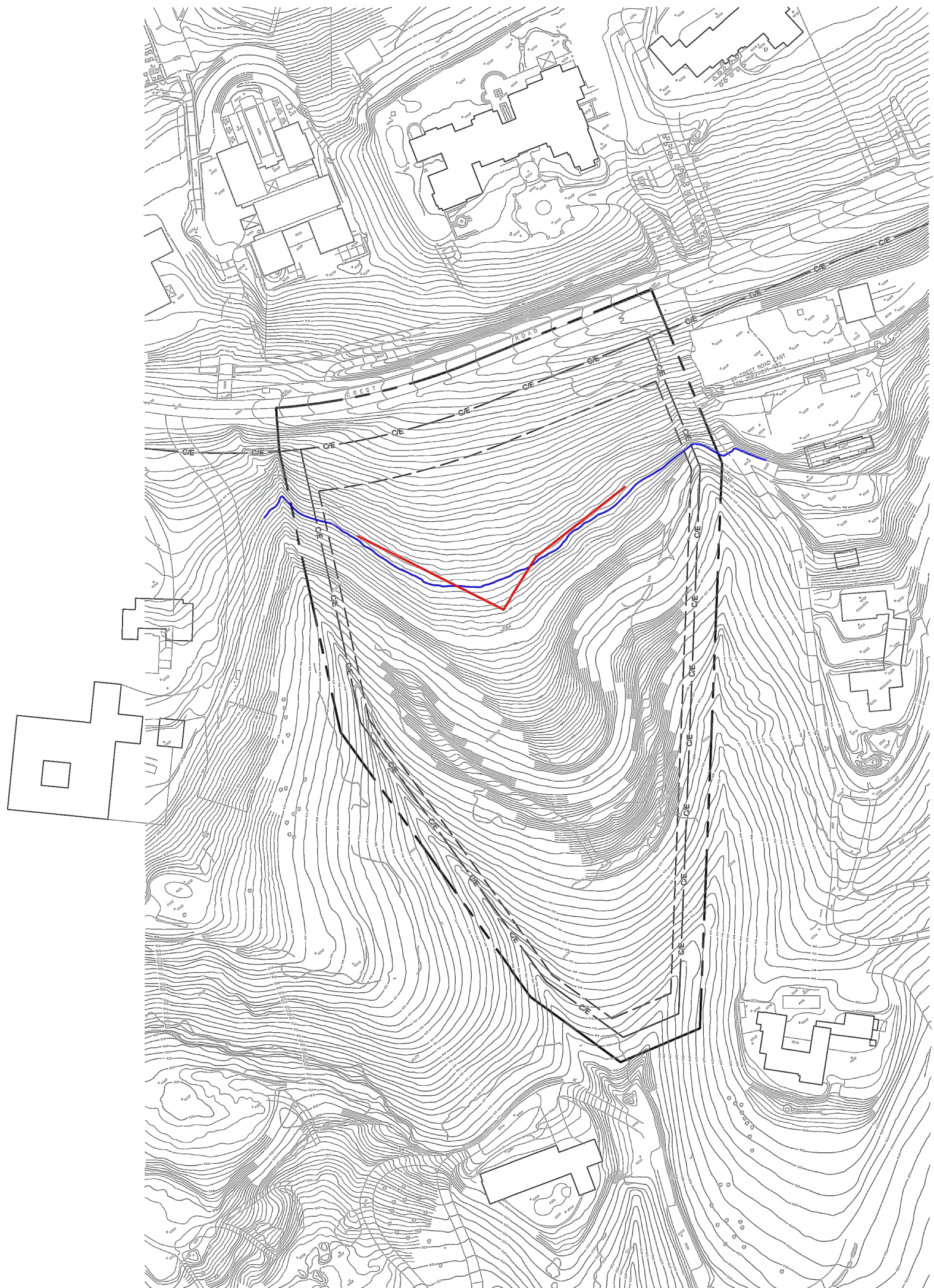
Elevation +1285.0' Topography Line Possible South Building Edge

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Elevation +1300.0' Topography Line Possible South Building Edge

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Elevation +1385.0' Topography Line Possible South Building Edge

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NOTES

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	04/16/24	Site Planning Hearing

No.	Date	Issuance
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Material Key



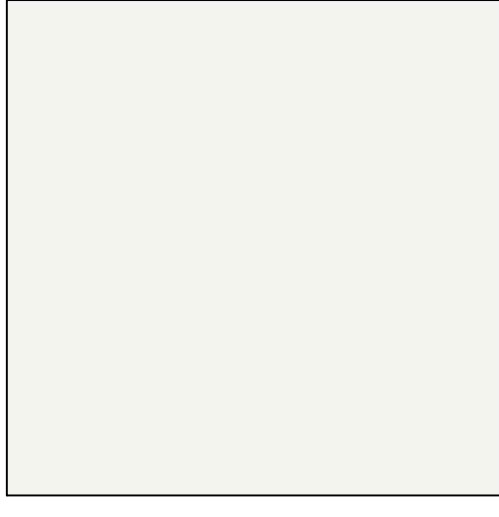
① Douglas Fir



② Natural Stone



③ Slate, Grey



④ Paint, White

Site Renderings



View from Street, West



① View from Street, East



③ View from Ravine



④ View of Basement Exit

Site Renderings and Material Key

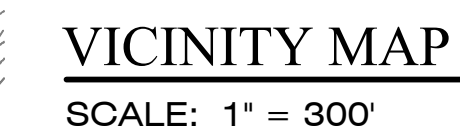
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Checked: CHK

Checked: CHK

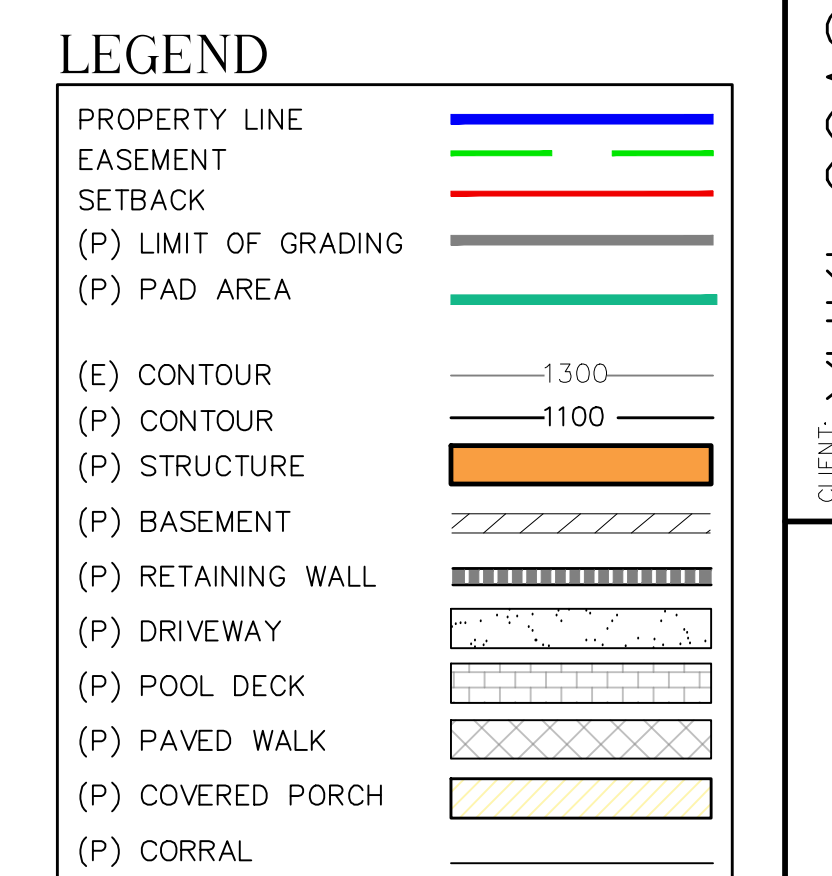
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23 CREST ROAD EAST
ROLLING HILLS, CA 90274



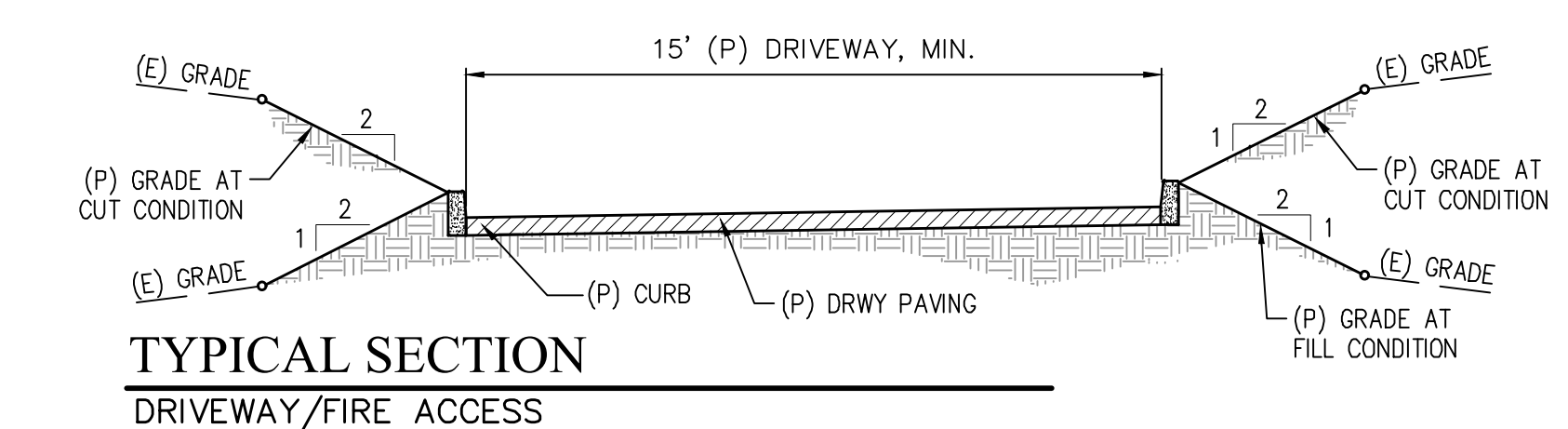
SHEET INDEX

COVER SHEET	C1
TOPOGRAPHIC SURVEY	C2
PRELIMINARY CIVIL PLAN	C3
SITE SECTIONS	C4
CIVIL DETAILS	C5
CUT/FILL COLOR EXHIBIT	CM



ABBREVIATIONS

(E) EXISTING
(P) PROPOSED
BW BOTTOM OF WALL
FF FINISHED FLOOR
FG FINISHED GRADE
FH FIRE HYDRANT
FS FINISHED SURFACE
PP POWER POLE
SF SQUARE FEET
TW TOP OF WALL



TYPICAL SECTION
DRIVEWAY/FIRE ACCESS

OVERALL SITE PLAN
SCALE: 1" = 40'

NEW RESIDENCE

17 CREST ROAD EAST
ROLLING HILLS, CA 90274

452 S LORING AVENUE
LOS ANGELES CA 90024

Civil Engineering and Surveying
29834 Narbonne Avenue Suite 210
Lomita, Ca. 90717
B+C
Ph: 310-325-5580 Fax: 310-325-5581

Revisions	By

July 9, 2024 AS SHOWN djb
DJB 22324

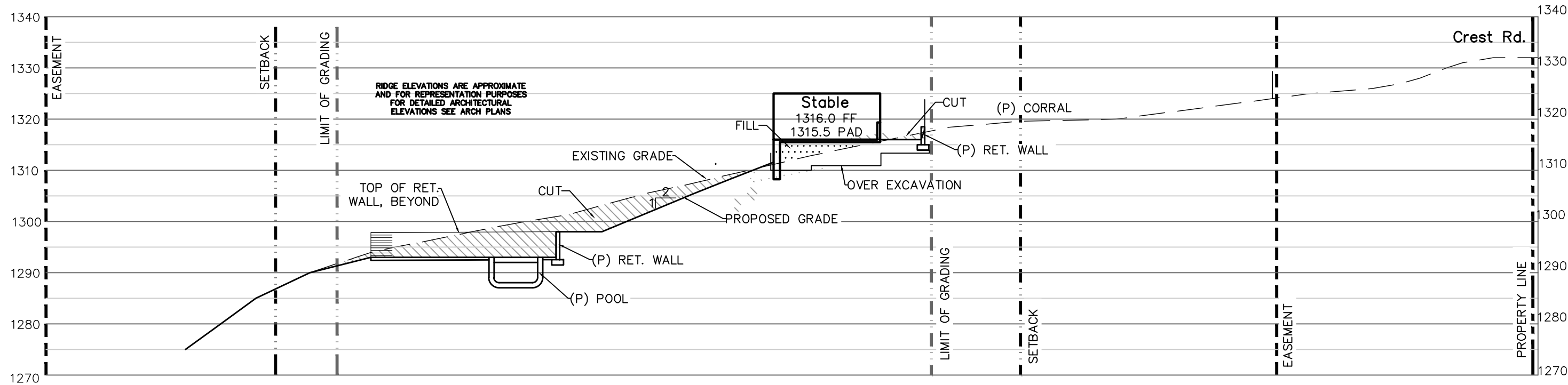
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8 Sheet



23 CREST ROAD EAST
ROLLING HILLS, CA 90274

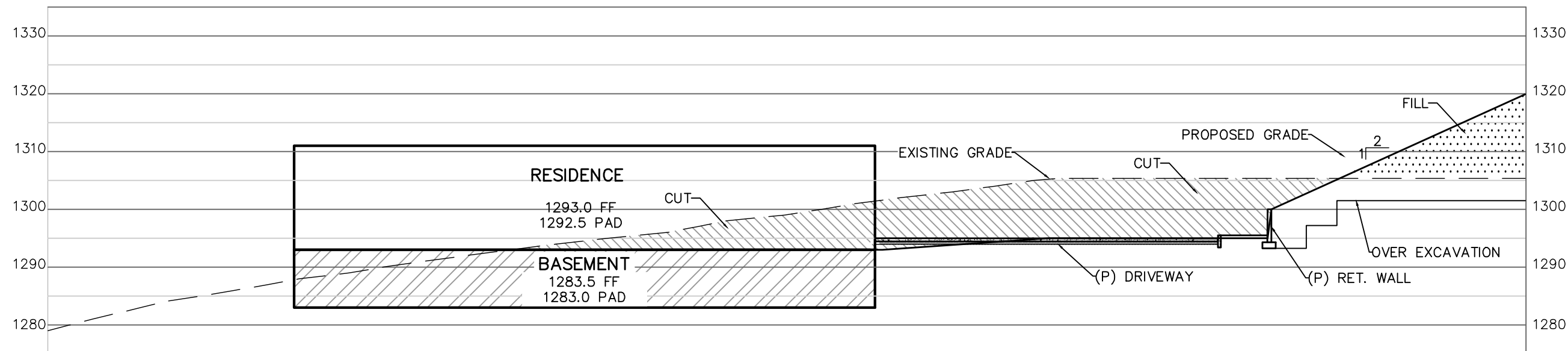
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SECTION A-A

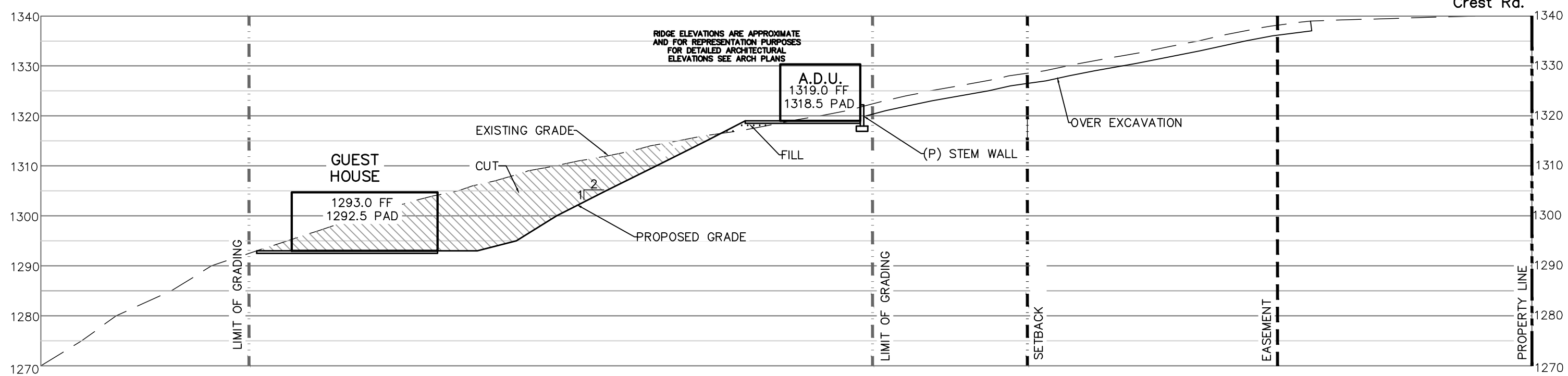
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SECTION A-A



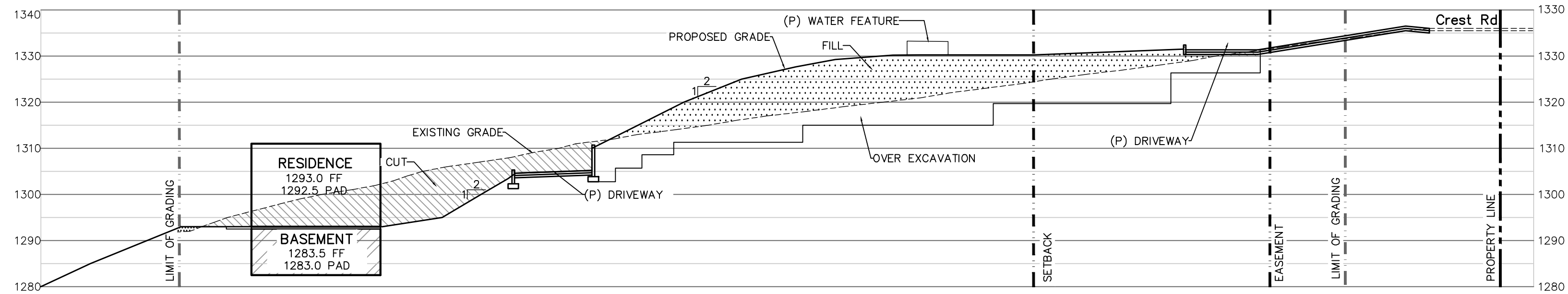
SECTION B-B

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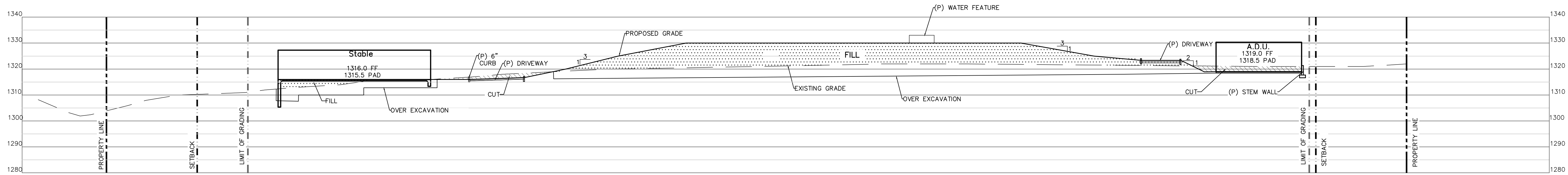
SECTION C-C

SCALE: 1" = 20'



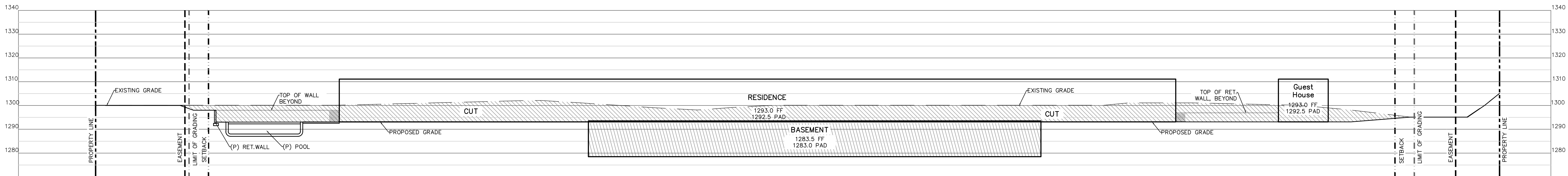
SECTION B1-B1

SCALE: 1" = 20'



SECTION D-D

SCALE: 1" = 20'



SECTION E-E

SCALE: 1" = 20'

Revisions	By

Bolton Engineering Corp.
Civil Engineering and Surveying
25834 Narbonne Avenue Suite 210
Lomita, CA 90717
Ph: 310-325-5580 Fax: 310-325-5581

BEC

CLIENT: **YUKI OGASAWARA**
452 S LORING AVENUE
LOS ANGELES CA 90024

SITE SECTIONS
NEW RESIDENCE
23 CREST ROAD EAST
ROLLING HILLS, CA 90274

Date: **MAR. 28, 2024**

Scale: **AS SHOWN**

Drawn: **gjb**

Checked: **DJB**

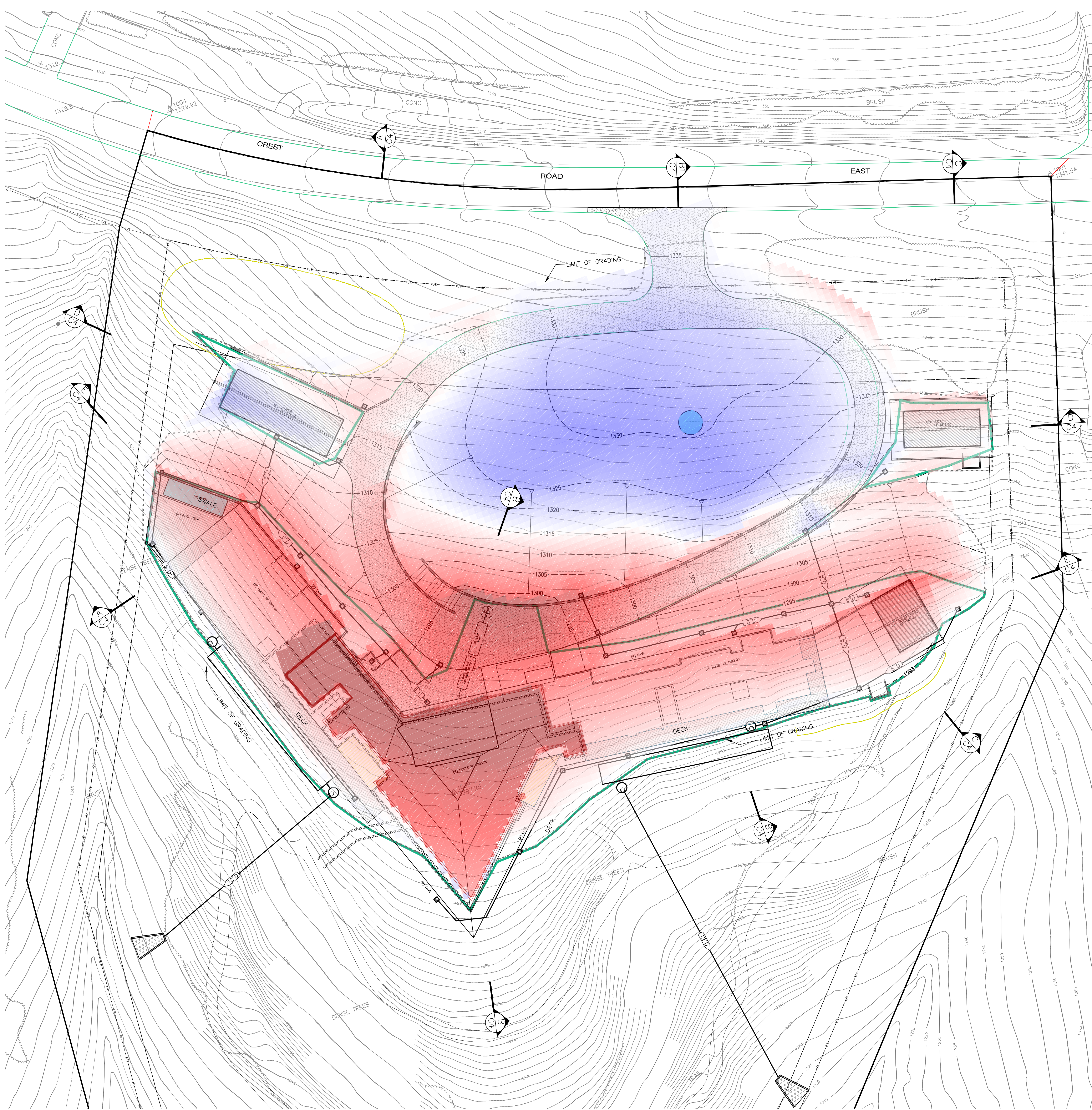
Job No. **22324**

Sheet

C4

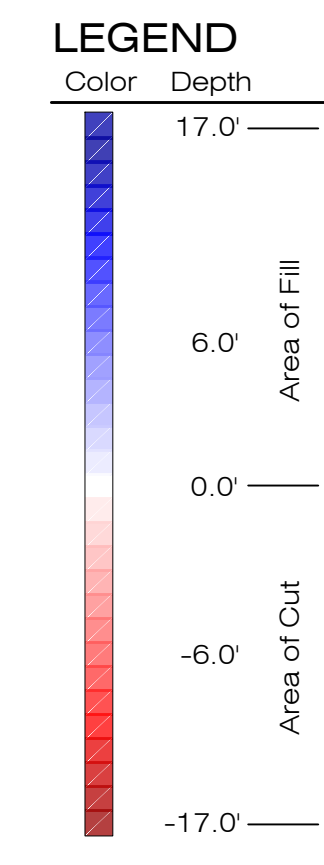
Of 8 Sheets

302



OGASAWARA RESIDENCE

23 CREST ROAD EAST
ROLLING HILLS, CA 90274



EARTHWORK COLOR EXHIBIT
SCALE: 1" = 20'

Revisions	By
Bolton Engineering Corp. Civil Engineering and Surveying 25834 Narbonne Avenue Suite 210 Lomita, CA 90717 Ph: 310-325-5580 Fax: 310-325-5581	
BEC	
CLIENT: YUKI OGASAWARA 452 S LORING AVENUE LOS ANGELES CA 90024	
TITLE: PRELIM GRADING PLAN NEW RESIDENCE 17 CREST ROAD EAST ROLLING HILLS, CA 90274	
Date:	July 9, 2024
Scale:	AS SHOWN
Drawn:	gjb
Checked:	DJB
Job No.	22324
Sheet	
G3	
Of	8 Sheets



- EXISTING TREE TO REMAIN
- NEW TREE, NATIVE SPECIES
QTY: 15
- NEW LANDSCAPE AREA
W/ NATIVE PLANTING
58,050 SQ FT
- NATIVE POLLINATOR MEADOW
3,000 SQ FT
- NEW PT TIMBER STEPS
W/ GRAVEL TRAIL
- WATER FEATURE, SEE 1/L2.01
- EXISTING TRAIL TO EDIT AND
REBUILD

TERRE
MOTO

3618 PASADENA AVE
LOS ANGELES, CA 90031
WWW.TERREMOTO.LA
INFO@TERREMOTO.LA

PROJECT

OGASAWARA

23 CREST ROAD E,
ROLLING HILLS, CA 90274

ISSUE SET

CONCEPT

ISSUE DATE

07/03/2024

REV

DATE

ISSUE

BY

DRAWN BY:

CHECKED BY:

SCALE

1" = 40'-0"

SHEET TITLE

CONCEPTUAL LANDSCAPE PLAN

SHEET NUMBER

L1.00



- EXISTING TREE
- NEW TREE, NATIVE SPECIES
QTY: 15

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ISSUE DATE

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REV

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SCALE

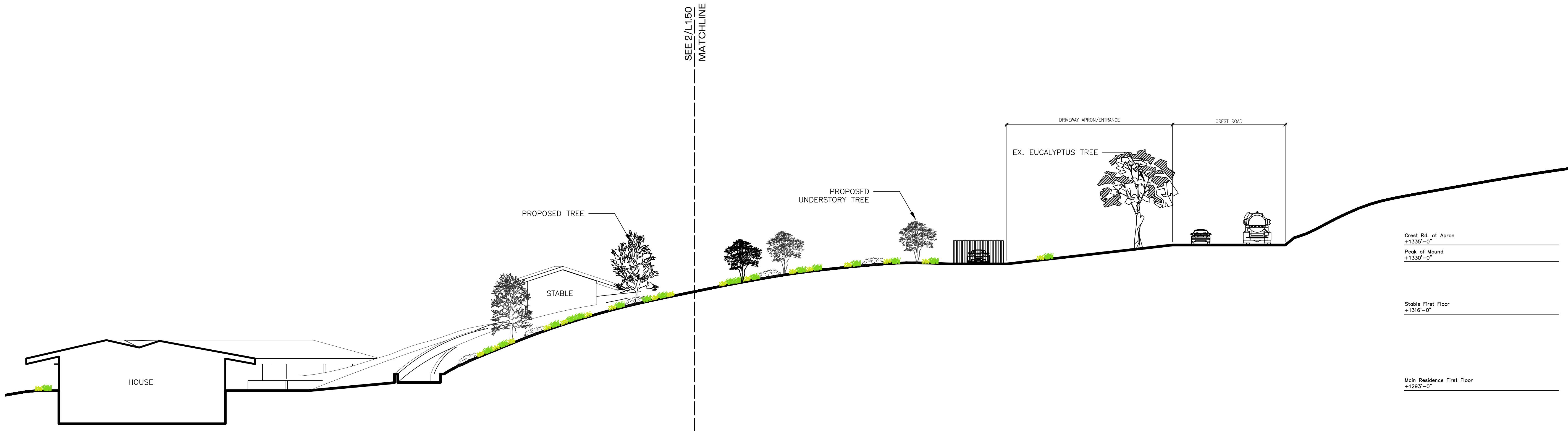
1" = 40'-0"

SHEET TITLE

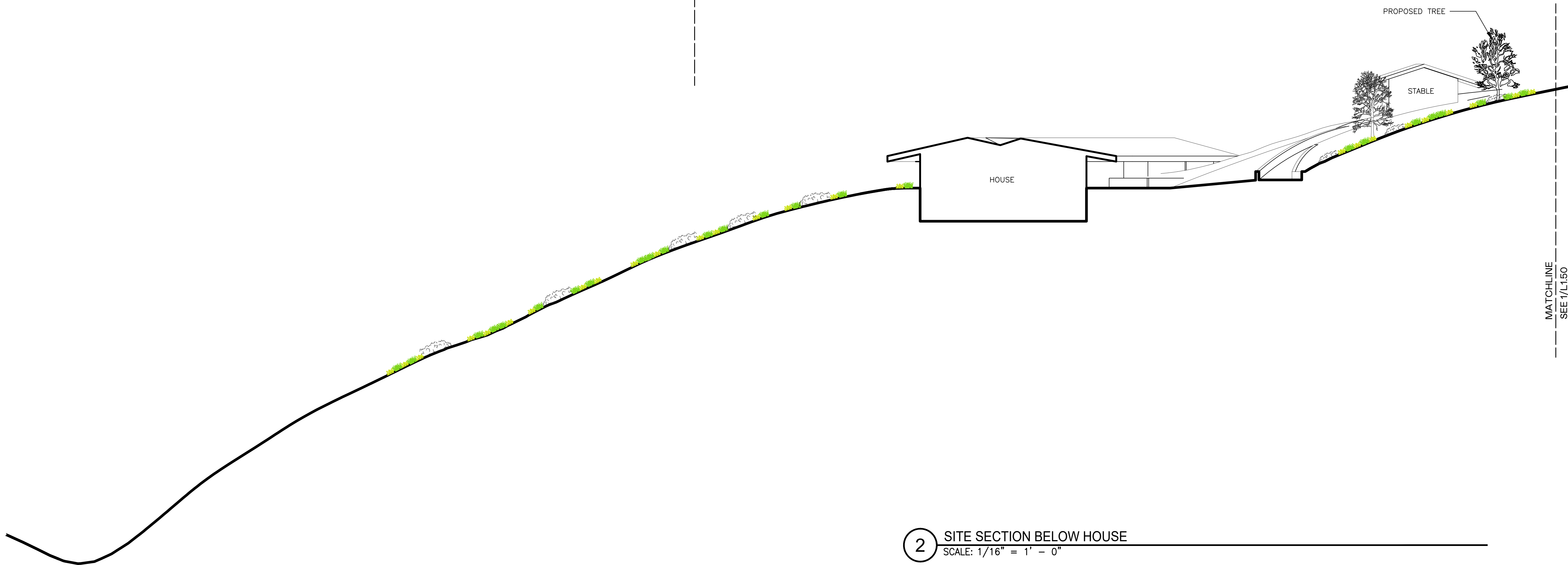
EXISTING AND PROPOSED
TREE PLAN

SHEET NUMBER

L1.01



1 SITE SECTION ABOVE HOUSE
SCALE: 1/16" = 1' - 0"



2 SITE SECTION BELOW HOUSE
SCALE: 1/16" = 1' - 0"

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OGASAWARA
23 CREST ROAD E,
ROLLING HILLS, CA 90274

ISSUE SET

CONCEPT

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REV DATE

ISSUE

BY

DRAWN BY:

CHECKED BY:

SCALE

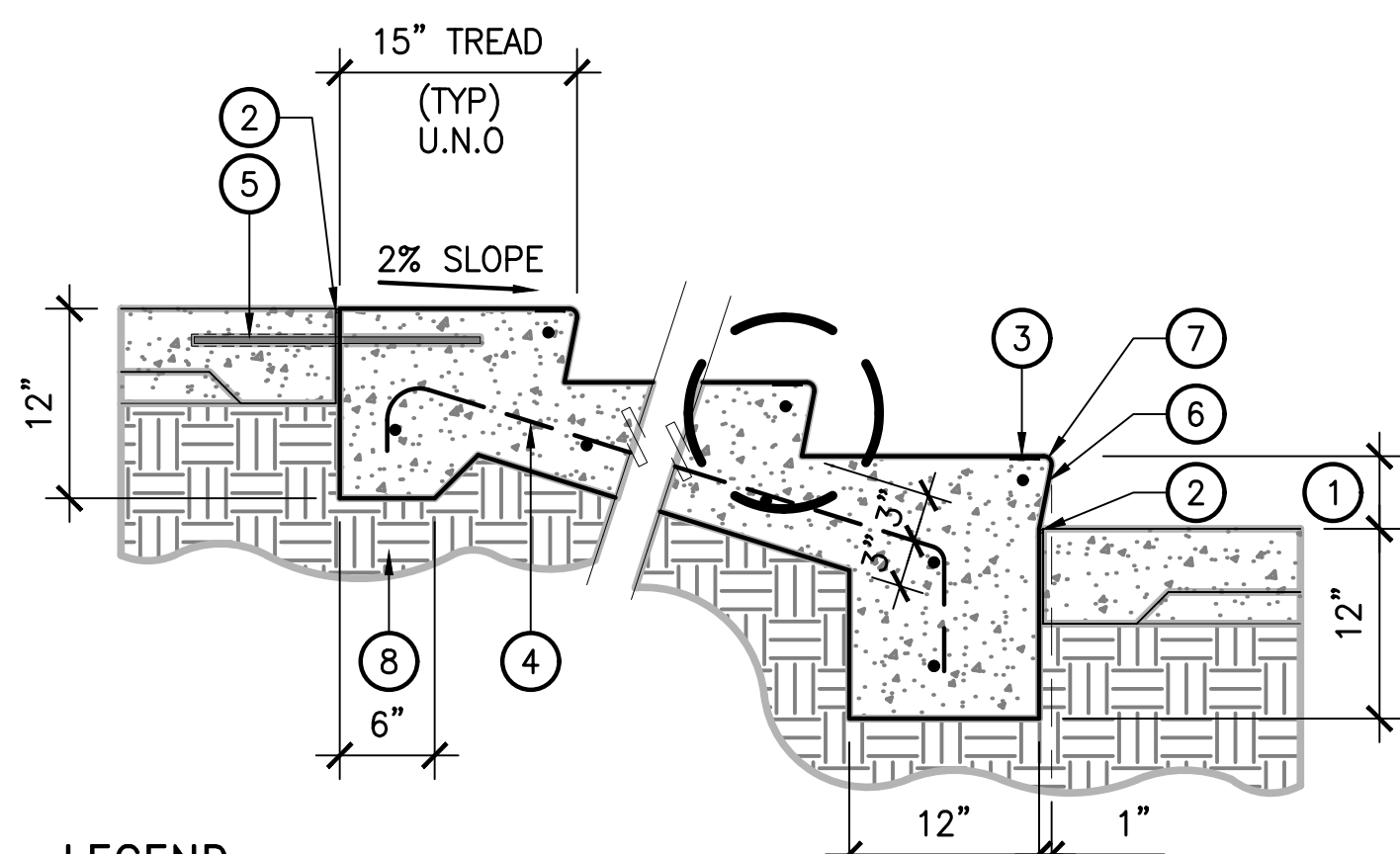
AS SHOWN

SHEET TITLE

SITE SECTION

SHEET NUMBER

L1.50



LEGEND

1. SEE GRADING PLAN FOR STEP RISER HT.
2. E.J.
3. 2" WIDE WARNING STRIP.
4. #4 @ 18" OC, BOTH WAYS.
5. #3 X 18" SLIP DOWEL @ 18" O.C.
6. #3 NOSE REBAR.
7. 1/2" RAD.
8. COMPACTED SUBGRADE.

