



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

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

AGENDA
Regular Planning Commission
Meeting

PLANNING COMMISSION
Tuesday, March 18, 2025

CITY OF ROLLING HILLS
6:30 PM

The meeting agenda is available on the City's website. The Planning Commission 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 Planning Commission meetings can be found here: <https://www.rolling-hills.org/government/agenda/index.php>

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. APPROVE ORDER OF THE AGENDA

This is the appropriate time for the Chair or Commissioners to approve the agenda as is or reorder.

5. BLUE FOLDER ITEMS (SUPPLEMENTAL)

Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.

6. PUBLIC COMMENTS ON NON-AGENDA ITEMS

This section is intended to provide members of the public with the opportunity to comment on any subject that does not appear on this agenda for action. Each speaker will be permitted to speak only once. Written requests, if any, will be considered first under this section.

7. CONSENT CALENDAR

Business items, except those formally noticed for public hearing, or those pulled for discussion are assigned to the Consent Calendar. The Chair or any Commissioner 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 Chair will call on anyone wishing to address the Commission on any Consent Calendar item on the agenda, which has not been pulled by Commission for discussion.

**7.A. APPROVE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION
REGULAR MEETING OF MARCH 18, 2025**

RECOMMENDATION: Approve as presented.

[CL_AGN_250318_PC_AffidavitofPosting.pdf](#)

7.B. APPROVE THE MINUTES FOR THE FEBRUARY 18, 2025 PLANNING COMMISSION MEETINGS

RECOMMENDATION: Approve as presented.

[CL_MIN_250218_PC_FT_F.pdf](#)

[CL_MIN_250218_PC_F.pdf](#)

8. EXCLUDED CONSENT CALENDAR ITEMS

9. PUBLIC HEARINGS ON ITEMS CONTINUED FROM PREVIOUS MEETING

10. NEW PUBLIC HEARINGS

11. OLD BUSINESS

12. NEW BUSINESS

12.A. RECEIVE AND FILE INFORMATION ON POTENTIAL DISCUSSION REGARDING BUILDING HEIGHTS

RECOMMENDATION: Discuss and provide direction staff to make height limit.

Attachment 1: [PL_SUB_BH_RHMC_Section_17.16.080_Height_limitation.pdf](#)

Attachment 2: [PL_SUB_BH_RHMC_Chapter_17.12_Code_Definitions.pdf](#)

Attachment 3: [PL_SUB_BH_BuildingHeightsReport_Chart.pdf](#)

Attachment 4: [PL_SUB_BH_RHMC_Section_17.18.060_Stable.pdf](#)

Attachment 5: [PL_SUB_BH_RHMC_Section_17.18.070_Aviaries.pdf](#)

Attachment 6:

[PL_SUB_BH_RHMC_Chapter17.28_Section17.28.050_GeneralADUandJADURequirements](#)

Attachment 7: [PL_SUB_BH_RHCA_CC&Rs_Building.Heights.pdf](#)

13. SCHEDULE FIELD TRIPS

14. ITEMS FROM STAFF

15. ITEMS FROM THE PLANNING COMMISSION

16. ADJOURNMENT

Next meeting: Tuesday, April 15, 2025 at 6:30 p.m. in the City Council Chamber, Rolling Hills City Hall, 2 Portuguese Bend Road, Rolling Hills, California, 90274.

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.: 7.A

Mtg. Date: 03/18/2025

TO: HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION

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

THRU: KARINA BAÑALES, CITY MANAGER

SUBJECT: APPROVE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION REGULAR MEETING OF MARCH 18, 2025

DATE: March 18, 2025

BACKGROUND:

None.

DISCUSSION:

None.

FISCAL IMPACT:

None.

RECOMMENDATION:

Approve as presented.

ATTACHMENTS:

[CL_AGN_250318_PC_AffidavitofPosting.pdf](#)



Administrative Report

7.A., File # 2691

Meeting Date: 3/18/2025

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) §§
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 Planning Commission

Posting Type Regular Meeting Agenda

Posting Location 2 Portuguese Bend Road, Rolling Hills, CA 90274
City Hall Window
City Website: <https://www.rolling-hills.org/government/agenda/index.php>
https://www.rolling-hills.org/government/city_council/city_council_archive_agendas/index.php

Meeting Date & Time MARCH 18, 2025 6:30pm

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: March 14, 2025



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 7.B

Mtg. Date: 03/18/2025

TO: HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION

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

THRU: KARINA BAÑALES, CITY MANAGER

SUBJECT: APPROVE THE MINUTES FOR THE FEBRUARY 18, 2025 PLANNING COMMISSION MEETINGS

DATE: March 18, 2025

BACKGROUND:

None.

DISCUSSION:

None.

FISCAL IMPACT:

None.

RECOMMENDATION:

Approve as presented.

ATTACHMENTS:

[CL_MIN_250218_PC_FT_F.pdf](#)

[CL_MIN_250218_PC_F.pdf](#)



Minutes
Rolling Hills Planning Commission
Tuesday, February 18, 2025
Field Trip Meeting 7:30 a.m.
1 Pinto Road

1. CALL MEETING TO ORDER

The Planning Commission of the City of Rolling Hills met at 1 Pinto Road on the above date and the meeting was called to order at 7:46 a.m. with Chair Chelf presiding.

2. ROLL CALL

Commissioners Present:	Cardenas, Soo, Douglass, Chair Chelf
Commissioners Absent:	Vice Chair Kirkpatrick
Staff Present:	Lisa Edwards, Willdan Consultant Principal Planner
	Stephanie Grant, Assistant Planner
	Karina Bañales, City Manager
	Kurrin Kastelan, Administrative Clerk/Bookkeeper

3. COMMENTS FROM THE PUBLIC ON ITEMS NOT ON THE AGENDA – NONE

4. FIELD TRIPS

4.A. APPROVE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION FIELD TRIP MEETING OF FEBRUARY 18, 2025.

