



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

NO. 2 PORTUGUESE BEND ROAD
ROLLING HILLS, CA 90274
(310) 377-1521
FAX (310) 377-7288

AGENDA
Regular Planning Meeting

PLANNING COMMISSION
Tuesday, May 18, 2021

CITY OF ROLLING HILLS
7:30 AM

**1. REGULAR MEETING OF THE
PLANNING COMMISSION
CITY OF ROLLING HILLS
7:30 AM
TUESDAY, MAY 18, 2021**

- **MEET AT 23 CHUCKWAGON ROAD (7:30 AM)**

-

2. ROLL CALL

3. PUBLIC COMMENTS ON ANY ITEM NOT ON THE AGENDA

4. PUBLIC HEARINGS ON ITEMS CONTINUED FROM PREVIOUS MEETING

4.A. ZONING CASE NO. 2021-01:Â REQUEST FOR: 1) CONDITIONAL USE PERMIT FOR A PROPOSED DETACHED GARAGE AND ADU; 2) VARIANCES FOR: LOT AND PAD COVERAGE EXCEEDANCE, ENCROACHMENT INTO REQUIRED STABLE/CORRAL SETBACK FROM HABITABLE STRUCTURE AND GARAGE, DRIVEWAY SETBACK ENCROACHMENT, AND FOR GRADING EXPORT; AND 3) SITE PLAN REVIEW FOR GRADING. 23 CHUCKWAGON ROAD, ROLLING HILLS, CA (RAMIREZ)

RECOMMENDATION: Consider applicants request for relief from the Rolling Hills Zoning Code.

[05-10-21_23 Chuckwagon Rd.pdf](#)

5. ADJOURNMENT

Next meeting: May 18, 2021 at 6:30 PM via Zoom

<https://us02web.zoom.us/j/99343882035?pwd=MWZXaG9ISWdud3NpajYwY3dFblIFZz09>

Meeting ID: 993 4388 2035 Passcode: 647943

Notice:

In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this meeting

due to your disability, please contact the City Clerk at (310) 377-1521 at least 48 hours prior to the meeting to enable the City to make reasonable arrangements to ensure accessibility and accommodation for your review of this agenda and attendance at this meeting.

Documents pertaining to an agenda item received after the posting of the agenda are available for review in the City Clerk's office or at the meeting at which the item will be considered.

All of the above resolutions and zoning case items have been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines unless otherwise stated.



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 4.A

Mtg. Date: 05/18/2021

TO: HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION

FROM: MEREDITH ELGUIRA, PLANNING DIRECTOR

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: ZONING CASE NO. 2021-01: REQUEST FOR: 1) CONDITIONAL USE PERMIT FOR A PROPOSED DETACHED GARAGE AND ADU; 2) VARIANCES FOR: LOT AND PAD COVERAGE EXCEEDANCE, ENCROACHMENT INTO REQUIRED STABLE/CORRAL SETBACK FROM HABITABLE STRUCTURE AND GARAGE, DRIVEWAY SETBACK ENCROACHMENT, AND FOR GRADING EXPORT; AND 3) SITE PLAN REVIEW FOR GRADING. 23 CHUCKWAGON ROAD, ROLLING HILLS, CA (RAMIREZ)

DATE: May 18, 2021

BACKGROUND:

Field trip was continued from the April 20, 2021 Planning Commission Meeting to allow the applicant to redesign the proposed project.

DISCUSSION:

Concerns about building height, garage access, equestrian use set aside, onsite density and frequency of use of the road behind the property were discussed with the architect and property owner. Property owner agreed to revise the proposed project design to try and mitigate the concerns that were brought up during the meeting.

FISCAL IMPACT:

None

RECOMMENDATION:

Staff recommends that the Planning Commission continue the meeting to the evening Planning Commission Meeting to be held on Tuesday, May 18, 2021 at 6:30 PM and direct staff to prepare a resolution.

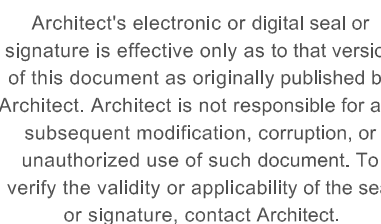
ATTACHMENTS:

[05-10-21_23 Chuckwagon Rd.pdf](#)

Sandra & Mario Ramirez

OTTOLIA & BARNES
Architecture
Domingo Ottolia, AIA C27790
Dorothy Barnes-Ottolia, AIA C2871

5533 Bayridge Road
Rancho Palos Verdes, California 90275
T: (310) 375-0107
F: (310) 802-3804
E: do@OBastudio.com



New driveways, pool, accessory garage & accessory dwelling unit (ADU) for:
Sandra and Mario Ramirez
23 Chuckwagon Road
Rolling Hills, California 90274

The prepared drawings, specifications, ideas, designs and arrangements represented thereby are and shall remain the property of the architect and no part thereof shall be copied disclosed to others or used in connection with any other work or project other than the specific project for which they have been prepared and developed, without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of restrictions.

date: 05-10-21

project number: 2003

sheet title:

Cover Sheet

sheet number:

CS1

THIS SURVEY AND MAP ARE THE PROPERTY OF I/WS SURVEYING
AND MAY NOT BE MODIFIED, ALTERED, OR CHANGED IN ANY FASHION
WITHOUT PRIOR WRITTEN APPROVAL BY I/WS SURVEYING AND THE CLIENT
FOR WHOM THE SURVEY WAS PREPARED. THIS PROVISION EXTENDS TO THE
RESULTING PLOT OF SAID MAP AND THE COMPUTER DISK OR E-MAIL OF THAT
MAP AS PROVIDED TO THE CLIENT. ANY VIOLATION OF THIS PROVISION WILL VOID
ANY PROFESSIONAL OBLIGATION OR WARRANTY, EITHER EXPRESSED OR IMPLIED,
BY I/WS SURVEYING AS TO SUCH CHANGED MATERIAL.