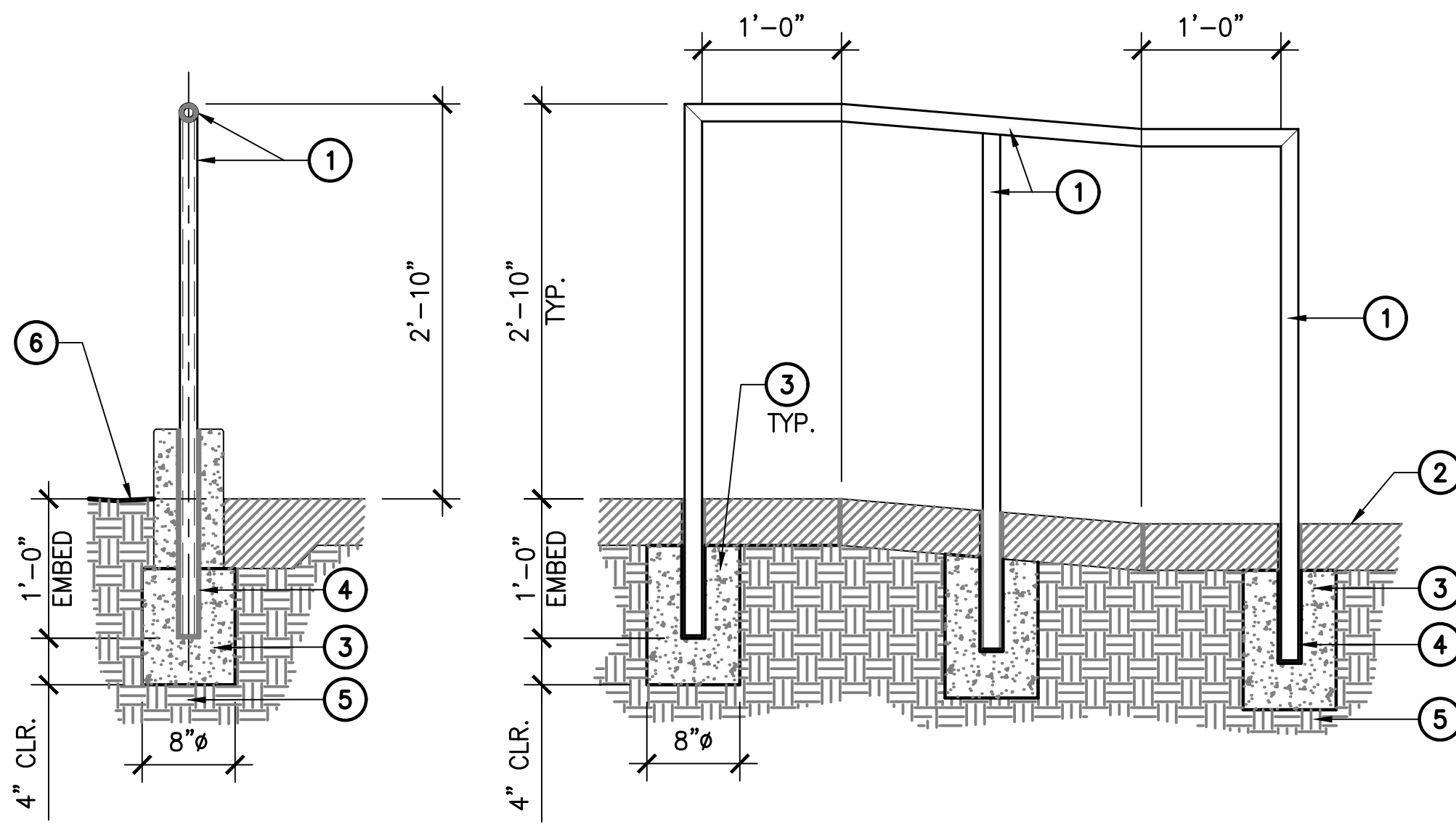
9 CONCRETE STEPS
SCALE: 1" = 1'-0"

LEGEND

1. HANDRAIL AND POSTS, 1-1/2" (NOM.) GALVANIZED STEEL PIPE.
2. FINISH SURFACE OF PAVEMENT.
3. CONC. FOOTING FOR HANDRAIL POST.
4. SET RAIL W/ POUR-ROC.
5. COMPACTED SUBGRADE.
6. FINISH GRADE AT PLANTING AREA.
7. ADJ. WALL.

NOTE

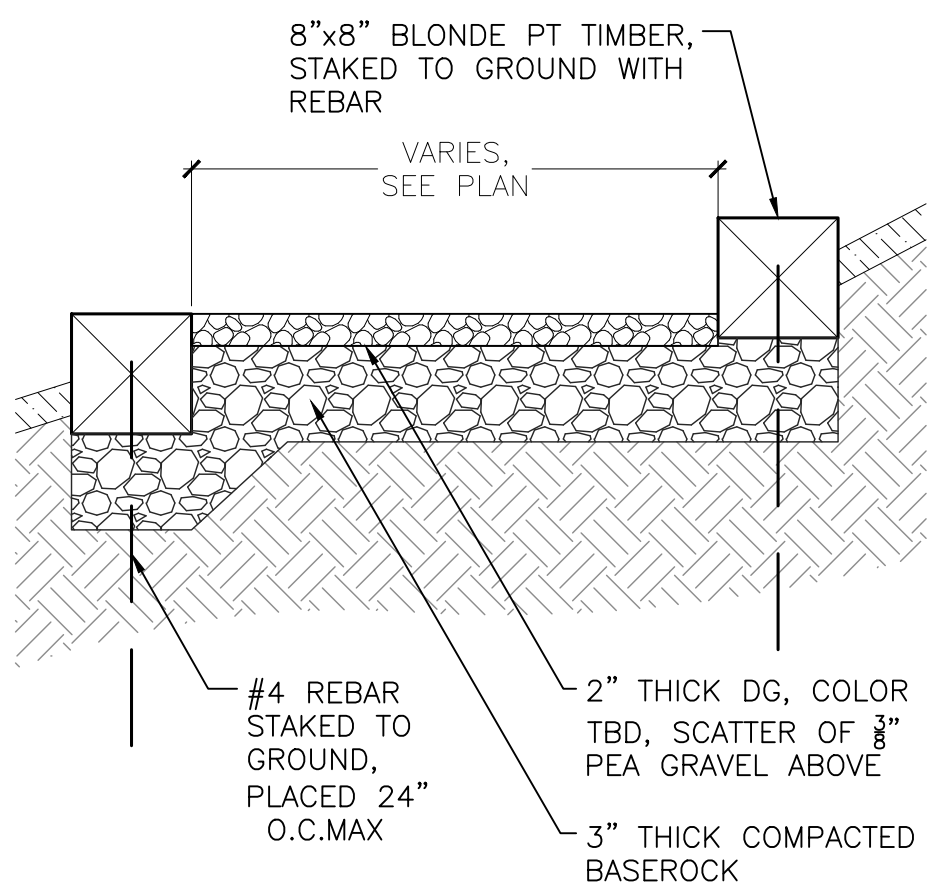
- A. SET RAIL AT LEAST 3" (CLR) FROM EDGE OF PAVEMENT.
- B. GRIND ALL WELDS SMOOTH.
- C. LEVEL SURFACE OF RAIL EXTENDS 12" MIN. BEYOND TOP AND BOTTOM OF RAMP.
- D. WHERE RAMP IS LONGER THAN 6', PROVIDE INTERMEDIATE POSTS AT EQUALLY SPACED INTERVALS NOT TO EXCEED 6'.



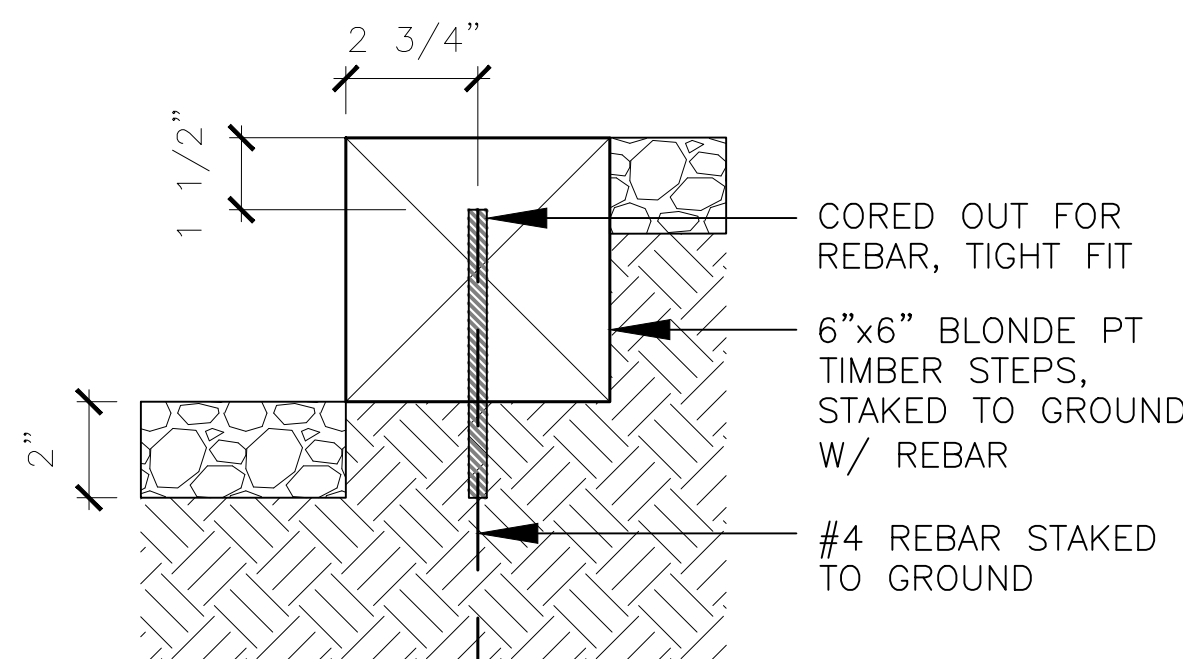
HANDRAIL AT CURB

HANDRAIL AT PAVING

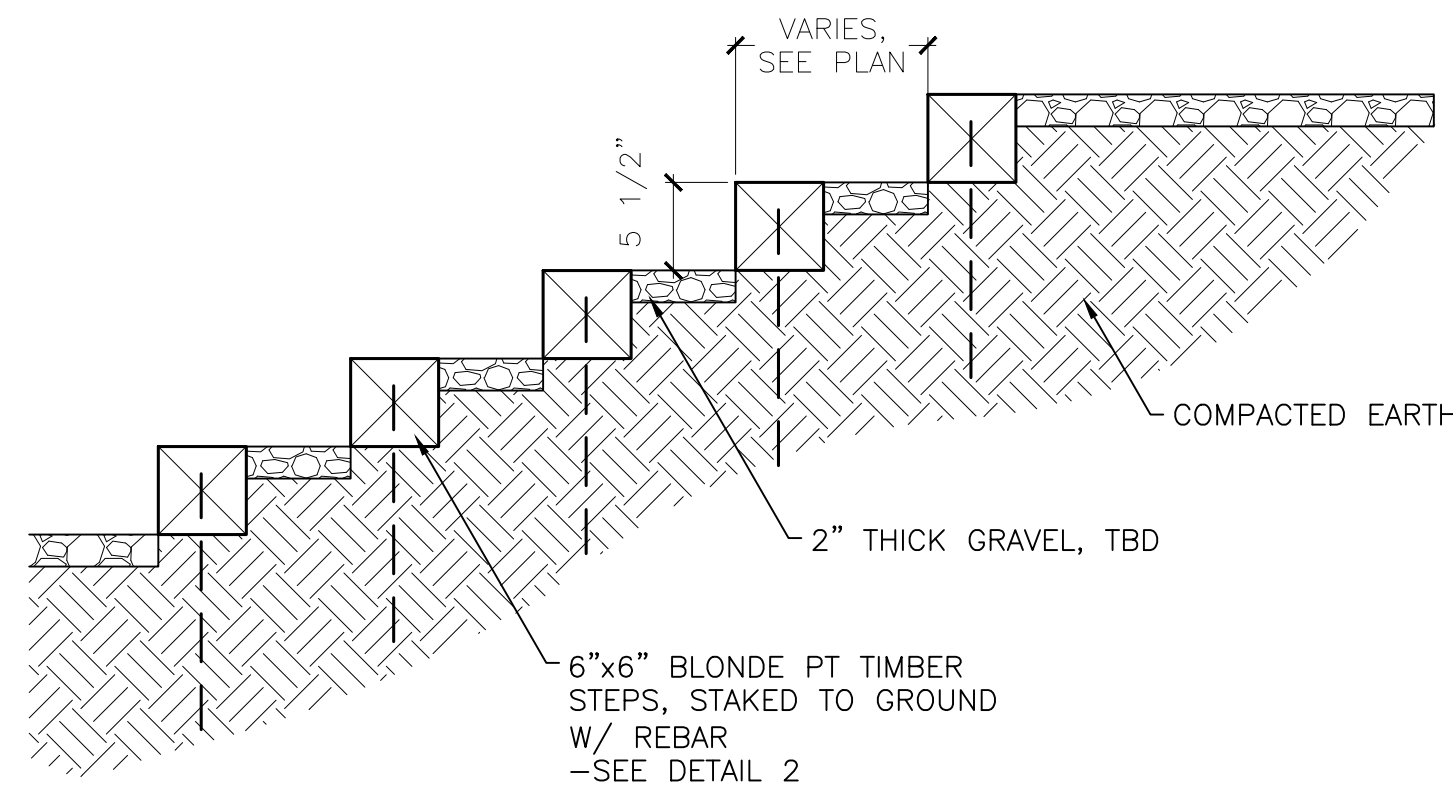
8 HANDRAIL AT RAMPS
SCALE: 1" = 1'-0"



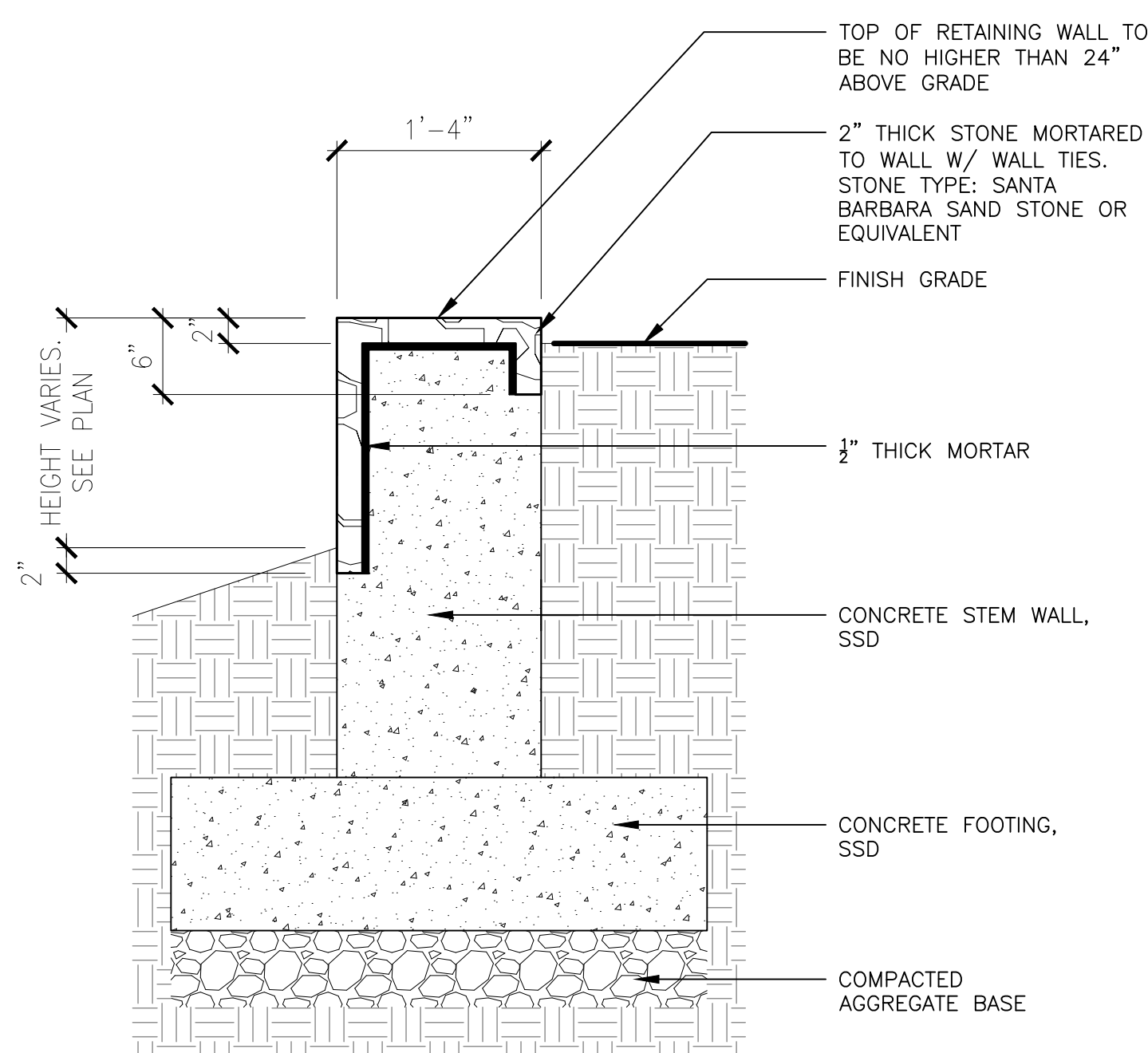
7 PT TIMBER TRAIL SECTION
SCALE: 1" = 1'-0"



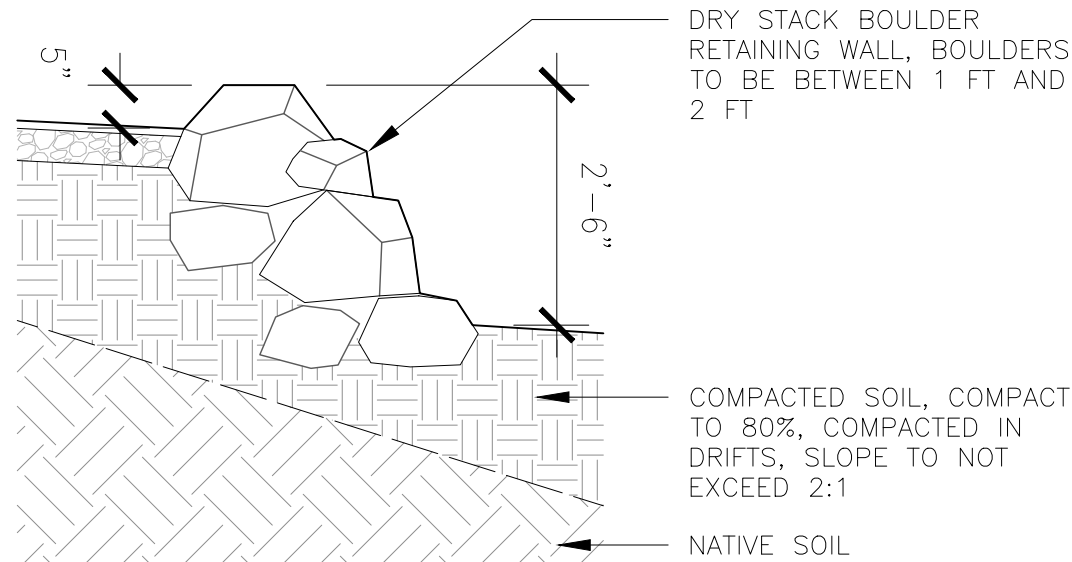
6 PT TIMBER STEPS CLOSE-UP
SCALE: 3" = 1'-0"



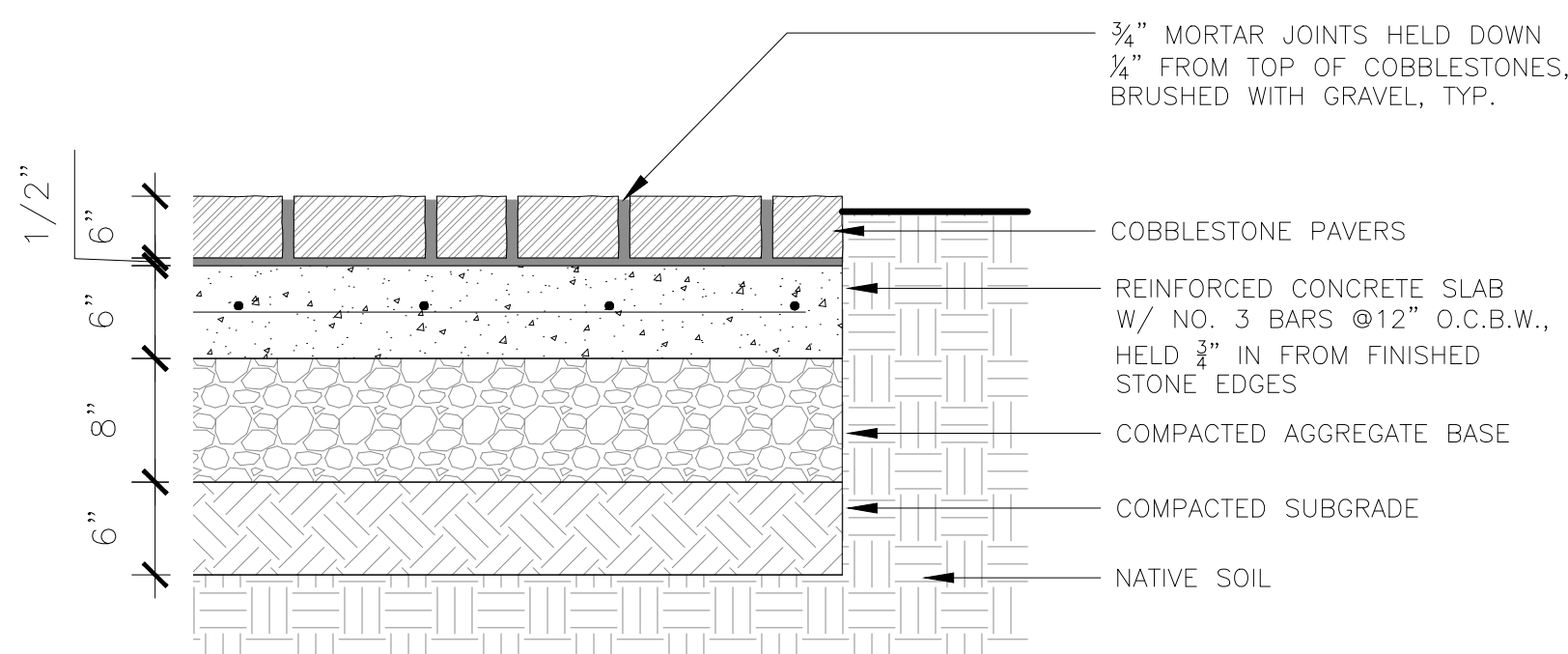
5 PT TIMBER STEPS SECTION
SCALE: 1" = 1'-0"



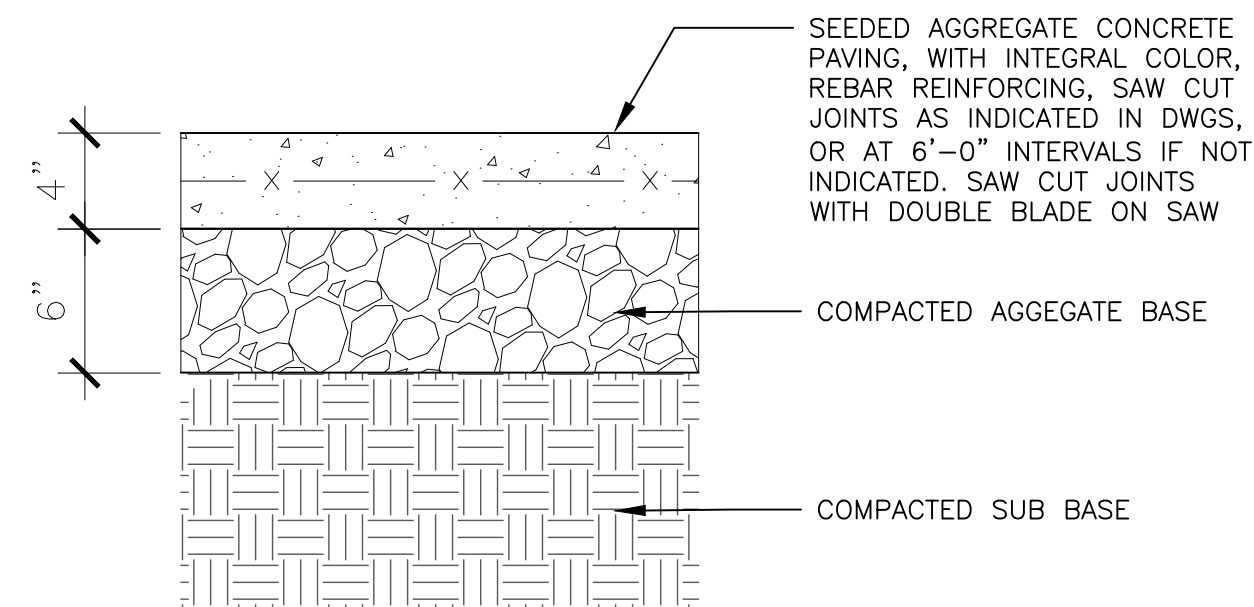
4 STONE VENEERED RETAINING WALL
SCALE: 1" = 1'-0"



3 DRY STACK STONE RETAINING WALL
SCALE: 1/2" = 1'-0"



2 COBBLESTONE DRIVEWAY
SCALE: 1" = 1'-0"



1 CONCRETE DRIVEWAY
SCALE: 1 1/2" = 1'-0"

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PROJECT

OGASAWARA

23 CREST ROAD E,
ROLLING HILLS, CA 90274

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CONCEPT

ISSUE DATE

07/03/2024

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ISSUE

BY

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SCALE

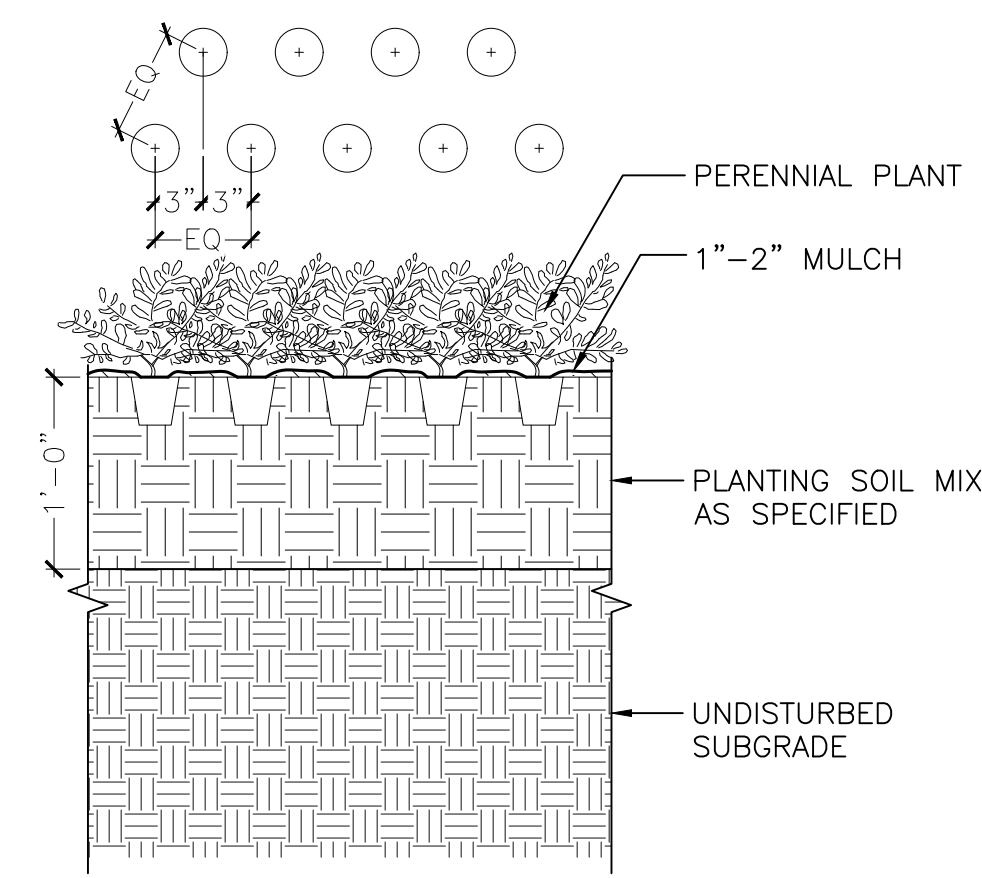
AS NOTED

SHEET TITLE

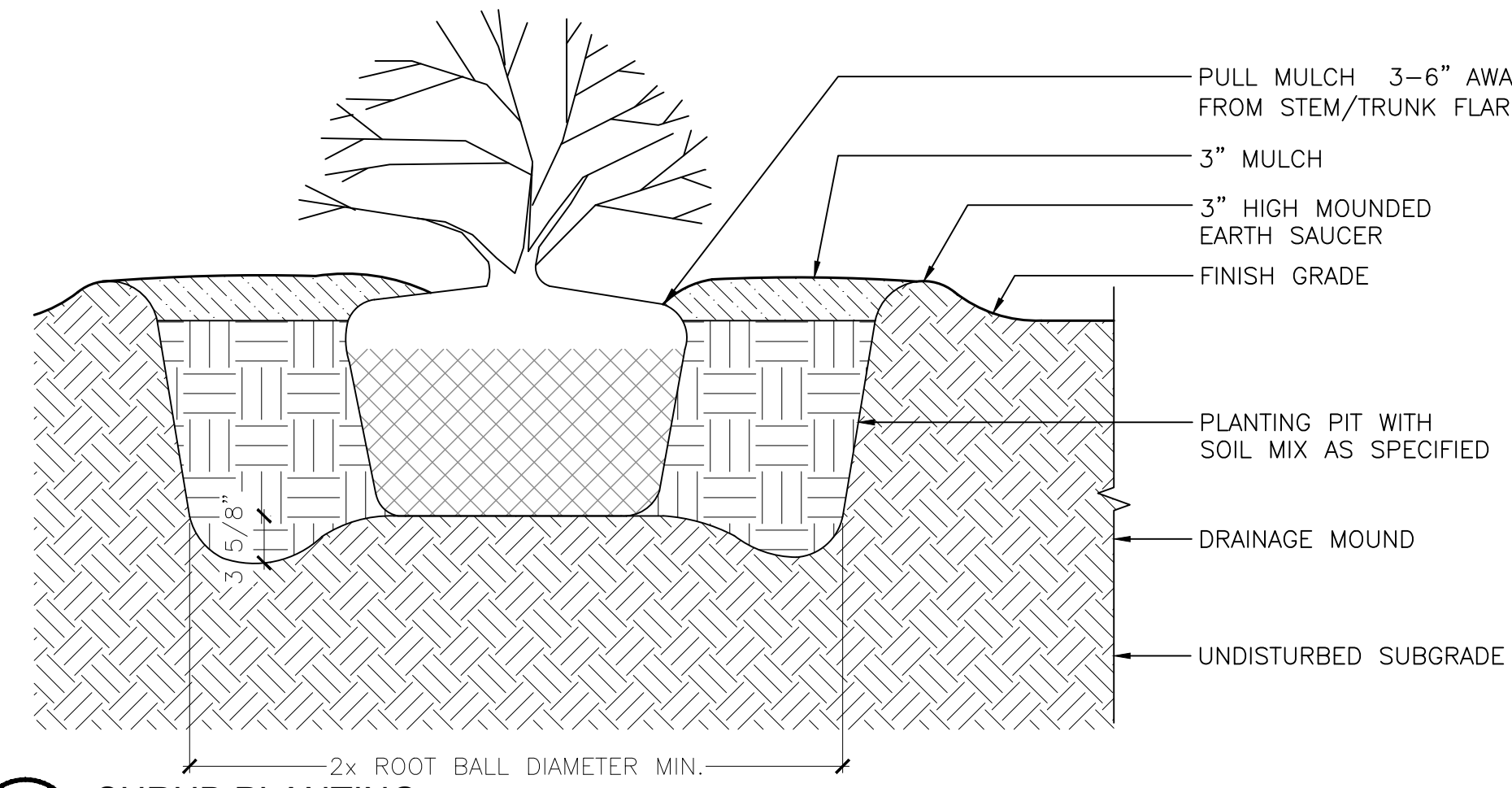
LANDSCAPE DETAILS

SHEET NUMBER

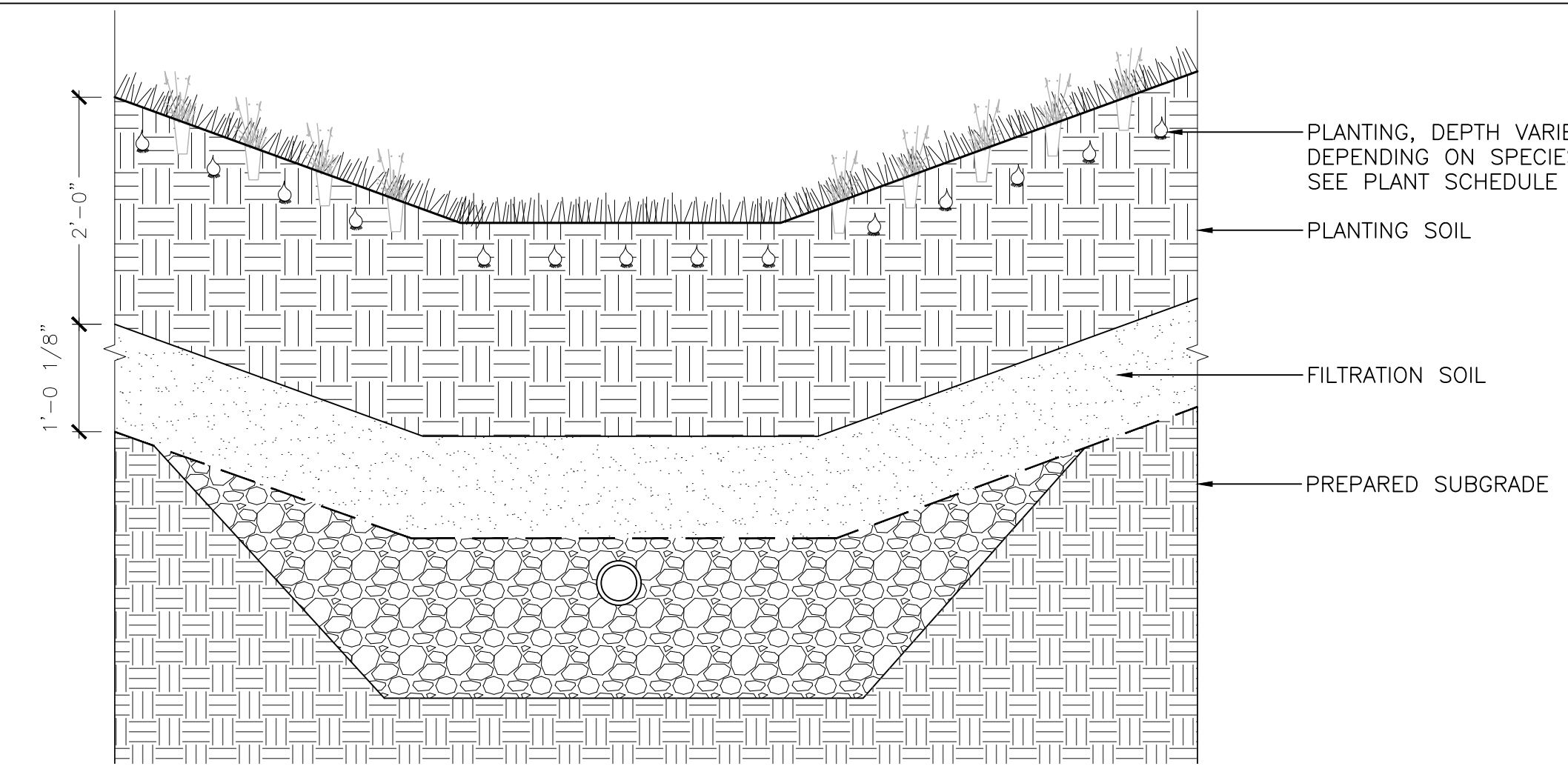
L2.00



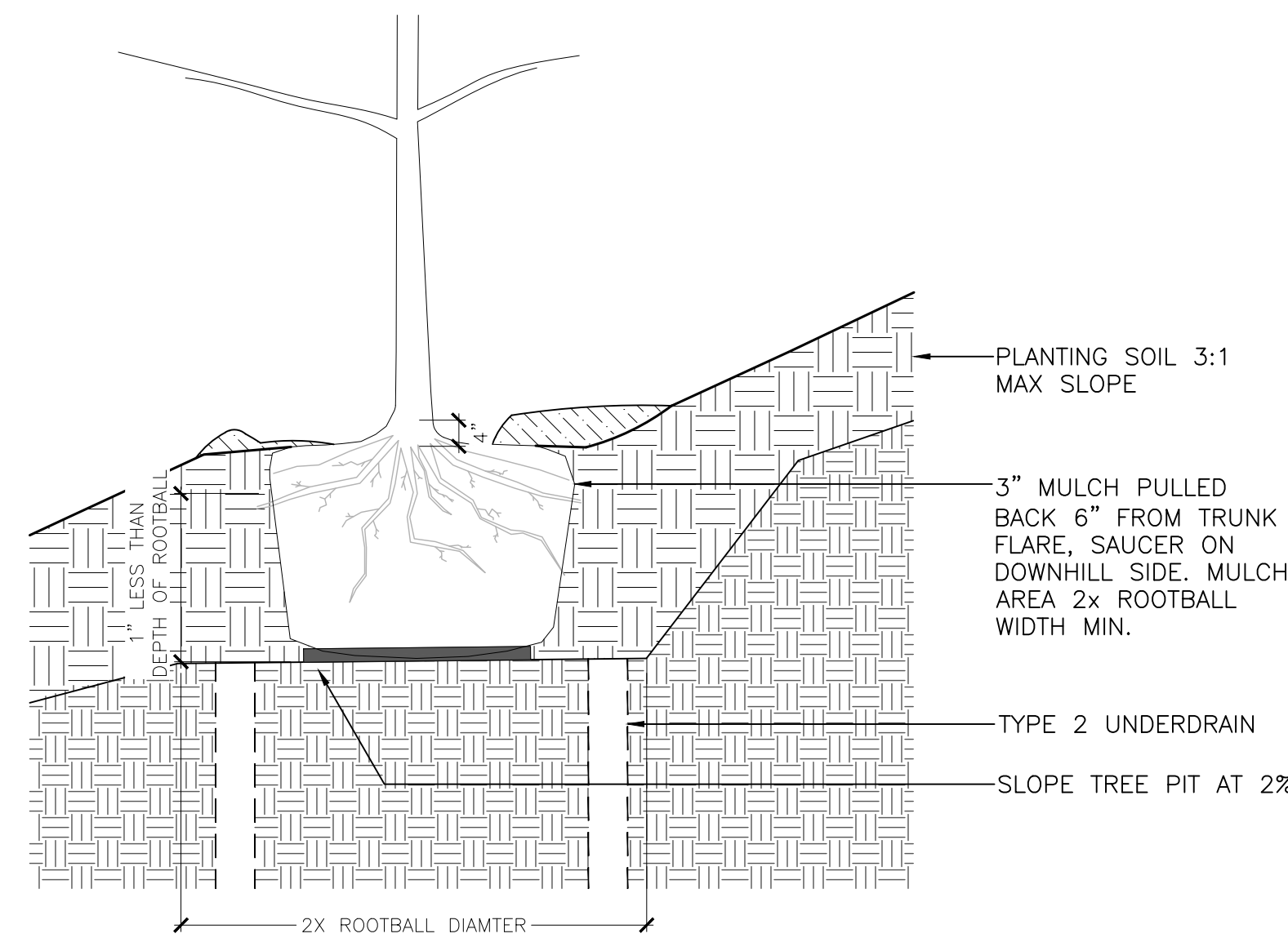
6 PERENNIAL PLANTING
SCALE: 1" = 1' - 0"