Unanimous voice vote to accept item.

4.B. 1 PINTO ROAD ZONING CASE NO. 24-078: VARIANCE FOR A DETACHED GARAGE WITHIN THE FRONT YARD AREA, CONDITIONAL USE PERMIT REQUEST TO EXCEED 200 SQUARE FEET FOR ACCESSORY STRUCTURES, AND SITE PLAN REVIEW FOR AN EXPANSION TO THE EXISTING DETACHED GARAGE, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT LOCATED AT 1 PINTO ROAD (36-FT) (KRAMER)

Public Present:	John Mackenbach (50 Portuguese Bend Road)
	Charlie Raine (4 Pinto Road)
	Pia Raine (4 Pinto Road)

Presentation by Willdan Consultant Principal Planner Edwards.

Commissioner Cardenas motions for staff to draft Resolution 2025-02 to be presented at the Planning Commission meeting at 6:30 pm.

5. ADJOURNMENT: 7:49 A.M.

The meeting was adjourned at 7:49 a.m. to the regular meeting of the Planning Commission scheduled to be held on Tuesday, February 18, 2025, beginning at 6:30 p.m. at City Hall.

Respectfully submitted,

Christian Horvath, City Clerk

Approved,

Brad Chelf, Chair



1. CALL MEETING TO ORDER

The Planning Commission of the City of Rolling Hills met in person on the above date at 6:30 p.m. Chair Chelf presiding.

2. ROLL CALL

Commissioners Present: Cardenas, Soo, Douglass, Chair Chelf
Commissioners Absent: Vice Chair Kirkpatrick
Staff Present: Lisa Edwards, Willdan Consultant Principal Planner
Stephanie Grant, Assistant Planner
Kurrin Kastelan, Administrative Clerk/Bookkeeper
Karina Bañales, City Manager
Michael Ervin, Assistant City Attorney

3. PLEDGE OF ALLEGIANCE – City Manager Bañales

4. APPROVE ORDER OF THE AGENDA

Motion by Chair Chelf, seconded by Commissioner Douglass to approve the order of the agenda. Without objection, so ordered.

5. BLUE FOLDER ITEMS (SUPPLEMENTAL) – NONE

6. PUBLIC COMMENTS ON NON-AGENDA ITEMS – NONE

7. CONSENT CALENDAR

7.A. APPROVE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION REGULAR MEETING OF FEBRUARY 18, 2025.

7.B. APPROVE THE MINUTES FOR THE JANUARY 21, 2025, PLANNING COMMISSION MEETINGS

Motion by Commissioner Cardenas, seconded by Commissioner Douglass to approve the Consent Calendar. Motion carried unanimously with the following vote:

AYES: Cardenas, Soo, Douglass, Chair Chelf
NOES: None
ABSENT: Vice Chair Kirkpatrick

8. EXCLUDED CONSENT CALENDAR ITEMS – NONE

9. PUBLIC HEARINGS ON ITEMS CONTINUED FROM PREVIOUS MEETINGS – NONE

10. NEW PUBLIC HEARINGS

10.A. ZONING CASE NO. 24-078: VARIANCE FOR A DETACHED GARAGE WITHIN THE FRONT YARD AREA, CONDITIONAL USE PERMIT REQUEST TO EXCEED 200 SQUARE FEET FOR ACCESSORY STRUCTURES, AND SITE PLAN REVIEW FOR AN EXPANSION TO THE EXISTING DETACHED GARAGE AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT LOCATED 1 PINTO ROAD (36-FT) (KRAMER)

Presentation by Willdan Consultant Principal Planner Edwards

Public Comment: Charlie Raine

Motion by Commissioner Cardenas, seconded by Commissioner Douglass to adopt Resolution 25-002.
Motion carried unanimously with the following vote:

AYES: Cardenas, Soo, Douglass, Chair Chelf
NOES: None
ABSENT: Vice Chair Kirkpatrick

11. OLD BUSINESS – NONE

12. NEW BUSINESS – NONE

13. SCHEDULED FIELD TRIPS

14. ITEMS FROM STAFF

15. ITEMS FROM THE PLANNING COMMISSION

16. ADJOURNMENT: 6:41 P.M.

The meeting was adjourned at 6:41 p.m. to the Planning Commission meeting on Tuesday, March 18, 2025, beginning at 6:30 p.m. at City Hall.

Respectfully submitted,

Christian Horvath, City Clerk

Approved,

Brad Chelf, Chair



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 12.A
Mtg. Date: 03/18/2025

TO: HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARINA BAÑALES, CITY MANAGER

THRU: KARINA BAÑALES, CITY MANAGER

SUBJECT: RECEIVE AND FILE INFORMATION ON POTENTIAL DISCUSSION REGARDING BUILDING HEIGHTS

DATE: March 18, 2025

BACKGROUND:

On October 15, 2024, Planning Commission Chair Chelf requested that former Director of Planning and Community Services, John Signo, present a report on the City's building height limitations. During the meeting, the Commission directed Director Signo to conduct further research and to facilitate discussion on the matter. The Commission subsequently recommended moving forward with the issue and scheduling it for further consideration.

This evening, Staff is seeking recommendations from the Planning Commission regarding height limits for structures, which will be presented to the City Council for consideration. Staff will need to provide public notice in advance of the Council's review, which will require both a first and second hearing before any changes can be enacted.

DISCUSSION:

Rolling Hills Municipal Code (RHMC) Section 17.16.080 limits a building or structure to no more than one story. The only exceptions are for basements, stables, and storage areas (Attachment 1).