**BASIS OF BEARINGS: N 44°15'25" E BEING
A RADIAL LINE OF CHUCKWAGON ROAD AS
PER RECORD OF SURVEY BOOK 73, PAGES 12
TO 14 AS FILED IN THE RECORDS OF THE
COUNTY OF LOS ANGELES**

BENCHMARK: ASSUMED EL= 100.00' AT FF AT ENTRY

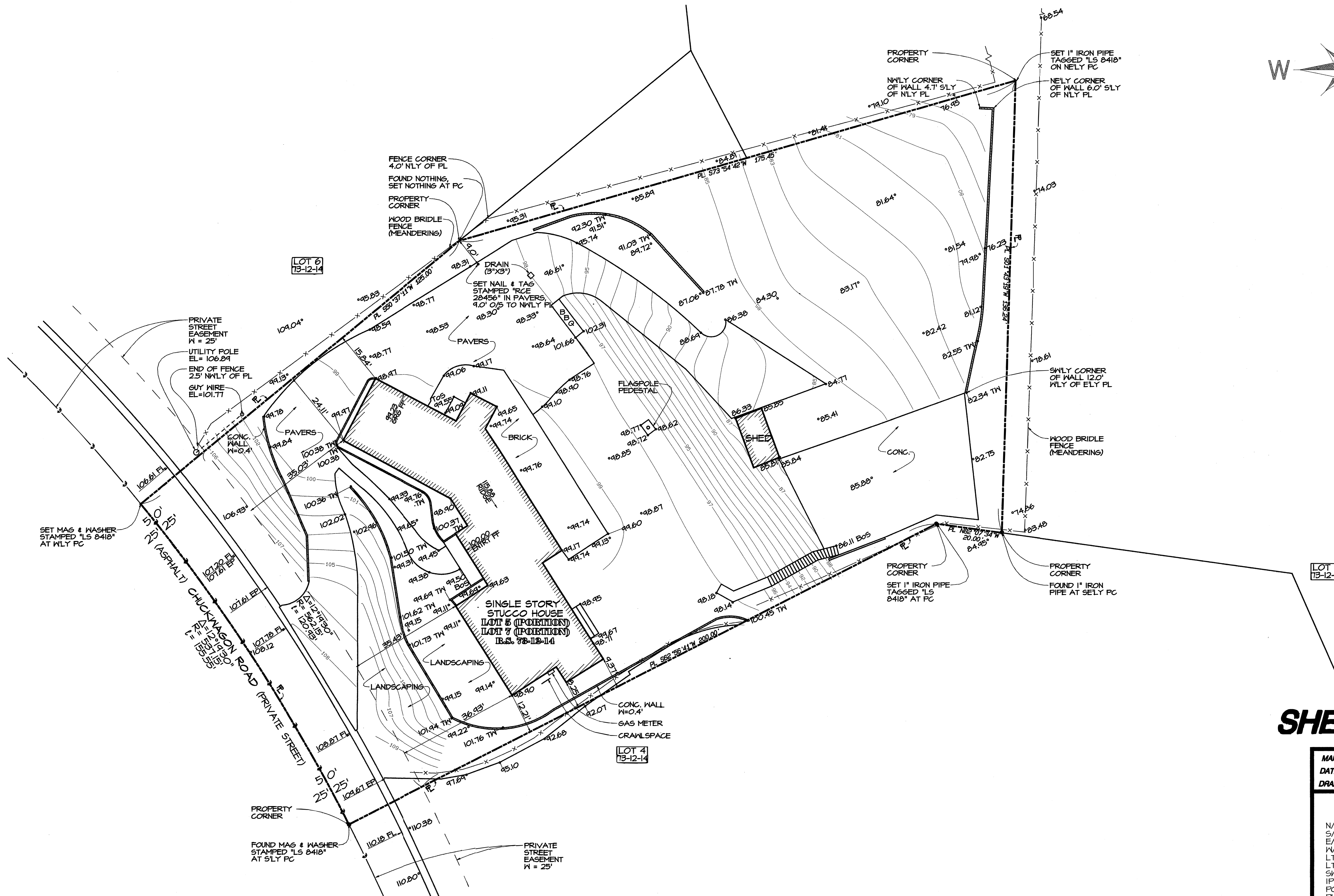
CLIENT:
RAMIREZ, MARIO

PROJECT NO.
18-353

DATE OF SURVEY:
AUG 2018

ASSESSOR'S I.D. NUMBER:
7567-006-036

LEGAL DESCRIPTION
PORTION LOT 5, PORTION
LOT 7, R.S. T3-12-14



MAP ISSUE DATE: OCT. 29, 2018
DATE OF REVISION:
DRAFTED BY: EMK, ELB

N\NLY	NORTH / NORTHERLY
S\S/ly	SOUTH / SOUTHERLY
E\ELY	EAST / EASTERLY
W\WLY	WEST / WESTERLY
LT	LEAD, TACK AND TAG
LN	LEAD AND TACK
SK	SPIKE AND WASHER
PI	IRON PIPE
PC	PROPERTY CORNER
FL	PROPERTY LINE
PROD	PRODUCED
O/S	OFFSET
BM	BENCHMARK
BN	BACK OF WALK
FL	FLOW LINE
TC	TOP OF CURB
TX/BX	TOP/BOTTOM OF X
TX	TOP OF WALL
FF/S	FINISHED FLOOR/SURFACE
TB/OS	TOP/BOTTOM OF STAIRS
GB	GRADE BREAK
TX/B/S	TOP/BOTTOM OF SLOPE
XX	XXI ELEVATION
XXXX	F5 ELEVATION
EPF	EDGE OF PAVEMENT
CLF	CHAIN LINK FENCE
FD	FOUND
CONC.	CONCRETE

PROFESSIONAL LAND SURVEYOR
CHRISTOPHER W. VASSALLO
P.L.S. 8418
EXPIRATION
12-31-2018
STATE OF CALIFORNIA

PREPARED BY:
I/WS SURVEYING
2556 VIA TEJON
PALOS VERDES ESTATES
CALIFORNIA 90274
PHONE: 310.791.0904
FAX: 310.791.0914

**23 CHUCKWAGON ROAD
ROLLING HILLS, CALIFORNIA 90274**

SITE ADDRESS:

PROPERTY LINE -----
FENCE -----X-----X-----
WALL []

SCALE 1"=16'