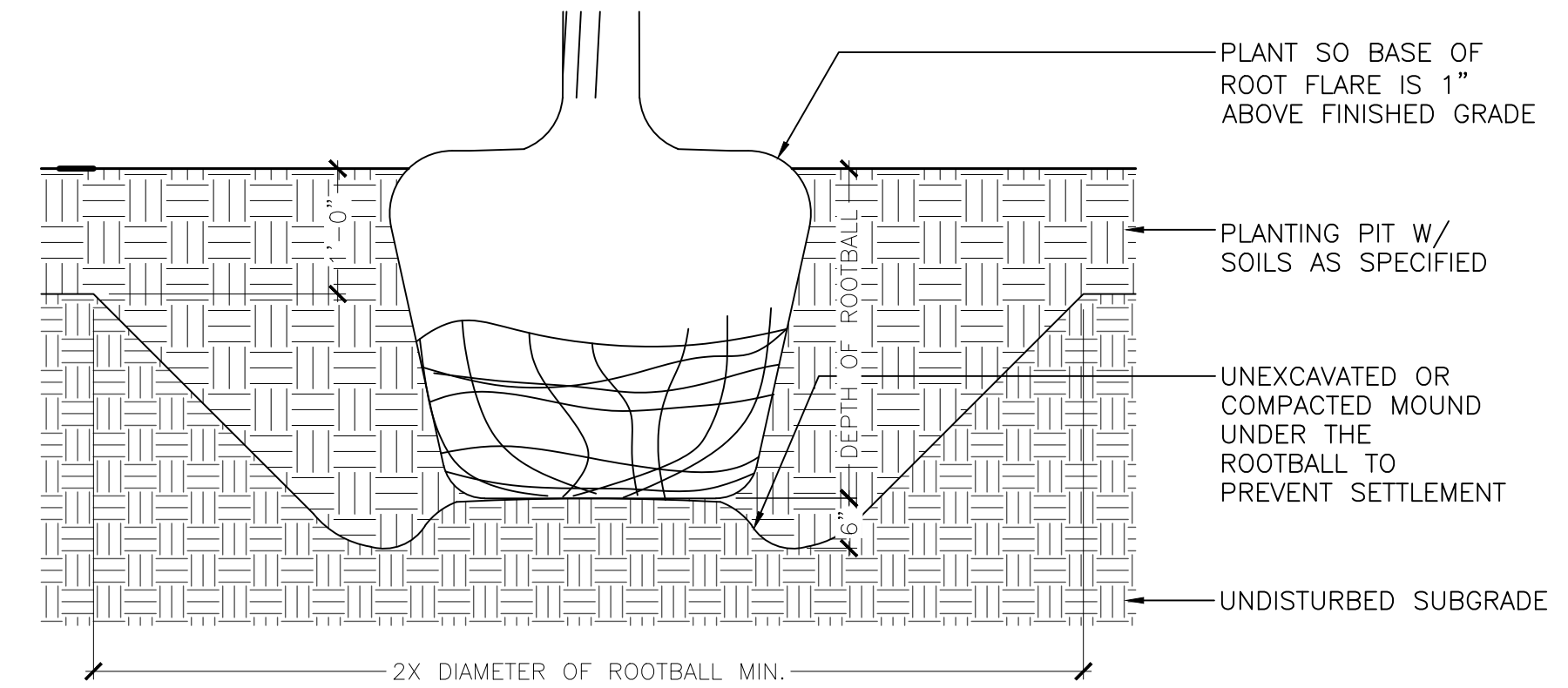
5 SHRUB PLANTING
SCALE: 3/4" = 1' - 0"



4 BIOSWALE DETAIL
SCALE: 3/4" = 1' - 0"



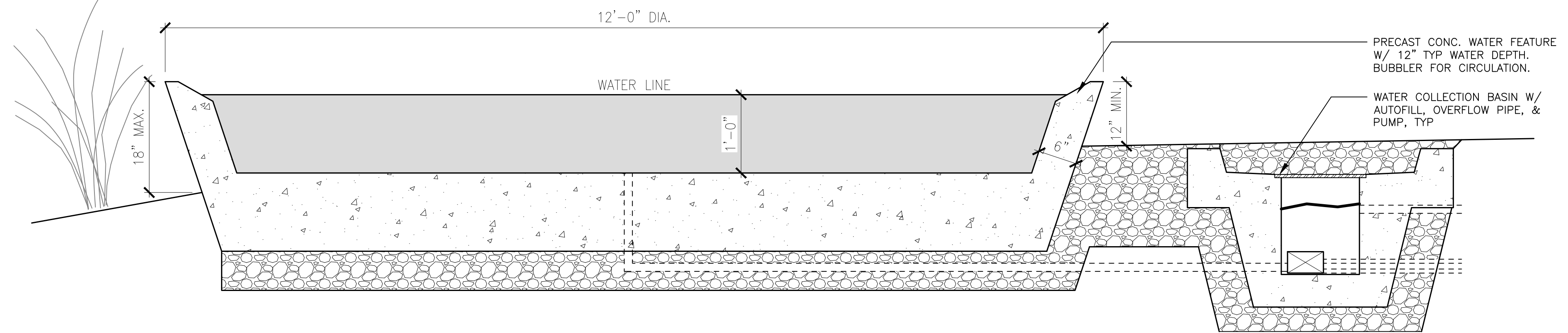
3 HILLSIDE TREE PLANTING
SCALE: 1/2" = 1' - 0"



2 TREE PLANTING
SCALE: 3/4" = 1' - 0"



IMAGE FOR REFERENCE ONLY



1 WATER FEATURE
SCALE: 1" = 1' - 0"

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SCALE

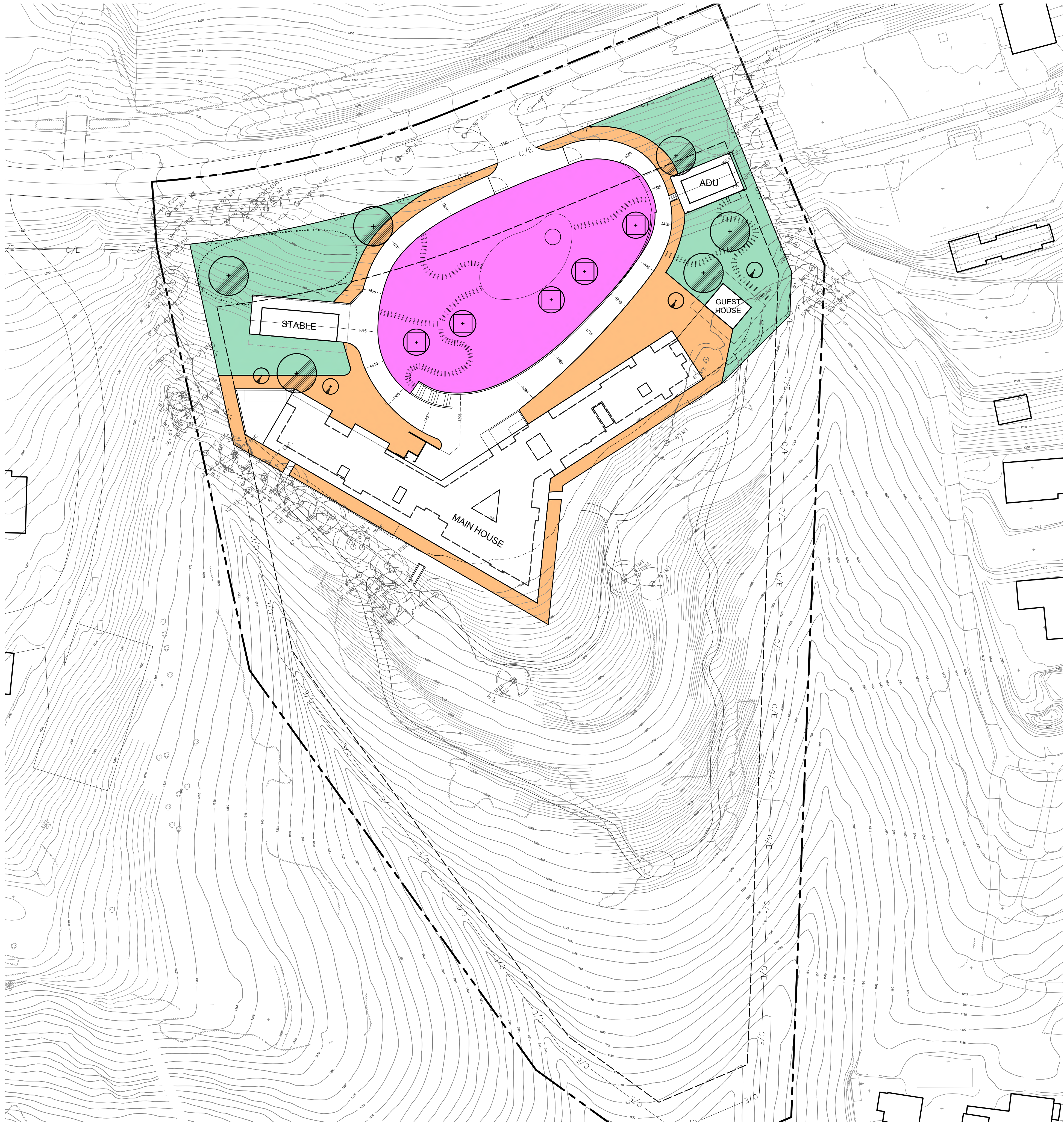
AS NOTED

SHEET TITLE

LANDSCAPE DETAILS

SHEET NUMBER

L2.01



- EXISTING TREE
- (5) LYONOTHAMNUS FLORIBUNDUS
Max Height - 20'
Max Width - 12'
- (6) QUERCUS AGRIFOLIA
Max Height - 30'
Max Width - 30'

- MATRIX 1: NATIVE MEADOW**
24,000 SQ FT = 2,780 PLANTS

(200) ACHILLEA MILLEFOLIUM (L)

(600) BACCHARIS PILULARIS (L)

(200) BOUTELOUA GRACILIS (L)

(100) CEANOTHUS 'SKYLARK' (M)

(600) CEANOTHUS 'YANKEE POINT' (L)

(400) FESTUCA CALIFORNICA (L)

(30) HETEROMELES ARBUTIFOLIA (L)

(250) LAVANDULA DENTATA (L)

(200) LUPINUS SUCCULENTUS (L)

(200) SALVIA SPATHACEA (L)
- MATRIX 2: NATIVE GARDEN**
20,000 SQ FT = 2,480 PLANTS

(150) AGAVE VILMORINIANA (VL)

(300) DUDLEYA LANCEOLATA (VL)

(25) OPUNTIA FICUS-INDICA (VL)

(150) ACHILLEA MILLEFOLIUM (L)

(250) BACCHARIS PILULARIS (L)

(25) CEANOTHUS 'RAY HARTMAN' (L)

(300) CEANOTHUS 'YANKEE POINT' (L)

(150) DICHELOSTEMMA CAPITATUM (VL)

(150) ESCHSCHOLZIA CALIFORNICA (VL)

(200) FESTUCA CALIFORNICA (L)

(30) HETEROMELES ARBUTIFOLIA (L)

(150) LAVANDULA DENTATA (L)

(150) LUPINUS SUCCULENTUS (L)

(300) OLEA EUROPAEA 'LITTLE OLLIE' (L)

(150) SALVIA SPATHACEA (L)

MATRIX 3: NATIVE CHAPARRAL
21,000 SQ FT = 2,500 PLANTS

(200) ARTEMISIA CALIFORNICA (VL)

(150) ASCLEPIAS FASCICULARIS (VL)

(150) CALOCHORTUS CATALINAE (VL)

(150) ENCELIA CALIFORNICA (VL)

(200) ERIOGONUM FASCICULATUM (VL)

(200) ERIOGONUM PARVIFOLIUM (VL)

(30) HETEROMELES ARBUTIFOLIA (L)

(150) ISOMERIS ARBOREA (VL)

(150) LOTUS SCOPARIUS (VL)

(200) MIMULUS AURANTIACUS (VL)

(300) RHUS INTEGRIFOLIA (VL)

(200) SALVIA APIANA (VL)

(200) SALVIA LEUCOPHYLLA (VL)

(200) SALVIA MELLIFERA (VL)

(50) SAMBUCUS MEXICANA (VL)

PLANT MATRIX LEGEND

(QTY) SPECIES (WUCOLS) MAX HEIGHT

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PROJECT

OGASAWARA

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DRAWN BY:
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SCALE

1" = 40'-0"

SHEET TITLE

PLANTING ZONE DIAGRAM

SHEET NUMBER

L3.00

310

TREES



Lyonothamnus floribundus
Catalina Ironwood
WUCOLS – L



Quercus agrifolia
Coast Live Oak
WUCOLS – VL



Cercis canadensis 'Forest Pansy'
Forest Pansy Redbud
WUCOLS – M

GRASSES/GROUNDCOVERS



Baccharis pilularis
Dwarf Coyote Brush
WUCOLS – L



Bouteloua gracilis 'Blonde Ambition'
Blue Grama Grass
WUCOLS – L



Ceanothus 'Yankee Point'
Yankee Point Wild Lilac
WUCOLS – L

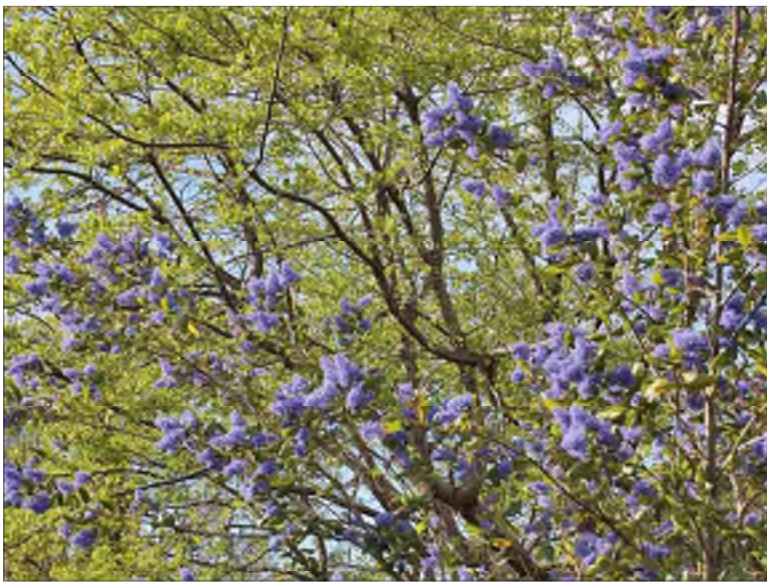


Festuca californica
California Fescue
WUCOLS – L

SHRUBS



Artemisia californica
California Sagebrush
WUCOLS – VL



Ceanothus 'Ray Hartman'
Ray Hartman Ceanothus
WUCOLS – L



Ceanothus 'Skylark'
California Lilac
WUCOLS – M



Eriogonum fasciculatum
California Buckwheat
WUCOLS – VL



Eriogonum parvifolium
Seacliff Buckwheat
WUCOLS – VL



Heteromeles arbutifolia
Toyon
WUCOLS – VL



Olea europaea 'Little Ollie'
Little Ollie Dwarf Olive
WUCOLS – L



Rhus integrifolia
Lemonade Berry
WUCOLS – VL



Sambucus mexicana
Blue Elderberry
WUCOLS – L

SUCCULENTS



Agave vilmoriniana
Octopus Agave
WUCOLS – VL



Dudleya lanceolata
Lanceleaf Liveforever
WUCOLS – VL



Opuntia ficus-indica
Prickly Pear
WUCOLS – VL

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OGASAWARA

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SCALE

SHEET TITLE

CONCEPTUAL PLANT IMAGES

SHEET NUMBER

L3.01

POLLINATORS



Achillea millefolium 'Californica'
Yarrow
WUCOLS — L



Asclepias fascicularis
Narrowleaf Milkweed
WUCOLS — VL



Astragalus trichopodus
Santa Barbara Milk Vetch
WUCOLS —



Calochortus catalinae
Catalina Mariposa Lily
WUCOLS — VL



Castilleja affinis
Coast Indian Paintbrush
WUCOLS —



Dichelostemma capitatum
Bluedicks
WUCOLS — VL



Encelia californica
Bush Sunflower
WUCOLS — VL



Epilobium canum
California Fuchsia
WUCOLS — VL

MAX HEIGHT: 2'



Eschscholzia californica
California Poppy
WUCOLS — VL



Isomeris arborea
Bladderpod
WUCOLS — M



Lavandula dentata
French Lavender
WUCOLS — L



Lotus scoparius
Deerweed
WUCOLS — L



Lupinus succulentus
Arroyo Lupine
WUCOLS — L



Mimulus aurantiacus
Bush Monkey Flower
WUCOLS — VL



Salvia apiana
White Sage
WUCOLS — VL



Salvia leucophylla
Purple Sage
WUCOLS — VL



Salvia mellifera
Black Sage
WUCOLS — VL



Salvia spathacea
Hummingbird Sage
WUCOLS — L

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SCALE

SHEET TITLE

CONCEPTUAL PLANT IMAGES

SHEET NUMBER

L3.02

NOTES

04/16/24 Site Planning Hearing
No. Date Issuance

Ogasawara
Residence

23 Crest Road
Rolling Hills, CA 90274

STAMPS

ARCHITECT OF RECORD

Escher
GuneWardena
Architecture
1800 Wilshire Blvd., Suite 200
Los Angeles, CA 90061
Tel: 323.955.9100
Fax: 323.955.9100

OWNER
Yukiko Ogasawara
3 Flying Mane Ln
Rolling Hills, CA 90274

GENERAL CONTRACTOR
TBD
1811 Streetname St.
Los Angeles, CA #####

STRUCTURAL ENGINEER
Nous Engineering
5550 Eagle Rock Blvd
Los Angeles, CA 90041

CIVIL ENGINEER
Boltan Engineering Corp.
25834 Narbonne Ave, Ste 210
Lomita, CA 90717

MEP ENGINEER
PAE
8000 Center Dr, 10th Fl
Los Angeles, CA 90045

LANDSCAPE ARCHITECT
Terremoto
3401 Glendale Blvd
Los Angeles, CA 90039

Proposed Site Plan

Date: 2024/01/01
Scale: 3/32"=1'-0"
Drawn: DRW
Checked: CHK

AS101



1 Site Plan
1/32"=1'-0"



NOTES

04/16/24 Site Planning Hearing
No. Date Issuance

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OWNER
Yukiko Ogasawara
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Rolling Hills, CA 90274

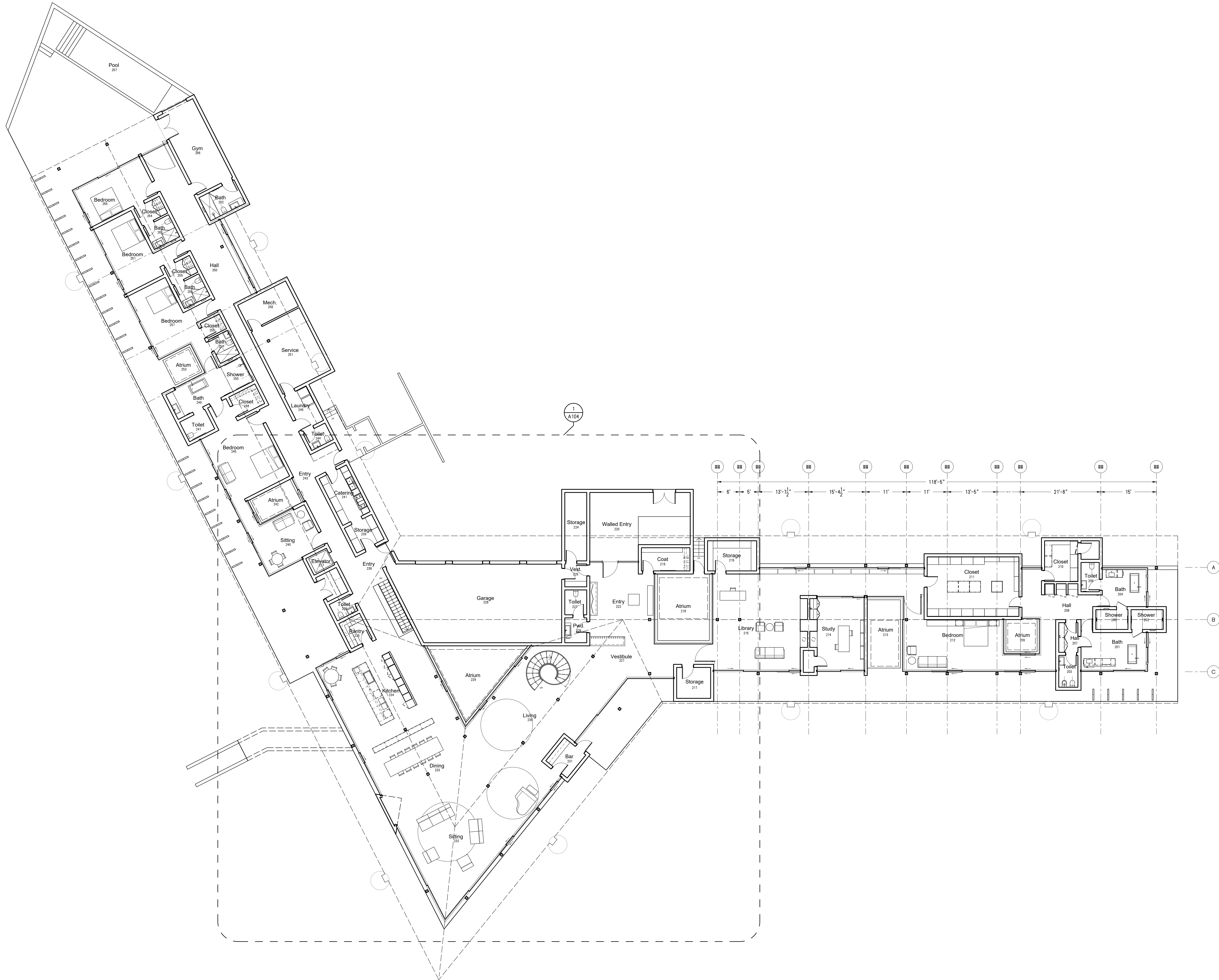
GENERAL CONTRACTOR
TBD
1411 Streetname St.
Los Angeles, CA #####

STRUCTURAL ENGINEER
Nous Engineering
5050 Eagle Rock Blvd
Los Angeles, CA 90041

CIVIL ENGINEER
Boltan Engineering Corp.
25834 Narbonne Ave, Ste 210
Lomita, CA 90717

MEP ENGINEER
PAE
8000 Center Dr, 10th Fl
Los Angeles, CA 90045

LANDSCAPE ARCHITECT
Terremoto
3401 Glendale Blvd
Los Angeles, CA 90039



1 Basement Plan Overall
3/32"=1'-0"



Basement Plan

Date: 2024/01/01
Scale: 3/32"=1'-0"
Drawn: DRW
Checked: CHK

A101

Ogasawara
Residence

23 Crest Road
Rolling Hills, CA 90274

STAMPS

ARCHITECT OF RECORD

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1825 Wilshire Blvd., Suite 200
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OWNER
Yukiko Ogasawara
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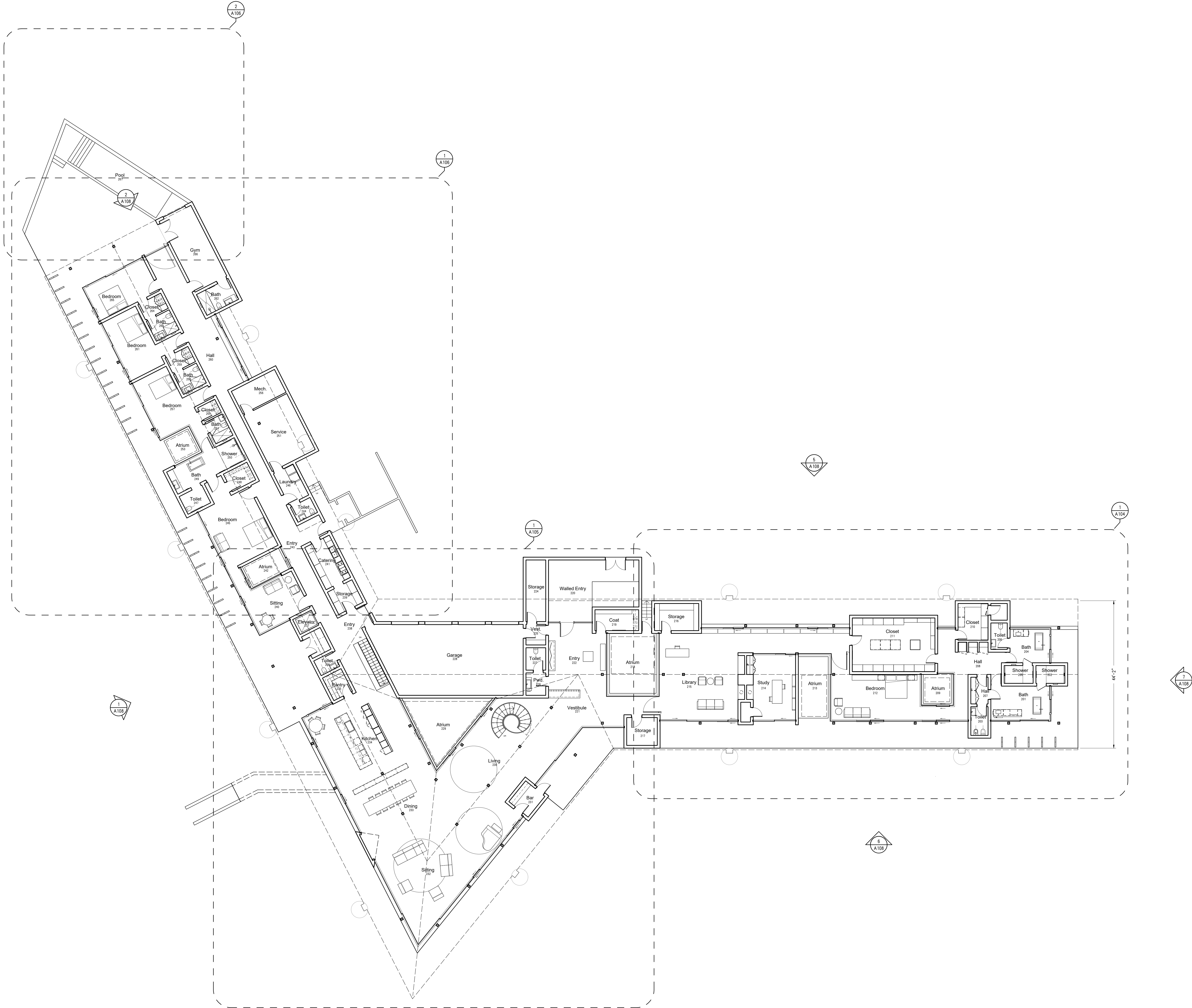
GENERAL CONTRACTOR
TBD
1111 Streetname St.
Los Angeles, CA #####

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Nous Engineering
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Los Angeles, CA 90041

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Boltan Engineering Corp.
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Lomita, CA 90717

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Los Angeles, CA 90039



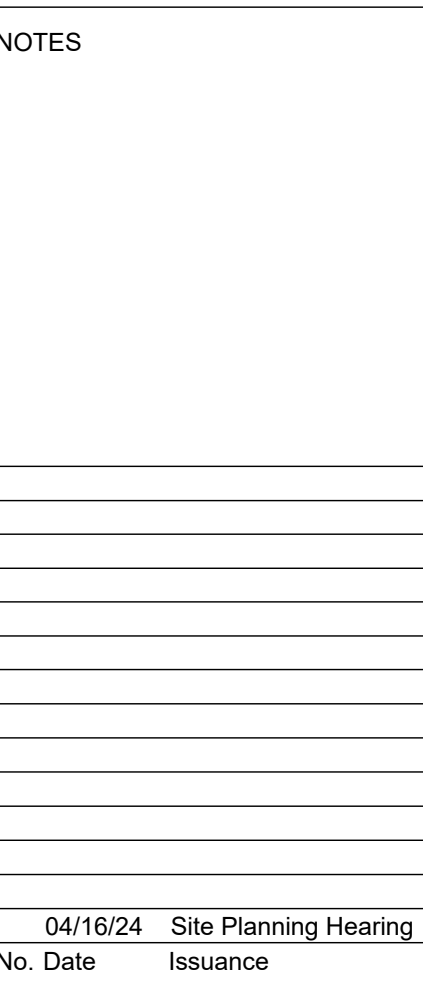
1 Overall First Floor Plan
3/32"=1'-0"



Overall First Floor
Plan

Date: 2024/01/01
Scale: 3/32"=1'-0"
Drawn: DRW
Checked: CHK

A102



23 Crest Road
Rolling Hills, CA 90274

STAMPS

ARCHITECT OF RECORD

Escher
GuneWardena
Architecture

815 Silver Lake Boulevard
Los Angeles, CA 90026
Tel. 323 665 9100
Fax. 323 665 9103

OWNER
Yukiko Ogasawara
8 Flying Mane Ln
Rolling Hills, CA 90274

GENERAL CONTRACTOR
TBD
Streetname St.
Los Angeles, CA #####

STRUCTURAL ENGINEER
Nous Engineering
5050 Eagle Rock Blvd
Los Angeles, CA 90041

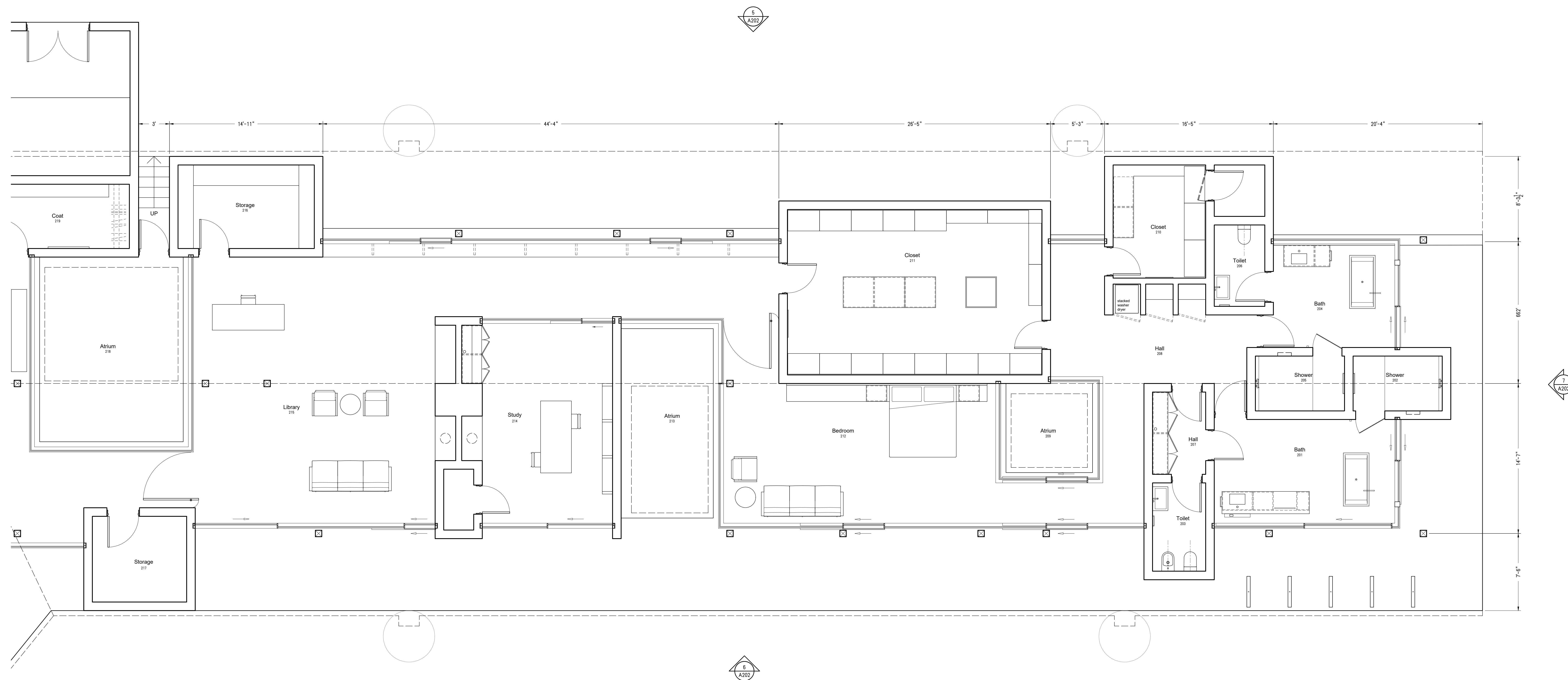
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Bolton Engineering Corp.
25834 Narbonne Ave, Ste 210
Lomita, CA 90717

MEP ENGINEER
PAE
3060 Center Dr, 10th Flr
Los Angeles, CA 90045

LANDSCAPE ARCHITECT
Terremoto
3401 Glendale Blvd
Los Angeles, CA 90039

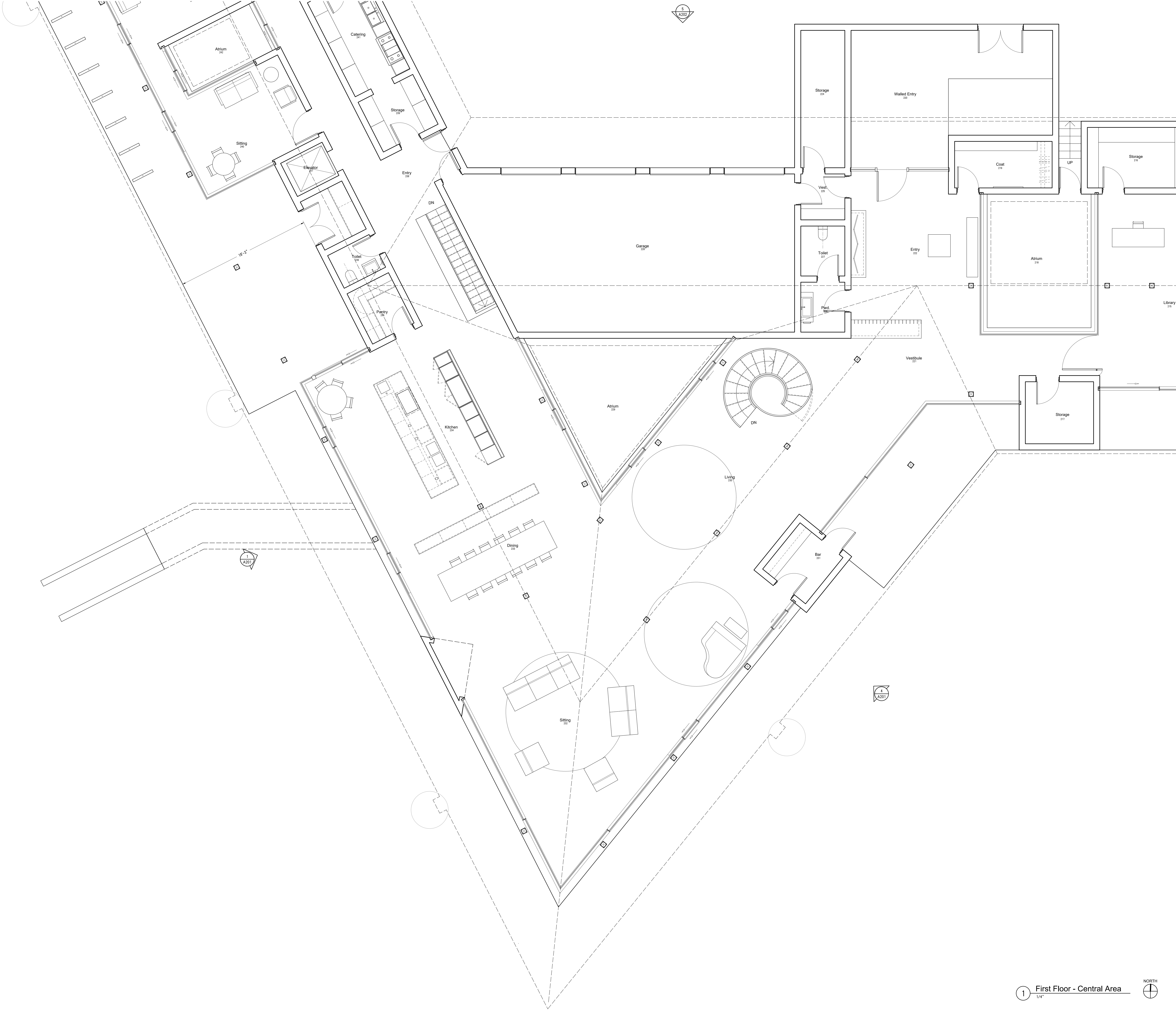
Date: 2024/01/01
Scale: 1/4"=1'-0"
Drawn: DRW
Checked: CHK