This evening, staff will provide an overview of existing height regulations for various structures, including single-story limits and exceptions for basements, stables, storage areas, accessory dwelling units (ADUs), and aviaries. Additionally, the report highlights regulations the Rolling Hills Community Association (RHCA) set, which further restrict plate heights and roof pitches through architectural review and deed restrictions.

The Planning Commission is being asked to review these existing regulations and provide

direction on potential modifications to height limits for structures within the City. Any recommended changes will require public notice and City Council approval through a two-hearing process before they can be enacted.

Basements

Basements are located below ground and often not seen. Homes are permitted to have multiple basement levels. Basement walls, except for walls within light wells, may not exceed a height of 5 feet nor an average height of 2-1/2 feet at any point immediately adjacent to the basement exterior (Attachment 2).

Stables & Lofts

Stables are seen as a valuable asset to each property and a valuable component of the City's rural, equestrian character. After research, RHMC has not established a limit for stable height, and in the past five years, the stables are trending larger than in the past. The average height of buildings in Rolling Hills is 17 feet high, with the highest stable being 25 feet (32 feet including a 7-foot cupola). (Attachment 3)

However, many stables in the City have lofts as defined in RHMC Section 17.18.060. These lofts often appear to be second stories, and the plate height for the wall of the loft may not exceed 7 feet. Lofts for a stable are meant to store hay and horse equipment but may also be used as a tack room, provided there are no sleeping quarters (Attachment 4).

Aviaries (Bird Homes)

Aviaries over two hundred square feet may not have a roof peak height that exceeds 16 feet (Attachment 5).

Storage Areas

RHMC Section 17.12.190 defines a storage area as "a space within a building or structure, including attics, used for storing items." A storage area is allowed to be located above or below a story but is not meant to be a livable space and cannot have doors to the exterior, window openings, heating, or air conditioning. A storage area may not exceed 6 feet in height at any one point. Attics may have a ceiling that follows the shape and the angle of the roofline, which could be more than 6 feet high at the peak of the ceiling. Staff review plans to ensure staircases are not shown leading to a storage area in the attic (Attachment 2).

ADU

Rolling Hills Municipal Code (RHMC) Chapter 17.28.050 limits detached ADUs created on a lot with an existing or proposed single-family or multifamily dwelling unit that may not exceed 16 feet in height. The height is measured from the existing legal grade or the level of the lowest floor (whichever is lower) to the peak of the structure.

An ADU that is attached to the primary dwelling may not exceed 25 feet in height or the height limitation imposed by the underlying zone that applies to the primary dwelling, whichever is lower (Attachment 6).

The Rolling Hills Community Association (RHCA) has building regulations that have

restrictions on plate heights and roof pitches. The RHCA Architectural Committee reviews each home on a case-by-case basis to ensure the massing of the overall residence is good of its kind. Some property Deed Restrictions/CC&Rs have a maximum height limit of 25' (Attachment 7).

RHCA- Plate Height

The standard plate height for structures in the RHCA Building Regulations is 8'6", measured from the finished floor level to the top of the wall. If a porch is present, the plate height is measured from the finish floor to the top of the beam at the porch. Residences may have taller plate heights, but the heights must meet the following restrictions: a minimum of 50% of the residence must have a plate height of 8'6" or lower, up to 30% of the residence may have a 9'6" plate height and up to 20% of the residence may have a maximum of 10'6" plate height. The plate height limitations were adopted in 2012.

RHCA- Roof Pitches

The standard roof pitch for all structures is 4:12. The Building Regulations allow a minimum pitch of 3:12 for contemporary designs with hip roofs and a maximum 4½:12 pitch traditional designs. The roof pitch is also considered on a case-by-case basis.

CONCLUSION:

Staff is seeking the Planning Commission's recommendations on whether the current height limitations in the RHMC effectively preserve the City's rural, equestrian character while allowing for reasonable development. The discussion should evaluate whether these regulations strike the right balance between community aesthetics and the functional needs of structures such as stables, storage areas, and accessory dwelling units (ADUs).

Additionally, the Commission may wish to address the increasing size of stables, the limitations on lofts and storage areas, and the prescribed height allowances for basements and ADUs that align with the City's long-term vision.

If the Commission finds that the current height regulations are insufficient, it may provide direction on potential amendments or improvements. This could include adjusting height limits for specific structures, refining definitions to prevent unintended interpretations, or establishing clearer guidelines for review and enforcement. Any recommended changes will require further public input and City Council approval.

FISCAL IMPACT:

None.

RECOMMENDATION:

Discuss and provide direction staff to make height limit.

ATTACHMENTS:

[Attachment 1: PL_SUB_BH_RHMC_Section_17.16.080_Height_limitation.pdf](#)

[Attachment 2: PL_SUB_BH_RHMC_Chapter_17.12_Code_Definitions.pdf](#)

[Attachment 3: PL_SUB_BH_BuildingHeightsReport_Chart.pdf](#)

[Attachment 4: PL_SUB_BH_RHMC_Section_17.18.060_Stable.pdf](#)

Attachment 5: [PL_SUB_BH_RHMC_Section_17.18.070_Aviaries.pdf](#)

Attachment 6:

[PL_SUB_BH_RHMC_Chapter17.28_Section17.28.050_GeneralADUandJADURequirements.p](#)

Attachment 7: [PL_SUB_BH_RHCA_CC&Rs_Building.Heights.pdf](#)

17.16.080 Height limitation.

- A. General Limitation. A building or structure shall have no more than one story, meaning that there shall be no story on top of another, except as specified in subsection (B) below.

The maximum height permitted from finished floor of any structure to finished grade is five feet. The difference between the finished grade and the finished floor level across any elevation shall average no more than two and one-half feet, with maximum difference of five feet.

- B. Exceptions:

1. A one-story primary residence is permitted over a basement. For the purpose of this section primary residence includes a garage attached to the main residence by a solid wall.
2. Stables may have a loft, subject to the requirements of Chapter 17.18 of this title.
3. A storage area, as defined in Section 17.12.190 "S" may be located above or below a story.