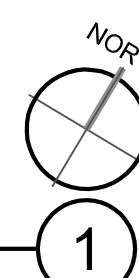


16 32

DATE	Z.C. NO.	ADDRESS	25 Chackwaggon Road	
CALCULATION OF BUILDING PAD COVERAGE				
PAD NO. 2				
BUILDABLE PAD AREA AND STRUCTURES	EXISTING	PROPOSED	TOTAL	
BUILDING PAD	3.914 sq.ft.	_____ sq.ft.	3.914 sq.ft.	
RESIDENCE	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.	
GARAGE Accessory Garage	_____ sq.ft.	419 sq.ft.	419 sq.ft.	
POOL/SPA	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.	
POOL EQUIPMENT	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.	
CABANA/REC.RM	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.	
GUEST HOUSE Accessory Dwelling Unit ADU	_____ sq.ft.	800 sq.ft.	800 sq.ft.	
STABLE	450 sq.ft.	_____ sq.ft.	450 sq.ft.	
SPORTS COURT	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.	
SERVICE YARD	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.	
ATTACHED COVERED PORCHES				
Primary residence	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.	
Accessory structures	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.	
AREA OF ATTACHED COVERED				
	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.	
PORCHES THAT EXCEED 10% OF THE SIZE OF RESIDENCE/ACCS. STRUCTURE				
ENTRYWAY/PORTE COCHERE/ BREEZEWAY	n/a sq.ft.	_____ sq.ft.	_____ sq.ft.	
ATTACHED TRELLISES	n/a sq.ft.	_____ sq.ft.	_____ sq.ft.	
ALL DETACHED STRUCTURES <i>(from previous pages)</i>				
	n/a sq.ft.	_____ sq.ft.	_____ sq.ft.	
ALL DETACHED STRUCTURES <i>(from previous pages after excluding allowed deductions)</i>				
	n/a sq.ft.	_____ sq.ft.	_____ sq.ft.	
OTHER	na/	_____ sq.ft.	_____ sq.ft.	
TOTAL STRUCTURES ON PAD NO. 2	450 sq.ft.	1,219 sq.ft.	1,669 sq.ft.	
% BUILDING PAD COVERAGE	11.4 %	31.2 %	42.6 %	
TOTAL STRUCTURES ON PAD NO. 2				
	450 sq.ft.	1,219 sq.ft.	1,669 sq.ft.	
Excluding attached trellises, excluding, allowed deductions, and including, the area of covered porches that exceed 10% of the size of the residence/accessory structures.				
% BUILDING PAD COVERAGE	11.4 %	31.2 %	42.6 %	

ZONING CASE NO. _____		ADDRESS _____		City of Truckee	
ALL FLATWORK MUST BE SHOWN ON THE PLAN <i>*** Please note that proposed driveways, parking pads, and pool decking are permissible.</i>					
	EXISTING	PROPOSED	TOTAL		
PRIMARY DRIVEWAY(S)	_____ sq.ft.	_____ sq.ft.			
		(2) stairs @ 130 sq. ft. each from walkway 198 sq. ft.			
PAVED WALKS, PATIO AREAS, COURTYARDS	_____ sq.ft.	470 sq.ft.			
POOL DECKING	_____ sq.ft.	_____ sq.ft.			
OTHER PAVED DRIVEWAYS, ROAD EASEMENTS, PARKING PADS	_____ sq.ft.	_____ sq.ft.			
TOTAL FLATWORK	_____ sq.ft.	470 sq.ft.			
% TOTAL FLATWORK COVERAGE	_____ %	2			
TOTAL STRUCTURAL & FLATWORK COVERAGE	4,065 sq.ft.	2,381 sq.ft.	6,446		
% TOTAL COVERAGE	17.4 %	10.2 %	27.6 %		
TOTAL STRUCTURAL & structural FLATWORK COVERAGE flat work	4,065 sq.ft.	1,845 sq.ft.	5,910		
Excl. the allowance of up to 5 - 800 sq. ft. structures from previous page.	_____ sq.ft.	470 sq.ft.	_____		
% TOTAL COVERAGE	17.4 %	9.9 %			
Please note that at no point the slopes resulting from the grading (steeper) than 3:1					
TOTAL DISTURBED AREA	4,065 sq.ft.	2,315 sq.ft.	6,380		
% DISTURBED AREA	17.4 %	9.9 %	27.3 %		
GRADING QUANTITY (include future stable, coral and access ways; pavement and all other areas to be graded)			6		See Grading Information
All structures (attached and detached) must be listed.					
* Free standing legal, conforming accessory structures such as sheds, trellises, covered fountains, backdoor, outdoor fire place, etc., are not counted towards coverages, and their combined area exceeds 800 sq. ft., are over 120 sq.ft. in size (except for trellis) or than 5 such structures on the property.					