A104



1 First Floor - East Wing
1/4"





NOTES

04/16/24 Site Planning Hearing
No. Date Issuance

Ogasawara
Residence

23 Crest Road
Rolling Hills, CA 90274

STAMPS

ARCHITECT OF RECORD

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1800 Wilshire Blvd., Suite 200
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Fax: 323.955.9100

OWNER
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GENERAL CONTRACTOR
TBD
1811 Streetname St.
Los Angeles, CA #####

STRUCTURAL ENGINEER
Nous Engineering
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Los Angeles, CA 90041

CIVIL ENGINEER
Boltin Engineering Corp.
25834 Narbonne Ave, Ste 210
Lomita, CA 90717

MEP ENGINEER
PAE
8000 Center Dr, 10th Fl
Los Angeles, CA 90045

LANDSCAPE ARCHITECT
Terremoto
3401 Glendale Blvd
Los Angeles, CA 90039

First Floor Plan
Central Area

Date: 2024/01/01
Scale: 1/4"=1'-0"
Drawn: DRW
Checked: CHK

A106

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NOTES

04/16/24 Site Planning Hearing
No. Date Issuance

Ogasawara
Residence

23 Crest Road
Rolling Hills, CA 90274

STAMPS

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1825 Wilshire Blvd., Suite 200
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Yusaku Ogasawara
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1811 Streetname St.
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Nous Engineering
5500 Eagle Rock Blvd
Los Angeles, CA 90041

CIVIL ENGINEER
Boltan Engineering Corp.
25834 Narbonne Ave, Ste 210
Lomita, CA 90717

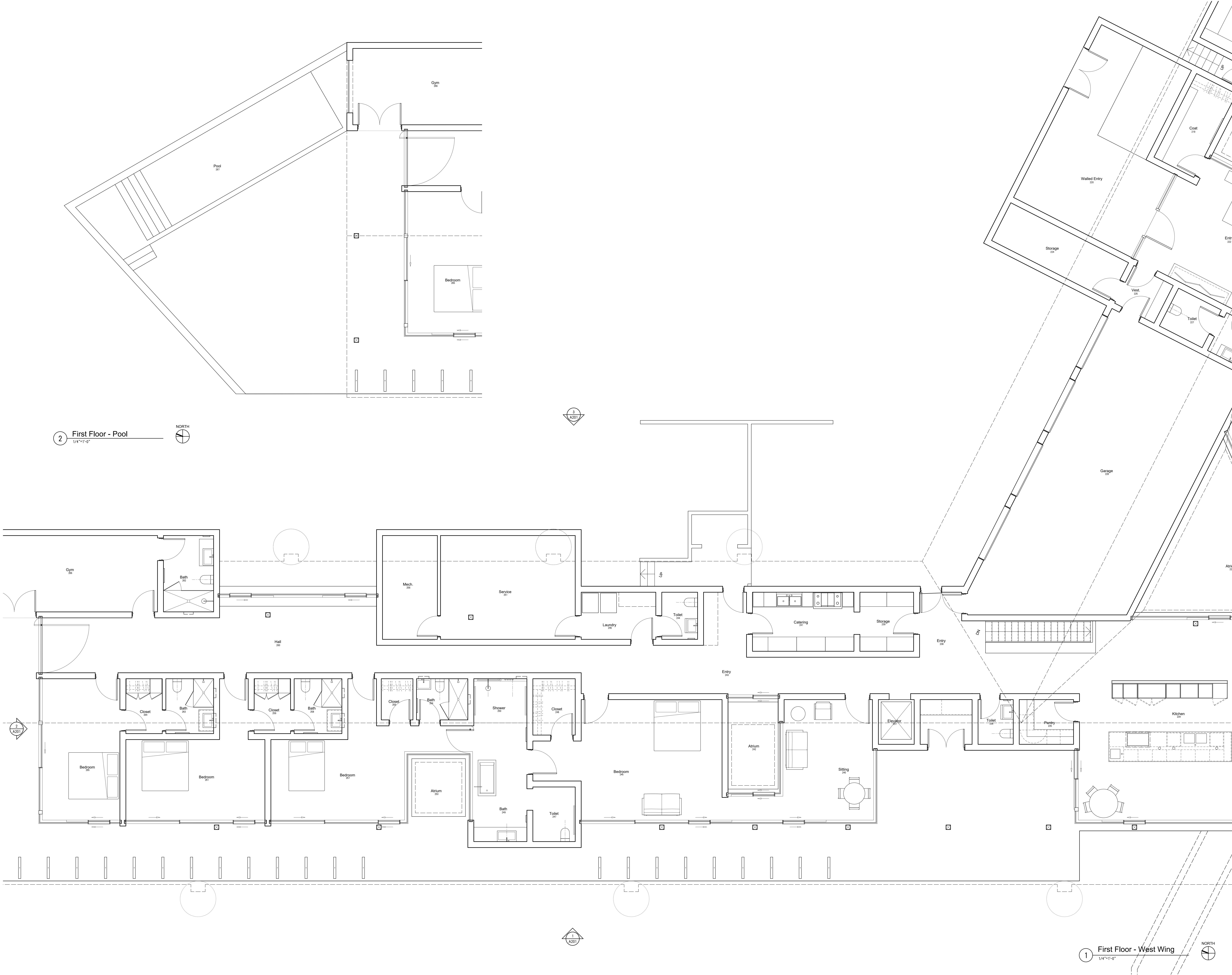
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PAE
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Los Angeles, CA 90045

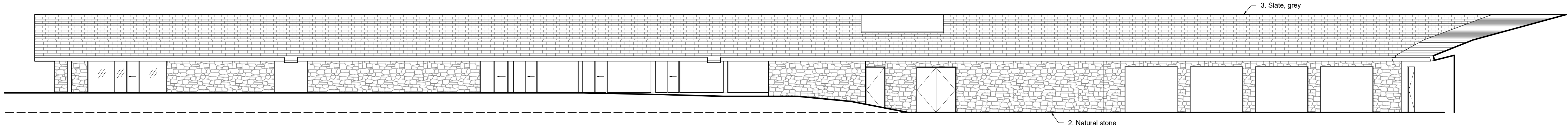
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Los Angeles, CA 90039

First Floor Plan
West Wing & Pool

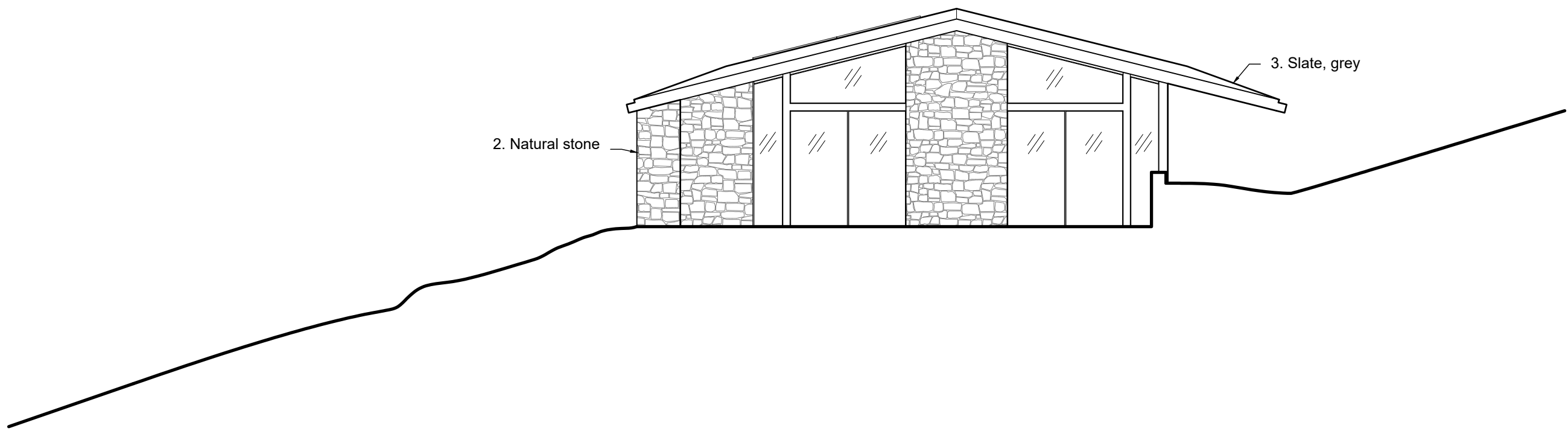
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A107

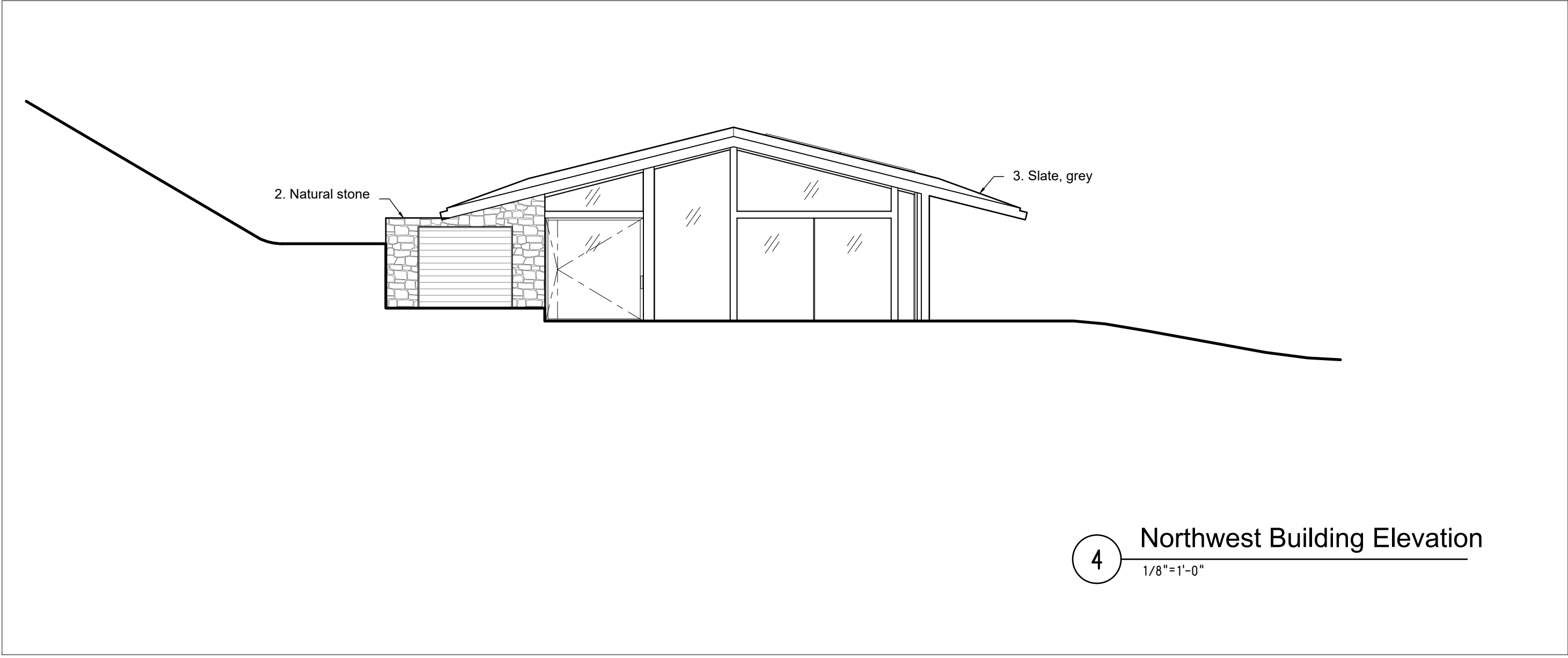




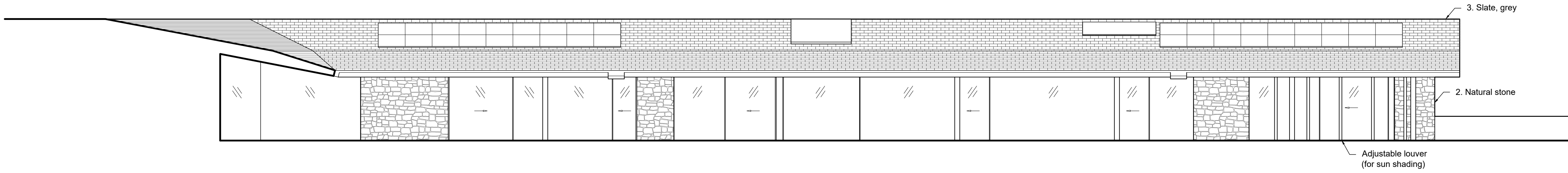
5 North Building Elevation
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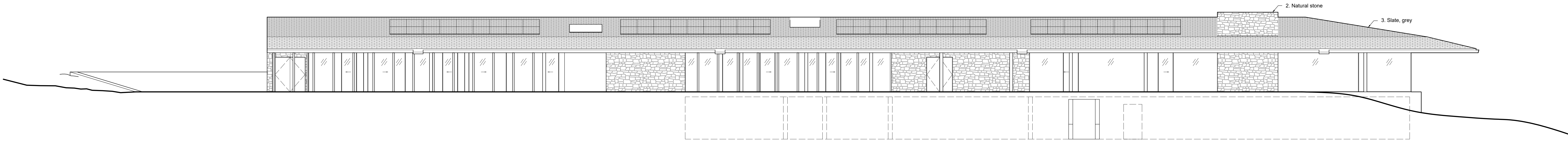
3 East Building Elevation
1/8"=1'-0"



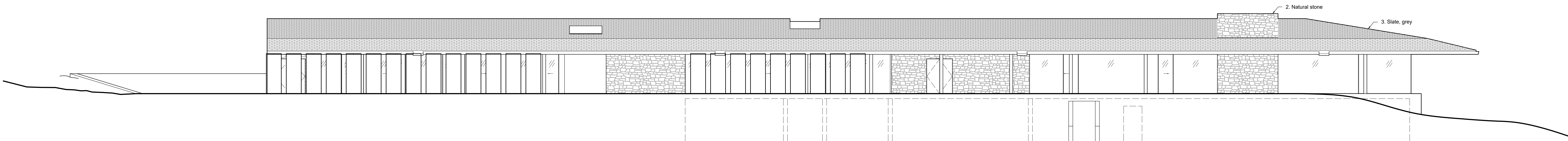
4 Northwest Building Elevation
1/8"=1'-0"



2 South Building Elevation
1/8"=1'-0"



Southwest Building Elevation
Open Louvers
1a 1/8"=1'-0"



Southwest Building Elevation
Closed Louvers
1b 1/8"=1'-0"

NOTES

Ogasawara
Residence

23 Crest Road
Rolling Hills, CA 90274

STAMPS

ARCHITECT OF RECORD

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GuneWardena
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1800 Stoneham Lane, Suite 200
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OWNER
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GENERAL CONTRACTOR
TBD
Streetname St.
Los Angeles CA #####

STRUCTURAL ENGINEER
Nous Engineering
5050 Eagle Rock Blvd
Los Angeles, CA 90041

CIVIL ENGINEER
Boltan Engineering Corp.
25834 Narbonne Ave, Ste 210
Lomita, CA 90717

MEP ENGINEER
PAE
8000 Center Dr, 10th Fl
Los Angeles, CA 90045

LANDSCAPE ARCHITECT
Terremoto
3401 Glendale Blvd
Los Angeles, CA 90039

Main Residence
Building Elevations

Date: 2024/01/01
Scale: 1/8"=1'-0"
Drawn: DRW
Checked: CHK

A108

NOTES

04/16/24 Site Planning Hearing
No. Date Issuance

Ogasawara
Residence

23 Crest Road
Rolling Hills, CA 90274

STAMPS

ARCHITECT OF RECORD

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GENERAL CONTRACTOR
TBD
Mill Streetname St.
Los Angeles, CA #####

STRUCTURAL ENGINEER
Nous Engineering
5550 Eagle Rock Blvd
Los Angeles, CA 90041

CIVIL ENGINEER
Bottom Engineering Corp.
25834 Narbonne Ave, Ste 210
Lomita, CA 90717

MEP ENGINEER
PAE
8050 Center Dr, 10th Fl
Los Angeles, CA 90045

LANDSCAPE ARCHITECT
Terremoto
3401 Glendale Blvd
Los Angeles, CA 90039

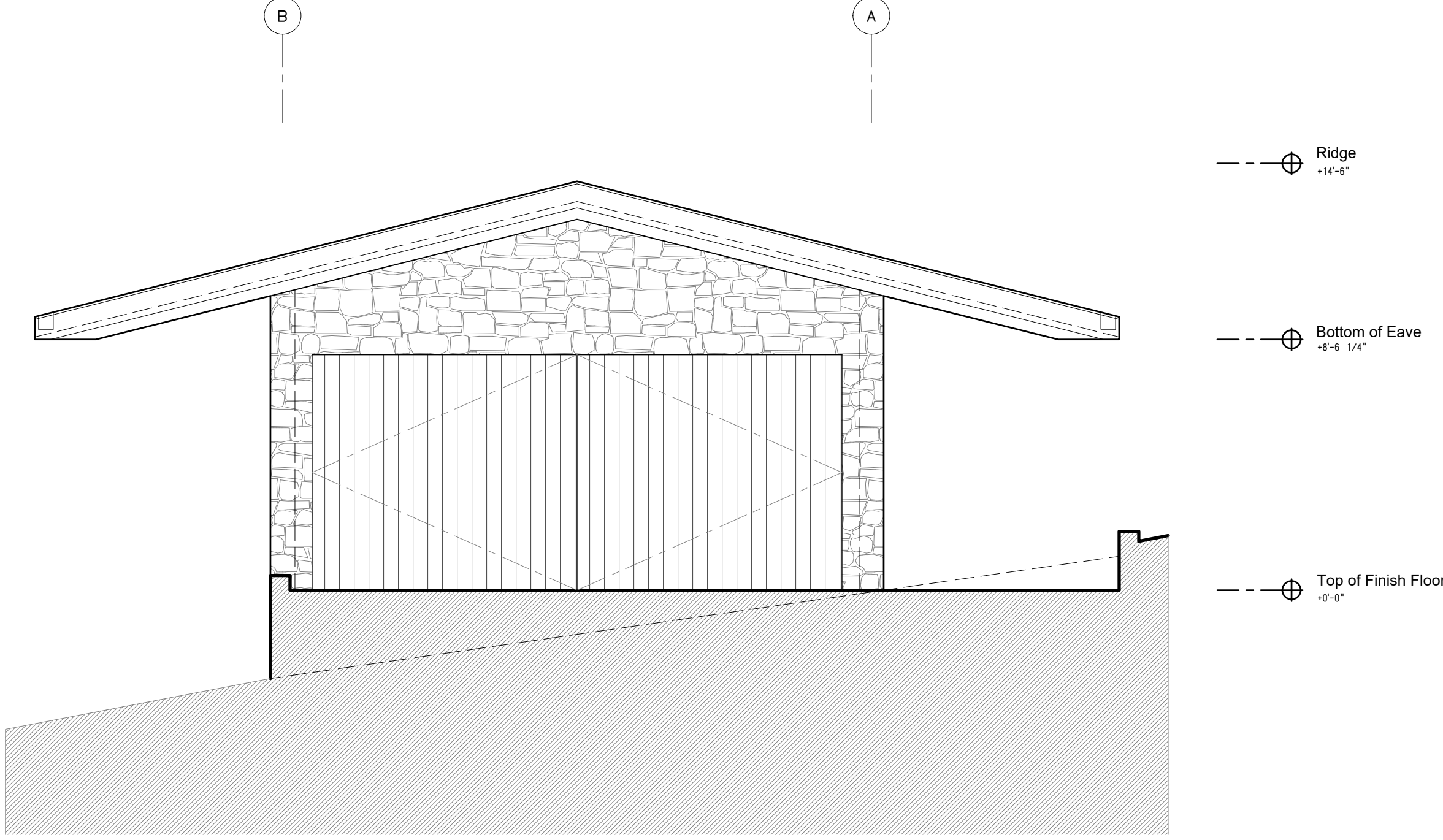
NO PART THEREOF SHALL BE COPIED OR USED IN CONNECTION WITH ANY WORK OTHER THAN THE SPECIFIED PROJECT UNLESS THEY HAVE BEEN PREPARED BY OR UNDER THE CLOSEST SUPERVISION OF ESCHER GUNEWARDENA ARCHITECTURE, INC.

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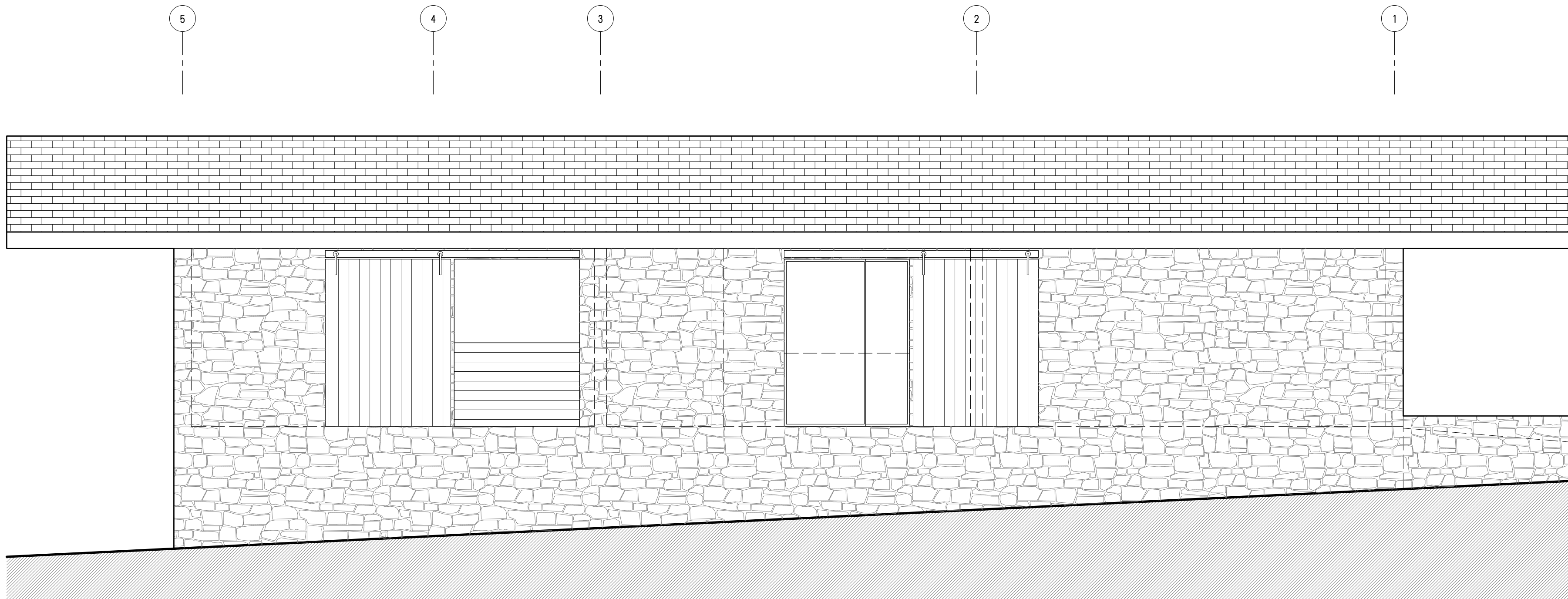
Stable Plans and
Elevations

Date: 2024/01/01
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Checked: CHK

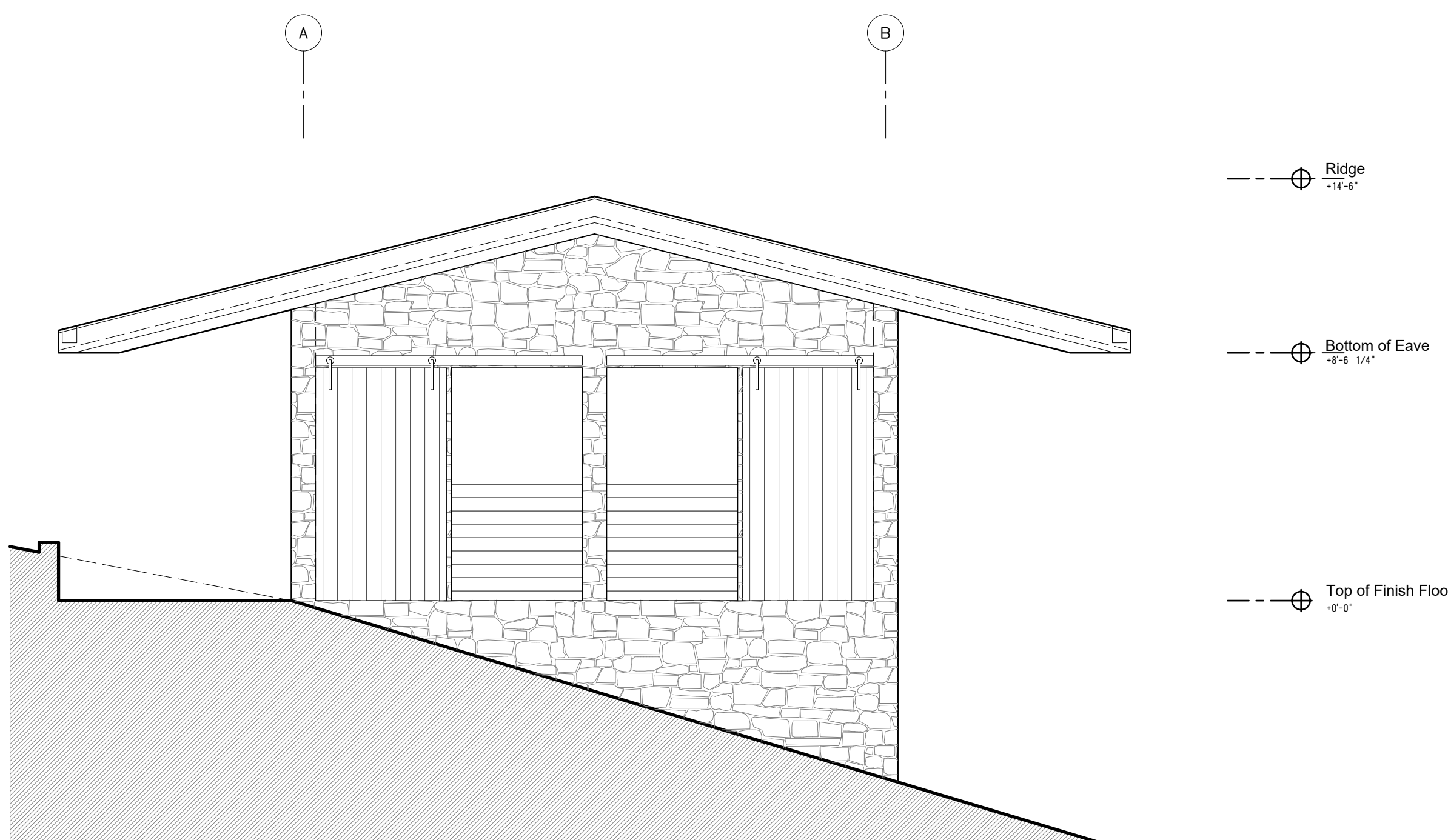
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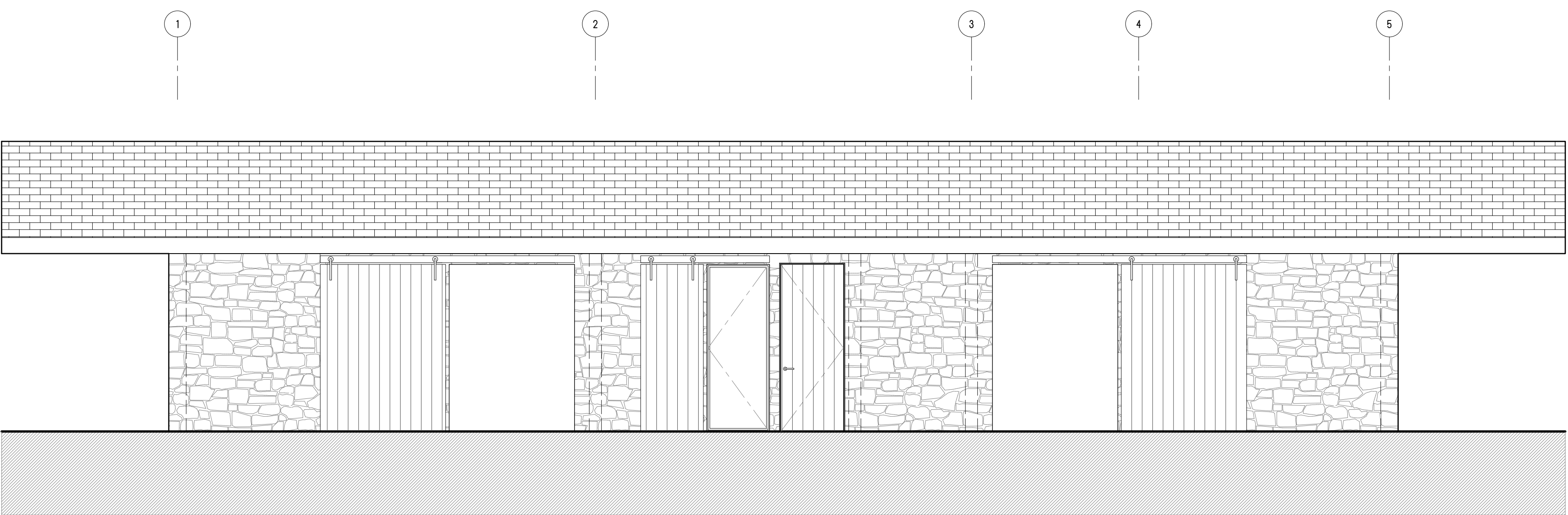
6 East Building Elevation
1/4"=1'-0"



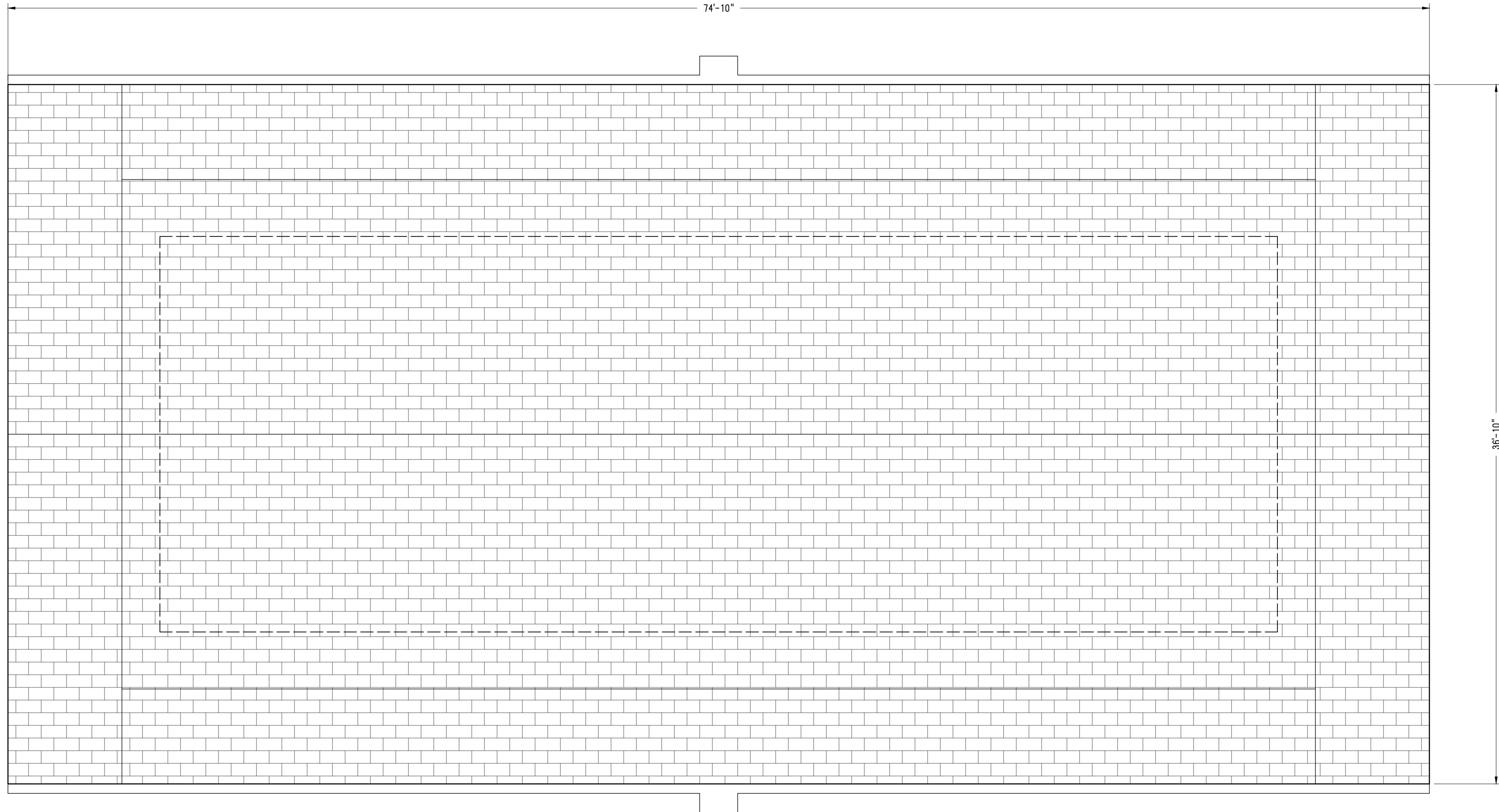
5 South Building Elevation
1/4"=1'-0"



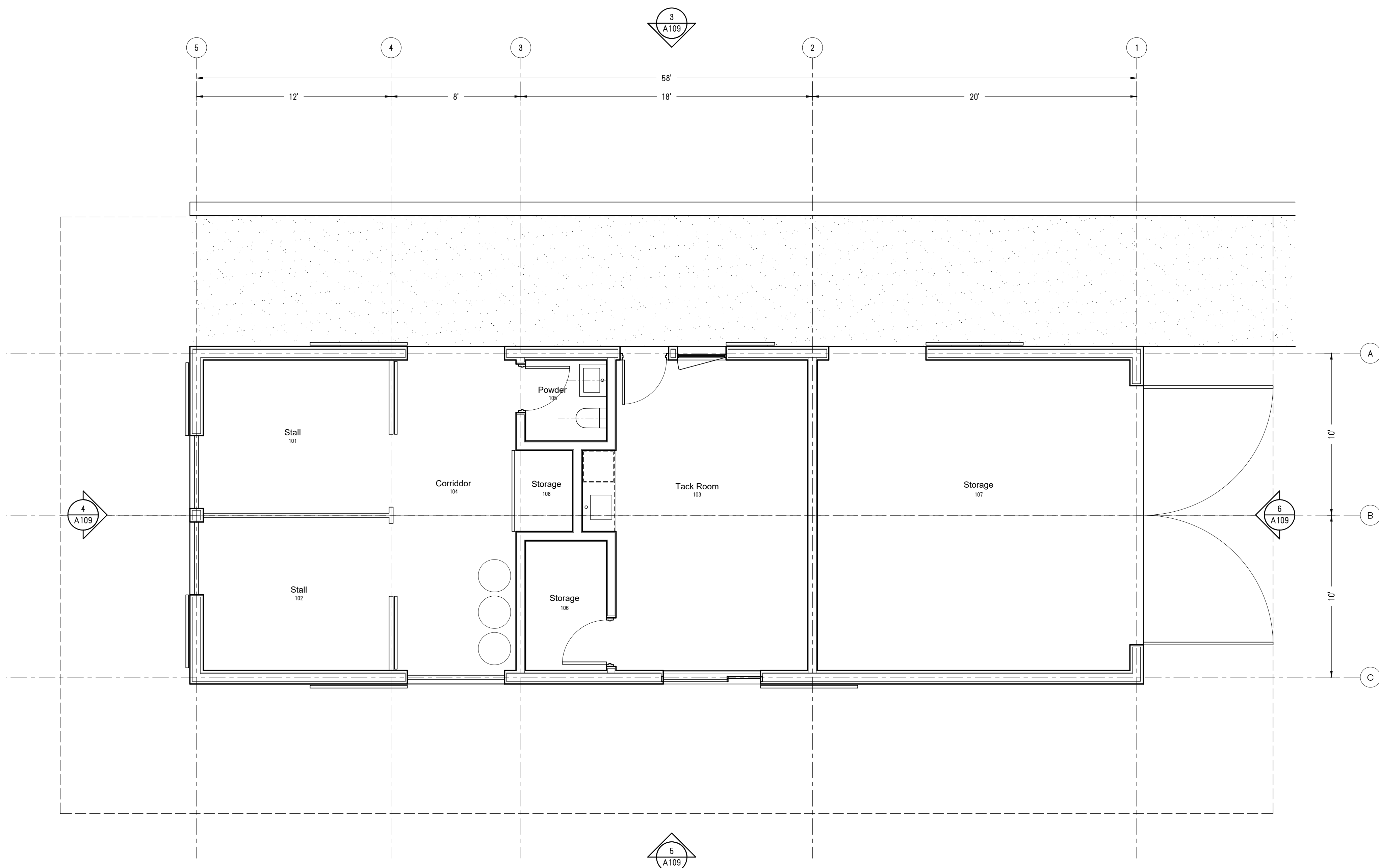
4 West Building Elevation
1/4"=1'-0"