(Ord. 312 § 2, 2008; Ord. 295 § 7 (Exh. B (part)), 2004; Ord. 269 § 8, 1997; Ord. 239 § 11(part), 1993).

(Ord. No. 319, §§ 22(Exh. A, Pt. C), 7-15-2010; Ord. No. 327, § 6(Exh. A, Pt. 7), 6-11-2012)

DEFINITIONS

17.12.020 "B" words, terms and phrases.

Barn. See "stable."

"Basement" means any floor level below the first story of the primary residence, except that a floor level in a building having only one floor level shall be classified as a basement unless such floor level qualifies as a first story as defined herein. Except for walls within light wells, basement walls across any elevation may not exceed a height of five feet above finished grade at any point immediately adjacent to the basement exterior, and shall have no greater than an average of two and one-half feet exterior height. Basements shall comply with the Los Angeles County Building Code requirements. Basement well(s) shall be incorporated into the overall design of the building so that it does not give an appearance of a separate story.

"Building" means any structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of any individual, animal, process, equipment, goods or materials of any kind or nature.

17.12.030 - "C" words, terms and phrases.

Cellar. See "basement."

17.12.120 "L" words, terms and phrases.

"Loft" means an area above a stable utilized for storage of feed and hay, saddles, bridles, other horse equipment and similar equestrian or agricultural related items, or tack room uses, but excludes sleeping quarters.

17.12.160 - "P" words, terms and phrases.

"Plate height" means the height of a building measured from the finished floor level to the top of the wall.

17.12.190 "S" words, terms and phrases.

"Stable" means the same as "barn" and is a building or a portion of a building designed and constructed to shelter permitted domestic animals and store farm implements, hay, grain, equestrian and horticultural related items and equipment. Stable may include agricultural space, loft and tack room space. Stable shall not be a place for human habitation, except for uses specifically permitted in the tack room; it may not be rented out or be used for human sleeping or commercial purposes.

"Storage area" means space within a building or structure, including attics, used for storing of items. It includes spaces located below or above a story and may not exceed six feet in height at any one point. Attics may have a ceiling that follows the shape and the angle of the roofline, which could be more than six feet high at the peak of the ceiling. Attics and storage areas shall not have doors to the exterior, window openings, heating or air conditioning.

"Storage room, free standing," shall mean an accessory structure used exclusively for storage of household, equestrian, garden and similar items.

"Story" means that portion of a building included between the upper surface of any floor and the ceiling or roof above it. There shall be no story on top of another, except as permitted in Section 17.16.080(B) of this title.

"Structure" means a combination of materials assembled in a form for use, occupancy or ornamentation whether installed on, above or below the surface of land or water and requiring a fixed location or attached to something having a fixed location. Structure shall also include, but not be limited to, fences, retaining walls, covered porches, entryways, porte cochere, latticework, trellises, pilasters, fountains, pools, spas, pool/spa equipment, gazebos, garden walls, decks, and subterranean structures other than basements.

Building Heights Report			
RESOLUTION	ADDRESS	ROOF HEIGHT	STRUCTURE TYPE
2023-15	8 Quail Ridge Road N	25'	Stable (Plus 7' Cupola)
2024-09	1 Morgan Lane	24' 8"	Stable
2023-02	9 Portuguese Bend Road	21' 5"	Stable
2024-03	4 Spur Lane	21'	Home
2023-06	20 Upper Blackwater Canyon	21'	Home
2018-01	20 Upper Blackwater Canyon	20'	Stable
2021-05	15 Upper Blackwater Canyon Road	20'	Stable
2017-10	5 Pine Tree Lane	20'	Home
2024-14	2 Possum Ridge	19' 6"	Stable
2024-05	2 Possum Ridge	18' 9"	Home
2019-10	1 Poppy Trail Lane	18' 8 1/4"	Home
2023-16	11 Flying Mane	18' 1 1/2"	Home
2023-13	19 Portuguese Bend Road	18'	Home
2023-04	17 Crest Road East	17' 6"	Home
2019-13	8 Middleridge Lane south	17' 4"	Home
2022-14	2 Flying Mane Road	16' 9 5/8"	Home
2021-02	3 Open Brand Road	16' 8"	Home
2018-16	26 Middleridge Lane South	16' 2"	Home
2018-03	11 Saddleback Road	16'	Stable (Plus 5' Cupola)
2023-11	4 Poppy Trail Lane	15' 5"	Home
Going to PC	2 Quail Ridge Road South	14' 11 1/2"	Home
2022-17	21 Chuckwagon Road	14' 11"	Pool House
2024-06	23 Crest Road East	14' 6"	Home
2017-10	5 Pine Tree Lane	14'	Stable (Plus 5' Cupola)
2025-02	1 Pinto Road	13' 7 3/16"	Garage
2024-02	29 Crest Road West	13' 6"	Stable
2024-05	29 Eastfield Drive	13' 3"	Home
2023-11	4 Poppy Trail Lane	13' 11"	ADU
2023-14	7 Pine Tree Lane	13' 2"	House
2017-20	16 Pine Tree Lane	12' 11 1/2"	House
2021-09	23 Chuckwagon	12' 3"	ADU
2019-10	1 Poppy Trail Lane	12' 1/4'	Stable
2023-03	74 Portuguese Bend Road	11'	Stable

Average	17
High	25
Low	11

17.18.060 Requirements for stables requiring conditional use permit.

All stables over two hundred square feet shall meet the following requirements:

A. General requirements and uses:

1. The building occupied by a stable shall be designed for rural and agricultural purpose only.
2. Stable structure shall not be permitted in the front yard, and shall be located no less than twenty-five feet from side property line in the RAS-1 zone, no less than thirty-five feet from side property line in the RAS-2 zone and no less than twenty-five feet from side roadway easement line and from the rear property line.
3. Minimum of sixty percent of the entire structure shall be maintained for agricultural space as defined in Chapter 17.12 of this title, except as specified in Section 17.18.060(A)(5).
4. Maximum of forty percent, but not to exceed eight hundred square feet, of the entire structure may be maintained as tack room space as defined in Chapter 17.12 of this title, except as specified in Section 17.18.060(A)(5). Tack room may be detached from the main stable structure.
5. Notwithstanding any other provision of this chapter, an existing stable, legally constructed prior to the effective date of the ordinance from which this chapter derives (August 12, 2010), which has a loft area that is maintained as a tack room and the loft area comprises more than forty percent of the size of the first floor may continue to be maintained provided that the area of the loft used as a tack room does not exceed eight hundred square feet, that no other tack room exists on the property and the remaining of the structure and its uses are in compliance with the remaining sections of this chapter.
6. When calculating the size of the stable, the entire footprint including the loft area shall be included, as measured from the exterior of the walls.
7. If there is more than one stable building on a lot, the tack room space shall be calculated as a percentage of the entire square footage of the structures and such tack room space may only be located in one of the structures; notwithstanding the above, it may not exceed eight hundred square feet.
8. Covered porch shall not be included in the size of the stable for the purpose of calculating the agricultural and tack room space of the stable.
9. Stables shall not be used as sleeping quarters for humans.
10. Stables shall be used for the exclusive purpose of keeping permitted domestic animals and related storage and uses, unless otherwise permitted by this chapter. Commercial uses shall not be permitted.

B. Exterior appearance of stables and areas immediately adjacent thereto:

1. Whether or not the stable is used for keeping permitted domestic animals, the exterior of the stable structure shall continue to appear as a stable.
2. Areas adjacent to the agricultural space entrance/exit of a stable may have a porous, roughened surface but may not be paved. It shall remain such or may be covered with grass or other low growing ground cover during the time when the agricultural space is not used for keeping of horses or other animals.
3. A porous surface (not paved) may be provided by the access to the tack room space of the stable.

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4. The surface area of a corral, pen, paddock, turnout or riding ring shall be covered with dirt or sand surface. It shall remain such or be planted with grass or other low growing ground cover during the time when the stable structure is not used for keeping of horses or other animals.
- C. Tack Room Space.
1. Tack room shall only be used for activities that impact the senses in a manner similar or less than that of traditional stable activities. Furthermore, all activities that are loud, raucous, annoying, or that produce unusual noises, lighting or other impacts that offend the peace and quiet of persons of ordinary sensibilities and interferes with the comfortable enjoyment of life or property of any neighboring property are prohibited. Such permitted activities shall be deemed to be "passive activities" for the purpose of this chapter.
 2. Tack room shall not be used as sleeping quarters for humans.
 3. Tack room shall not exceed forty percent of the size of the stable, including the size of the loft, if any, except as specified in Section 17.18.060(A)(5) and may not exceed eight hundred square feet.
 4. Tack room may contain furniture, excluding beds.
 5. Tack room may have finished floors, walls and ceiling.
 6. Tack room may have glazed (glass) window openings.
 7. Tack room may have standard size doors.
 8. Tack room may have amenities such as air conditioning, heating, electrical and phone outlets.
 9. Tack room may have a kitchenette and sanitary facility, including shower, sink and toilet.
 10. Building and Safety Department review and building permits shall be required for all modifications.
 11. All modifications and retrofitting of the tack room space shall be made in such a manner so that it could be convertible to a tack room, at such time as the structure is to be used for keeping of animals.
 12. Tack room may be detached from the main stable structure, however it shall meet all the requirements for a tack room as specified in this section.
- D. Agricultural Space Within the Stable.
1. Agricultural space shall be no less than sixty percent of the size of the stable including the size of the loft, if any, except as specified in Section 17.18.060(A)(5). Agricultural space may contain, but not be limited to stalls, wash racks, feed room, hay storage room, grooming area, tools and utilities storage area and other equestrian and agricultural spaces. The agricultural space may be used for storage of vehicles and general household items, but shall have a stable like appearance.
 2. Entry doorways to the stalls shall be a minimum of four feet wide and seven and one-half feet high.
 3. The exterior doors shall provide the appearance of a stable door.
 4. Roll up or overhead doors are prohibited.
 5. Ventilation and drainage facilities shall be subject to building code requirements.
 6. Safety electrical outlets with covers may be installed, however they shall be located out of horses' reach when the space is used for keeping of horses.

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7. Glazed (glass) window openings may be permitted during a time when the stable is not used for keeping of animals, but shall be removable for easy conversion to animal keeping uses.
- E. Loft Space within a Stable.
1. Loft may be permitted above a stable structure.
 2. Loft may be used and counted as part of the agricultural space or as a tack room space, provided it meets the agricultural or tack room space requirements of Section 17.18.060(C) and (D)).
 3. Loft may not be used as a tack room, if another tack room exists within the stable structure or elsewhere on the property.
 4. Glazed (glass) window openings shall not be allowed in a loft if a loft is used for storage of hay, feed or other agricultural use. Notwithstanding the above, if the loft is used as other storage or working area or as a tack room, then removable glazed openings may be allowed.
 5. The plate height for the wall of the loft shall be no greater than seven feet.
 6. If a loft is constructed in such a way that access is provided from the exterior, the area immediately adjacent to the exterior of the loft shall not be paved, but may have a porous surface.
 7. The area immediately adjacent to the exterior of the loft shall not be used for parking of vehicles, except for vehicles delivering agricultural goods and equipment.