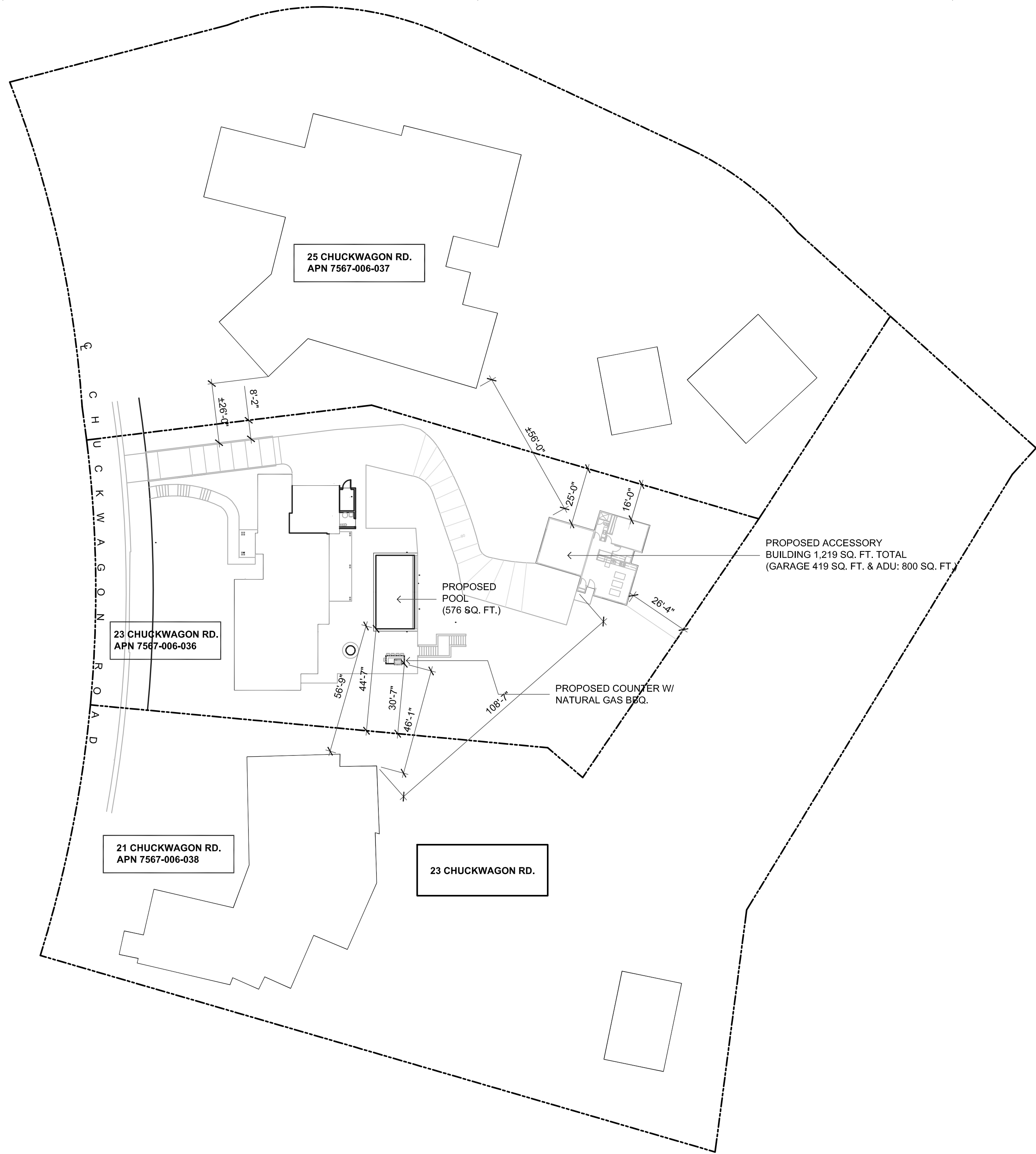
ALLS OF LISTED HERE	
TOTAL	
23,288	sq.ft.
2,770	sq.ft.
439	sq.ft.
576	sq.ft.
50	sq.ft.
	sq.ft.
450	sq.ft.
	sq.ft.
331	sq.ft.
	sq.ft.
	sq.ft.
28	sq.ft.
38	sq.ft.
	sq.ft.
	sq.ft.
75	sq.ft.
1,219	sq.ft.
	sq.ft.
5,976	sq.ft.
25.6	%
and 38 sq. ft. Fire pit	
5,910	sq. ft.
25.3	%



SCALE: 3/32" = 1'-0"

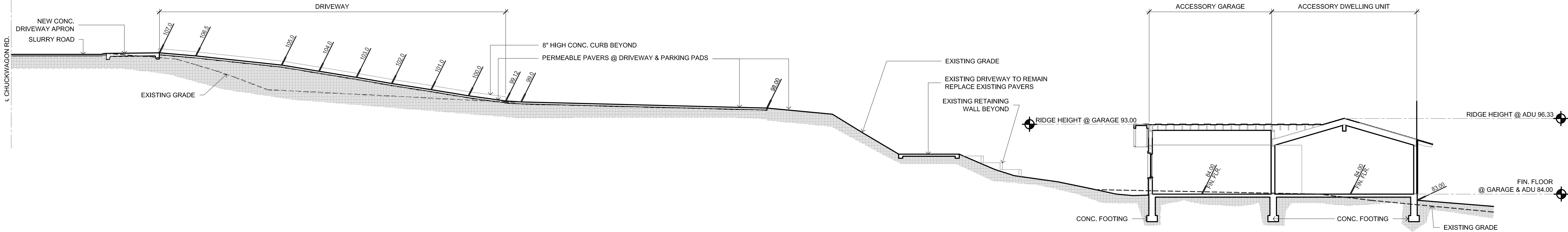
NOTE:
ALL UTILITIES TO BE BELOW GROUND

[illegible]