3 North Building Elevation
1/4"=1'-0"



2 Roof Plan
1/4"=1'-0"



1 First Floor Plan
1/4"=1'-0"

NOTES

04/16/24 Site Planning Hearing
No. Date Issuance

Ogasawara
Residence

23 Crest Road
Rolling Hills, CA 90274

STAMPS

ARCHITECT OF RECORD

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Fax: 323.955.9103

OWNER
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GENERAL CONTRACTOR
TBD
Streetname St.
Los Angeles, CA #####

STRUCTURAL ENGINEER
Nous Engineering
5050 Eagle Rock Blvd
Los Angeles, CA 90041

CIVIL ENGINEER
Boltan Engineering Corp.
25834 Narbonne Ave, Ste 210
Lomita, CA 90717

MEP ENGINEER
PAE
8050 Center Dr, 10th Fl
Los Angeles, CA 90045

LANDSCAPE ARCHITECT
Terremoto
3401 Glendale Blvd
Los Angeles, CA 90039

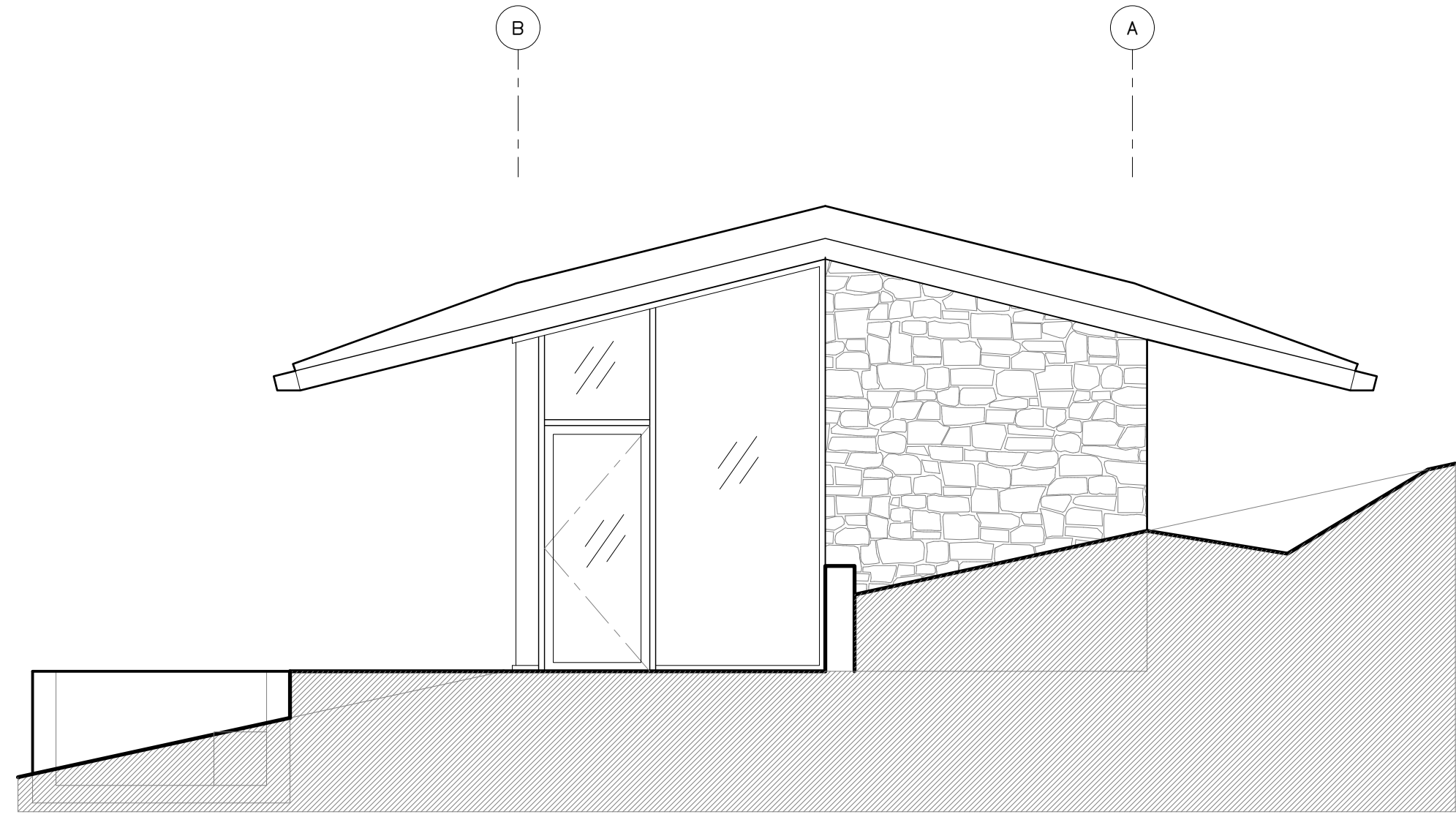
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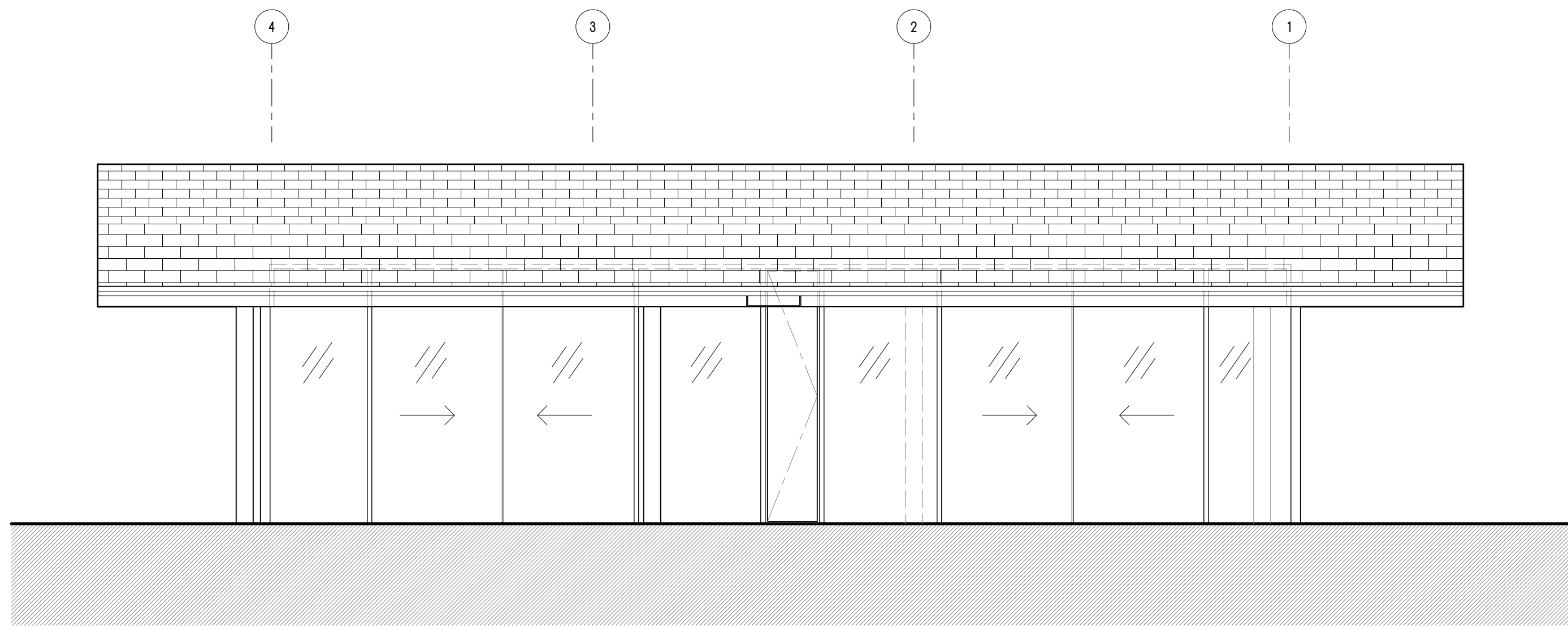
ADU Plans and
Elevations

Date: 2/24/01/01
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Checked: CHK

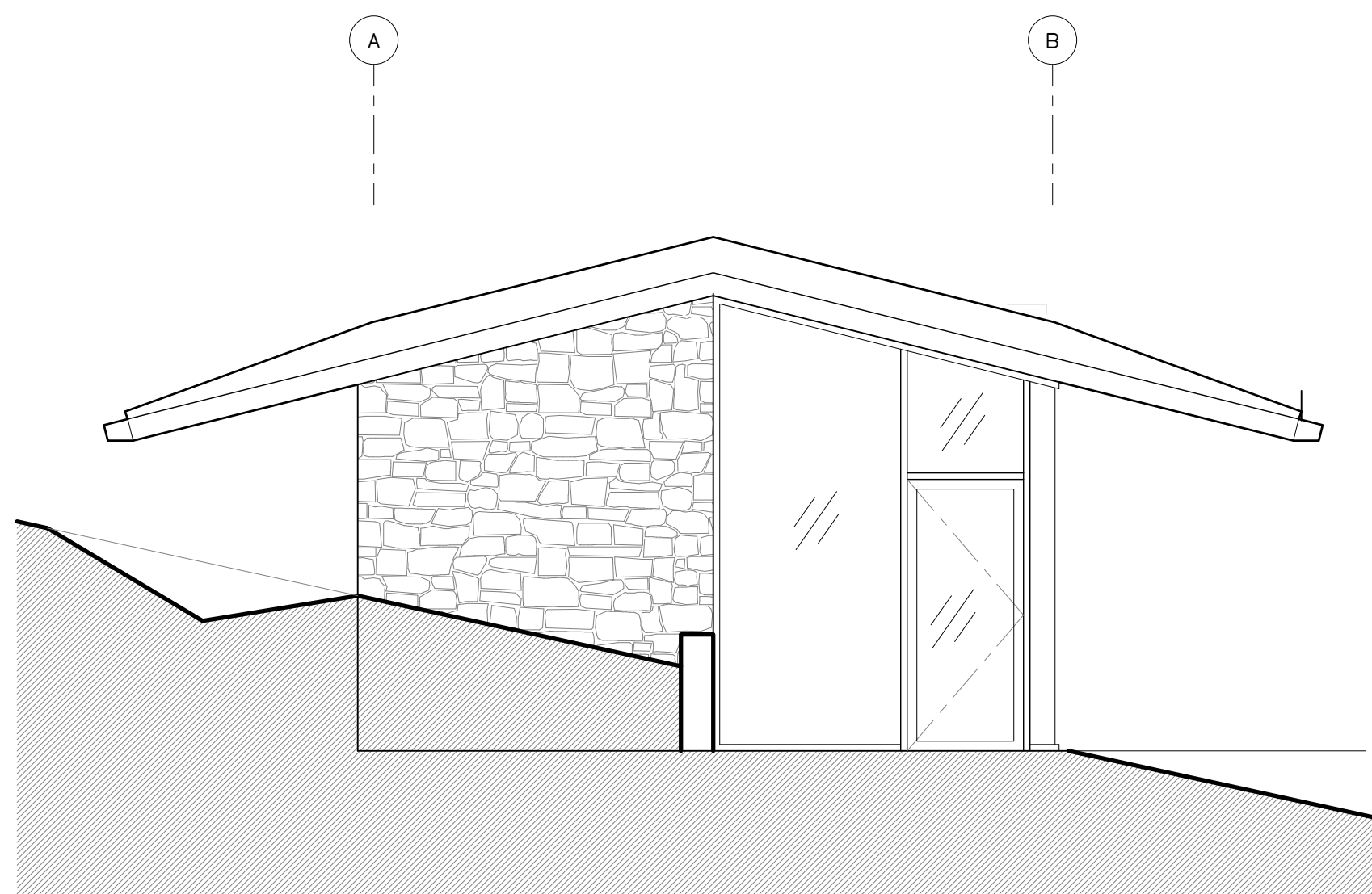
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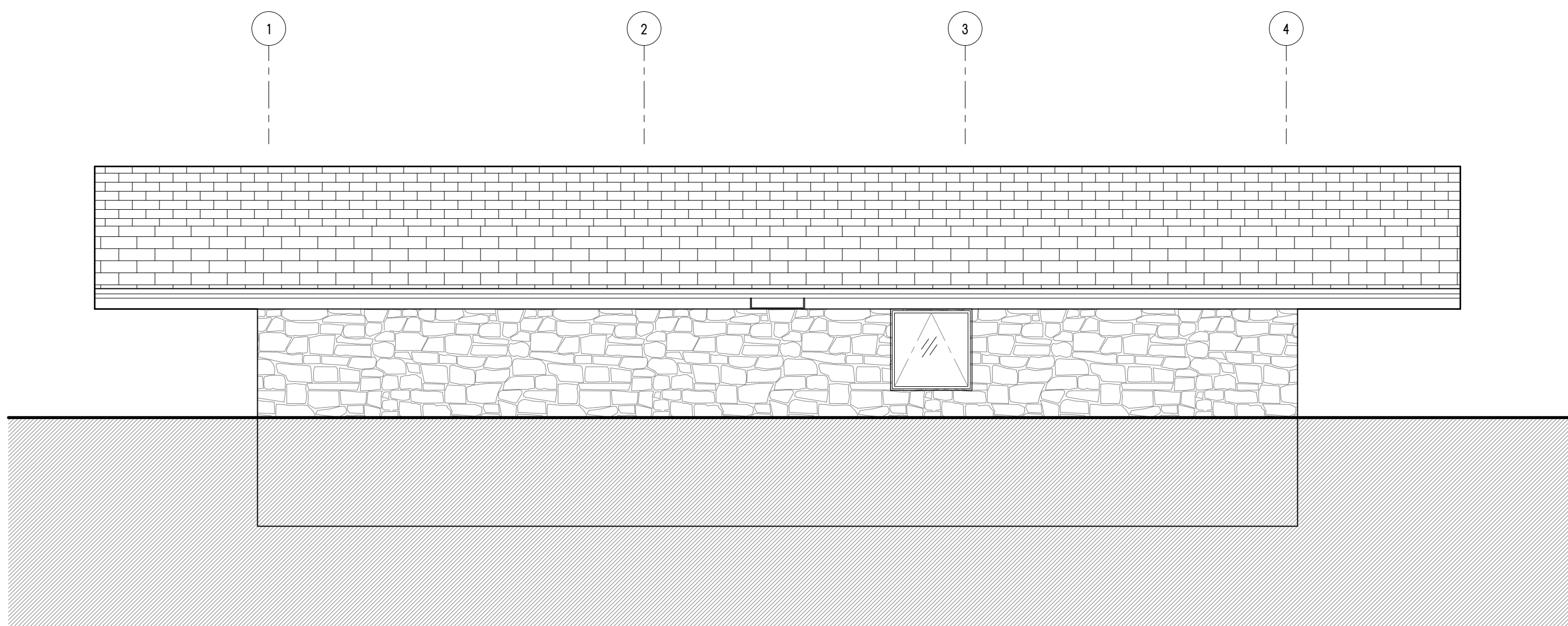
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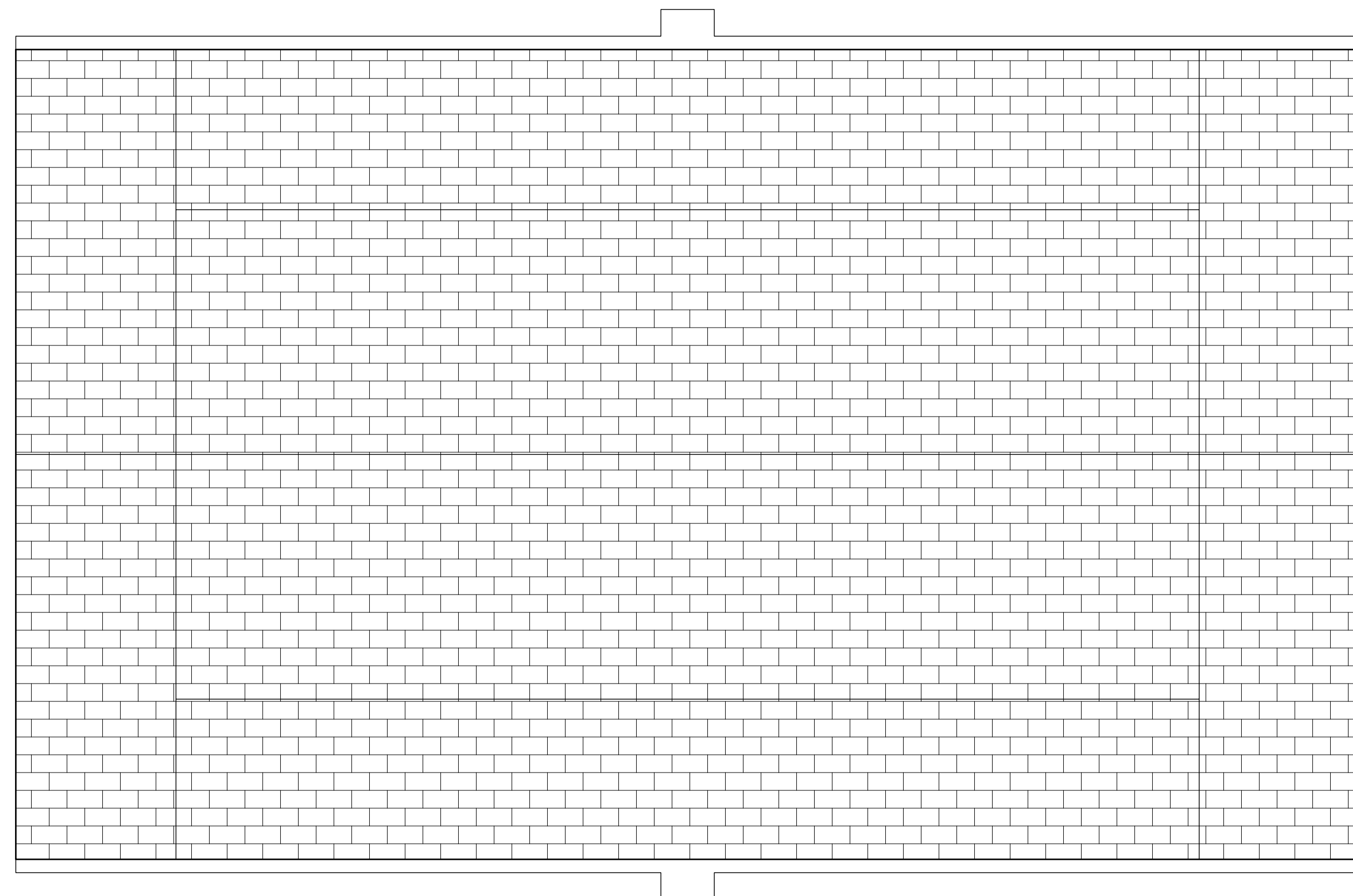
5 South Building Elevation
1/4"=1'-0"



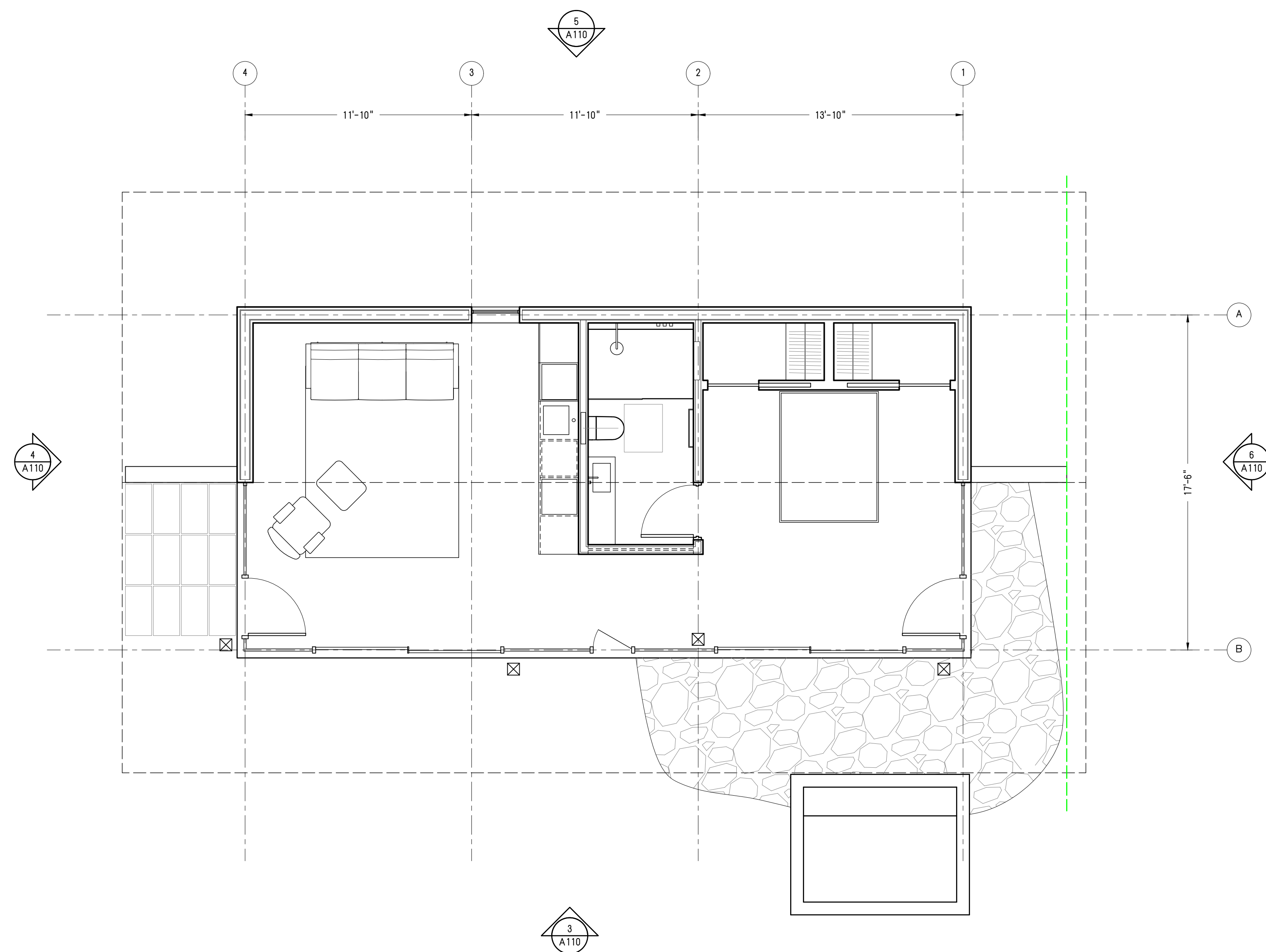
4 West Building Elevation
1/4"=1'-0"



3 North Building Elevation
1/4"=1'-0"



2 Roof Plan
1/4"=1'-0"



1 First Floor Plan
1/4"=1'-0"



NOTES

04/16/24 Site Planning Hearing
No. Date Issuance

Ogasawara Residence

23 Crest Road
Rolling Hills, CA 90274

STAMPS

ARCHITECT OF RECORD

Escher GuneWardena Architecture
1825 Street, Los Angeles, CA 90028
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Los Angeles, CA #####

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Nous Engineering
5550 Eagle Rock Blvd
Los Angeles, CA 90041

CIVIL ENGINEER
Botton Engineering Corp.
25834 Narbonne Ave, Ste 210
Lomita, CA 90717

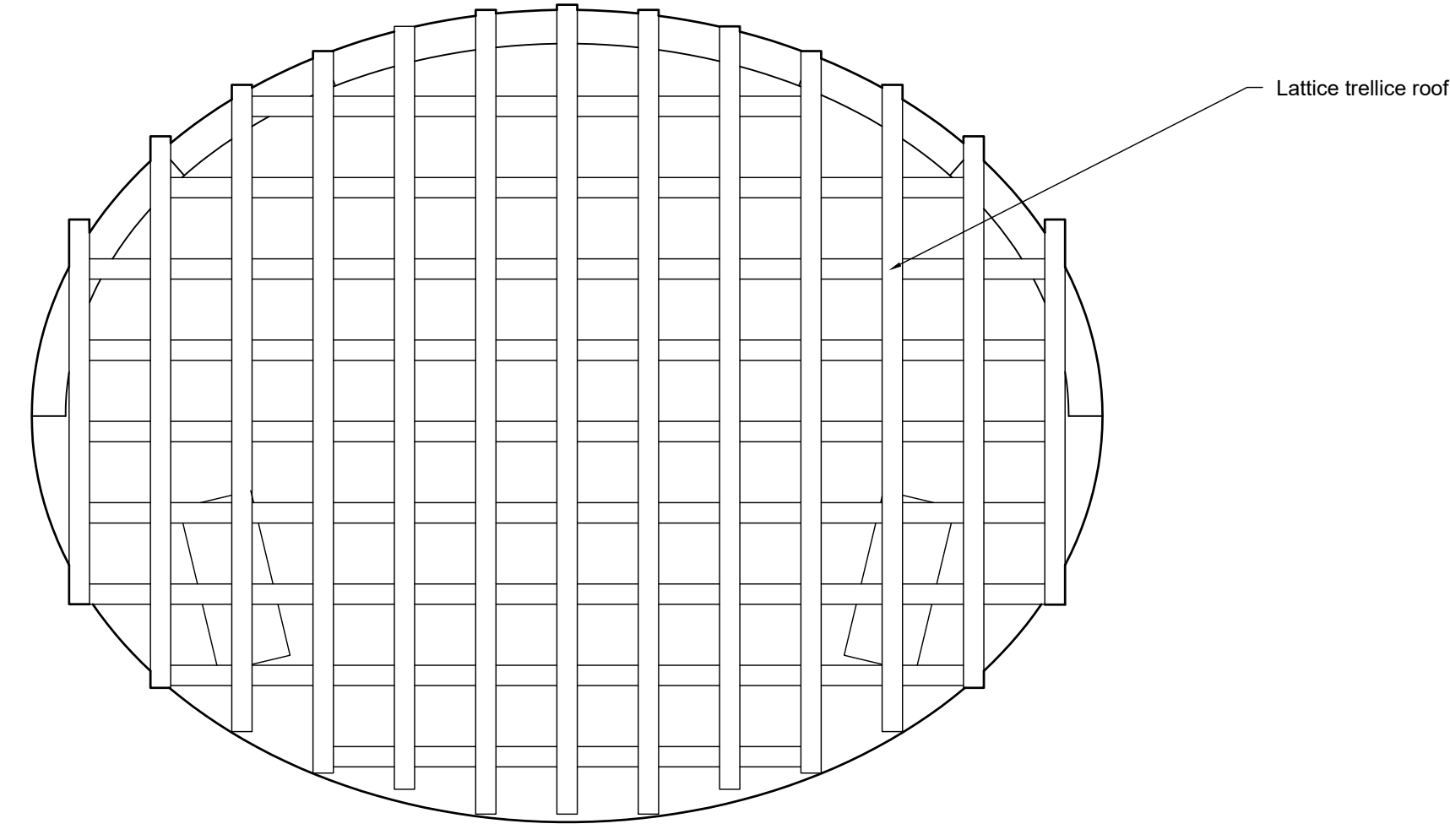
MEP ENGINEER
PAE
8950 Center Dr, 10th Fl
Los Angeles, CA 90045

LANDSCAPE ARCHITECT
Terremoto
3401 Glendale Blvd
Los Angeles, CA 90039

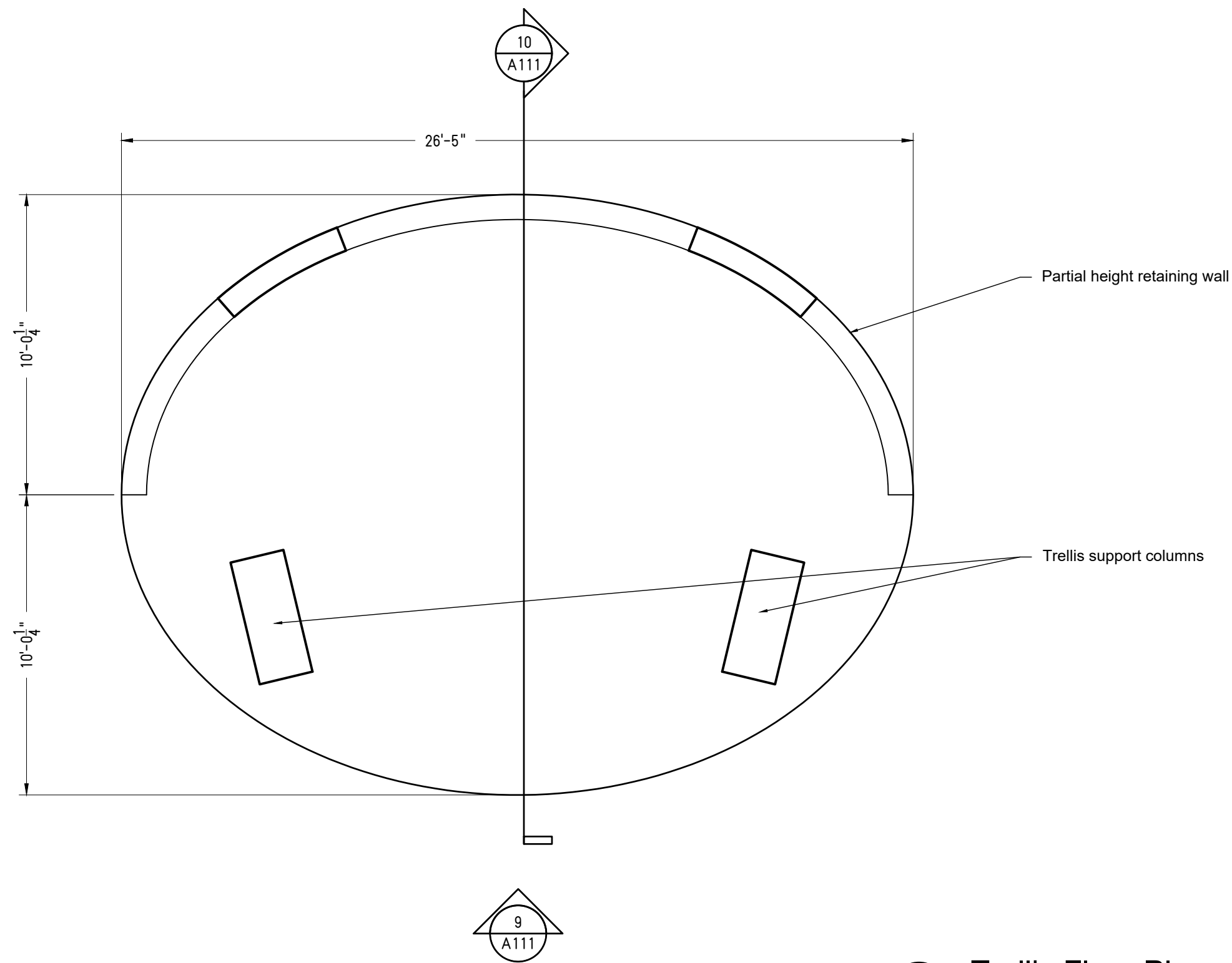
Guest House and Trellis Plans and Elevations

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Checked: CHK

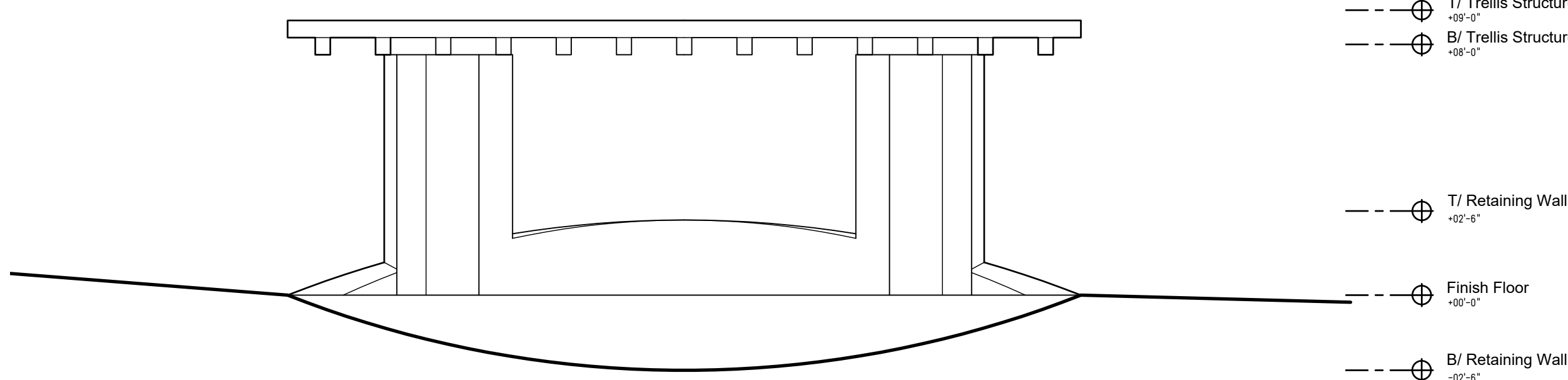
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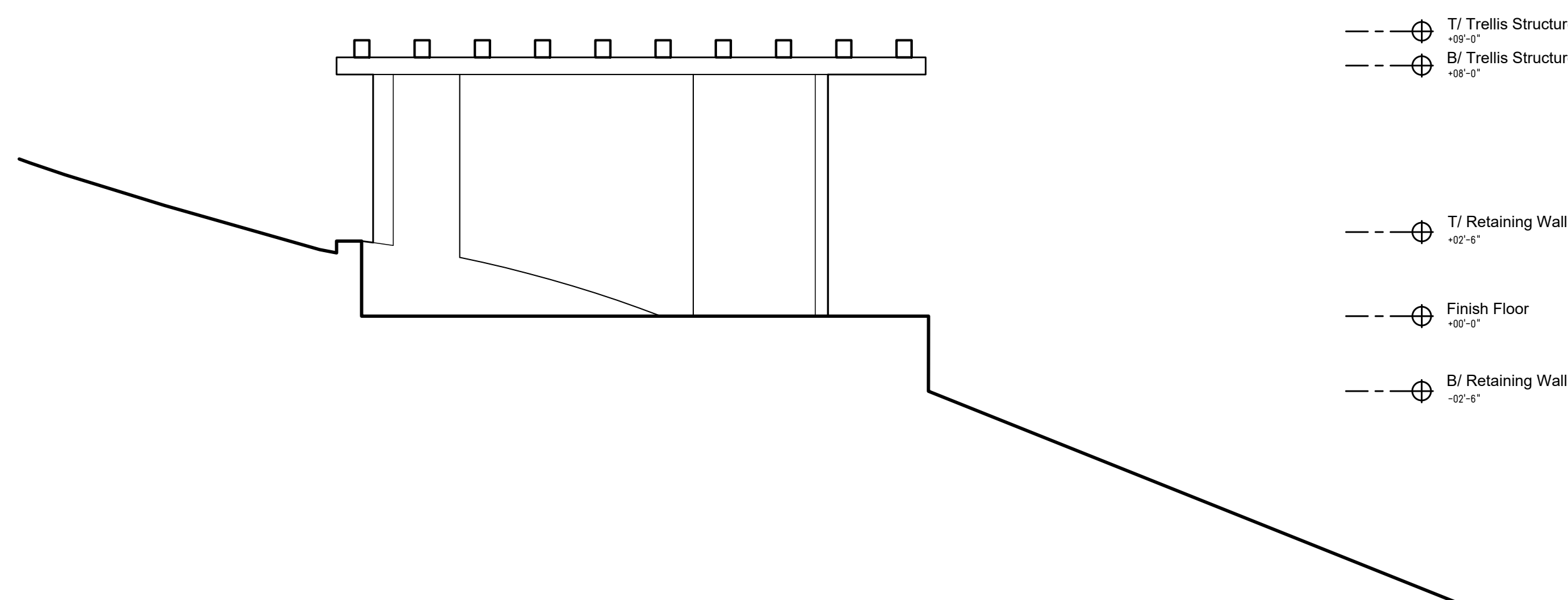
7 Trellis Roof Plan
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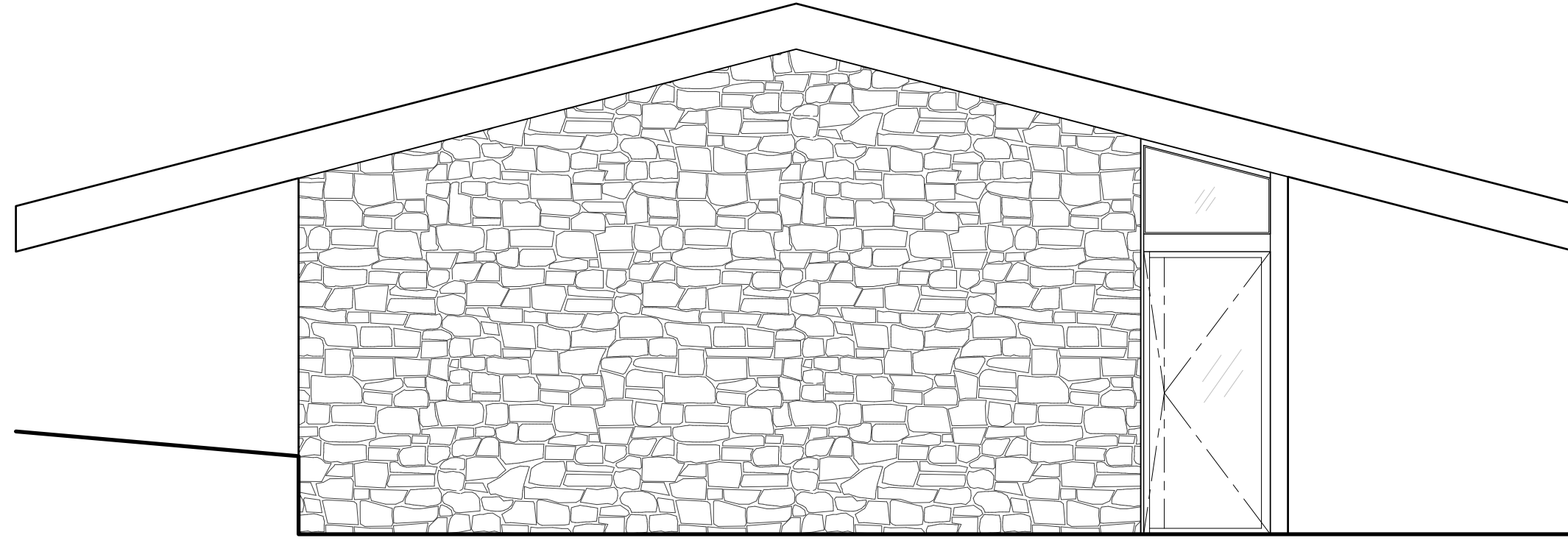
8 Trellis Floor Plan
1/4"=1'-0"