(Ord. No. 319, § 22(Exh. A, Pt. A), 7-15-2010; Ord. No. 324, § 9 (Exh. A, Pts. H, I, K), 8-8-2011; Ord. No. 332, §§ 8C, D, 1-14-2013)

17.18.070 Requirements for aviaries requiring conditional use permit.

All aviaries over two hundred square feet shall meet the following requirements:

1. Shall not be located on lots of less than 3.5 acres, as measured by excluding roadway easements.
2. The roof shall not exceed a peak height of sixteen feet.
3. Shall not be located on a portion of the lot where the slope is greater than 4:1.
4. Shall not be permitted in the front yard or in the rear yard setback, shall be located no less than twenty-five feet from side property line in the RAS-1 zone, no less than thirty-five feet from the side property line in the RAS-2 zone and no less than twenty-five feet from side roadway easement line.
5. Shall be located a minimum of thirty-five feet from any residential structure including attached garage or a guest house, located on the same lot, and a minimum of one hundred feet from a residential structure, including attached garage or a guest house located on adjoining lots.
6. Shall be used for the exclusive purpose of keeping permitted birds and small animals indigenous to the State of California. Commercial uses shall not be permitted.
7. Shall be counted towards structural, total, building pad coverage or disturbed area of the net lot for purposes of Chapter 17.16.
8. May be permitted in addition to the construction of a stable and shall not be counted towards the size of the stable for purposes of this chapter.

(Ord. No. 319, § 22(Exh. A, Pt. A), 7-15-2010; Ord. No. 343, § 8, 6-22-2015)

17.28.050 General ADU and JADU requirements.

B. Height.

1. Except as otherwise provided by subsections (B)(2) and (B)(3) below, a detached ADU created on a lot with an existing or proposed single family or multifamily dwelling unit may not exceed sixteen feet in height.
2. A detached ADU may be up to eighteen feet in height if it is created on a lot with an existing or proposed single family or multifamily dwelling unit that is located within one-half mile walking distance of a major transit stop or high quality transit corridor, as those terms are defined in Section 21155 of the Public Resources Code, and the ADU may be up to two additional feet in height (for a maximum of twenty feet) if necessary to accommodate a roof pitch on the ADU that is aligned with the roof pitch of the primary dwelling unit.
3. A detached ADU created on a lot with an existing or proposed multifamily dwelling that has more than one story above grade may not exceed eighteen feet in height.
4. An ADU that is attached to the primary dwelling may not exceed twenty-five feet in height or the height limitation imposed by the underlying zone that applies to the primary dwelling, whichever is lower. Notwithstanding the foregoing, ADUs subject to this subsection (B)(4) may not exceed two stories.
5. For purposes of this subsection (B), height is measured from existing legal grade or the level of the lowest floor, whichever is lower, to the peak of the structure.

PLATE HEIGHTS DISCUSSION

Current Regulations:

To help maintain the low rambling nature of ranch architecture, plate heights are limited and strictly enforced. While the recommended plate height for a residence is 8'6", taller plates are allowed on a case-by-case basis if harmonious with the design and massing of the overall residence.

- i. Plate heights are measured from the finished floor level to the top of the wall. If a porch is present, the plate height is measured from the finish floor to the top of the beam. (See Appendix L "Illustrations of Plate Height")
- ii. The following percentages are the allowable limits for plate heights above 8'6": (Percentages of plate height are calculated by the linear footage of the perimeter.)
 - 1) Minimum of 50% of the residence must have plate heights of 8'6" or lower,
 - 2) Up to 30% of the residence may have a plate height up to 9'6, **
 - 3) Only 20% of the residence may have a plate height up to 10'6. **

** Maximum plate heights may be limited and are considered on a case-by-case basis to assure the massing of the overall residence is good of its kind.

Attached is the current Appendix for plate heights as well additional examples for discussion.

A hand-drawn cross-section diagram of a house, likely for a building information model (BIM) or construction plan. The diagram illustrates the structural components and their relative positions and dimensions.

Structural Elements and Labels:

- TOF OF BEAM:** Top of Beam, indicating the upper boundary of the beam structure.
- BEAM:** The horizontal structural member supporting the roof.
- POST:** A vertical structural member supporting the beam.
- EXTERIOR WALL OF HOUSE:** The outer wall of the house, shown on the right side.
- FINISHED FLOOR OF HOUSE:** The level of the finished floor inside the house.
- FINISHED PORCH:** The level of the finished porch area.
- FINISH FLOOR LEVEL AT HOUSE:** The level of the finish floor at the house boundary.
- FINISH GRADE:** The ground level outside the house.
- HOUSE FOUNDATION:** The base structure supporting the house.

Dimensions:

- PLATE HEIGHT:** The vertical distance from the finish floor level at the house to the top of the beam.
- Horizontal Dimensions:** Various horizontal distances are marked with dimension lines and numbers (e.g., 10, 20, 30, 40, 50, 60, 70, 80, 90, 100, 110, 120, 130, 140, 150, 160, 170, 180, 190, 200, 210, 220, 230, 240, 250, 260, 270, 280, 290, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460, 470, 480, 490, 500, 510, 520, 530, 540, 550, 560, 570, 580, 590, 600, 610, 620, 630, 640, 650, 660, 670, 680, 690, 700, 710, 720, 730, 740, 750, 760, 770, 780, 790, 800, 810, 820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000).

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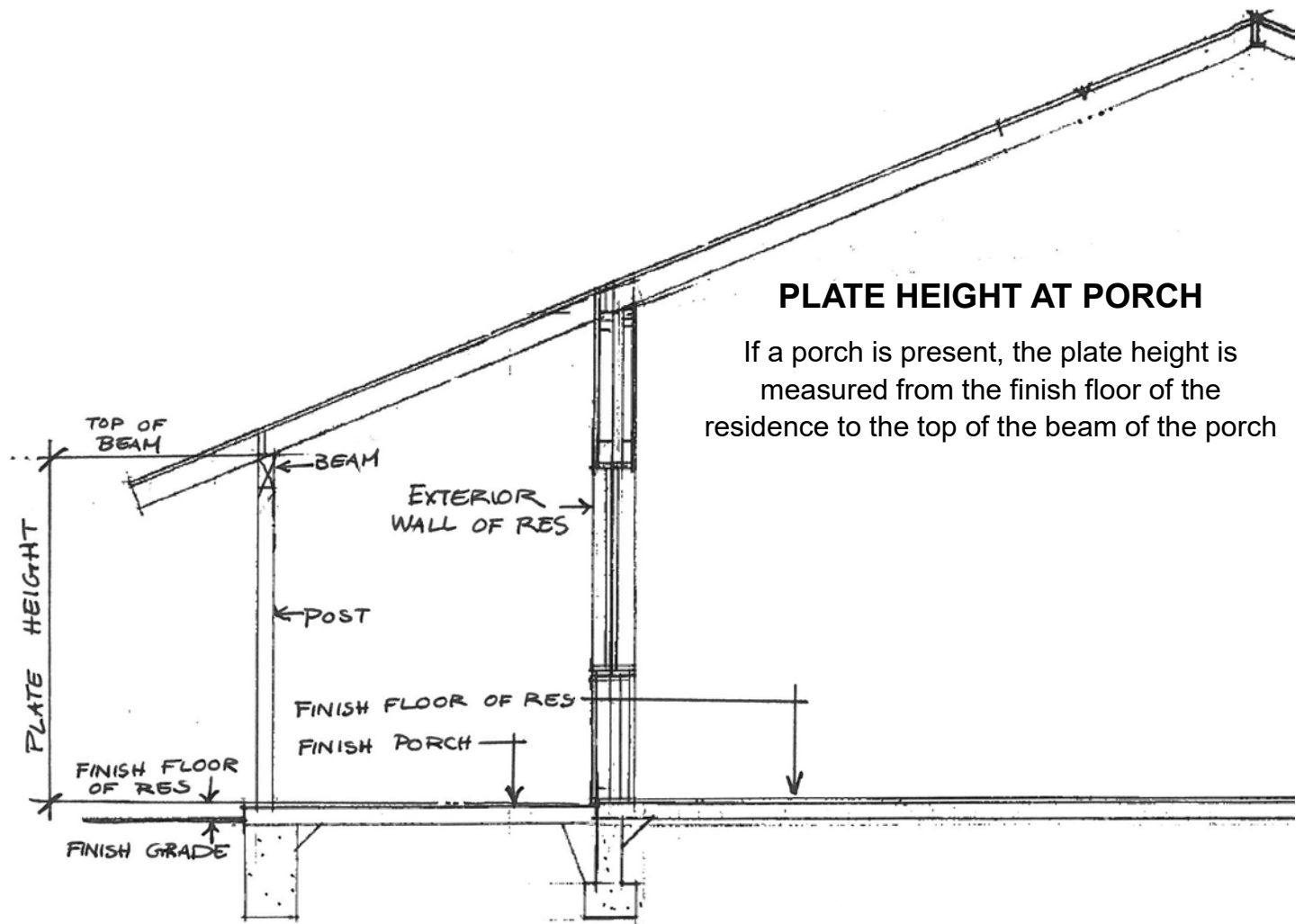


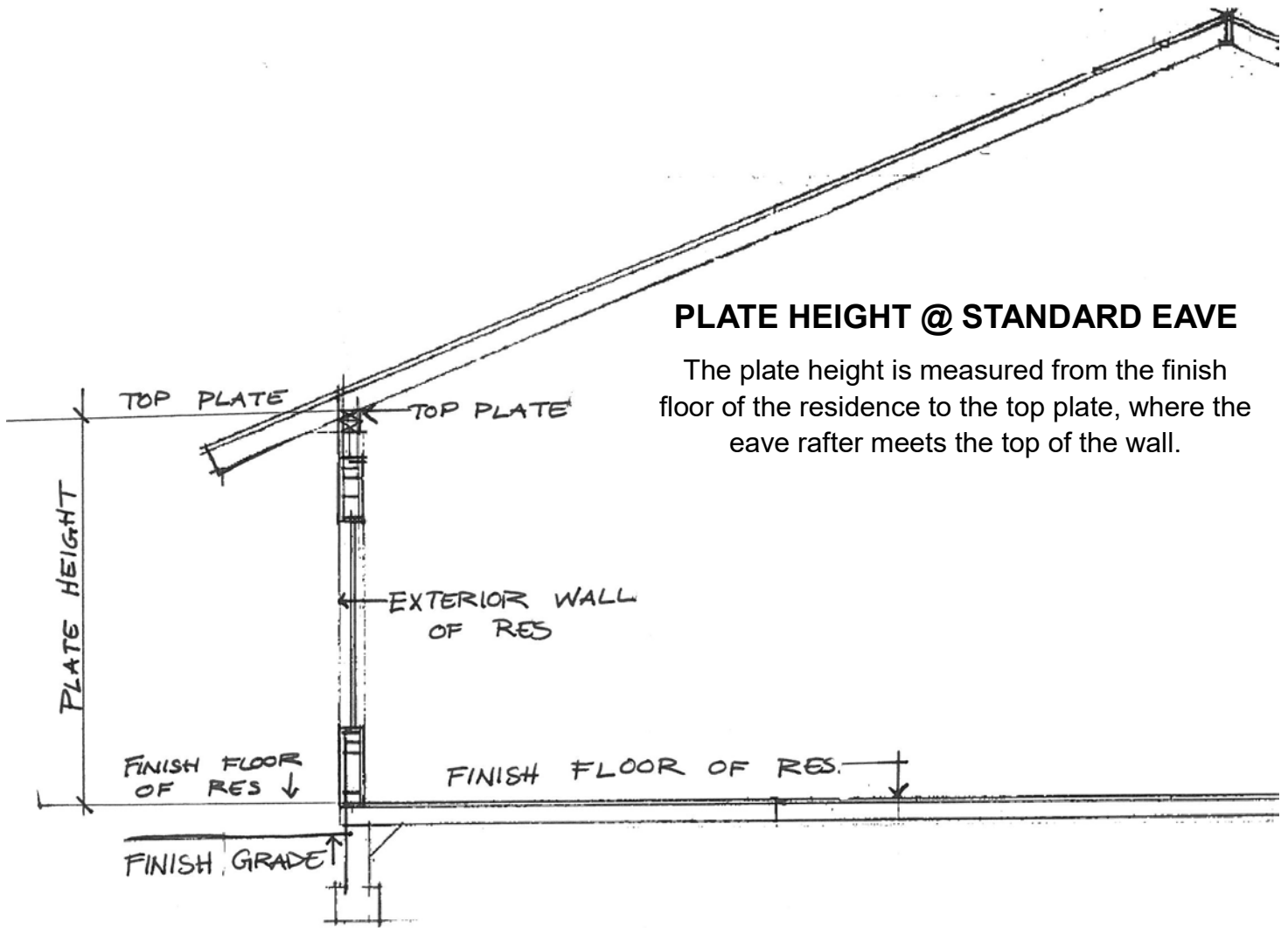
PLATE HEIGHT AT PORCH

If a porch is present, the plate height is measured from the finish floor of the residence to the top of the beam of the porch



PLATE HEIGHT @ STANDARD EAVE

The plate height is measured from the finish floor of the residence to the top plate, where the eave rafter meets the top of the wall.



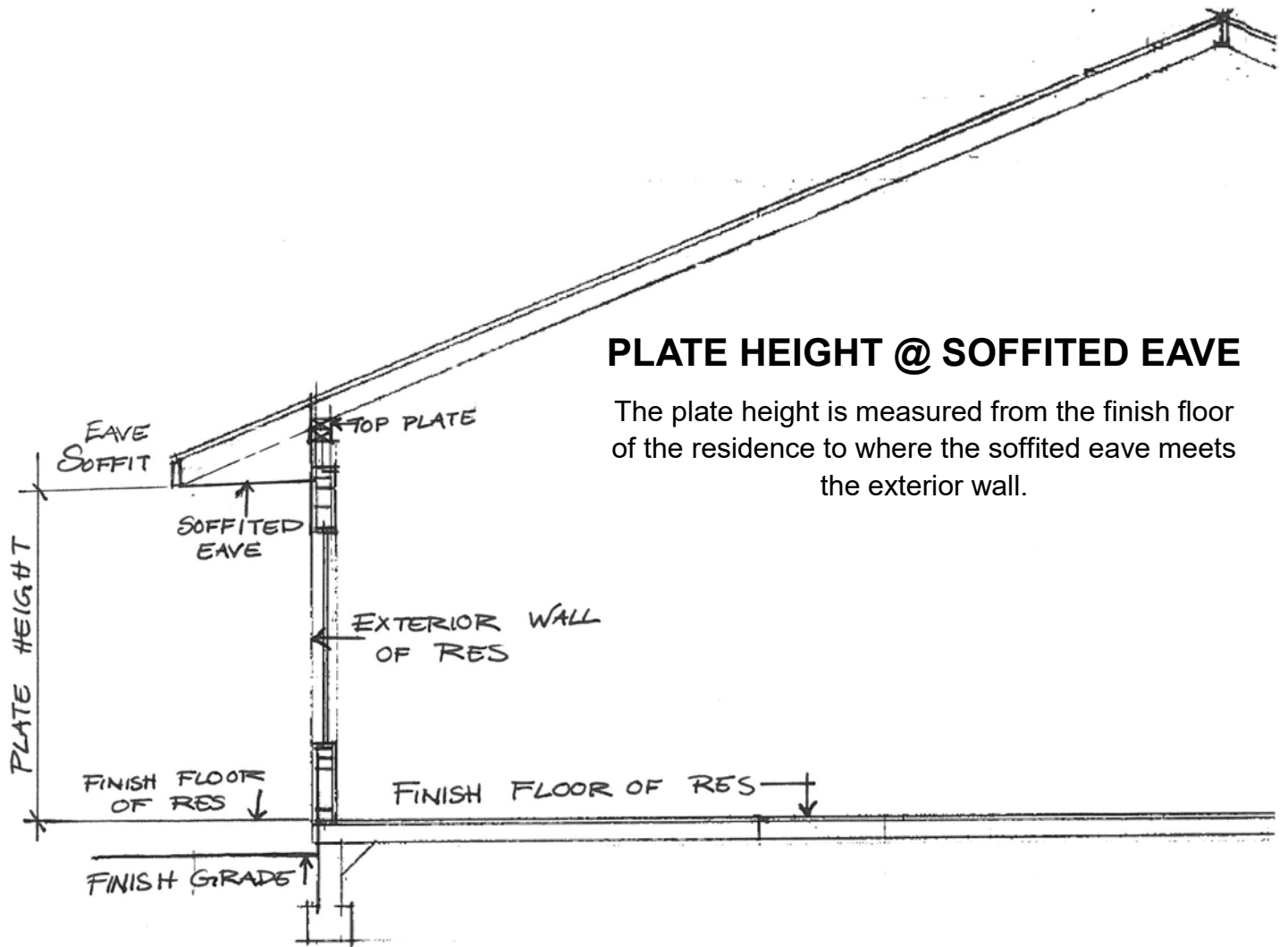


PLATE HEIGHT @ SOFFITED EAVE

The plate height is measured from the finish floor of the residence to where the soffited eave meets the exterior wall.