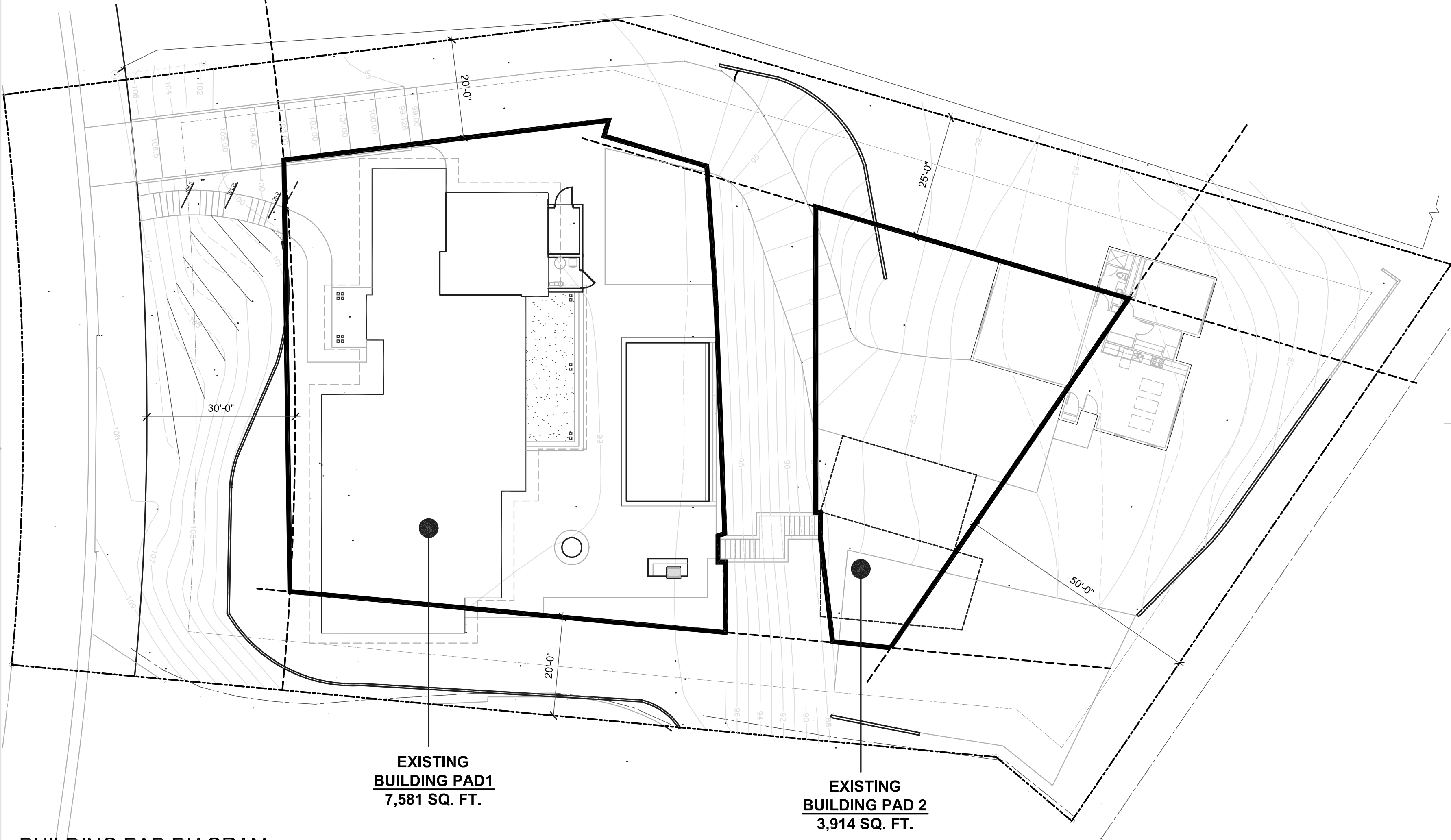
VICINITY MAP OF CONTIGUOUS PROPERTIES

SCALE: 1/32" = 1'-0"



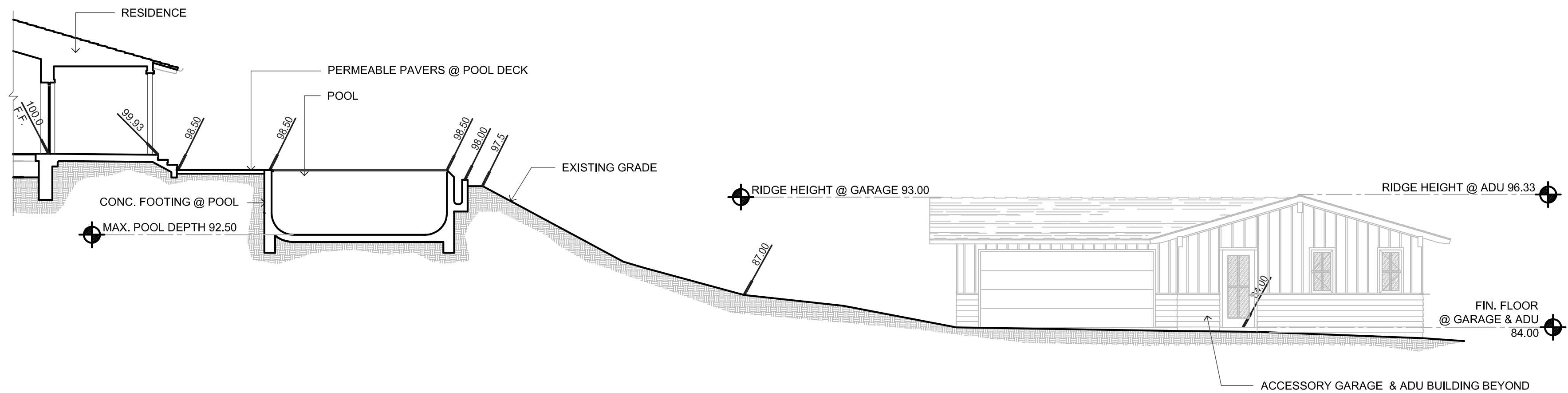
SITE SECTION

SCALE: 3/32" = 1'-0"



BUILDING PAD DIAGRAM

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



SITE SECTION

SCALE: 3/32" = 1'-0"



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No.	Submissions/Revisions	Date
1		
2		
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4		

New driveways, pool, accessory garage & accessory dwelling unit (ADU) for:
Sandra and Mario Ramirez
23 Chuckwagon Road
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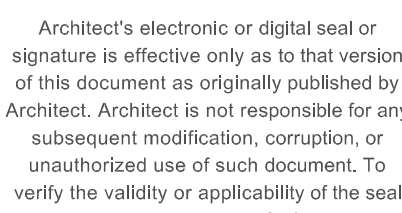
date: 05-10-21

project number: 2003

sheet title:

Site Sections

sheet number:

[illegible]