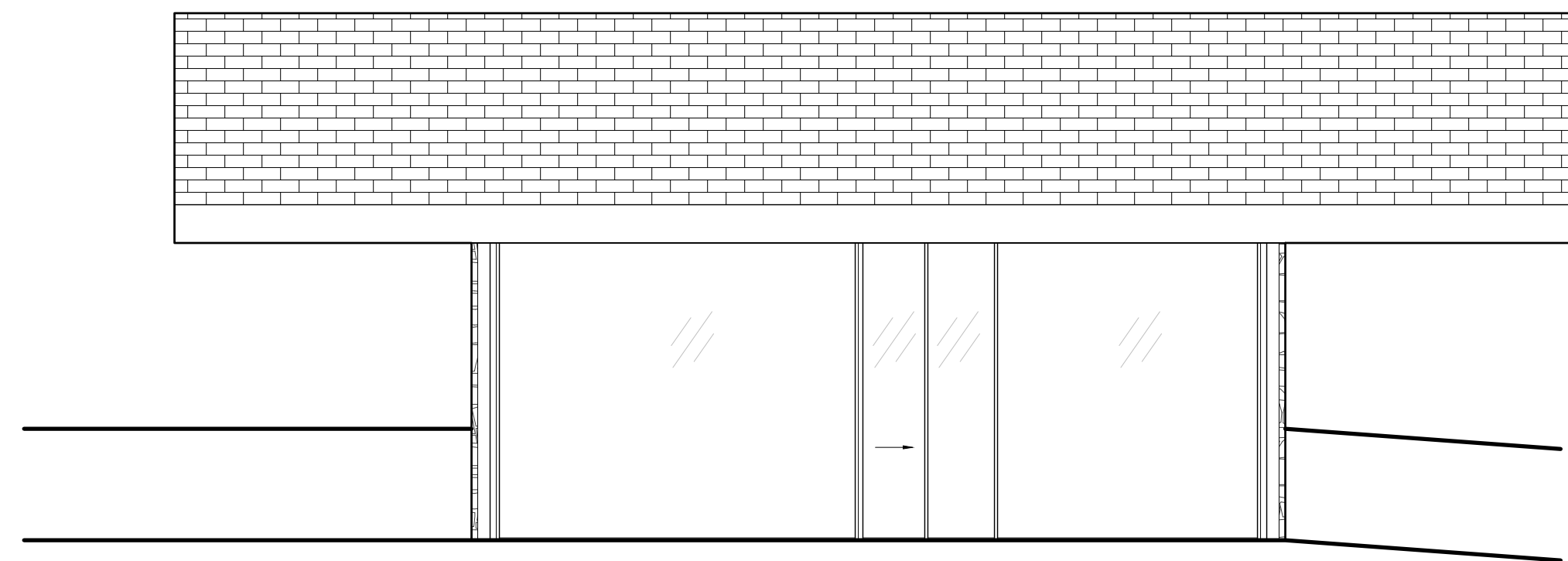
9 Trellis South Elevation
1/4"=1'-0"



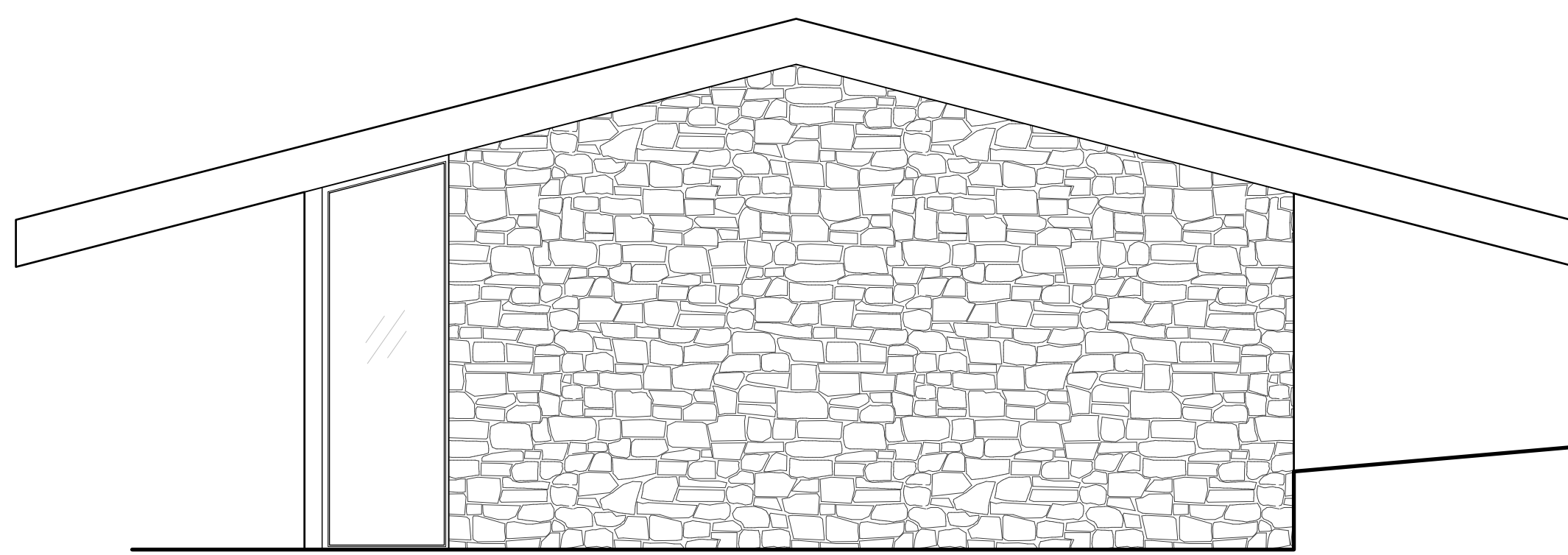
10 Trellis Section A-A
1/4"=1'-0"



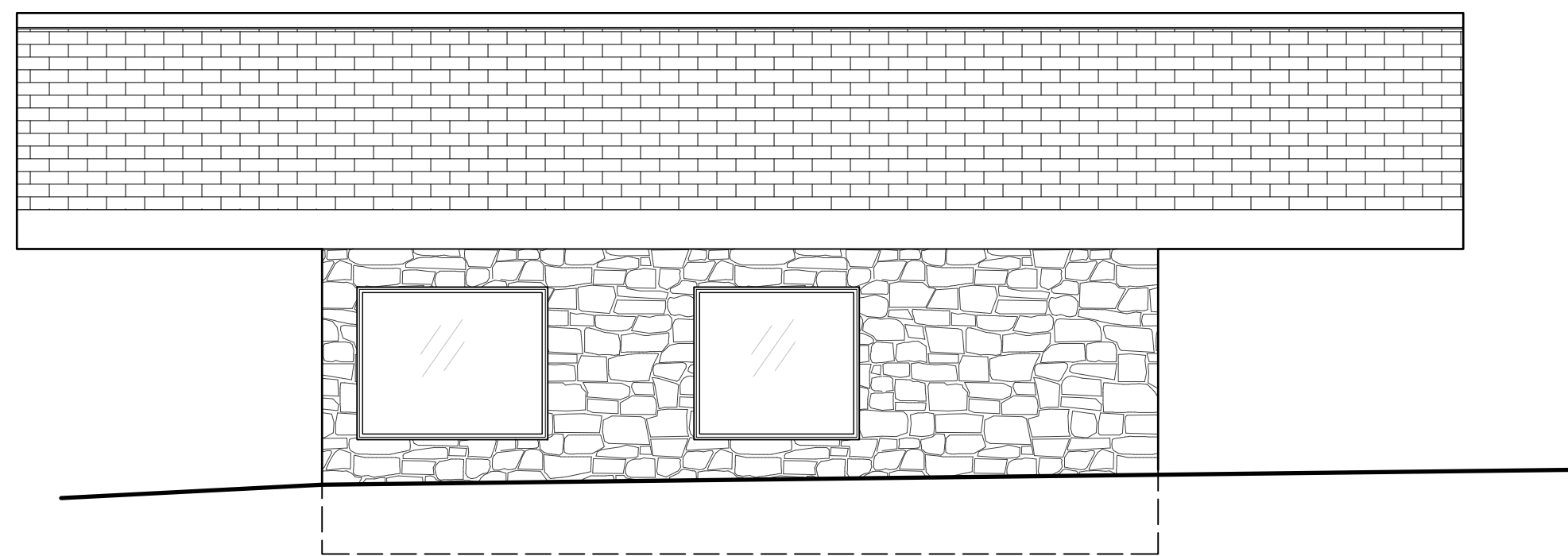
6 East Building Elevation
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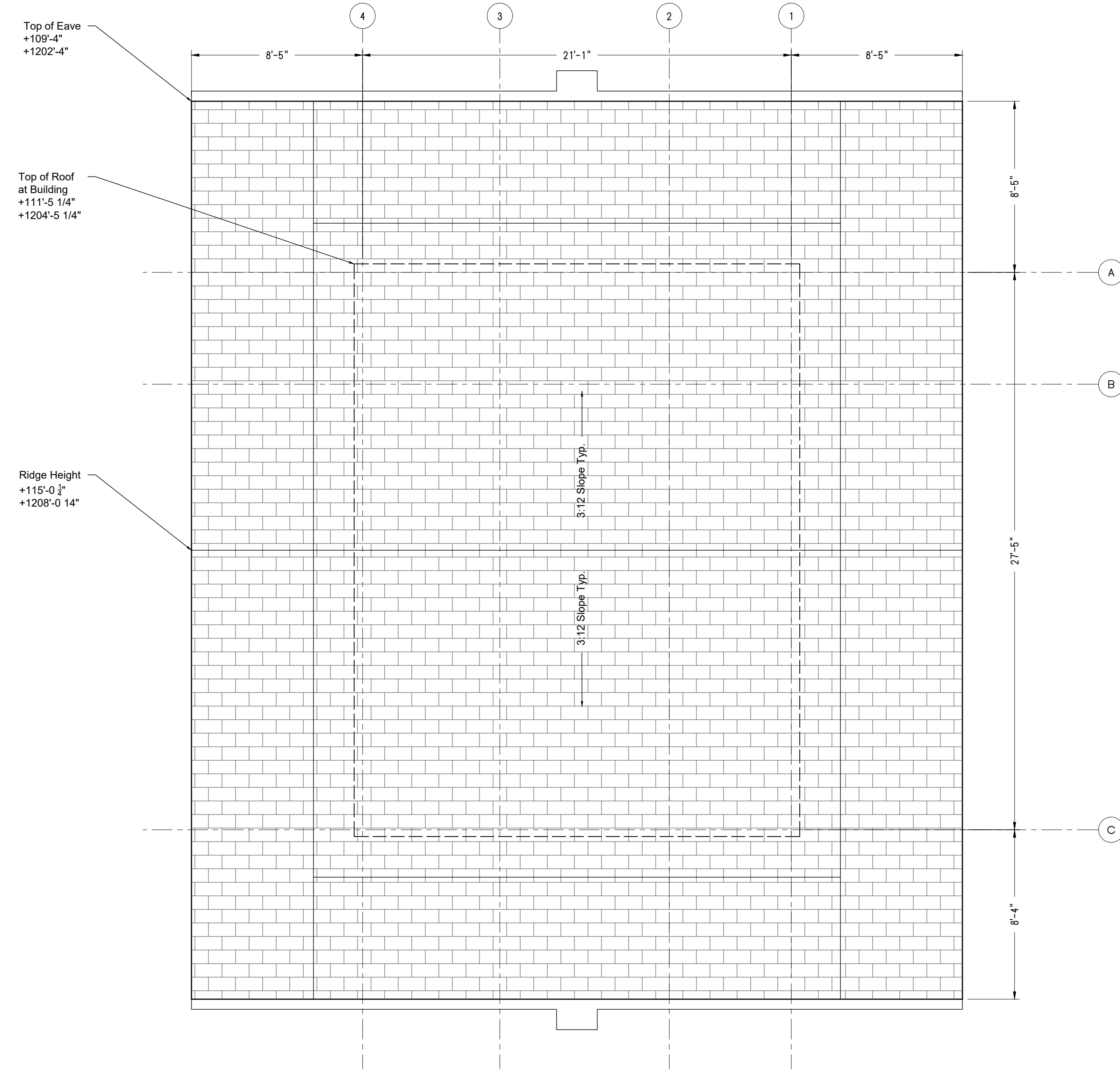
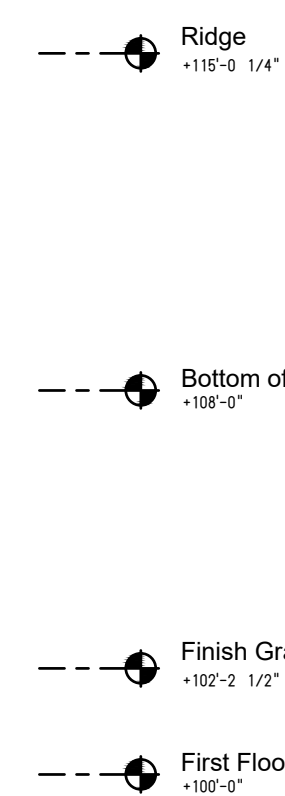
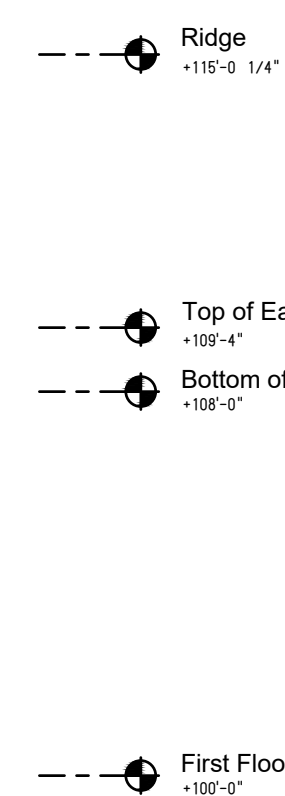
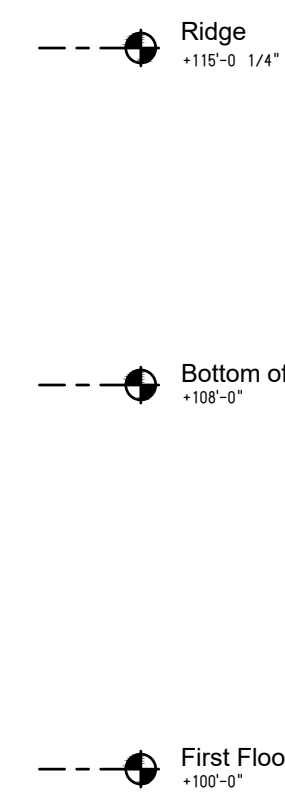
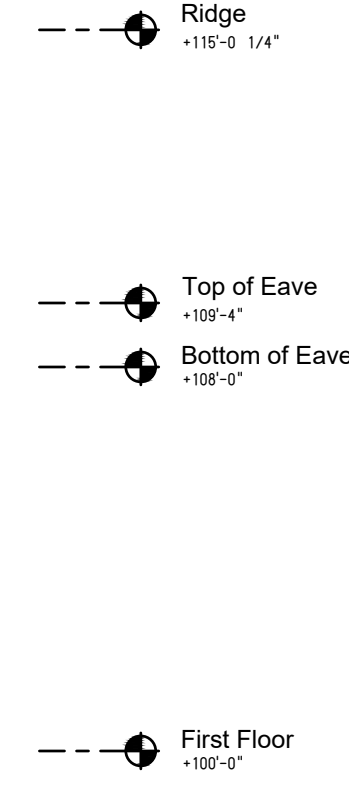
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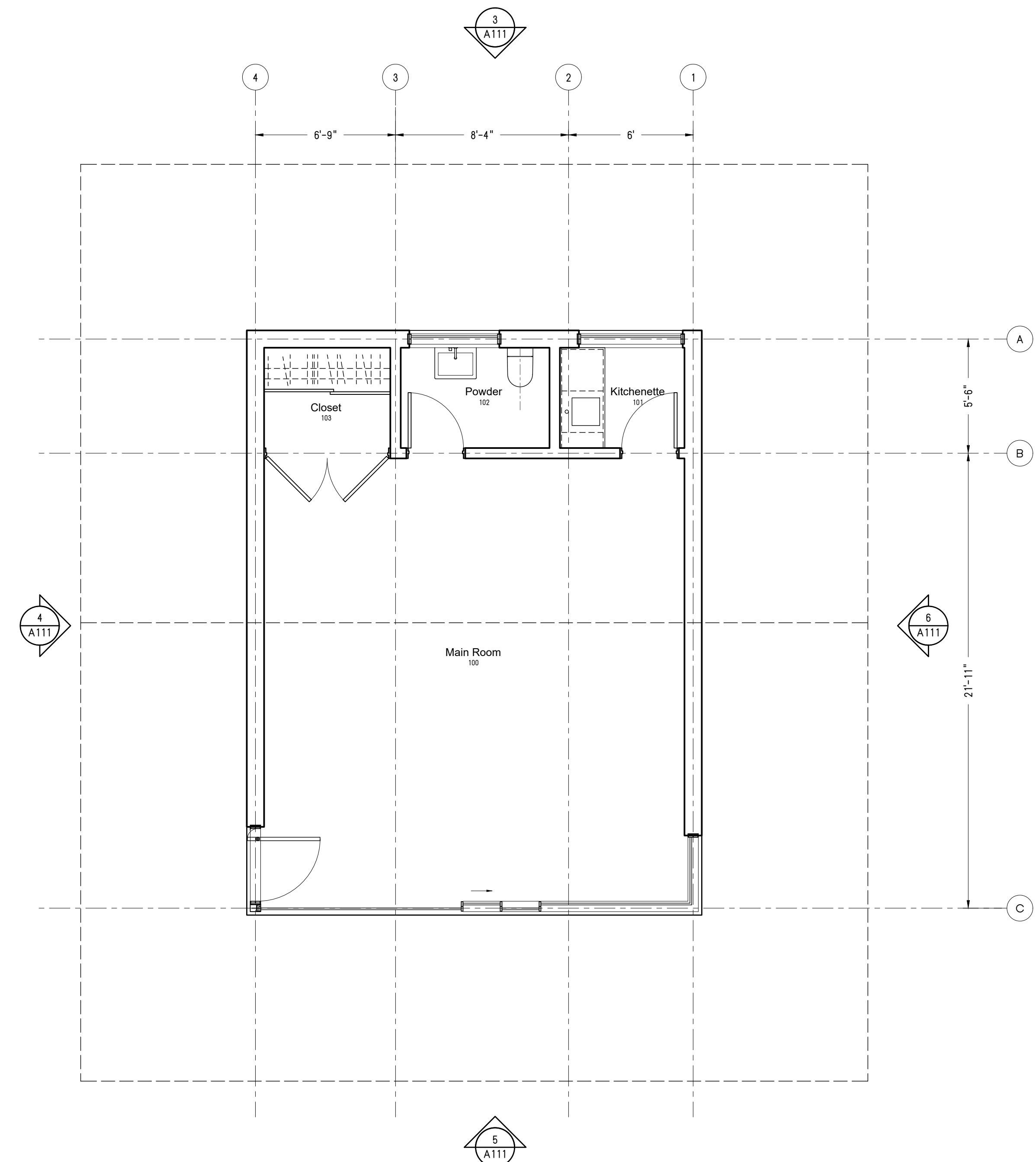
4 West Building Elevation
1/4"=1'-0"



3 North Building Elevation
1/4"=1'-0"



2 Roof Plan
1/4"=1'-0"



1 First Floor Plan
1/4"=1'-0"



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 13.A
Mtg. Date: 07/22/2024

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: ROBERT SAMARIO, FINANCE DIRECTOR

THRU: KARINA BAÑALES, CITY MANAGER

SUBJECT: APPROVE THE FOURTH AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH LSL, LLC TO PROVIDE FINANCIAL AUDIT SERVICES FOR THE FISCAL YEAR ENDED JUNE 30, 2024 FOR AN AMOUNT NOT-TO-EXCEED \$31,950.

DATE: July 22, 2024

BACKGROUND:

Last year, the City of Rolling Hills solicited proposals from six leading audit firms, including the City's existing audit firm, LSL CPAs. Unfortunately, none of the firms responded with a proposal. The City's finance consultant reached out to several firms to understand the reason for the lack of response, and the consensus was that the contract price with LSL was too low, and they did not believe they could submit a competitive proposal in terms of price. As a result, staff reached out to LSL and requested a market-based proposal, which was approximately \$31,400.

For this current year, staff did not formally issue a request for proposals from qualified firms. Instead, staff reached out to the firms contacted last year to get an estimate of what the cost of the audit might be. Two firms responded. One responded with an estimate of \$40,000, and the other with an estimate of \$50,000. In addition, we requested a proposal from the City's current auditors for a 1-year extension. Their proposed fee is \$26,950 (excluding the fee for the Single Audit, which is not applicable for the fiscal year ending June 30, 2024).

DISCUSSION:

The impetus for going through an RFP process last year was the fact that LSL has been providing audit services to the City for the last seven years. In general, it is considered a best practice to change audit firms after 5 years to avoid auditor complacency and to periodically have a "fresh pair of eyes" looking at City processes and financial records.

However, agencies can mitigate these valid concerns by rotating audit staff. In this case, both the partner and audit manager are no longer working at LSL, and thus, a new partner and manager were assigned to the City of Rolling Hill's audit starting last fiscal year. Another consideration is cost. The proposed fee of \$31,950, which, when excluding the fee proposed

for the Single Audit that will not be necessary, is \$26,950. This is well below the amount the City would have to pay if we changed to another firm. Since the City has a tight budget, price is an important consideration, particularly considering LSL is a highly qualified firm that has been in business longer than most audit firms in Southern California, and any concerns over complacency have been mitigated with the change in the partner and manager.

However, if the City Council believes it is important to change auditors in spite of the increased costs, staff can request formal quotes from the two firms that responded to our informal inquiry. Otherwise, the Council can approve the fourth amendment with LSL, direct staff to issue an RFP in December, and perform some initial legwork towards encouraging firms to submit a proposal. Issuing an RFP prior to December risks having these received during the busiest time of the year for audit firms specializing in local government.

FISCAL IMPACT:

The proposed \$26,950 would be allocated from the General Fund 01-05-810. There are sufficient funds in the adopted FY24/25 budget.

RECOMMENDATION:

Approve as presented.

ATTACHMENTS:

[CA_AGR_240722_LSL_Amendment_04_PE.pdf](#)
[FN_AUD_240715_FY23-24_Proposal_E.pdf](#)
[CA_AGR_160627_LSL_2016-19_E.pdf](#)
[CA_AGR_211130_LSL_Amendment_01_PE.pdf](#)
[CA_AGR_220912_LSL_Amendment_02_E.pdf](#)
[CA_AGR_230612_LSL_Amendment_03_E.pdf](#)

**FOURTH AMENDMENT TO
PROFESSIONAL SERVICES AGREEMENT**

THIS FOURTH AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT ("Second Amendment") is made and entered into this 22nd day of July, 2024, by and between the CITY OF ROLLING HILLS, a California municipal corporation (hereinafter the "CITY"), and LANCE, SOLL & LUNGHARD, LLP CERTIFIED PUBLIC ACCOUNTANTS (hereinafter the "CONTRACTOR"). CITY and CONTRACTOR are sometimes referred to in this Fourth Amendment individually as a "Party" and collectively as the "Parties."

RECITALS

A. CITY and CONTRACTOR have entered into that certain Professional Services Agreement for Professional Independent Audit services dated on June 27, 2016 (the "Agreement").

B. The Parties first amended the Agreement for CONTRACTOR to provide Professional Independent Audit services for an additional year to cover the 2021 fiscal year ("First Amendment").

C. The Parties executed a second amendment to the Agreement for Contractor to provide Professional Independent Audit services for an additional year to cover the 2022 fiscal year ("Second Amendment").

D. The Parties executed a third amendment to the Agreement for Contractor to provide Professional Independent Audit services for an additional year to cover the 2023 fiscal year ("Third Amendment").

E. The Parties now desire to amend the Agreement again in order to extend the term so that CONTRACTOR can provide Professional Independent Audit services to the City to cover the 2024 fiscal year ("Fourth Amendment").

Now, therefore, for and in consideration of the mutual covenants and conditions herein contained, CITY and CONTRACTOR agree the following terms, as set forth in this Fourth Amendment.

1. CONTRACTOR shall provide the Professional Independent Audit services for the 2024 fiscal year as outlined and for the price stated in Exhibit A to this Fourth Amendment.
2. Except as amended by the First Amendment, Second Amendment, Third Amendment, or this Fourth Amendment, all provisions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment on the date and year first written above.

CITY OF ROLLING HILLS

LANCE, SOLL & LUNGHARD, LLP.

Karina Banales, City Manager



Brandon Young CPA, Partner

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

PATRICK DONEGAN
CITY ATTORNEY

Exhibit A



June 14, 2024

Robert Samario
Finance Director
City of Rolling Hills

Dear Mr. Samario,

As you are aware, our contract with the City of Rolling Hills ("City") for auditing services will expire with the fiscal year ending June 30, 2023. Over the years, we have provided the City with auditing and accounting services which included:

- Performing a financial audit of the basic financial statements of the City.
- Preparing state controller's report for the City.
- Preparing the GANN Limit Agreed-Upon-Procedures report.

We have made it an absolute priority to provide the City with the best service available and we would like to continue to provide this level of service to the City. Since LSL specializes in the audits of local government and has an extensive government services staff, we provide for staff rotation on your engagement so that the City will always receive a fresh look at its system and records. This coupled with the knowledge base we have gained from working with the City over the years, provides for optimal audit services.

We would like to propose a one-year extension to our original agreement to provide continuous and uninterrupted auditing services to the City. As a part of our services, LSL CPAs will continue to provide extensive Governmental Accounting Standards Board (GASB) assistance to the City throughout the year.

Please see the schedule below for our proposed fees for the next year. The services to be performed would remain unchanged from our original agreement.

All-Inclusive Maximum Price by Report	
Report	2023-24
City's Financial Audit	\$24,550
State Controller's Report	\$1,750
GANN Limit AUP	\$650
Single Audit (if applicable)*	\$5,000
Out-of-Pocket Expenses	Included
SUBTOTAL FOR FISCAL YEAR	\$31,950

*Price includes 1 major program. Each additional program is \$4,000.

www.lslcpas.com



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(714) 672-0022

24422 Avenida de la Carlota, Suite 275
Laguna Hills, CA 92653
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1611 E. Fourth Street, Suite 200
Santa Ana, CA 92701
(714) 569-1000

2151 River Plaza Dr., Suite 150
Sacramento, CA 95833
(916) 503-9691

21 Waterway Avenue, Suite 30089
The Woodlands, TX 77380
(936) 828-4587



City of Rolling Hills
Page 2

Again, LSL CPAs looks forward to continuing to provide quality services to the City of Rolling Hills. Please sign below to acknowledge your acceptance of this agreement and return to my attention. Should you or any other representative of the City have additional questions regarding this agreement, please do not hesitate to contact Brandon Young, Partner at (916) 562-1579.

Very truly yours,

Lance, Soll & Lingham, LLP

Signature

11/16/2014
Date



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

NO. 2 PORTUGUESE BEND ROAD
ROLLING HILLS, CALIF. 90274
(310) 377-1521
FAX: (310) 377-7288

June 28, 2016

Mr. Bryan Gruber
Lance, Soll & Lunghard, LLP
Certified Public Accountants
203 N. Brea Blvd., Suite 203
Brea, CA 92821

Dear Mr. Gruber,

At its meeting of June 27, 2016, the Rolling Hills City Council approved a three year agreement between the City and LSL for professional independent audit services beginning with the FY 2015-16 audit.

Enclosed please find a fully executed copy of the agreement for your records.

Please give us a call if you have any questions or if you need any additional information.

Sincerely,

Heidi Luce
City Clerk

HL
06-28-16LSL_Agreement-ltr.docx

Enclosure

CITY OF ROLLING HILLS
AGREEMENT FOR SERVICES

This Agreement is made on this 27th day of June 2016, at Rolling Hills, California, by and between the City of Rolling Hills, a municipal corporation, 2 Portuguese Bend Road, Rolling Hills, California 90274 (hereinafter referred to as the "CITY") and Lance, Soll & Lunghard, LLP Certified Public Accountants, 203 North Brea Blvd., Suite 203, Brea, CA 92821 (hereinafter referred to as the "CONTRACTOR").

RECITALS

- A. The CITY proposes to contract for professional services as outlined below;
- B. The CONTRACTOR is willing to perform such services and has the necessary qualifications by reason of experience, preparation, and organization to provide such services;
- C. NOW, THEREFORE, the CITY and the CONTRACTOR, mutually agree as follows:
 - 1. **SERVICES.** The CONTRACTOR shall perform those services set forth in "Exhibit A," which is attached hereto and incorporated herein by reference.
 - 2. **TERM OF AGREEMENT.** The term of this contract shall commence upon execution by both parties and shall expire in 2019 upon completion of the 2017/18 annual audit unless extended in writing in advance by both parties. The CITY reserves the right to extend the term of this contract for two (2) additional one-year terms subject to the satisfactory negotiation of terms, including a price acceptable to both the CITY and the CONTRACTOR.
 - 3. **TIME OF PERFORMANCE.** The services of the CONTRACTOR are to commence upon receipt of a notice to proceed from the CITY and shall continue until all authorized work is completed to the CITY's satisfaction, in accordance with the schedule incorporated in "Exhibit A," unless extended in writing by the CITY.
 - 4. **PAYMENT FOR SERVICES.** The CONTRACTOR shall be compensated in an amount as described in "Exhibit B" pursuant to this Agreement as described in "Exhibit A." Compensation shall under no circumstances be increased except by written amendment of this Agreement. The CONTRACTOR shall be paid within thirty (30) days of presentation of an invoice to the CITY for services performed to the CITY's satisfaction. The CONTRACTOR shall submit invoices monthly describing the services performed, the date services were performed, a description of reimbursable costs, and any other information requested by the CITY.
 - 5. **CONTRACT ADMINISTRATION.**
 - 5.1. **The CITY's Representative.** Unless otherwise designated in writing, Bryan Gruber shall serve as the CITY's representative for the

administration of the project. All activities performed by the CONTRACTOR shall be coordinated with this person.

- 5.2. **Manager-in-Charge.** For the CONTRACTOR, Bryan Gruber shall be in charge of the project on all matters relating to this Agreement and any agreement or approval made by her/him shall be binding on the CONTRACTOR. The Manager-in-Charge shall not be replaced without the written consent of the CITY.
- 5.3. **Responsibilities of the CITY.** The CITY shall provide all relevant documentation in its possession to the CONTRACTOR upon request in order to minimize duplication of efforts. The CITY's staff shall work with the CONTRACTOR as necessary to facilitate performance of the services.
- 5.4. **Personnel.** The CONTRACTOR represents that it has or will secure at its own expense all personnel required to perform the services under this Agreement. All of the services required under this Agreement will be performed by the CONTRACTOR or under its supervision, and all personnel engaged in the work shall be qualified to perform such services. The CONTRACTOR reserves the right to determine the assignment of its own employees to the performance of the CONTRACTOR's services under this Agreement, but the CITY reserves the right, for good cause, to require the CONTRACTOR to exclude any employee from performing services on the CITY's premises.

6. **TERMINATION.**

- 6.1. **Termination for Convenience.** Either party may terminate this Agreement without cause and in its sole discretion at any time by giving the other party thirty (30) days' written notice of such termination. In the event of such termination, the CONTRACTOR shall cease services as of the date of termination and shall be compensated for services performed to the CITY's satisfaction up to the date of termination.
- 6.2. **Termination for Cause.** All terms, provisions, and specifications of this Agreement are material and binding, and failure to perform any material portion of the work described herein shall be considered a breach of this Agreement. Should the Agreement be breached in any manner, the CITY may, at its option, terminate the Agreement not less than five (5) days after written notification is received by the CONTRACTOR to remedy the violation within the stated time or within any other time period agreed to by the parties. In the event of such termination, the CONTRACTOR shall be responsible for any additional costs incurred by the CITY in securing the services from another contractor.

7. **INDEMNIFICATION.** The CONTRACTOR shall indemnify, defend, and hold harmless the CITY, and its officers, employees, and agents ("CITY indemnitees"), from and against any and all causes of action, claims, liabilities, obligations, judgments, or damages, including reasonable attorneys' fees and costs of litigation ("claims"), arising from the CONTRACTOR's negligent or wrongful acts, errors, or omissions in the performance of the services under this Agreement. In the event the CITY indemnitees are made a party to any action, lawsuit, or other adversarial proceeding alleging negligent or wrongful conduct on the part of the CONTRACTOR:

- 7.1. The CONTRACTOR shall provide a defense to the CITY indemnitees or at the CITY's option reimburse the CITY indemnitees their costs of defense, including reasonable attorneys' fees, incurred in defense of such claims; and
- 7.2. The CONTRACTOR shall promptly pay any final judgment or portion thereof rendered against the CITY indemnitees with respect to claims determined by a trier of fact to have been the result of the CONTRACTOR's negligent or wrongful performance.

8. **INSURANCE REQUIREMENTS.**

- 8.1. The CONTRACTOR, at the CONTRACTOR's own cost and expense, shall procure and maintain, for the duration of the contract, the following insurance policies:

- 8.1.1. **Workers' Compensation Coverage.** The CONTRACTOR shall maintain Workers' Compensation Insurance and Employer's Liability Insurance for its employees in accordance with the laws of the State of California in the amount of not less than one million dollars (\$1,000,000). In addition, the CONTRACTOR shall require any and every subcontractor to similarly maintain Workers' Compensation Insurance and Employer's Liability Insurance in accordance with the laws of the State of California for all of the subcontractor's employees. Any notice of cancellation or non-renewal of all Workers' Compensation policies must be received by the CITY at least thirty (30) days prior to such change. The insurer shall agree to waive all rights of subrogation against the CITY, its officers, agents, employees, and volunteers for losses arising from work performed by the CONTRACTOR for City.

This provision shall not apply if the CONTRACTOR has no employees performing work under this Agreement. If the CONTRACTOR has no employees for the purposes of this Agreement, the CONTRACTOR shall sign the "Certificate of Exemption from Workers' Compensation Insurance" which is

attached hereto and incorporated herein by reference as
"Exhibit C."

- 8.1.2. **General Liability Coverage.** The CONTRACTOR shall maintain commercial general liability insurance in an amount of not less than two million dollars (\$2,000,000) per occurrence for bodily injury, personal injury, and property damage. If a commercial general liability insurance form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit.
- 8.1.3. **Automobile Liability Coverage.** The CONTRACTOR shall maintain automobile liability insurance covering bodily injury and property damage for all activities of the CONTRACTOR arising out of or in connection with the work to be performed under this Agreement, including coverage for owned, hired, and non-owned vehicles, in an amount of not less than one million dollars (\$1,000,000) combined single limit for each occurrence. If CONTRACTOR or CONTRACTOR's employees will use personal autos in any way on this project, CONTRACTOR shall obtain evidence of personal auto liability coverage for each such person.
- 8.1.4. **Professional Liability Coverage.** The CONTRACTOR shall maintain professional errors and omissions liability insurance for protection against claims alleging negligent acts, errors, or omissions which may arise from the CONTRACTOR's operations under this Agreement, whether such operations be by the CONTRACTOR or by its employees, subcontractors, or subconsultants. The amount of this insurance shall not be less than one million dollars (\$1,000,000) on a claims-made annual aggregate basis, or a combined single-limit-per-occurrence basis.
- 8.1.5. **Self Insured Retention/Deductibles.** All policies required by this Agreement to name the CITY as additional insured shall allow CITY, to satisfy the self-insured retention ("SIR") and/or deductible of the policy in lieu of the CONTRACTOR (as the named insured) should CONTRACTOR fail to pay the SIR or deductible requirements. The amount of the SIR or deductible shall be subject to the approval of the City Attorney and the City Manager. CONTRACTOR understands and agrees that satisfaction of this requirement is an express condition precedent to the effectiveness of this Agreement. Failure by CONTRACTOR as primary insured to pay its SIR or deductible constitutes a material breach of this Agreement. Should CITY

pay the SIR or deductible on CONTRACTOR'S behalf upon the CONTRACTOR'S failure or refusal to do so in order to secure defense and indemnification as an additional insured under the policy, CITY may include such amounts as damages in any action against CONTRACTOR for breach of this Agreement in addition to any other damages incurred by CITY due to the breach.

- 8.2. **Endorsements.** Each general liability and automobile liability insurance policy shall be issued by insurers possessing a Best's rating of no less than A-:VII. Each general liability insurance policy shall be endorsed with the specific language of Section 8.2.1 below. CONTRACTOR also agrees to require all contractors, and subcontractors to do likewise.
- 8.2.1. "The CITY, its elected or appointed officers, officials, employees, agents, and volunteers are to be covered as additional insureds with respect to liability arising out of work performed by or on behalf of the CONTRACTOR, including materials, parts, or equipment furnished in connection with such work or operations."
- 8.2.2. This policy shall be considered primary insurance as respects the CITY, its elected or appointed officers, officials, employees, agents, and volunteers. Any insurance maintained by the CITY, including any self-insured retention the CITY may have, shall be considered excess insurance only and shall not contribute with this policy.
- 8.2.3. This insurance shall act for each insured and additional insured as though a separate policy had been written for each, except with respect to the limits of liability of the insuring company.
- 8.2.4. CONTRACTOR acknowledges that the insurance coverage and policy limits set forth in this section constitute the minimum amounts of coverage required. Any insurance proceeds available to the CITY in excess of the limits and coverage required in this agreement and which is applicable to a given loss, will be available to the CITY.
- 8.2.5. The insurer waives all rights of subrogation against the CITY, its elected or appointed officers, officials, employees, or agents regardless of the applicability of any insurance proceeds, and agrees to require all subcontractors to do likewise.

- 8.2.6. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the City, its elected or appointed officers, officials, employees, agents, or volunteers.
- 8.2.7. The insurance provided by this policy shall not be suspended, voided or reduced in coverage or in limits except after thirty (30) days' written notice has been submitted to the CITY and approved of in writing, except in the case of cancellation, for which ten (10) days' written notice shall be provided.
- 8.2.8. Contractor agrees to provide immediate notice to City of any claim or loss against Contractor arising out of the work performed under this agreement. City assumes no obligation or liability by such notice, but has the right (but not the duty) to monitor the handling of any such claim or claims if they are likely to involve City.
- 8.3. **Deductibles and Self-Insured Retentions.** Any deductibles or self-insured retentions must be declared to and approved by the CITY. At the CITY's option, the CONTRACTOR shall demonstrate financial capability for payment of such deductibles or self-insured retentions.
- 8.4. **Certificates of Insurance.** The CONTRACTOR shall provide certificates of insurance with original endorsements to the CITY as evidence of the insurance coverage required herein. Certificates of such insurance shall be filed with the CITY on or before commencement of performance of this Agreement. Current certification of insurance shall be kept on file with the CITY at all times during the term of this Agreement. The CONTRACTOR shall provide written evidence of current automobile coverage to comply with the automobile insurance requirement.
- 8.5. **Failure to Procure Insurance.** Failure on the part of the CONTRACTOR to procure or maintain required insurance shall constitute a material breach of contract under which the CITY may terminate this Agreement pursuant to Section 6.2 above.
- 9. **ASSIGNMENT AND SUBCONTRACTING.** The parties recognize that a substantial inducement to the CITY for entering into this Agreement is the professional reputation, experience, and competence of the CONTRACTOR. Assignments of any or all rights, duties, or obligations of the CONTRACTOR under this Agreement will be permitted only with the express consent of the CITY. The CONTRACTOR shall not subcontract any portion of the work to be performed under this Agreement without the written authorization of the CITY. If the CITY consents to such subcontract, the CONTRACTOR shall be fully responsible to the CITY for all acts or omissions of the subcontractor. Nothing in this Agreement shall create any contractual relationship between the CITY

and subcontractor nor shall it create any obligation on the part of the CITY to pay or to see to the payment of any monies due to any such subcontractor other than as otherwise is required by law.

10. COMPLIANCE WITH LAWS, CODES, ORDINANCES, AND REGULATIONS.

The CONTRACTOR shall use the standard of care in its profession to comply with all applicable federal, state, and local laws, codes, ordinances, and regulations.

10.1. Taxes. The CONTRACTOR agrees to pay all required taxes on amounts paid to the CONTRACTOR under this Agreement, and to indemnify and hold the CITY harmless from any and all taxes, assessments, penalties, and interest asserted against the CITY by reason of the independent contractor relationship created by this Agreement. In the event that the CITY is audited by any Federal or State agency regarding the independent contractor status of the CONTRACTOR and the audit in any way fails to sustain the validity of a wholly independent contractor relationship between the CITY and the CONTRACTOR, then the CONTRACTOR agrees to reimburse the CITY for all costs, including accounting and attorneys' fees, arising out of such audit and any appeals relating thereto.

10.2. Workers' Compensation Law. The CONTRACTOR shall fully comply with the workers' compensation law regarding the CONTRACTOR and the CONTRACTOR's employees. The CONTRACTOR further agrees to indemnify and hold the CITY harmless from any failure of the CONTRACTOR to comply with applicable workers' compensation laws. The CITY shall have the right to offset against the amount of any compensation due to the CONTRACTOR under this Agreement any amount due to the CITY from the CONTRACTOR as a result of the CONTRACTOR's failure to promptly pay to the CITY any reimbursement or indemnification arising under this Section.

10.3 Licenses. The CONTRACTOR represents and warrants to the CITY that it has all licenses, permits, qualifications, insurance, and approvals of whatsoever nature which are legally required of the CONTRACTOR to practice its profession. The CONTRACTOR represents and warrants to the CITY that the CONTRACTOR shall, at its sole cost and expense, keep in effect or obtain at all times during the term of this Agreement any licenses, permits, insurance, and approvals which are legally required of the CONTRACTOR to practice its profession. The CONTRACTOR shall maintain a City of West Hollywood business license, if required under CITY ordinance.

11. CONFLICT OF INTEREST. The CONTRACTOR confirms that it has no financial, contractual, or other interest or obligation that conflicts with or is harmful to performance of its obligations under this Agreement. The

CONTRACTOR shall not during the term of this Agreement knowingly obtain such an interest or incur such an obligation, nor shall it employ or subcontract with any person for performance of this Agreement who has such incompatible interest or obligation.

12. **NON-DISCRIMINATION AND EQUAL EMPLOYMENT OPPORTUNITY.** The CONTRACTOR represents and agrees that it does not and will not discriminate against any employee or applicant for employment because of race, religion, color, medical condition, sex, sexual orientation and/or gender identity, national origin, political affiliation or opinion, or pregnancy or pregnancy-related condition.
13. **RECORDS AND AUDITS.** The CONTRACTOR shall maintain accounts and records, including personnel, property, and financial records, adequate to identify and account for all costs pertaining to this Agreement and such other records as may be deemed necessary by the CITY or any authorized representative as described in "Exhibit A." All records shall be made available at the request of the CITY, with reasonable notice, during regular business hours.
14. **OWNERSHIP OF DOCUMENTS.** It is understood and agreed that the CITY shall own all documents and other work product of the CONTRACTOR, except the CONTRACTOR's notes and work papers, which pertain to the work performed under this Agreement. The CITY shall have the sole right to use such materials in its discretion and without further compensation to the CONTRACTOR, but any re-use of such documents by the CITY on any other project without prior written consent of the CONTRACTOR shall be at the sole risk of the CITY. The CONTRACTOR shall at its sole expense provide all such documents to the CITY upon request.
15. **INDEPENDENT CONTRACTOR.** The CONTRACTOR is and shall at all times remain as to the CITY a wholly independent CONTRACTOR. Neither the CITY nor any of its agents shall have control over the conduct of the CONTRACTOR or any of the CONTRACTOR's employees or agents, except as herein set forth. The 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. The CONTRACTOR shall have no power to incur any debt, obligation, or liability on behalf of the CITY or otherwise act on behalf of the CITY as an agent.
16. **NOTICE.** All Notices permitted or required under this Agreement shall be in writing, and shall be deemed made when delivered to the applicable party's representative as provided in this Agreement. Additionally, such notices may be given to the respective parties at the following addresses, or at such other addresses as the parties may provide in writing for this purpose.

Such notices shall be deemed made when personally delivered or when

mailed forty-eight (48) hours after deposit in the U.S. mail, first-class postage prepaid, and addressed to the party at its applicable address.

CITY OF ROLLING HILLS
2 Portuguese Bend Road
Rolling Hills, CA 90274

Attention: Finance Director

CONTRACTOR: Lance, Soll & Lunghard, LLP
Certified Public Accountants,
203 N. Brea Blvd., Suite 203
Brea, CA 92821

Attention: Bryan Gruber

17. **GOVERNING LAW.** This Agreement shall be governed by the laws of the State of California.
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, oral or otherwise, have been made by any party, or anyone acting on behalf of any party, which are not embodied herein. Any agreement, statement, or promise not contained in the Agreement, and any modification to the Agreement, will be effective only if signed by both parties.
19. **WAIVER.** Waiver of a breach or default under this Agreement shall not constitute a continuing waiver of a subsequent breach of the same or any other provision under this agreement. Payment of any invoice by the CITY shall not constitute a waiver of the CITY's right to obtain correction or replacement of any defective or noncompliant work product.
20. **EXECUTION.** This Agreement may be executed in several counterparts, each of which shall constitute one and the same instrument and shall become binding upon the parties when at least one copy hereof shall have been signed by both parties hereto. In approving this Agreement, it shall not be necessary to produce or account for more than one such counterpart.
21. **AUTHORITY TO ENTER AGREEMENT.** The CONTRACTOR has all requisite power and authority to conduct its business and to execute, deliver, and perform this Agreement. Each party warrants that the individuals who have signed this Agreement have the legal power, right, and authority to make this Agreement and to bind each respective party.

IN WITNESS WHEREOF, the parties have executed this Agreement the 27th day of June, 2016.

CONTRACTOR: Lance, Soll & Lunghard, LLP



Bryan Gruber, CPA, Partner

CITY OF ROLLING HILLS:



Terry Shea, Finance Director

Raymond R. Cruz, City Manager

ATTEST:



Heidi Luce, City Clerk

Exhibit A

REQUEST FOR PROPOSAL & TECHNICAL PROPOSAL

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CITY OF ROLLING HILLS, CA

REQUEST FOR PROPOSAL FOR PROFESSIONAL INDEPENDENT AUDIT SERVICES

**Fiscal Years 2015-16 through 2017-18
(With the option for each of the two subsequent fiscal years)**

MAY 5, 2016

Please Submit Proposals to

**Terry Shea
Director of Finance
City of Rolling Hills
finance@cityofrh.net**

Deadline for Submittal of Proposals:

**BEFORE
5 p.m. Tuesday, May 31, 2016**

CITY OF ROLLING HILLS REQUEST FOR PROPOSAL

1. INTRODUCTION

A. General Information

The City of Rolling Hills is requesting proposals from qualified certified public accountant firms to audit its financial statements for the three fiscal years beginning with the fiscal year ending June 30, 2016, with the option of auditing its financial statements for each of the two (2) subsequent fiscal years. These audits are to be performed in accordance with auditing standards generally accepted in the United States of America, the standards set forth for financial audits contained in *Government Auditing Standards* (1994) issued by the Comptroller General of the United States, and the U.S. Office of Management and Budget (OMB) Circular A-133, *Audits of State and Local Governments, and Non-Profit Organizations*.

There is no expressed or implied obligation for the City of Rolling Hills to reimburse responding firms for any expenses incurred in preparing proposals in response to this request. Materials submitted by respondents are subject to public inspection under the California Public Records Act (Government Code Sec. 6250 et seq.), unless exempt.

To be considered, one (1) electronic copy (PDF) of a proposal must be received by Terry Shea, Director of Finance, City of Rolling Hills, finance@cityofrh.net by 5:00PM Tuesday May 31, 2016. The City of Rolling Hills reserves the right to reject any or all proposals submitted.

During the evaluation process, the City of Rolling Hills reserves the right, where it may serve the City of Rolling Hills's best interest, to request additional information or clarifications from proposers, or to allow corrections of errors or omissions. At the discretion of the City of Rolling Hills, firms submitting proposals will be requested to make oral presentations as part of the evaluation process.

The City of Rolling Hills reserves the right to retain all proposals submitted and to use any idea(s) in a proposal regardless of whether that proposal is selected. Submission of a proposal indicates acceptance by the firm of the conditions contained in this request for proposals, unless clearly and specifically noted in the proposal submitted and confirmed in the contract between the City of Rolling Hills and the firm selected.

It is anticipated the selection of a firm will be completed by June 14, 2016. Following notification of the selected firm, a recommendation and proposed contract will be prepared for review and approval by the City Council at its **June 20, 2016** meeting. The City reserves the right to reject any or all proposals, to waive any non-material irregularities or information in any proposal, and to accept or reject any items or combination of items.

B. Term of Engagement

It is the intent of the City to contract for the services presented herein for a term of three (3) years. The City of Rolling Hills reserves the right to extend the term of this contract for two (2) additional one-year terms subject to the satisfactory negotiation of terms, including a price acceptable to both the City and the selected firm.

The proposal package shall present all-inclusive audit fees for each year of the contract term.

2. NATURE OF SERVICES REQUIRED

A. Scope of Work to be Performed

The City of Rolling Hills desires the Annual Financial Report for the City of Rolling Hills to be prepared by the independent auditor and be fully compliant for GASB 34 for the fiscal year ended June 30, 2016 and each of the subsequent years, June 30, 2017 and 2018 of the audit firm's contract with the City. In prior years the City submitted its CAFR to the Government Finance Officers Association (GFOA) for review in their Certificate of Achievement for Excellence in Financial Reporting program, but will no longer be preparing a CAFR for submission.

The selected independent auditor will be required to perform the following tasks.

1. The audit firm will perform an audit of all funds of the City of Rolling Hills. The audit will be conducted in accordance with auditing standards generally accepted in the United States of America and Government Auditing Standards, issued by the Comptroller of the United States. **The City's Annual Financial Report will be prepared and processed by the audit firm.** The Annual Financial Report will be in full compliance with GASB 34 and 45. The audit firm will render their auditors' report on the basic financial statements which will include both Government-Wide Financial Statements and Fund Financial Statements. The audit firm will also apply limited audit procedures to Management's Discussion and Analysis (MD&A) and required supplementary information pertaining to the General Fund and each major fund of the City.
2. The audit firm will prepare the Annual State Controller's Report.
3. The audit firm shall perform agreed-upon auditing procedures pertaining to the City's GANN Limit (Appropriations Limit) and render a letter annually to the City regarding compliance.
4. The audit firm shall issue a separate "management letter" that includes recommendations for improvements in internal control, accounting procedures and other significant observations that are considered to be non-reportable conditions. Management letters shall be addressed to the City Manager.

B. Auditing Standards to be Followed

To meet the requirements of this Request for Proposal, the audit shall be performed in accordance with:

1. Generally accepted auditing standards as set forth by the American Institute of Certified Public Accounts;
2. The standards applicable to financial audits contained in Government Auditing Standards (2011 Revision), issued by the Comptroller General of the United States;

2. NATURE OF SERVICES REQUIRED (continued)

C. Working Paper Retention

All working papers and reports must be retained at the auditor's expense for a minimum of seven (7) years, unless the firm is notified in writing by the City of Rolling Hills of the need to extend the retention period. The auditor will be required to make working papers available to the City of Rolling Hills or any government agencies included in the audit of federal grants. In addition, the firm shall respond to the reasonable inquiries of successor auditors and allow successor auditors to review working papers relating to matters of continuing accounting significance.

D. Irregularities and Illegal Acts

Auditors shall be required to make an immediate, written report of all irregularities and illegal acts or indications of illegal acts of which they become aware to the following parties: City Manager; City Attorney; and the Director of Finance.

3. DESCRIPTION OF THE GOVERNMENT

A. Background Information

The City of Rolling Hills is located within the Palos Verdes Peninsula portion of Los Angeles County, and services an area of 3 square miles with a population of 1,860. The City's fiscal year begins on July 1 and ends on June 30.

The City of Rolling Hills was incorporated in 1957 as a general law city which operates under a council/manager form of government. The city government provides a full range of municipal services either directly or through contracts. These include sheriff and animal control (which are contracted for with Los Angeles County), planning, building, solid waste, general administrative services. The City is a private gated community with no public roads and property in the City for recreational use is under an exclusive lease to the Rolling Hills Community Association.

The City of Rolling Hills's operating budget for FY 2015-16 is approximately \$2.7 million for all funds combined.

B. Fund Structure

The City of Rolling Hills uses the following fund types and account groups in its financial reporting:

<u><i>Fund Type/Account Group</i></u>	<u><i>Number of Individual City Funds</i></u>
General Fund	1
Special Revenue Funds	6
Capital Projects Funds	2
Enterprise Funds	1
Internal Service Funds	1
Agency Funds	1

3. DESCRIPTION OF THE GOVERNMENT (continued)

C. Component Units

The City is defined, for financial reporting purposes, in conformity with the Governmental Accounting Standards Board's *Codification Governmental Accounting and Financial Reporting Standards*, Section 2100. Using these criteria, component units are included in the City's financial statements.

There are no Component Units.

D. Finance Operations

The Finance Department is headed by the Director of Finance and is contracted out to Rogers, Anderson, Malody & Scott, LLP a CPA firm. The department is responsible for budgeting, financial reporting, financial audits, payroll, accounts payable, accounts receivable, and treasury functions. The department is also responsible for purchasing, and the data processing functions.

E. Computer Systems

The City of Rolling Hills contracts out their Information Technology Department. The Finance System is Fund Balance software and the City uses an outside provider for payroll. Microsoft Office Professional 2010 is the standard office suite. Outlook 2010 is the standard e-mail and calendar program. Windows10 is used for the finance staff's computers.

F. Availability of Prior Year Reports and Work Papers

Lance, Soll & Lunghard, LLP conducted the City's most recent audit. The work papers of the previous audits are the property of the previous auditor and can be reviewed by the successful Proposer. The following financial statements were prepared and audited by Lance, Soll & Lunghard, LLP.

1. City of Rolling Hills Comprehensive Annual Financial Report;

In addition, interested proposers who wish to review prior year audit reports can go to the City of Rolling Hills website at www.rolling-hills.org. The City of Rolling Hills will use its best efforts to make prior audit reports available to proposers to aid their response to this request for proposal.

4. TIME REQUIREMENTS

A. Proposal Calendar

Request for Proposal Issued	May 5, 2016
Due Date for Proposals (due by 5:00 p.m.)	May 31, 2016
Oral Interviews	June 8, 2016 at 5:00PM
Contract Awarded by City Council	June 20, 2016

B. Date Audit May Commence

The City of Rolling Hills will have all records ready for audit and all management personnel available to meet with the firm's audit personnel the first week of October of each year of the audit. In prior years the audit firm performed the audit during November and December and did interim and yearend at the same dates.

5. ASSISTANCE TO BE PROVIDED TO THE AUDITORS AND REPORT PREPARATION

A. Finance Department and Clerical Assistance

The Finance Department staff and responsible management personnel will be available during the audit to assist the firm by providing information, documentation and explanations. Terry Shea, Director of Finance and Michelle Gomez, accountant, will be responsible for acting as liaisons between the audit firm and the accounting personnel.

B. Work Area, Telephones, and Office Equipment

The City will provide the auditor with reasonable work space, desk and chairs. The auditor will also be provided with access to a telephone line, photocopying facilities and a FAX machine.

6. PROPOSAL REQUIREMENTS

A. General Requirements

1. Inquiries concerning the Request for Proposal and the subject of the Request for Proposal must be made to:

Terry Shea
Director of Finance
2 Portuguese Bend Road
Rolling Hills, CA 90274
(310) 377-1521
finance@cityofrh.net

CONTACT WITH PERSONNEL OF THE CITY OTHER THAN THE ABOVE REGARDING THIS REQUEST FOR PROPOSAL MAY BE GROUNDS FOR ELIMINATION FROM THE SELECTION PROCESS.

2. Submission of Proposal: One (1) electronic copy (PDF) of the proposal shall be received in the office of the Finance Department of the City of Rolling Hills **by 5:00 p.m. on May 31, 2016** for a proposal to be considered. The Proposal should address the items listed in sections C and D below.

The Proposal should be addressed as follows:

**City of Rolling Hills
Terry Shea
Director of Finance
2 Portuguese Bend Road
Rolling Hills, CA 90274**

B. Format for Technical Proposal

1. Title Page showing the request for proposal's subject; the firm's name; the name, address and telephone number of a contact person; and the date of the proposal.
2. Table of Contents identifying the materials submitted by section and page number.

6. PROPOSAL REQUIREMENTS (continued)

3. Signed Transmittal Letter briefly stating the Proposer's understanding of the work to be done, the commitment to perform the work within the time period, and the name(s) of the person(s) authorized to represent the Proposer, title, address, and telephone number.

C. Contents of Technical Proposal

The purpose of the Technical Proposal is to demonstrate the qualifications, competence and capacity of the firms seeking to undertake an independent audit of the City in conformity with the requirements of this request for proposals. As such, the substance of proposals will carry more weight than the form or manner of presentation. The Technical Proposal should demonstrate the qualifications of the firm and of the particular staff to be assigned to the engagement. It should also specify an audit approach that will meet the request for proposals requirements.

The Technical Proposal should address all the points outlined in the request for proposal (excluding any cost information which should only be included in the Sealed Dollar Cost Bid). The proposal should be prepared simply and economically, providing a straightforward, concise description of the proposer's capabilities to satisfy the requirements of the request for proposals. While additional data may be presented, the following subjects must be included. They represent the criteria against which the proposal will be evaluated.

1. License to Practice in California

An affirmative statement should be included verifying the firm and all assigned key professional staff are properly licensed to practice in California.

2. Independence

The firm should provide an affirmative statement that it is independent of the City of Rolling Hills as defined by auditing standards generally accepted in the United States of America and the General Accounting Office's *Governmental Auditing Standards*.

3. Firm's Qualifications and Experience

To qualify, the firm must have extensive experience in audits of local governments as well as experience with preparation of Comprehensive Annual Financial Statements in GASB 34 format. The Proposer should state the size of the firm, the size of the firm's governmental audit staff, the location of the office from which the work on this engagement is to be performed, and the number and nature of the professional staff to be employed in this engagement on a full-time basis and the number and nature of the staff to be so employed on a part-time basis. Staff consistency is an important consideration.

The Proposer should provide the range of activities performed by the local office (e.g., audit, accounting, tax service and/or management consulting services).

The Proposer should provide a list of all current municipal clients.

The Proposer is also required to submit a copy of a report on its most recent external quality control review, with a statement whether that quality control review included a review of specific government engagements (required by Government Audit Standards (2011)).

6. PROPOSAL REQUIREMENTS (continued)

The Proposer shall also provide information on the results of any Federal or State desk reviews or field reviews of its audits during the past three (3) years. In addition, the firm shall provide information on the circumstances and status of any disciplinary action taken or pending against the firm during the past three (3) years with State regulatory bodies or professional organizations.

4. *Partner, Supervisory and Staff Qualifications and Experience*

Identify the principal supervisory and management staff, including engagement partners, managers, other supervisors and specialists, who would be assigned to the engagement. Include resumes, indicating whether each such person is registered or licensed to practice as a certified public accountant in California. Provide information on the government auditing experience of each person, including information on relevant continuing professional education for the past three (3) years and membership in professional organizations relevant to the performance of this audit.

The firm should provide as much information as possible regarding the number, qualifications, experience and training, including relevant continuing professional education, of the specific staff assigned to the engagement. The firm also should indicate how the quality of staff over the term of the agreement will be assured.

Provide as much information as possible regarding the number, qualifications, experience and training, including relevant continuing professional education, of the specific staff to be assigned to this engagement. Indicate how the quality of staff to be assigned to this engagement. Indicate how the quality of staff over the term of the agreement will be assured.

Engagement partners, managers, other supervisory staff and specialists may be changed if those personnel leave the firm, are promoted or are assigned to another office. These personnel may also be changed for other reasons with the express prior written permission of the City. However, in either case, the City retains the right to approve or reject replacements.

Other audit personnel may be changed at the discretion of the Proposer provided that replacements have substantially the same or better qualifications or experience.

5. *Similar Engagements with Other Government Entities*

For the firm's office that will be assigned responsibility for the audit, list the most significant engagements (maximum – 5) performed in the last three (3) years that are similar to the engagement described in this request for proposal. These engagements should be ranked on the basis of total staff hours. Indicate the scope of work, date, engagement partners, total hours, and the name and telephone number of the principal client contact.

6. *Specific Audit Approach*

The proposal should set forth a work plan, including an explanation of the audit methodology to be followed, to perform the services required in Section II of this request for proposals. In developing the work plan, reference should be made to such sources of information as the City of Rolling Hills's budget and related materials, organizational charts, manuals and programs, and financial and other management information systems.

6. PROPOSAL REQUIREMENTS (continued)

Proposers will be required to provide the following information on their audit approach:

- a. Proposed segmentation of the engagement;
- b. Level of staff and number of hours to be assigned to each proposed segment of the engagement;
- c. Sample size and the extent to which statistical sampling is to be used in the engagement;
- d. Extent of use of EDP software in the engagement;
- e. Type and extent of analytical procedures to be used in the engagement;
- f. Approach to be taken to gain and document an understanding of the City's internal controls structure;
- g. Approach to be taken in determining laws and regulations that will be subject to audit test work; and
- h. Approach to be taken in drawing audit samples for purposes of tests of compliance.

7. *Identification of Anticipated Potential Audit Problems*

The proposal should identify and describe any anticipated potential audit problems, the firm's approach to resolving these problems and any special assistance that will be requested from the City.

NO DOLLARS SHOULD BE INCLUDED IN THE TECHNICAL PROPOSAL

D. Contents of Cost Proposal

1. Total All-inclusive Maximum Price

The cost proposal should contain all pricing information relative to performing the audit engagement as described in this request for proposals. The total all-inclusive maximum price to be bid is to contain all direct and indirect costs including all out-of-pocket expenses.

The City will not be responsible for expenses incurred in preparing and submitting the technical proposal or the sealed dollar cost bid. Such costs should not be included in the proposal.

The cost proposal should be submitted in the format provided in Attachment A, "AUDIT WORK COST PROPOSAL FORM" and Attachment B, "ESTIMATE OF COST."

2. Manner of Payment

Progress payment will be made on the basis of hours of work completed during the course of the engagement and out-of-pocket expenses incurred in accordance with the firm's proposal. Interim billings shall cover a period of not less than a calendar month.

7. EVALUATION PROCEDURES

A. *Review of Proposals*

City staff, consisting at a minimum, of the following, will evaluate submitted proposals:

Terry Shea, Director of Finance
Ray Cruz, City Manager
Michelle Gomez, Accountant

Evaluation Criteria

Proposals will be evaluated using three (3) sets of criteria. Firms meeting the mandatory criteria will have their proposals evaluated and scored for both technical qualifications and price. Although price is a very important consideration for the City, the City will consider all criteria during the evaluation process and may or may not select the lowest priced proposal. The following represent the principal selection criteria, which will be considered during the evaluation process.

1. Mandatory Elements

- a. The audit firm is independent and licensed to practice in California.
- b. The firm has no conflict of interest with regard to any other work performed by the firm for the City.
- c. The firm adheres to the instructions in this request for proposals on preparing and submitting the proposal.
- d. The firm submits a copy of its most recent external quality control review report and the firm has a record of quality audit work.
- e. The firm's past experience and performance on comparable government engagements.
- f. The quality of the firm's professional personnel to be assigned to the engagement and the quality of the firm's management support personnel to be available for technical consultation.
- g. Adequacy of proposed staffing plan for various segments of the engagement.
- h. Thoroughness of approach to conducting the audit of the City and demonstration of understanding of the objectives and scope of the audit.
- i. Commitment to timeliness in the conduct of the audit.
- j. Maximum fees to conduct the audit.

**ATTACHMENT A
AUDIT WORK COST PROPOSAL FORM**

Service	2015-16	2016-17	2017-18	2018-19	2019-20
City Audit and Related Reports					
GANN Limit Review Report					
State Controller's Report preparation					
Total (not to exceed)					

**APPENDIX B
ESTIMATE OF COST**

Name of Firm: _____

Address: _____

Contact Name: _____

Contact Phone #: _____ Fax#: _____

Contact Email: _____

1. Auditor's Standard Billing Rates

POSITION	2015/16	2016/17	2017/18
Partner			
Manager			
Senior Accountant			
Staff Accountant			
Clerical			



CITY OF ROLLING HILLS

PROPOSAL TO PROVIDE PROFESSIONAL INDEPENDENT AUDITING SERVICES

Focused
on YOU



WWW.LSLCPAS.COM 714-672-0022



PROPOSAL FOR PROFESSIONAL INDEPENDENT AUDITING SERVICES

Prepared by:

Lance, Soll & Lunghard, LLP
Certified Public Accountants
203 North Brea Blvd, Suite 203
Brea, CA 92821
(714) 672-0022



Contact Person:

Bryan S. Gruber, CPA, Partner
Bryan.gruber@lsicpas.com

May 31, 2016

CITY OF ROLLING HILLS
PROPOSAL FOR PROFESSIONAL AUDITING SERVICES

TABLE OF CONTENTS

	<u>Page No.</u>
Letter of Transmittal	1
Technical Proposal	3
License to Practice in California	3
Independence	3
Firm Qualification and Experience	
Size of the Firm and Size of the Firm Government Audit Staff	4
Locations of Offices	4
Number and Nature of the Professional Staff	5
Complete Listing of Current Governmental Audit Clients	5
External Quality Control Review	5
Desk Reviews of Audits	5
Disciplinary Action	5
Partner, Supervisory and Staff Qualifications and Experience	5
Similar Engagements with Other Government Entities	7
Specific Audit Approach	
Sample Size and Extent of Statistical Sampling	8
Extent of Use of Electronic Data Processing Software	8
Type and Extent of Analytical Procedures	9
Approach in Understanding and Documenting the Internal Control Structure	9
Approach in Drawing Audit Samples for Purpose of Tests of Compliance	9
Identification Anticipated Potential Audit Problems	10

CITY OF ROLLING HILLS
PROPOSAL FOR PROFESSIONAL AUDITING SERVICES
TABLE OF CONTENTS

	<u>Page No.</u>
Appendices	
Appendix A – Listing of Current Government Audit Clients.....	11
Appendix B – Peer Review Report.....	13
Appendix C – Personnel Resumes	
Bryan S. Gruber, CPA, Engagement Partner.....	14
Debbie A. Harper, CPA, Concurring Partner.....	16
Maria-Luisa Valdez, CPA, Audit Manager.....	18
Joselyn Esparza, Audit Senior	20



May 31, 2016

Mr. Terry Shea
Director of Finance
City of Rolling Hills
2 Portuguese Bend Road
Rolling Hills, CA 90274

Lance, Soli & Lunghard, LLP (LSL) is pleased to respond to your Request for Proposals for Professional Auditing Services. As a leader in the field of governmental accounting and auditing, we appreciate this opportunity given to us to present our professional qualifications. Because of our extensive public sector experience, our dedication to excellence and determination to retain the brightest and most talented professionals, we are certain that **LSL** is the most qualified accounting firm to provide professional auditing services to the City of Rolling Hills.

The annual services that will be provided to the City of Rolling Hills, for the fiscal years ending June 30, 2016 through June 30, 2018 would be as follows:

1. Perform an audit of the City of Rolling Hills. The audit will be conducted in accordance with auditing standards generally accepted in the United States of America and *Government Auditing Standards*, issued by the Comptroller of the United States. We will prepare the City's Financial Statements. The financial statements will be in full compliance with GASB 34 and will include both Government-Wide Financial Statements and Fund Financial Statements. We will apply limited audit procedures to Management's Discussion and Analysis (MD&A) and required supplementary information pertaining to the General Fund and each major fund of the City.
2. Prepare the City's annual state controller's report.
3. Perform agreed-upon auditing procedures pertaining to the City's GANN Limit (Appropriations Limit) and render a letter annually to the City regarding compliance.
4. Issue the Communication with Those Charged with Governance letter in accordance with SAS 114.
5. Provide a management recommendation letter addressed to the City Council of the City of Rolling Hills to communicate any material weaknesses or "reportable" conditions, if any such conditions are found. If no material weaknesses or reportable conditions are found, we agree to issue any communications related to other matters directly to the City Manager. Upon identification or indication of irregularities or illegal acts, we will make an immediate written report to the City Manager and the City Council.



Mr. Terry Shea
Director of Finance
City of Rolling Hills

6. LSL will be available for consultation throughout the year as a financial resource for the City of Rolling Hills. We will provide assistance including all applicable schedules in the implementation of any new applicable GASB pronouncements.

The sections that follow describe the benefits your organization would receive from Lance, Soll & Lunghard, LLP. **We are committed to provide the services discussed above in accordance with the timetable specified in your request for proposal.** This proposal is a firm and irrevocable offer for the fiscal years ending June 30, 2016 through June 30, 2018 for one hundred twenty (120) days. For purposes of this proposal, Bryan S. Gruber, Partner is authorized to make representations for our firm. I can be reached at the address above or by phone at (714) 672-0022, by Fax at (714) 672-0331 or through email at bryan.gruber@slcpas.com.

Very truly yours,

A handwritten signature in blue ink, appearing to read "B. Gruber", is written over a faint, light blue circular stamp.

Bryan S. Gruber, Partner
LANCE, SOLL & LUNGHARD, LLP

TECHNICAL PROPOSAL



Lance, Soll & Lunghard, LLP (LSL) is a regional public accounting firm that has met the auditing needs of governmental entities throughout California for 87 years. This experience has led to the development of efficient procedures that provide numerous client benefits. Our clients have grown to understand that an audit from Lance, Soll & Lunghard, LLP provides them with a wealth of knowledge, confidence and value added services. For this and many other reasons, Lance, Soll & Lunghard, LLP has consistently been named one of the "Top Accounting Firms" in Orange County by the Orange County Business Journal.

We adhere to *Governmental Auditing Standards* issued by the United States Governmental Accountability Office of the Comptroller General of the United States, also known as the "yellow book" 2011 Revision. These standards, known as the generally accepted government auditing standards (GAGAS), provide a framework for conducting high quality audits with competence, integrity, objectivity, and independence. In addition, guidance from the AICPA on financial and compliance reporting, Statement of Auditing Standards 122-125 ("clarifying standards") implemented in 2012, provide and support our approach and methodology of risk-based auditing.

LICENSE TO PRACTICE IN CALIFORNIA

Lance, Soll & Lunghard, LLP is a public accounting firm licensed by the State of California, Department of Consumer Affairs, as a Public Accounting Partnership. All of our partners and managers are Certified Public Accountants licensed by the State of California. As a firm, we are members of the American Institute of Certified Public Accountants and the California Society of Certified Public Accountants. All key staff to be assigned to this engagement is or will be licensed by the State of California to practice as Certified Public Accountants.

INDEPENDENCE

We meet the independence requirements as defined by Auditing Standards Generally Accepted in the United States of America and the U.S. General Accounting Office's *Government Auditing Standards* (December 2011 revision). We are a partnership consisting of ten partners who do not own any other business organization that has in the past, or will in the future, be providing services, supplies, materials or equipment to the City of Rolling Hills. During the past five years, we have had no professional relationships with the City of Rolling Hills.

Lance, Soll & Lunghard, LLP will provide written notice of any professional relationship entered into during the period of the proposed agreement.

TECHNICAL PROPOSAL

FIRM QUALIFICATIONS AND EXPERIENCE

As discussed earlier, Lance, Soll & Lunghard, LLP is a public accounting firm that has met the auditing needs of governmental entities throughout California for 87 years. This experience has led to the development of efficient procedures that provide numerous client benefits. Our clients have grown to understand that an audit from Lance, Soll & Lunghard, LLP provides them with a wealth of knowledge, confidence and value added services.

SIZE OF THE FIRM AND SIZE OF THE FIRM GOVERNMENTAL AUDIT STAFF

Our firm has approximately 65 employees including ten partners and professional staff of approximately fifty. Governmental staff consists of four partners, one senior manager, three managers, three supervisors, five seniors and fourteen staff auditors. The personnel assigned to this engagement will be as follows:

Bryan S. Gruber, CPA	Engagement Partner (field partner)
Deborah A. Harper, CPA	Concurring Partner (quality control)
Maria-Luisa Valdez, CPA	Audit Manager (field manager)
Joselyn Esparza	Audit Senior

1 to 2 additional staff

All personnel assigned to the City of Rolling Hills will work on a full-time basis.



LOCATIONS OF OFFICES



We have three offices in California which provide services to the western region of the United States. Our headquarters are located in Orange County in the City of Brea, California. We also have two other offices in Temecula Valley and Silicon Valley. The audit for the City of Rolling Hills will be staffed from our Orange County office.

TECHNICAL PROPOSAL

FIRM QUALIFICATION AND EXPERIENCE (Continued)

NUMBER AND NATURE OF THE PROFESSIONAL STAFF

The professional staff employed on this engagement will include a partner, a concurring partner, an audit manager, an audit senior, and one staff auditors. The audit senior will be supervising the audit and will be present at all times during the audit fieldwork. Our focused effort is to obtain and retain quality staff in order to maintain staff consistency and provide quality audit services with minimal disruption to our audit client.

COMPLETE LISTING OF CURRENT GOVERNMENTAL AUDIT CLIENTS

A complete listing of current governmental audit clients, along with phone numbers of contact personnel and references as to services provided, is contained in **Appendix A** to this proposal. We welcome you contacting any or all of these to get their opinion on the services we provide.

EXTERNAL QUALITY CONTROL REVIEW



Governmental Audit
Quality Center Member

We are members of the American Institute of Certified Public Accountant's Private Companies Practice Section, which has the requirement for peer review along with Generally Accepted Government Auditing Standards. We have participated in the peer review program since its inception and have undergone several peer reviews. The first review was conducted by Arthur Young & Company (now Ernst & Young) and the most recent by R.H. Johnston Accountancy Inc. Overall, they confirmed what we already knew, that our approach and procedures are in compliance with technical and professional pronouncements. All of these peer reviews covered governmental engagements. Our most recent peer review, conducted by R.H. Johnston Accountancy Inc., is included in **Appendix B** to this proposal.

DESK REVIEWS OF AUDITS

All of our Single Audit reports are desk reviewed either by the Federal cognizant agency or the State Controller's Office acting as the oversight agency. We have never had a report rejected by any of these agencies. In fact, we are highly regarded and recognized by the staff of the State controller's Office as a firm that always submits top quality reports.

DISCIPLINARY ACTION

There have been no disciplinary actions against our organization since its inception.

PARTNER, SUPERVISORY AND STAFF QUALIFICATIONS AND EXPERIENCE

The most critical component in the successful completion of an audit is the personnel assigned to carry out the responsibilities. We have assembled a **LSL Team** composed of individuals with the optimum mix of talents. The individuals assigned have experience in performing the tasks for which they are responsible, as well as familiarity with City accounting operations. In addition, each has developed extensive skills in a variety of other complementary subjects through their work with clients in other government areas. Thus, the experience gained on previous assignments can be applied and tailored to the unique needs of your organization.