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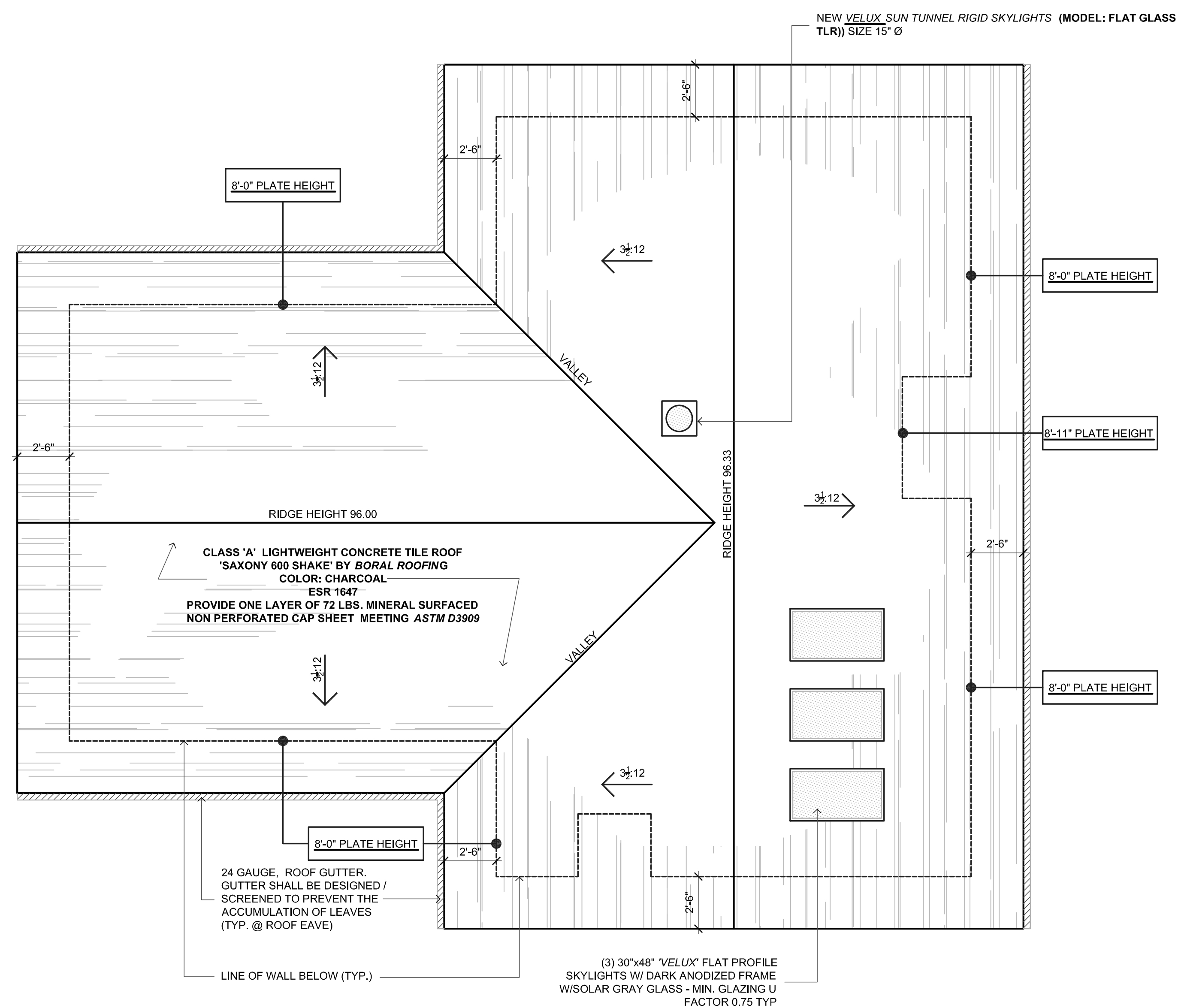
sheet title:

Floor Plan & Roof Plan

sheet number:

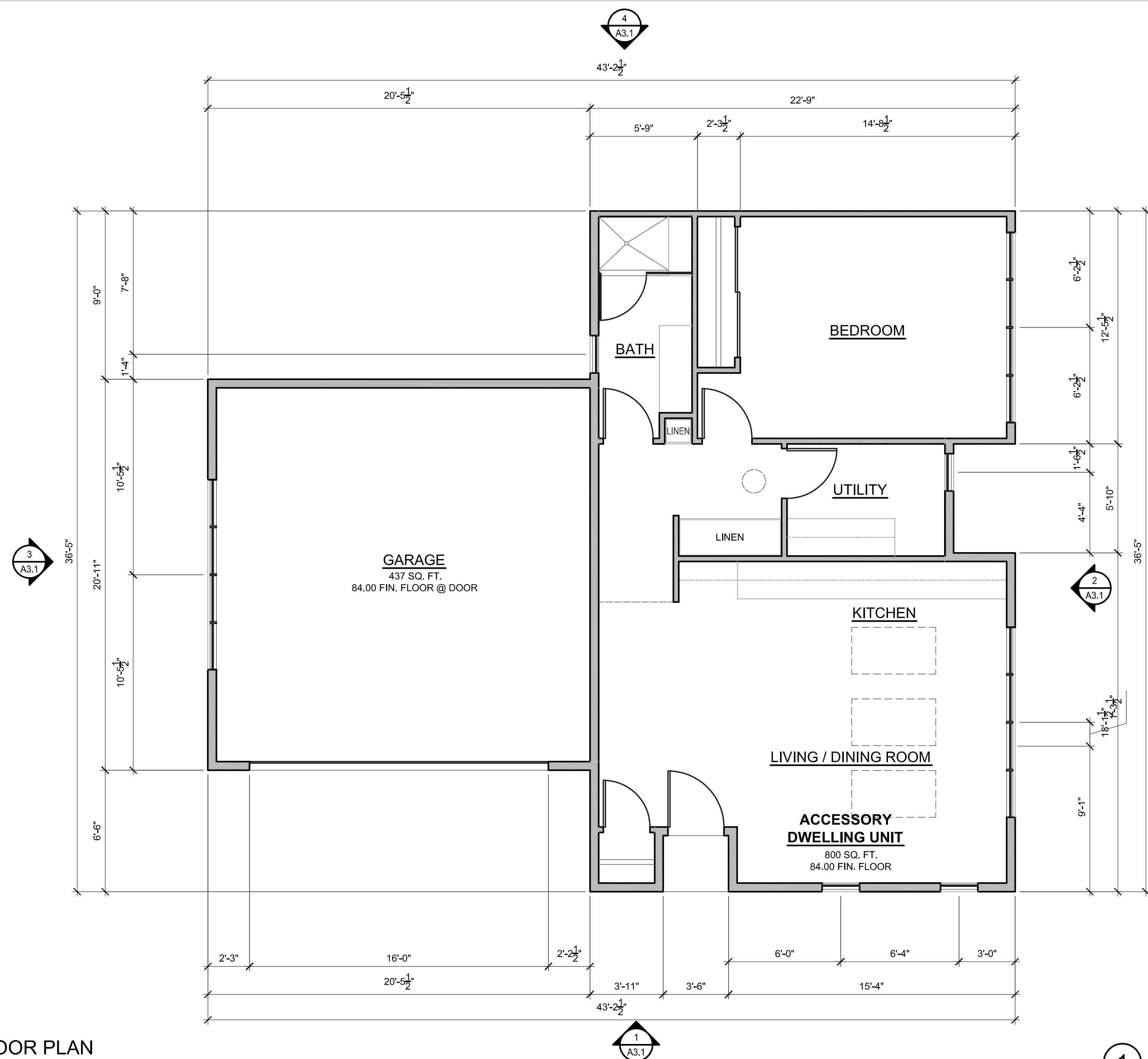
A2.1

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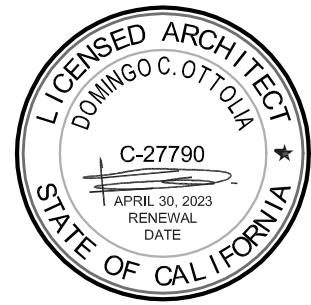
SCALE: 1/4" = 1'-0"

1



SCALE: 1/4" = 1'-0"

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No.	Submissions/Revisions	Date
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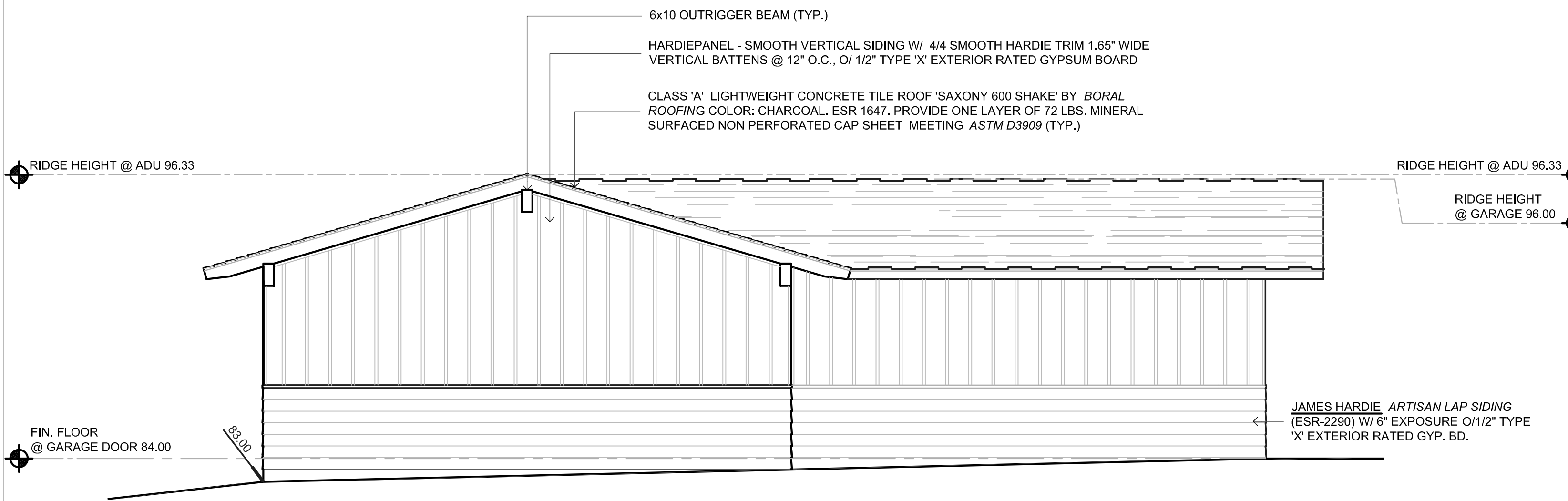
project number: 2003

sheet title:

Exterior Elevations

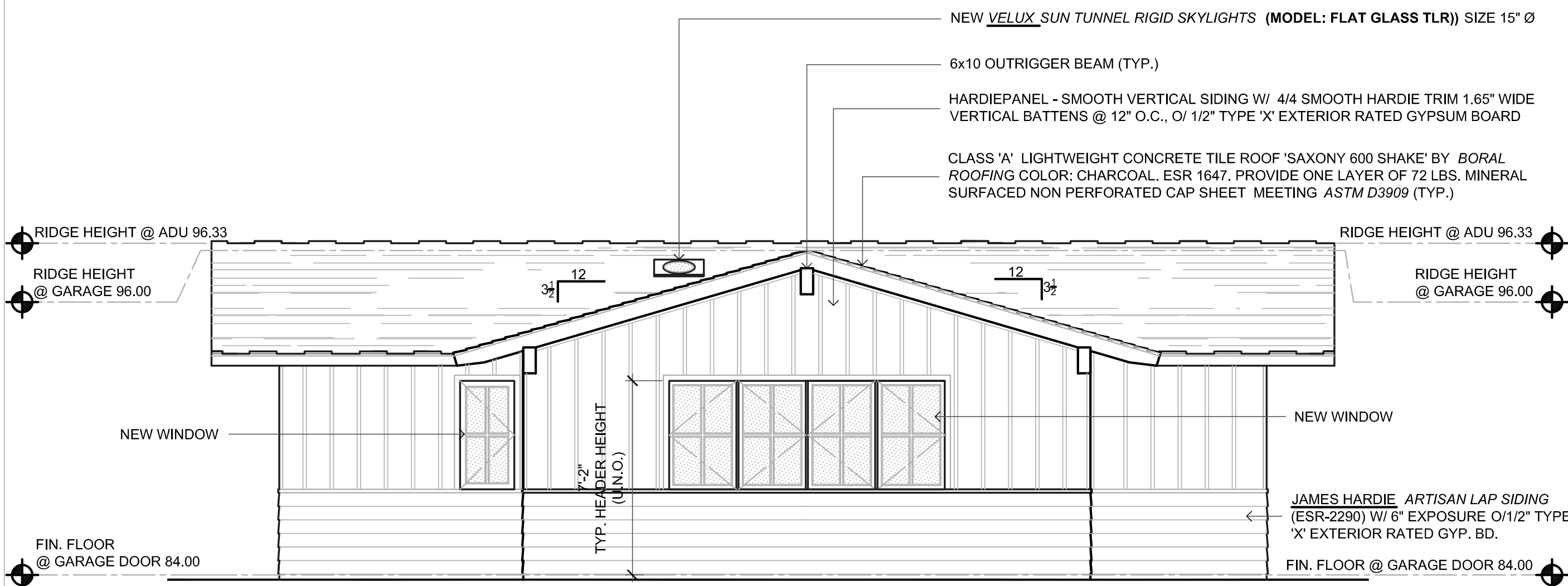
sheet number:

A3.1



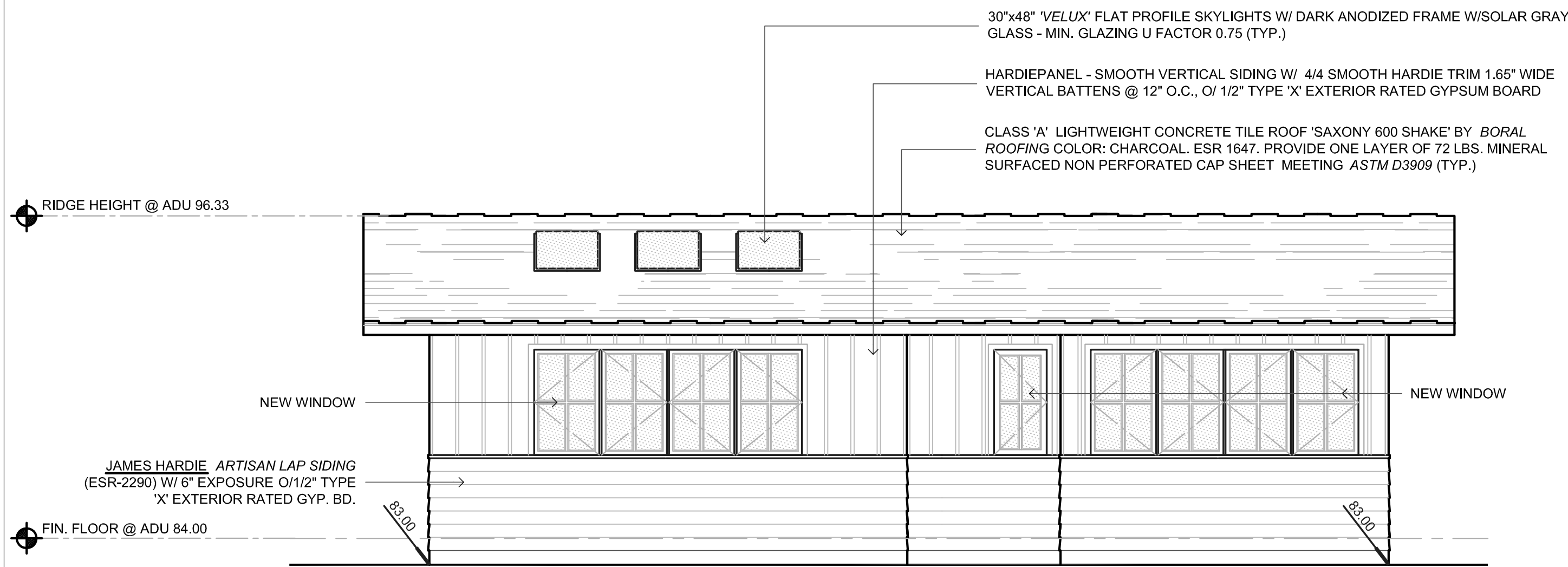
NORTH ELEVATION

SCALE: 1/4" = 1'-0"



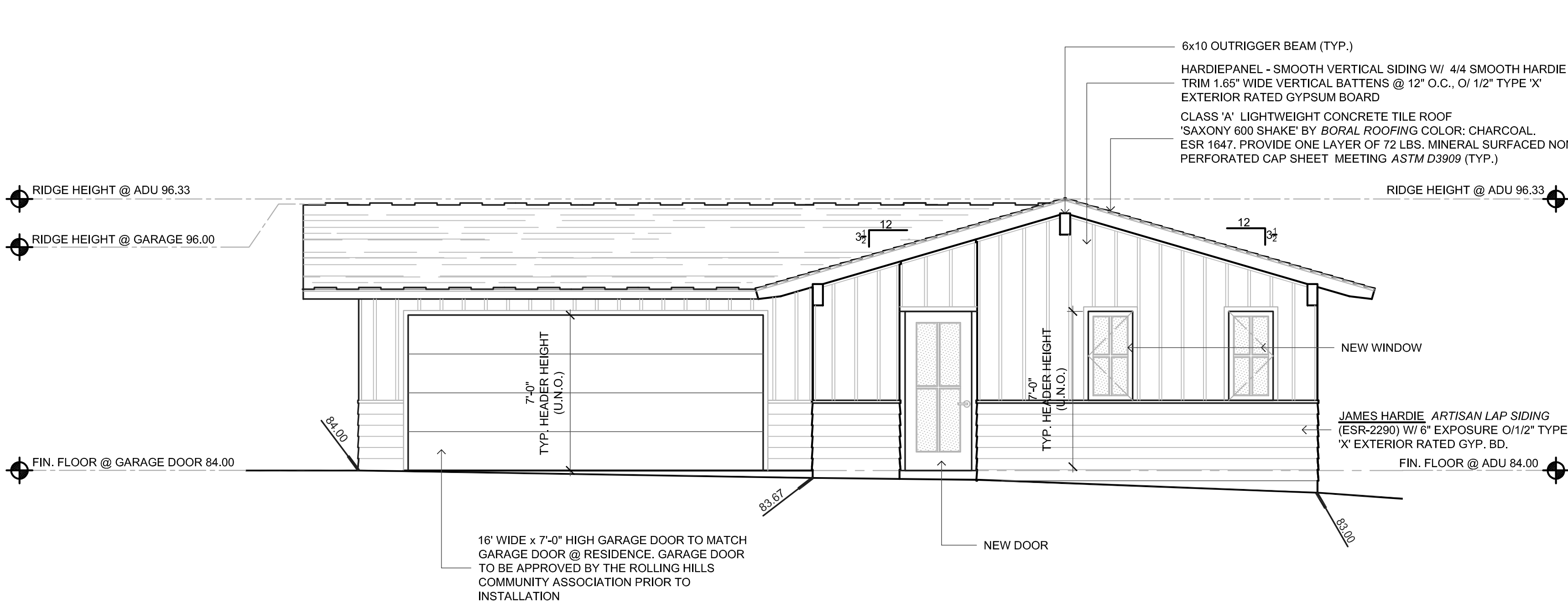
WEST ELEVATION

SCALE: 1/4" = 1'-0"



EAST ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