LSL is a regional public accounting firm licensed to practice in the State of California. The partners and manager assigned to the audit of the City of Rolling Hills have a current and valid CPA license to practice in the State of California. The partners at **LSL** are routinely an integral part of the audit process and will be overseeing and supervising staff personnel in the field.

TECHNICAL PROPOSAL

PARTNER, SUPERVISORY AND STAFF QUALIFICATIONS AND EXPERIENCE (Continued)

For the City of Rolling Hills, the personnel assigned to the engagement would be as follows:

Bryan S. Gruber, CPA	Engagement Partner (field partner)
Deborah A. Harper, CPA	Concurring Partner (quality control)
Maria Luisa Valdez, CPA	Audit Manager
Jocelyn Esparza	Audit Senior

Additional Professional Staff of one on the LSL team.

Resume of the key personnel assigned are included in **Appendix C** and list the governmental auditing experience, relevant continuing professional education for the past three years, and memberships in professional organizations relevant to the performance of the audit of the City of Rolling Hills.

As the firm's quality control policy, and in compliance with the continuing education requirements promulgated by the AICPA, General Accounting Office and the California Society of CPAs, all our staff auditors (certified and non-certified) meet the requirement of 40 hours of continuing education every year, with at least 24 hours in governmental accounting and auditing in a two year period. For our educational programs, we utilize in-house seminars, California Society of CPAs courses, AICPA Government Audit Quality Center courses, and Government Finance Officers Association courses. Our formal education program was reviewed by independent firms during our peer review process and no exceptions were noted.

TECHNICAL PROPOSAL

PARTNER, SUPERVISORY AND STAFF QUALIFICATIONS AND EXPERIENCE (Continued)

As noted previously, the firm's policy of assigning audit in-charge to an engagement requires that the in-charge have at least three years of municipal auditing experience. He or she must have demonstrated a high degree of understanding of municipal accounting and auditing, as well as of the firm's overall client philosophy. Any changes in personnel at the in-charge level or above will be approved by the City of Rolling Hills. LSL's philosophy is to provide **quality audit services with minimal disruption to City staff.** Our focused efforts to obtain and retain quality staff have further enabled us to provide this to our clients.



We prepare the financial statements and footnote disclosures for most of our public sector clients that have received the GFOA award. All of our governmental partners, managers and seniors have been closely involved in the preparation of these reports.

SIMILAR ENGAGEMENTS WITH OTHER GOVERNMENT ENTITIES

Similar engagements performed would be as follows:

City of Hidden Hills – Audit and preparation of a financial statement in accordance with GASB 34. These services have been performed for the last three years. Last audit completed was June 30, 2015. Engagement Partner is Mr. Bryan Gruber. Contact person: Ms. Randee Weinberger, Finance Manager (818) 888-9281.

City of Duarte - Audit and preparation of a financial statement in accordance with GASB 34. These services have been performed for the last three years. Last audit completed was June 30, 2015. Engagement Partner is Mr. Bryan Gruber. Contact person: Ms. Kristen Petersen, Assistant City Manager (626)357-7931.

City of San Dimas - Audit and preparation of a financial statement in accordance with GASB 34. These services have been performed for the last three years. Last audit completed was June 30, 2015. Engagement Partner is Mr. Bryan Gruber. Contact person: Mr. Michael O'brien , Administrative Services Manager (909) 394-6225.

City of Solana Beach – Audit and preparation of a Comprehensive Annual Financial Report (CAFR) in accordance with GASB 34, which received the GFOA Award. These services have been provided to the City for the last three years. Last completed audit performed was for June 30, 2015. Engagement partner is Mr. Bryan Gruber. Contact person: Ms. Marie Berkuti, Finance Manager (858) 720-2463.

TECHNICAL PROPOSAL

SIMILAR ENGAGEMENTS WITH OTHER GOVERNMENT ENTITIES (Continued)

A complete listing of our current governmental audit clients, along with phone numbers of contact personnel and references as to services provided, is included in **Appendix A** to this proposal. We welcome you contacting any or all of these to get their opinion on the services we provide.

SPECIFIC AUDIT APPROACH

We utilize a governmental audit program which we will tailor to the City of Rolling Hills's operations. The tailoring is necessary to accommodate specific client circumstances and to recognize differences in organizational structure. Our audit programs are organized by financial statement category. This approach takes full advantage of our accumulated experience. The primary benefit is that the risk of omitting important procedures is substantially reduced. We believe that this approach tends to be the most effective and efficient for an entity such as the City of Rolling Hills. The audit procedures are listed in the most logical sequence which improves efficiency. The savings in effort and time gained by using our audit program can free an auditor's attention for unusual or difficult situations that may arise. The audit programs are designed to increase audit efficiency by linking financial statement assertions, audit objectives, and procedures that are basic to most governmental audit engagements.

SAMPLE SIZE AND EXTENT OF STATISTICAL SAMPLING

Our approach may be to utilize statistical sampling in the areas of receipts, disbursements, utility billing and payroll. Here we develop a statistical conclusion based upon an initial computer selected random sample which is based on the population and other risk factors identified. If errors are noted in the sample, the sample size will be expanded. We believe that a random selection can be efficient, while providing each item in the population an equal chance of being selected. Additionally, we may select a stratified sample of all transactions over a specified dollar limit for review. This allows us to cover all high dollar value transactions not otherwise selected in the random sample. Our samples are selected randomly utilizing IDEA data analysis software.

EXTENT OF USE OF ELECTRONIC DATA PROCESSING SOFTWARE

LSL performs paperless audits utilizing CaseWare Auditing Software and IDEA Software (for Data Extraction). We extensively use notebook computers in the field, with spreadsheet software, for financial statement preparation and analytical procedures. Our traditional approach is to "audit around" the computer, which means that we verify output by agreeing it, through our audit tests, with corresponding source input transactions. We do not use audit software that runs through the City's computer system. Like other aspects of the internal control structure, computer controls and processes are documented in our memoranda and questionnaires. We will consider whether specialized skills are needed to consider the effect of computer processing on the audit, to understand the internal control structure policies and procedures or to design and perform audit procedures. We will consider the complexity of the computer system and assess whether we can identify the types of misstatements that might occur.

TECHNICAL PROPOSAL

SPECIFIC AUDIT APPROACH (Continued)

TYPE AND EXTENT OF ANALYTICAL PROCEDURES

We use analytical procedures as an overall review of the financial information in the preliminary and final stages of the audit. These procedures are designed to assist us in planning our audit and in assessing the propriety of the conclusions reached and in the evaluation of the overall financial statement presentation. The procedures to be utilized consist of determining expectations for percentage increases and decreases between significant revenue, expenditure and balance sheet accounts, reading the financial statements and related notes, and we focus on overall relationships within the financial statements. Once determined, these are reviewed to determine if the changes appear reasonable or require further analysis. For all significant differences, explanations are obtained as to why the situation occurred and additional substantive procedures may be applied and related evidence gathered to resolve concerns and questions.

APPROACH IN UNDERSTANDING AND DOCUMENTING THE INTERNAL CONTROL STRUCTURE

To gain an understanding of the City's internal control structure, we will perform procedures as required by the new Auditing Standards, primarily SAS 104-111. This will include documenting the major transaction classes, the purpose of funds, the structure of the City and to quantify materiality. We will review and make recommendations on the internal control structure, which consists of Control Environment, Accounting System and Control Procedures. We will review internal controls in the area of cash; investments; revenues and receivables; expenditures and accounts payable; payroll; inventories; property and equipment, debt and debt service; insurance and claims.

In addition, during the performance of the Single Audit, we will review areas of internal controls over federal grants, including both general and specific requirements, claims for advances and reimbursements, and amounts claimed or used for matching.

Based on the result of our review, we will issue a formal internal control report (SAS 115 Letter) that will identify any significant deficiencies and/or material weaknesses noted. This report is required by the *Government Auditing Standards* issued by the Comptroller General of the United States, as well as the Single Audit Act. In addition, we will also issue a separate communication letter directly to the governing board. This letter will communicate any significant deficiencies or material weaknesses we identify in the internal control system and other matters that we feel should be communicated to the governing board. All internal control issues will initially be discussed with the Finance Department at the exit meeting upon completion of the audit field work.

APPROACH IN DRAWING AUDIT SAMPLES FOR PURPOSE OF TESTS OF COMPLIANCE

For the purpose of tests of compliances, we use audit sampling that involve inspection of documents and reports indicating performance of the policy or procedures and, in many cases, re-performance of the application of the policy or procedures. These sampling procedures test the operating effectiveness of an internal control structure policy or procedures by determining how the policy or procedure was applied, the consistency with which it was applied during the audit period, and by whom it was applied. To achieve this goal, we draw samples in the area of disbursements, receipts, utility billing and payroll. Each document selected will be tested for various attributes that are designed to verify compliance with different aspects of internal controls. Additionally, each sample item will be tested for coding to the proper accounts and posting to the general ledger.

TECHNICAL PROPOSAL

IDENTIFICATION OF POTENTIAL AUDIT PROBLEMS

We do not anticipate any significant potential audit problems. However, our approach to resolving audit problems, once they have been identified, is to draw upon our internal resources to get the job done. Most of our clients have us prepare the financial statements and assist them in handling complicated accounting matters. Therefore, we have the resources to handle most problems encountered.

12

LSL LISTING OF CURRENT GOVERNMENT AUDIT CLIENTS

Client	Contact Person	Service Code	Year	Telephone
Agoura Hills	Ms. M. Brodsky, Finance Manager	F	1	818-597-7300
* Azusa	Mr. S. Paragas, Finance Director	F, S	18	626-812-5291
Banning	Ms. M. Green, Accounting Manager	F, S	16	951-922-3118
Bell	Ms. Shelly Lin, Interim Finance Director	F	3	323-588-6211
Big Bear Lake	Ms. K. Ent, Director of Admin. Services	F, S	17	909-866-5831
* Brea	Mr. L. Squire, Financial Services Manager	F, S	3	714-990-7683
Burbank	Ms. Cindy L. Giraldo, Financial Services Dir	I	4	818-238-5487
Canyon Lake	Mr. T. Shea, Finance Director	F	19	909-244-2955
* Cathedral City	Mr. K. Biersack, Fiscal Officer	F, S	5	760-770-0378
* Chino Hills	Ms. J. Lancaster, Finance Director	F, S	17	909-364-2600
* Chula Vista	Mr. P. Davis, Assistance Finance Director	F, S	2	619-691-5250
* Claremont	Mr. A. Pirrie, Acting Finance Director	F, S	10	909-399-5460
Coachella Valley Association of Governments	Mr. G. Leong, Director of Administrative Services	F	1	760-446-1127
* Coachella Valley Water District	Ms. Kay Godbey, Finance Director	F, S	2	760-398-2661
* Corona	Ms. Kerry Eden, Finance Director	F, S	4	951-736-2315
Coronado	Ms. L. Suelter, Finance Director	F, S	8	619-522-7300
* Cucamonga Valley Water District	Mr. Chad Brantley, Finance Officer	F, S	3	909-483-7453
* Diamond Bar	Ms. Dianna Honeywell, Finance Director	F, S	4	909-839-7051
Dixon	Ms. J. Michaels-Aguilar, Finance Director	F, S	1	707-878-7000 x108
* Downey	Ms. M. Lee, Finance Manager	F, S	2	562-904-7262
Duarte	Ms. K. Petersen, Finance Director	F	8	626-357-7931
* Emeryville	Ms. M. Oberg, Finance Director	F, S	11	510-596-4352
* Escondido	Ms. J. Ryan, Asst Finance Director	F, S	5	760-839-4338
* Fullerton	Ms. J. James, Director of Admin. Services	F, S	3	714-738-6522
* Glendora	Ms. E. Stoddard, Accounting Manager	F, S	11	626-914-8238
Grand Terrace	Ms. C. Fortune, Finance Director	F	2	909-824-6621
Greater Los Angeles Vector Control	Mr. K. Bayless, District Manager	F	5	562-758-6501
Hidden Hills	Ms. C. Paglia, City Clerk	F	29	818-888-9281
Imperial Beach	Mr. M. McGrane, Finance Director	F	11	619-628-1361
* Indian Wells	Mr. K. McCarthy, Finance Director	F, S	3	760-346-2489
* Irvine	Ms. D. Mullally, Manager of Fiscal Services	F, S	4	949-724-6037
* Irwindale	Ms. E. Carreon, Finance Director	F	19	626-430-2221
* La Mirada	Ms. M. Pasqual, Finance Manager	F, S	11	562-943-0131
* La Quinta	Ms. R. Conrad, Finance Director	F, S	8	760-777-7150
* Laguna Niguel	Mr. S. Erlandson, Finance Director	F, S	4	949-362-4358
Lawndale	Mr. K. Louie, Director of Finance/City Treasurer	F	1	310-973-3246
* Los Alamitos	Mr. J. Al-Imam, Administrative Director/Treasurer	F	1	562-431-3538 x222
* Malibu	Ms. R. Feldman, Finance Director	F	11	310-456-2489
* Manhattan Beach	Mr. B. Moe, Finance Director	F	12	310-802-5553
* Monrovia	Mr. M. Alvarado, Director of Admin. Services	F, S	14	626-932-5510
Monterey Regional Water Pollution Control Agency	Ms. T. Hannah, Chief Financial Officer	F	1	831-645-4623
* Oceanside	Ms. T. Ferro, Finance Director	F, S	2	760-435-3839
* Ontario	Ms. D. Nunes, Director of Fiscal Services	F, S	18	909-395-2352
* Orange	Mr. W. Kolbow, Finance Director	F, S	4	714-744-2235
Orange County Fire Authority	Mr. Jim Ruane, Finance Manager	F, S	4	714-573-6304
Orange County Sanitation District	Mr. L. Tyler, Director of Finance	I	3	714-593-7550
* Orange County Water District	Mr. R. Fick, Chief Financial Officer	F, S	3	714-378-3271
* Palm Springs	Mr. G. Kiehl, Finance Director	F, S	5	760-323-8229
* Palos Verdes Estates	Mr. R. Morreale, Finance Director	F	4	310-378-0383
* Pasadena	Mr. R. Ridley, Controller	F, S	1	626-744-7497
* Pomona	Ms. P. Chamberlain, Finance Director	F, S	3	909-620-2355
* Rancho Cucamonga	Ms. T. Layne, Finance Officer	F, S	37	909-989-1851
* Redlands	Ms. T. Kundig, Director of Finance	F, S	5	909-798-7543
Rolling Hills	Mr. T. Shea, Finance Director	F	6	310-377-1521
San Carlos	Ms. R. Mendenhall, Acting Admin Svcs Dir	F, S	4	650-802-4221
* San Diego County Water Authority	Ms. L. Wade, Controller	I	9	858-522-6800
San Dimas	Ms. B. Bishop, Finance Director	F, S	54	909-394-6200
San Marino	Ms. L. Bailey, Finance Director	F	22	626-300-0700
* Santa Barbara	Mr. B. Samario, Finance Director	F, S	4	805-897-1978
* Santa Cruz	Mr. M. Pimentel, Director of Finance	F, S	3	831-420-5050
* Santa Fe Springs	Mr. J. Gomez, Director of Finance and Administrative Services	F, S	2	562-868-0511
* Seal Beach	Ms. V. Beatley, Finance Director	F, S	4	562-431-2527
Six Basins	Mr. L. Stahlhoefer, Controller	F	3	949-420-3030
Solana Beach	Ms. M. Berkuti, Finance Manager	F	5	858-720-2463

LSL LISTING OF CURRENT GOVERNMENT AUDIT CLIENTS

Client	Contact Person	Service Code	Year	Telephone
* South Gate	Ms. J. Acosta, Finance Director	FS	6	323-563-9524
* South Pasadena	Mr. D. Batt, Acting Finance Director	F	12	626-403-7250
* Thousand Oaks	Mr. J. Adams, Finance Director	F, S	7	805-449-2235
* Three Valleys Water District	Mr. R. Hansen, General Manager	F	7	909-626-4631
* Vista	Mr. D. Nielsen, Finance Manager	F	6	760-639-6170 x1023
* Walnut	Ms. Marie Santos, Finance Manager	F	43	909-595-7543
* Wildomar	Mr. G. Nordquist, Finance Director	F	6	951-677-7751

Service Codes:

F - Financial Audit

S - Single Audit

I - Internal Audit

* - Participated in the GFOA Award Programs and has received or anticipates receiving outstanding awards

R.H. JOHNSTON ACCOUNTANCY INC.

A Professional Corporation
21300 Victory Boulevard, Suite 750
Woodland Hills, California 91367
(818) 346-9800
Fax (818) 346-0609

Appendix B

System Review Report

November 13, 2013

To the Partners of Lance, Soll & Lunghard, LLP
and the Peer Review Committee of the California Society of CPAs

We have reviewed the system of quality control for the accounting and auditing practice of Lance, Soll & Lunghard, LLP (the firm) in effect for the year ended May 31, 2013. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants. As part of our peer review, we considered reviews by regulatory entities, if applicable, in determining the nature and extent of our procedures. The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Our responsibility is to express an opinion on the design of the system of quality control and the firm's compliance therewith based on our review. The nature, objectives, scope, limitations of, and the procedures performed in a System Review are described in the standards at www.aicpa.org/prsummary.

As required by the standards, engagements selected for review included engagements performed under *Government Auditing Standards*, and an audit of employee benefit plan.

In our opinion, the system of quality control for the accounting and auditing practice of Lance, Soll & Lunghard, LLP in effect for the year ended May 31, 2013, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)* or *fail*. Lance, Soll & Lunghard, LLP has received a peer review rating of *pass*.

R.H. Johnston Accountancy Inc.

BRYAN S. GRUBER, CPA PARTNER



Education: Bachelor of Arts Degree in Business Administration with an emphasis in Accounting – California State University, Fullerton 2004

License: Certified Public Accountant – California 2008

Continuing Education: Total hours were 132 in last three years of which 74 were in governmental accounting and auditing subjects. Mr. Gruber has met the Governmental Auditing Standards requirement for governmental CPE.

Memberships: California Society of Certified Public Accountants
American Institute of Certified Public Accountants
Government Finance Officers Association
California Society of Municipal Finance Officers
Association of Local Government Auditors

Experience: Over twelve years of experience in governmental audits including CAFR audits and Single Audits. He has also made numerous presentations to City Councils, Boards of Directors and Audit Committees. He has been involved in the following governmental engagements:

Mr. Gruber has also been involved in the following engagements:

Orange County Water District
Monterey Water Pollution Control
City of Palm Springs
Six Basins Watermaster
Three Valleys Municipal Water
City of Burbank

San Diego County Water
City of Oceanside
City of Solana Beach
City of Santa Cruz
City of Vista
City of San Carlos

- This work entailed the preparation of the Comprehensive Annual Financial Report for those entities involved in the award program for the Government Finance Officers Association of the United States and Canada.

Bryan S. Gruber, CPA, Partner (Continued)

- Review the audit of these entities and provide technical assistance throughout the year to provide the most up to date information with current GASB pronouncement.
- Present the overall audit results to audit committees or other Board Members.

Achievements: Mr. Gruber has been involved with teaching current audit and accounting related material at Lance, Soll & Lunghard, LLP's in house training seminars.

He has made numerous presentations at local chapter meetings for CSMFO on current accounting and auditing material.

He also currently serves as a technical reviewer for the Government Finance Officers Association (GFOA).

Serves as firm IT Specialist for his involvement in IT related controls, data mining and analysis, and auditing software.

DEBORAH A. HARPER, CPA CONCURRING PARTNER



Education: Bachelor of Arts Degree in Business Administration with an emphasis in Accounting - California State University, Fullerton 2000

License: Certified Public Accountant – California 2005

Continuing Education: Total hours were 264 in last three years of which 206 were in governmental accounting and auditing subjects. Ms. Harper has met the Governmental Auditing Standards requirement for governmental CPE.

Memberships: California Society of Certified Public Accountants – Member since 2000
American Institute of Certified Public Accountants – Member Since 2005
California Society of Municipal Finance Officers – Associate Member since 2005
Government Finance Officers Association – Associate Member since 2005
Governmental Accounting and Auditing Committee – Member since 2011
AICPA Government Audit Quality Center – Member since 2011

Experience: Fifteen years of experience in governmental audits. During her time with the firm, Ms. Harper has performed all phases of our government audits and made numerous presentations to Boards of Directors and Audit Committees. She has been involved on the following similar engagements:

City of Orange
City of Brea
City of Chino Hills
City of Irvine
City of Corona
City of Laguna Niguel
City of Monrovia
City of Aliso Viejo
City of Seal Beach
Cucamonga Valley Water District

City of Claremont
City of Placentia
City of Pasadena
City of Glendora
City of Fullerton
City of Diamond Bar
City of Banning
City of Thousand Oaks
Coachella Valley Water District
San Diego County Water Authority

Deborah A. Harper, CPA, Partner (Continued)

- This work entailed the preparation of the Comprehensive Annual Financial Report for those entities involved in the award programs of the California Society of Municipal Finance Officers and the Government Finance Officers Association of the United States and Canada.
- Review the audit of these entities and provide technical assistance throughout the year to provide the most up to date information with current GASB pronouncement.
- Present the overall audit results to audit committees or other Board Members.
- Provide training, resources, and support to financial officers.

Achievements: Ms. Harper has developed and conducts various Lance, Soll & Lunghard, LLP governmental training courses for new associates and members of the firm.

Ms. Harper was accepted as a 2015 and 2016 executive committee member of the AICPA Government Audit Quality Center, which is a national division for governments. As an executive board member, Ms. Harper will participate in the development, review, and first hand discussion for updates of new standards and guidance published in the AICPA Audit Guides provided to audit firms all across the country.

MARIA-LUISA VALDEZ, CPA

AUDIT MANAGER



Education: Bachelor of Science Degree in Accountancy, Minor in Applied Mathematics – Loyola Marymount University, Los Angeles

License: Certified Public Accountant – California 2009

Continuing Education: Total hours were 160 in last four years of which 100 were in governmental accounting and Yellow Book auditing subjects. Ms. Valdez has met the Governmental Auditing Standards requirement for governmental CPE.

Memberships: California Society of Certified Public Accountants
American Institute of Certified Public Accountants

Experience: Over nine years of experience in governmental audits. Ms. Valdez has established herself as an outstanding asset and resource at LSL. She has demonstrated her talent in the area of municipal accounting and auditing. During her time with the firm, Ms. Valdez has performed all phases of our municipal audits, including CAFR audits, redevelopment agency audits and Single Audits. She has been involved in the following municipal engagements:

City of Whittier

Ms. Valdez served as the audit lead for the City of Whittier. As the audit lead, it has been Ms. Valdez's responsibility to supervise all areas of the financial audit, which includes both the basic financial statements (CAFR) and Single Audit.

City of Malibu

Ms. Valdez serves as the Audit Manager for the City of Malibu in the current year. As the Audit Manager, it has been Ms. Valdez's responsibility to oversee the fieldwork for all areas of the Financial Audit and the Single Audit in accordance with A-133. The City of Malibu receives the GFOA Award for Excellence in Financial Reporting each year.

Maria-Luisa Valdez, CPA, Audit Manager (Continued)

Ms. Valdez has also served the following engagements:

County of San Bernardino	City of La Habra
County of San Diego	County of Ventura
County of Los Angeles	City of Oceanside
City of Agoura Hills	City of Barstow
City of San Buenaventura	City of Garden Grove
City of Santa Ana	City of Compton
California Prison Authority	First 5 Los Angeles
Ventura County Air Pollution Control District	City of Vernon
California State University System	City of Whittier
Henry Mayo Newhall Memorial Hospital	City of Covina
California State Auditor – Bureau of State Audits	City of Rialto

JOCELYN ESPARZA

AUDITOR IN-CHARGE



Education: Bachelor of Arts Degree in Business Administration, Concentrations in Accounting & Information Systems – California State University, Fullerton, 2013

License: Certified Public Accountant – In Process

Continuing Education: Total hours were 125 in last three years of which 74 were in governmental accounting and auditing subjects. Ms. Esparza has met the Governmental Auditing Standards requirement for governmental CPE.

Experience: Ms. Esparza has progressed in an outstanding manner. During her time with the firm, Ms. Esparza has performed all phases of our government audits, including water districts, other special districts, CAFR audits, successor agency audits and Single Audits. She has been involved in the following municipal engagements:

City of Irvine
City of Irwindale
City of Cathedral City
City of Diamond Bar
City of Azusa
City of Moreno Valley

City of Pomona
City of Fullerton
City of Duarte
City of Thousand Oaks
City of Chino Hills
City of South Pasadena

Exhibit B

PAYMENT FOR SERVICES

All fees shall be based on an hourly rate specified below with a not-to-exceed maximum as indicated:

(a) The maximum fee for these services shall be as follows:

For the fiscal years 2015/2016, 2016/2017 and 2017/2018 (payable in installments upon presentation of interim and final reports):

Service	2015/16	2016/17	2017/18
City Audit and Related Reports	\$15,200	\$15,200	\$15,200
GANN Limit Review Report	\$540	\$540	\$540
Single Audit and Related Reports	Included	Included	Included
State Controller Report Preparation	\$1,040	\$1,040	\$1,040
Total for Fiscal Year (not-to-exceed)	\$16,780	\$16,780	\$16,780

(b) The fees due there under shall be paid in installments during each fiscal year as work is done, with the remaining balance due upon submission of the final reports.

(c) Hourly Rates: The hourly rates to be used will as follows:

Position	2015/16	2016/17	2017/18
Partner	\$235	\$235	\$235
Manager	\$140	\$140	\$140
Senior Accountant	\$115	\$115	\$115
Staff Accountant	\$100	\$100	\$100
Clerical	Included	Included	Included

Should extra work be required that are considered beyond the scope of the financial audit, it is agreed that such extended service shall be billed at the above rates.

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COST PROPOSAL



CITY OF ROLLING HILLS

PROPOSAL TO PROVIDE PROFESSIONAL INDEPENDENT AUDITING SERVICES

COST PROPOSAL

Focused
on YOU



WWW.LSLCPAS.COM 714-672-0022

ATTACHMENT A
AUDIT WORK COST PROPOSAL FORM

Service	2015-16	2016-17	2017-18	2018-19	2019-20
City Audit and Related Reports	\$15,200	\$15,200	\$15,200	\$15,500	\$15,500
GANN Limit Review Report	540	540	540	550	550
State Controller's Report preparation	1,040	1,040	1,040	1,070	1,070
Total (not to exceed)	\$16,780	\$16,780	\$16,780	\$17,120	\$17,120

**APPENDIX B
ESTIMATE OF COST**

Name of Firm: LSL CPAs

Address: 203 N. Brea Blvd. Suite 203
Brea, CA 92821

Contact Name: Bryan Gruber

Contact Phone #: 714-672-0022 Fax#: 714-672-0331

Contact Email: bryan.gruber@lsllcpas.com

1. Auditor's Standard Billing Rates

POSITION	2015/16	2016/17	2017/18
Partner	\$235	\$235	\$235
Manager	\$140	\$140	\$140
Senior Accountant	\$115	\$115	\$115
Staff Accountant	\$100	\$100	\$100
Clerical	included	included	included

Exhibit C

**Certificate of Exemption from
Workers' Compensation Insurance**

TO: City of Rolling Hills

SUBJECT: Sole Proprietor/Partnership/Closely Held Corporation with No Employees

Please let this memorandum notify the City of Rolling Hills that I am a

- ☐ sole proprietor
- ☐ partnership
- ☐ closely held corporation

and do not have any employees whose employment requires me to carry workers' compensation insurance. Therefore, I do not carry worker's compensation insurance coverage.

Contractor Signature

Printed Name of Contractor

Date

CITY OF ROLLING HILLS
AGREEMENT FOR SERVICES

This First Amendment to the Agreement for Services is made on this 30th day of November 2021, at Rolling Hills, California, by and between the City of Rolling Hills, a municipal corporation, 2 Portuguese Bend Road, Rolling Hills, California 90274 (hereinafter referred to as the "CITY") and Lance, Soll & Lunghard, 203 North Brea Blvd., Suite 203, Brea, CA (hereinafter referred to as the "CONTRACTOR").

RECITALS

- A. On June 27, 2016, the CITY and CONTRACTOR entered into an agreement for auditing services with a term expiring in 2019 upon completion of the 2017/18 fiscal year audit and with the option for two, one-year extensions (the "Agreement"). The Parties exercised both extensions;
- B. The CITY desires to amend the Agreement to engage CONTRACTOR for another year of auditing services (the "First Amendment");
- C. The CONTRACTOR is willing to perform such services and has the necessary qualifications by reason of experience, preparation, and organization to provide such services;
- D. NOW, THEREFORE, the CITY and the CONTRACTOR, mutually agree as follows:
 - 1. CITY and CONTRACTOR agree to replace Exhibit A that was attached to the Agreement, with Exhibit A, which is attached to this First Amendment and incorporated herein by reference.
 - 2. Paragraph 2 (TERM OF AGREEMENT) is amended to read as follows:

2. TERM OF AGREEMENT. The term of this Agreement shall expire in 2022 upon completion of the 2020/21 annual audit.
 - 3. Paragraph 4 (PAYMENT FOR SERVICES) is amended to read as follows:

4. PAYMENT FOR SERVICES. The CITY shall pay CONTRACTOR for its services rendered pursuant to this Agreement in accordance with the fee schedule set forth below in this paragraph. Compensation shall under no circumstances be increased except by written amendment of this Agreement. The CONTRACTOR shall be paid within thirty (30) days of presentation of an invoice to the CITY for services performed to the CITY'S satisfaction. The CONTRACTOR shall submit invoices monthly describing the services performed, the date services were performed, a description of reimbursable costs, and any other information requested by the CITY.

CITY OF ROLLING HILLS
AGREEMENT FOR SERVICES

- A. Services for fiscal year 2020/21
1. City Audit and Related Reports: \$15,965
 2. GANN Limit Review Report: \$556
 3. Single Audit Related Reports: Included
 4. State Controller Report Preparation: \$1,102
 5. Total for Fiscal Year: \$17,623
- B. Hourly Rates for fiscal year 2020/21:
1. Partner: \$235
 2. Manager: \$140
 3. Senior Accountant: \$115
 4. Staff Accountant: \$100
 5. Clerical: Included
4. All terms and conditions of the Agreement not amended by this First Amendment remain in full force and effect.

IN WITNESS WHEREOF, the Parties hereto have executed this First Amendment on the date and year first above written.

CONTRACTOR: Lance, Soll & Lunghard

Bryon S. Gruber, Partner

CITY OF ROLLING HILLS:



Elaine Jeng, City Manager

ATTEST:



Christian Horvath, City Clerk

**SECOND AMENDMENT TO
PROFESSIONAL SERVICES AGREEMENT**

THIS SECOND AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT ("Second Amendment") is made and entered into this 12th day of September, 2022, by and between the CITY OF ROLLING HILLS, a California municipal corporation (hereinafter the "CITY"), and LANCE, SOLL & LUNGHARD, LLP CERTIFIED PUBLIC ACCOUNTANTS (hereinafter the "CONTRACTOR"). CITY and CONTRACTOR are sometimes referred to in this First Amendment individually as a "Party" and collectively as the "Parties."

RECITALS

A. CITY and CONTRACTOR have entered into that certain Professional Services Agreement for Professional Independent Audit services dated on June 27, 2016 (the "Agreement").

B. The Parties first amended the Agreement for CONTRACTOR to provide Professional Independent Audit services for an additional year to cover the 2021 fiscal year ("First Amendment").

C. The Parties now desire to amend the Agreement again in order to extend the term so that CONTRACTOR can provide Professional Independent Audit services to the City to cover the 2022 fiscal year ("Second Amendment").

Now, therefore, for and in consideration of the mutual covenants and conditions herein contained, CITY and CONTRACTOR agree the following terms, as set forth in this Second Amendment.

1. CONTRACTOR shall provide the Professional Independent Audit services for the 2022 fiscal year as outlined and for the price stated in Exhibit A to this Second Amendment.
2. Except as amended by the First Amendment or this Second Amendment, all provisions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment on the date and year first written above.

CITY OF ROLLING HILLS



ELAINE JENG, City Manager

LANCE, SOLL & LUNGHARD, LLP.



Brandon Young, CPA, Partner

ATTEST:


CITY CLERK

APPROVED AS TO FORM:


on behalf of
MICHAEL JENKINS
CITY ATTORNEY



July 15, 2022

Robert Samario
Finance Director
City of Rolling Hills, CA

Dear Mr. Samario,

As you are aware, our contract with the City of Rolling Hills for auditing services will expire with the fiscal year ending June 30, 2022. Over the years, we have provided the City with auditing and accounting services which included:

- Performed a financial audit and assisted in report preparation of the Annual Financial Report of the City of Rolling Hills.
- Performed an AUP on the City Appropriations Limit
- Prepare the City's State Controller's report.
- Performed the Single Audit in accordance with Uniform Guidance as it pertains to federal award programs

We have made it an absolute priority to provide the City with the best service available and we would like to continue to provide this level of service. Since LSL specializes in the audits of local government and has an extensive government services staff, we provide for staff rotation on your engagement so that the City will always receive a fresh look at its system and records. This coupled with the knowledge base we have gained from working with the City over the years, provides for optimal audit services.

We would like to propose a one-year extension to our original agreement to provide continuous and uninterrupted auditing services to the City. As a part of our services, LSL CPAs will continue to provide extensive Governmental Accounting Standards Board (GASB) assistance to the City throughout the year.

Please see the attached Appendix A for our proposed fees for the next year. The services to be performed, fee structure and billing methods would remain unchanged from our original agreement.

LSL CPAs looks forward to continuing to provide quality services to the City of Rolling Hills. Please sign below to acknowledge your acceptance of this agreement and return to my attention. Should you or any other representative of the City have additional questions regarding this agreement, please do not hesitate to contact Brandon Young, Partner at (916) 562-1579.

Very truly yours,

Signature



City of Rolling Hills
LSL CPAs – Quote for Audit Services
Appendix A

FEES	2021–2022
City Audit	\$18,000
GANN Limit AUP	600
State Controller’s Report	1,500
Single Audit (if required)**	4,500
Total	\$24,600

THIRD AMENDMENT TO
PROFESSIONAL SERVICES AGREEMENT

THIS SECOND AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT ("Second Amendment") is made and entered into this 12th day of September, 2023, by and between the CITY OF ROLLING HILLS, a California municipal corporation (hereinafter the "CITY"), and LANCE, SOLL & LUNGARD, LLP CERTIFIED PUBLIC ACCOUNTANTS (hereinafter the "CONTRACTOR"). CITY and CONTRACTOR are sometimes referred to in this First Amendment individually as a "Party" and collectively as the "Parties."

RECITALS

A. CITY and CONTRACTOR have entered into that certain Professional Services Agreement for Professional Independent Audit services dated on June 27, 2016 (the "Agreement").

B. The Parties first amended the Agreement for CONTRACTOR to provide Professional Independent Audit services for an additional year to cover the 2021 fiscal year ("First Amendment").

B. The Parties executed a second amendment to the Agreement for Contractor to provide Professional Independent Audit services for an additional year to cover the 2022 fiscal year ("Second Amendment").

C. The Parties now desire to amend the Agreement again in order to extend the term so that CONTRACTOR can provide Professional Independent Audit services to the City to cover the 2023 fiscal year ("Third Amendment").

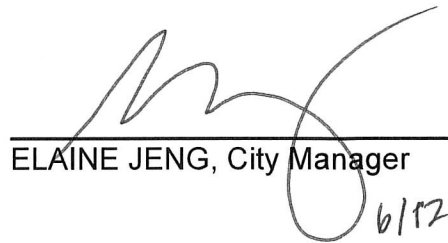
Now, therefore, for and in consideration of the mutual covenants and conditions herein contained, CITY and CONTRACTOR agree the following terms, as set forth in this Second Amendment.

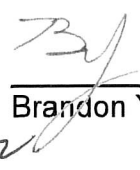
1. CONTRACTOR shall provide the Professional Independent Audit services for the 2023 fiscal year as outlined and for the price stated in Exhibit A to this Third Amendment.
2. Except as amended by the First Amendment, Second Amendment, or this Third Amendment, all provisions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment on the date and year first written above.

CITY OF ROLLING HILLS

LANCE, SOLL & LUNGHARD, LLP.


ELAINE JENG, City Manager

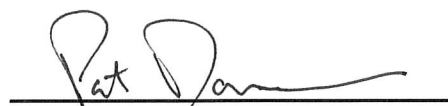

Brandon Young CPA, Partner

6/12/2022

ATTEST:


CITY CLERK

APPROVED AS TO FORM:


PATRICK DONEGAN
CITY ATTORNEY



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 16.A

Mtg. Date: 07/22/2024

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: CONFERENCE WITH LEGAL COUNSEL: THREATENED LITIGATION
GOVERNMENT CODE SECTION 54956.9(D)(2) AND (E)(3)
THE CITY COUNCIL FINDS, BASED ON ADVICE FROM LEGAL COUNSEL, THAT DISCUSSION IN OPEN SESSION WILL PREJUDICE THE POSITION OF THE CITY IN THE LITIGATION.
NUMBER OF POTENTIAL CASES: (7)
(GOVERNMENT CLAIMS ACT FORM SUBMITTED BY VARIOUS PROPERTY OWNERS IN RANCHO PALOS VERDES AGAINST THE CITY OF ROLLING HILLS ALLEGING DAMAGE TO PROPERTY)

DATE: July 22, 2024

BACKGROUND:

None.

DISCUSSION:

None.

FISCAL IMPACT:

None.

RECOMMENDATION:

None.

ATTACHMENTS:



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 16.B

Mtg. Date: 07/22/2024

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: CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION
SIGNIFICANT EXPOSURE TO LITIGATION PURSUANT TO
GOVERNMENT CODE SECTION 54956.9(D)(2) (ONE CASE): LETTER
REGARDING BKK LANDFILL

DATE: July 22, 2024

BACKGROUND:

None.

DISCUSSION:

None.

FISCAL IMPACT:

None.

RECOMMENDATION:

None.

ATTACHMENTS: