



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

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

AGENDA
Regular Traffic Commission
Meeting

TRAFFIC COMMISSION
Thursday, May 30, 2024

CITY OF ROLLING HILLS
8:30 AM

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 TRAFFIC COMMISSION
REGULAR MEETING OF MAY 30, 2024**

RECOMMENDATION: Approve as presented.

[CL_AGN_230530_TC_AffidavitofPosting.pdf](#)

**7.B. APPROVE THE FOLLOWING TRAFFIC COMMISSION MINUTES: MARCH 28,
2024**

RECOMMENDATION: Approve as presented.

[CL_MIN_240328_TC_F.pdf](#)

8. EXCLUDED CONSENT CALENDAR ITEMS

9. PRESENTATION

- 9.A. RECEIVE AND FILE A REPORT ON THE "COFFEE WITH A CAPTAIN" EVENT AT CITY HALL ON APRIL 30, 2024 (VERBAL REPORT)

RECOMMENDATION: Receive and file.

- 9.B. RECEIVE AND FILE A REPORT FROM THE LOS ANGELES COUNTY SHERIFF'S DEPARTMENT, LOMITA STATION, ON TRAFFIC STATISTICS FOR THE CITY OF ROLLING HILLS FOR MARCH-APRIL 2024 (VERBAL REPORT)

RECOMMENDATION: Receive and file.

CO_TRC_240530_Email_SgtMcCoy_Mar24_Supplemental.pdf

CO_TRC_240530_March-May_2024_RH_Citations.pdf

10. OLD BUSINESS

- 10.A. RECEIVE AND FILE A FOLLOW-UP TO THE DISCUSSION ABOUT SIGNAGE AT CREST ROAD EAST AND EASTFIELD DRIVE LEADING TO CREST ROAD EAST GATE AND FINDING THE ACTION CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

RECOMMENDATION: Receive and file.

Attachement A - CL_AGN_TC_230928_TrafficEngineerMemo_Crest-Eastfield Signage.pdf

Attachment B - CO_TRC_230913_CrestRoadEastSigns.pdf

Attachment C - CO_TRC_240328_SampleEmergencySignsLights.pdf

- 10.B. RECEIVE AND FILE TRAFFIC CONCERNS AT EASTFIELD GATE ENTERING FROM PALOS VERDES DRIVE EAST AND FINDING THE ACTION CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

RECOMMENDATION: Receive and file.

CO_TRC_240530_EastfieldGate_Photos.pdf

CO_TRC_240404_Email_Grindle_RHCA_EastfieldGate.pdf

CO_TRC_240328_Email_Brodie_EastfieldGate_Redacted.pdf

11. NEW BUSINESS

- 11.A. ZONING CASE NO. 24-016: REQUEST FOR APPROVAL FOR A DRIVEWAY APRON ON MORGAN LANE TO ACCESS A PROPOSED STABLE AS PART OF A SITE PLAN REVIEW, CONDITIONAL USE PERMIT, AND VARIANCE APPLICATION ON A PROPERTY LOCATED AT 1 MORGAN LANE (LOT 170-1-MS), ROLLING HILLS, CA 90274 (HU), AND DETERMINING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

RECOMMENDATION: Recommend approval of the driveway and driveway apron to the City Council.

PL_ADR_240530_1MorganLane_ZC24-016_RadiusMap.pdf

PL_ADR_240530_1MorganLane_ZC24-016_Driveway_Photos.pdf

PL_ADR_240516_1MorganLn_ZC24-016_Grading_TrafficCommission.pdf

PL_ADR_240516_1MorganLn_ZC24-016_SitePlan_TrafficCommission.pdf

12. MATTERS FROM MEMBERS OF THE TRAFFIC COMMISSION

13. MATTERS FROM STAFF

14. ADJOURNMENT

Next meeting: Thursday, July 25, 2024 at 8:30 a.m. in the City Council Chamber, Rolling Hills City Hall, 2 Portuguese Bend Road, Rolling Hills, California, 90274.

Notice:

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.: 7.A
Mtg. Date: 05/30/2024

TO: HONORABLE CHAIR AND MEMBERS OF THE TRAFFIC COMMISSION

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

THRU: KARINA BAÑALES, CITY MANAGER

SUBJECT: APPROVE AFFIDAVIT OF POSTING FOR THE TRAFFIC COMMISSION
REGULAR MEETING OF MAY 30, 2024

DATE: May 30, 2024

BACKGROUND:

None.

DISCUSSION:

None.

FISCAL IMPACT:

None.

RECOMMENDATION:

Approve as presented.

ATTACHMENTS:

[CL_AGN_230530_TC_AffidavitofPosting.pdf](#)



Administrative Report

7.A., File # 2312

Meeting Date: 5/30/2024

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 Traffic 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 MAY 30, 2024 8:30am

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: May 17, 2024



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 7.B
Mtg. Date: 05/30/2024

TO: HONORABLE CHAIR AND MEMBERS OF THE TRAFFIC COMMISSION

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

THRU: KARINA BAÑALES, CITY MANAGER

SUBJECT: APPROVE THE FOLLOWING TRAFFIC COMMISSION MINUTES:
MARCH 28, 2024

DATE: May 30, 2024

BACKGROUND:

None.

DISCUSSION:

None.

FISCAL IMPACT:

None.

RECOMMENDATION:

Approve as presented.

ATTACHMENTS:

[CL_MIN_240328_TC_F.pdf](#)



1. CALL MEETING TO ORDER

The Traffic Commission of the City of Rolling Hills met on the above date at 8:34 a.m. Chair Wilson presiding.

2. ROLL CALL

Commissioners Present: Virtue, Raine, Chair Wilson
Commissioners Absent: Vice Chair Bobit, Margeta
Staff Present: John Signo, Planning & Community Services Director
Christian Horvath, City Clerk / Executive Assistant to the City Manager
Vanessa Munoz, Traffic Engineer
Karina Bañales, City Manager

3. PLEDGE OF ALLEGIANCE – Chair Wilson

4. APPROVE ORDER OF THE AGENDA – NONE

5. BLUE FOLDER ITEMS (SUPPLEMENTAL)

Motion by Commissioner Raine, seconded by Commissioner Virtue to receive and file additional materials for Blue Folder Item 9A. Motion carried unanimously with the following vote:

AYES: Virtue, Raine, Chair Wilson
NOES: None
ABSENT: Bobit, Margeta

6. PUBLIC COMMENTS ON NON-AGENDA ITEMS – NONE

7. CONSENT CALENDAR

7.A. APPROVE AFFIDAVIT OF POSTING FOR THE TRAFFIC COMMISSION REGULAR MEETING OF MARCH 28, 2024

7.B. APPROVE THE FOLLOWING TRAFFIC COMMISSION MINUTES: DECEMBER 11, 2023

Motion by Commissioner Raine, seconded by Commissioner Virtue to approve consent calendar. Motion carried unanimously with the following vote:

AYES: Virtue, Raine, Chair Wilson
NOES: None
ABSENT: Bobit, Margeta

8. EXCLUDED CONSENT CALENDAR ITEMS – NONE

Chair Wilson moved to Old Business as the Sheriff's Deputy was not present for Item 9A.

10. OLD BUSINESS

10.A. STREET PARKING AND OVERNIGHT PARKING ON PORTUGUESE BEND ROAD AND OTHER AREAS OF THE CITY

Chair Wilson directed staff to come up with recommendations based on the discussion.

11. NEW BUSINESS

11.A. TRAFFIC CONCERNS AT EASTFIELD GATE ENTERING FROM PALOS VERDES DRIVE EAST

Presentation by Planning & Community Services Director John Signo
Traffic Engineer Vanessa Munoz

Chair Wilson requested that staff reach out to Rancho Palos Verdes staff, as well as reach out to the Rolling Hills Community Association and request that Eastfield Gate staff have cars move forward as much as possible.

12. MATTERS FROM MEMBERS OF THE TRAFFIC COMMISSION

12.A. SPEEDING AND TRAFFIC SIGNS

Presentation by Planning & Community Services Director John Signo
Traffic Engineer Vanessa Munoz

No action taken per Traffic Engineer's recommendation.

13. MATTERS FROM STAFF

13.A. DISCUSS RESCHEDULING THE MAY 2024 TRAFFIC COMMISSION MEETING

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

Chair Wilson and the Commission agreed to change the meeting date to May 30, 2024.

9. PRESENTATION

9.A. LOS ANGELES COUNTY SHERIFF'S DEPARTMENT LOMITA STATION, TRAFFIC STATISTICS FOR THE CITY OF ROLLING HILLS FOR NOVEMBER-DECEMBER 2023 (VERBAL REPORT)

Motion by Commissioner Raine, seconded by Commissioner Virtue to receive and file the report. Motion carried unanimously with the following vote:

AYES: Virtue, Raine, Chair Wilson
NOES: None
ABSENT: Bobit, Margeta

14. ADJOURNMENT: 9:30 A.M.

The meeting was adjourned at 9:30 a.m. to a regular meeting of the Traffic Commission scheduled to be held on Thursday, May 30, 2024, beginning at 8:30 a.m. in the City Council Chamber, Rolling Hills City Hall, 2 Portuguese Bend Road, Rolling Hills, California, 90274.

Respectfully submitted,

Christian Horvath, City Clerk

Approved,

Patrick Wilson, Chair



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 9.A
Mtg. Date: 05/30/2024

TO: HONORABLE CHAIR AND MEMBERS OF THE TRAFFIC COMMISSION

FROM: JOHN SIGNO, DIRECTOR OF PLANNING & COMMUNITY SERVICES

THRU: KARINA BAÑALES, CITY MANAGER

SUBJECT: RECEIVE AND FILE A REPORT ON THE "COFFEE WITH A CAPTAIN" EVENT AT CITY HALL ON APRIL 30, 2024 (VERBAL REPORT)

DATE: May 30, 2024

BACKGROUND:

None.

DISCUSSION:

None.

FISCAL IMPACT:

None.

RECOMMENDATION:

Receive and file.

ATTACHMENTS:



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 9.B
Mtg. Date: 05/30/2024

TO: HONORABLE CHAIR AND MEMBERS OF THE TRAFFIC COMMISSION

FROM: JOHN SIGNO, DIRECTOR OF PLANNING & COMMUNITY SERVICES

THRU: KARINA BAÑALES, CITY MANAGER

SUBJECT: RECEIVE AND FILE A REPORT FROM THE LOS ANGELES COUNTY SHERIFF'S DEPARTMENT, LOMITA STATION, ON TRAFFIC STATISTICS FOR THE CITY OF ROLLING HILLS FOR MARCH-APRIL 2024 (VERBAL REPORT)

DATE: May 30, 2024

BACKGROUND:

Supplemental Citations

There was no supplemental traffic enforcement for March and April. It is becoming more difficult to get deputies to work supplemental overtime, which is done after completion of a regular shift.

Regular Citations

For regular enforcement, the Sheriff's Department reported the following from March 1 to April 30, 2024:

- 2 total citations
- 2 total violations
- 1 hazardous citation (speeding, failure to stop at stop sign, any moving violations)
- 1 hazardous violation
- 1 non-hazardous citation (broken tail light, no license plate, turn signal etc.)
- 1 non-hazardous violation
- TOTAL: 4

Traffic Collisions (year to date): None

DUI Arrests (year to date): None

DISCUSSION:

None.

FISCAL IMPACT:

None.

RECOMMENDATION:

Receive and file.

ATTACHMENTS:

[CO_TRC_240530_Email_SgtMcCoy_Mar24_Supplemental.pdf](#)

[CO_TRC_240530_March-May_2024_RH_Citations.pdf](#)

John Signo

From: McCoy, Tina M. <TMMcCoy@lasd.org>
Sent: Wednesday, April 3, 2024 3:18 PM
To: John Signo
Subject: RH Supplemental Traffic

Hi John,

Unfortunately, there was no supplemental OT worked by any of the deputies for the month of March. Let me know if you have any questions.

Thanks,
Sgt. McCoy

Sergeant Tina McCoy
Lomita Station
26123 Narbonne Avenue
Lomita CA 90717
310-891-3227



Los Angeles County Sheriff's Department
Lomita Sheriff's Station

Citation Summary Report

5/2/2024

From 3/1/2024 to 4/30/2024 City: ROLLING HILLS

Category	Quantity
Total Number of Citations	2
Total Number of Violations	2
Total Number of Hazardous Citations	1
Total Number of Hazardous Violations	1
Total Number of Non-Hazardous Citations	1
Total Number of Non-Hazardous Violations	1
Total Number of DUI Arrests	0
Total Number of DUI Citations	0
Total Actual DUI	0
Total Number of Parking Citations	0
Total Number of Radar Citations	0
Total Number of Pedestrian Citations	0
Total Number of Pedestrian Violations	0
Total Number of Bicycle Citations	0
Total Number of Bicycle Violations	0
Total Number of Safety Belt Citations	0
Total Number of Safety Belt Violations	0
Total Number of Child Restraint Citations	0
Total Number of Child Restraint Violations	0
Total Number of Financial Responsibility Citations	0



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 10.A
Mtg. Date: 05/30/2024

TO: HONORABLE CHAIR AND MEMBERS OF THE TRAFFIC COMMISSION

FROM: JOHN SIGNO, DIRECTOR OF PLANNING & COMMUNITY SERVICES

THRU: KARINA BAÑALES, CITY MANAGER

SUBJECT: RECEIVE AND FILE A FOLLOW-UP TO THE DISCUSSION ABOUT SIGNAGE AT CREST ROAD EAST AND EASTFIELD DRIVE LEADING TO CREST ROAD EAST GATE AND FINDING THE ACTION CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

DATE: May 30, 2024

BACKGROUND:

This item was discussed at the September 28, 2023 Traffic Commission meeting. City Traffic Engineer Vanessa Munoz investigated the issue and recommended signage be replaced with taller signs (see Attachment A). Photos of the existing signs are included as Attachment B. The Commission took no action but indicated the issue involved more than just the City.

On December 11, 2023, the Traffic Commission voted to recommend signage prior to the Crest Road East gate at Eastfield Drive that directs vehicular egress during an emergency. The Traffic Commission also requested the Traffic Engineer to recommend combining existing traffic signs with emergency egress signs.

History

At the September 11, 2023 City Council meeting, the Mayor directed staff to include an item on the Traffic Commission's agenda regarding emergency signage posted on Crest Road East near the egress gate. The direction was given after Alfred Visco provided public comment that the sign at the intersection of Crest Road East and Eastfield Drive that leads to the locked gate at the end of Crest Road East be changed to indicate "emergency evacuation only when green lights flashing" or similar. During an emergency, the gate can be opened and the flashing lights can direct people toward the exit. During non-emergencies, drivers have been known to drive to the end of Crest Road East only to find out the gate is locked and there is no exit. Mr. Visco brought the issue to the attention of RHCA, but they referred him to the City. He indicated the existing signs were reviewed and approved by the Traffic Commission.

DISCUSSION:

Staff discussed this issue with Kristen Raig of the Rolling Hills Community Association (RHCA) and she indicated no change should be made. RHCA already has remote access to the gate and can open it in an emergency. During an emergency, the emergency operations center (EOC) or command center will be able to direct residents to appropriate exits. The Fire Department and Sheriff's Department will also assist with evacuation.

On March 15, 2024, staff met with Mr. Visco at the Crest Road Gate to discuss signage. Mr. Visco recommended to City Manager Banales and Director Signo a sign with lights that lets residents know the Crest Road Gate is open for egress. The lighting should have remote access that can be activated without the need for an attendant. Sample signage and lighting is included as Attachment C.

Staff and the City Traffic Engineer discussed the item and believe new signage is unnecessary. As mentioned by Kristen, emergency personnel will be able to direct residents to appropriate exits. However, to improve visibility the signs could be replaced in kind at a height of seven feet.

Any action has been determined to not have a significant effect on the environment and is categorically exempt from the provisions of CEQA pursuant to Section 15301(g) (Existing Facilities; signs) and 15311(a) (Accessory Structures, on-premise signs) of the CEQA Guidelines, which exempts new copy on existing on and off-premise signs and on-premise signs.

FISCAL IMPACT:

None.

RECOMMENDATION:

Receive and file.

ATTACHMENTS:

[Attachement A - CL_AGN_TC_230928_TrafficEngineerMemo_Crest-Eastfield Signage.pdf](#)

[Attachment B - CO_TRC_230913_CrestRoadEastSigns.pdf](#)

[Attachment C - CO_TRC_240328_SampleEmergencySignsLights.pdf](#)

Memorandum

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

FROM: Vanessa Munoz PE, TE, City Traffic Engineer

DATE: September 21, 2023

SUBJECT: Crest Road and Eastfield Drive – End of Road Signage Review

This memorandum is in response to the request by the city to review the signage for the dead end road on Crest Road east of Eastfield Drive.

Based on my review of the signage in the field, there is no need to supplement the existing signage. However, the signs are not at the recommended height per the California Manual of Uniform Traffic Control Devices and are worn out. Placing the signs at the correct height allows drivers to view the signs at a greater distance and make the necessary decisions prior to reaching the intersection of Crest Road and Eastfield Drive. When signs are lower than recommended, drivers' line of sight may take longer to read the information, therefore, require greater time to react and decide what next steps to take. Furthermore, the signs in the field should be replaced once the retro reflectivity of the sign has worn down since this makes it difficult to see but particularly at night. Since this requires greater analysis and it can be costly, it is a common practice by cities to replace the signs with roadway resurfacing projects or have a sign replacement program.

To improve the compliance with the signs, I recommend the signs be replaced in kind but installed at a height of 7-feet.

CREST ROAD EAST SIGNS



TOP: From intersection of Crest Rd. E. & Eastfield Dr. BOTTOM: View of signs.



CREST ROAD EAST SIGNS



CREST ROAD EAST SIGNS



TOP: Looking east toward locked gate. BOTTOM: Looking west in opposite direction.



SAMPLE EMERGENCY SIGNS AND LIGHTS





City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 10.B
Mtg. Date: 05/30/2024

TO: HONORABLE CHAIR AND MEMBERS OF THE TRAFFIC COMMISSION

FROM: JOHN SIGNO, DIRECTOR OF PLANNING & COMMUNITY SERVICES

THRU: KARINA BAÑALES, CITY MANAGER

SUBJECT: RECEIVE AND FILE TRAFFIC CONCERNS AT EASTFIELD GATE ENTERING FROM PALOS VERDES DRIVE EAST AND FINDING THE ACTION CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

DATE: May 30, 2024

BACKGROUND:

On February 23, 2024, City staff received an email from Laurie Brodie regarding safety concerns at the Eastfield Gate when entering from Palos Verdes Drive East. Ms. Brodie is requesting a "pull forward" sign on Palos Verdes Drive East at the entrance to Eastfield Drive due to prolonged queuing at the gate. The email was forwarded to City Council at their March 11, 2024 meeting under public comment in which Mayor Mirsch directed staff to place an item on an agenda. Since this is a traffic-related issue, it was referred to the Traffic Commission.

In late March 2024, the Traffic Engineer spoke to Ms. Brodie and offered to meet her at the location for further discussion. The Traffic Engineer also spoke to the gate attendant at the Eastfield Gate. According to the attendant, the queuing backup is temporary occurring just before 7 a.m. and lasts approximately 5 minutes.

On March 28, 2024, the Traffic Commission considered the item and requested that staff reach out to the City of Rancho Palos Verdes (RPV) staff and the Rolling Hills Community Association (RHCA) about the issue. It was requested that the Eastfield Gate staff direct cars to move forward as much as possible.

DISCUSSION:

RHCA Response

According to RHCA, the Eastfield Gate is very challenging because it was built so close to Palos Verdes Drive East (PVDE). At most, 4 or 5 cars can fit on the "runway" from PVDE to the gate window. Most vehicles move forward as close as possible, but because of the steeper

grade, people tend to stay back further because of possible rollback of the car. This is especially true for large trucks. There is also a concern with telling guests to pull closer to the car in front of them because if there is a rollback and a collision, RHCA could potentially be held responsible.

One of the biggest issues is vehicles do not stay to the far right when turning right onto Eastfield Drive. Unfortunately, if the gate attendants had to also be the traffic monitor, queuing would be even longer. The new identification policy has also slowed traffic, which RHCA is working on improving. The biggest problem often occurs during rush hour between 7 a.m. and 9 a.m. RHCA is discussing solutions. In the meantime, RHCA is making an effort to communicate these issues with the many guests and workers that visit daily.

RPV Response

During rush hour, vehicles entering through the Eastfield gate queue onto PVDE, which is located in RPV. Staff reached out to RPV Department of Public Works to discuss the issue. A traffic engineer will have to assess the situation for possible solutions. Minor issues such as restriping may be handled administratively, but extensive improvements that require plans and capital may require Council approval. The traffic engineer will report back in the upcoming weeks.

FISCAL IMPACT:

None.

RECOMMENDATION:

Receive and file.

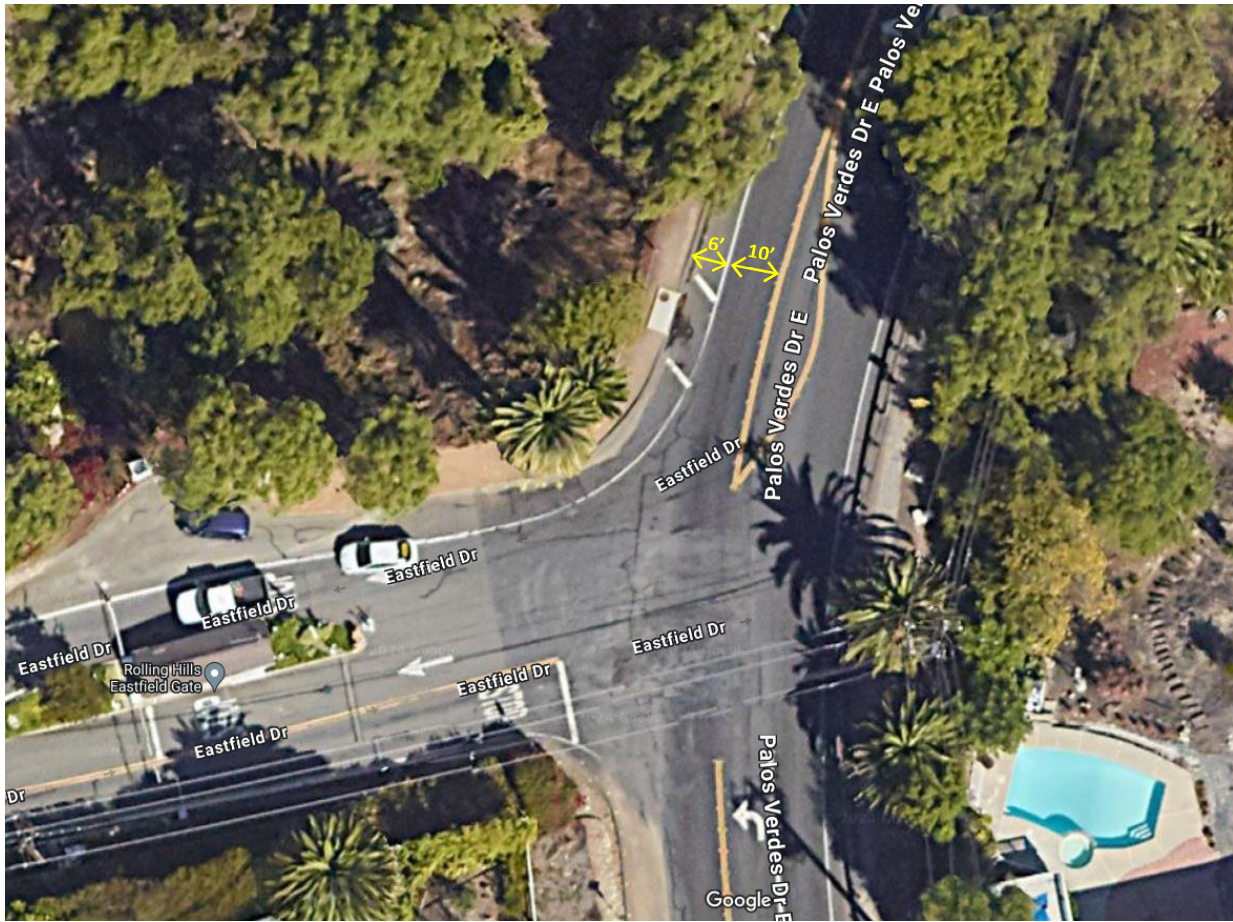
ATTACHMENTS:

[CO_TRC_240530_EastfieldGate_Photos.pdf](#)

[CO_TRC_240404_Email_Grindle_RHCA_EastfieldGate.pdf](#)

[CO_TRC_240328_Email_Brodie_EastfieldGate_Redacted.pdf](#)

EASTFIELD GATE



EASTFIELD GATE



John Signo

From: Mark Grindle <MGrindle@rhca.net>
Sent: Thursday, April 4, 2024 4:08 PM
To: John Signo; Kristen Raig
Subject: Re: Traffic Commission Items

One thing I was going to suggest is that maybe RPV can create a right hand turn lane on the west side of PV Drive. There is a nice wide sidewalk on the stretch between Eastfield and Bronco.

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Mark Grindle <MGrindle@rhca.net>
Sent: Thursday, April 4, 2024 4:04:56 PM
To: John Signo <jsigno@cityofrh.net>; Kristen Raig <KRraig@rhca.net>
Subject: Re: Traffic Commission Items

Hello John,

The Eastfield Gate is very challenging because it was built so close to PV Drive East. At most, 4 or 5 cars can fit on the "runway" from PV Drive to the gate window. Having worked many shifts there, I can say that most vehicles pack in as close as possible, but because of the steeper grade, people tend to stay back further because of possible rollback of the car, (and especially the large trucks), in front of them.

The biggest problems are that vehicles don't stay to the far right when turning right onto Eastfield from PV Drive AND, vehicles turning left and blocking lanes.

Unfortunately, if the gate attendants had to also be the traffic monitor, the lines would be even longer. The new ID policy has slowed the flow down too, and we are working on that.

I believe that the biggest problem occurs at the rush hours between 7am and 9am. I have an idea on helping resolve that, that I will speak with Kristen about.

In the meantime, we will make an effort to communicate these issues to our many daily regular guests and workers.

As for overnight parking, I will let Kristen speak to that because I thought that was a City rule.

Thank you for bringing this to our attention.

Mark

I do have

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: John Signo <jsigno@cityofrh.net>
Sent: Thursday, April 4, 2024 3:08:52 PM

To: Kristen Raig <KRaig@rhca.net>; Mark Grindle <MGrindle@rhca.net>

Subject: Traffic Commission Items

Hi Kristen and Mark,

I'm following up on some Traffic Commission items.

What is RHCA's policy on street parking along streets that are designated horse trails?

Can you have the Eastfield gate attendants tell drivers who are entering to move up to the gate? We've received a complaint that queuing backs up onto PV Drive East blocking visibility.

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

Christian Horvath

From: [REDACTED]
Sent: Friday, February 23, 2024 10:35 AM
To: John Signo
Cc: City Clerk; Karina Banales
Subject: Re: Traffic Concerns at the Eastfield Gate
Attachments: EASTFIELD GATE TRAFFIC HAZARD02232024.pdf

Attention: John Signo

Thank you for your email below. I have attached a quick diagram of the problems I encounter at the Eastfield Gate

I am not sure who created the Left Turn Lane on PVDr.E into RH, from traffic heading North.

As a resident, in a Volvo wagon, not an SUV, when there are cars waiting to turn into RH, I cannot see any cars in the far right traffic passing lane, that are passing the waiting cars and trucks lined up in the left turn lane - therefore I cannot see if it is safe to pull out to the Left, so I can head North. I have so far narrowly escaped an accident, as cars drive by on the right, passing those in the left turn lane, as I attempt to make a left at the gate.

There needs to be a sign on PV Dr E warning passing cars on the right, that cars may be trying to exit RH on the left. Something like: CAUTION, CROSS TRAFFIC ON THE LEFT

Additionally, regarding cars and trucks waiting to enter RH in the non-resident side, who are stacked on PV Dr.East going South, and turned onto Eastfield - waiting to get to the gate. There is no additional turn lane for these waiting vehicles. They BLOCK my view of seeing what is coming on the left, as I attempt to turn Left.

These cars do not PULL FORWARD, as space clears for them to do so, as attendant processes them.

There should be a sign, just as you turn onto Eastfield - stating PULL FOWARD. So cars know that they ought to pull forward toward the gate, so I can see traffic coming on PV Drive East that is heading South.

I am not a bad driver, but have recently narrowly avoided 2 crashes, both occurring as I attempted to turn left from Eastfield, and cannot see who is coming in either direction.

Do you want me to sit at the white stop line, in the first position to exit on Eastfield, and wait till there are no cars in the left turn lane going North, and no cars stacked up on PV Dr. East heading South, waiting to turn onto Eastfield????

These are 2 very dangerous problems that have existed prior to implementing the RH ID policy.

Please see attached diagram.

Resident: Laurie Brodie
phone: [REDACTED]
email: [REDACTED]

Thank you.

On Wednesday, February 21, 2024 at 05:24:27 PM PST, John Signo <jsigno@cityofrh.net> wrote:

Hi Mrs. Brodie,

It was a pleasure speaking to you earlier. I am sorry to hear about the traffic concerns at the Eastfield Gate. You are welcome to address the City Council and Traffic Commission at their meeting. The next City Council meeting is on February 26 at 7 p.m. here at City Hall. The next Traffic Commission meeting is on March 28 at 8:30 a.m. here at City Hall. There is an opportunity at each meeting for the public to comment on non-agenda items. You are also welcome to write a letter to each body stating your concerns. City Council and the Traffic Commission cannot deliberate on non-agenda items but may direct staff to follow up.

There is a \$300 fee for placing an item on the Traffic Commission agenda. If you have any questions, feel free to contact me.

Sincerely,

John F. Signo, AICP

Director of Planning and Community Services

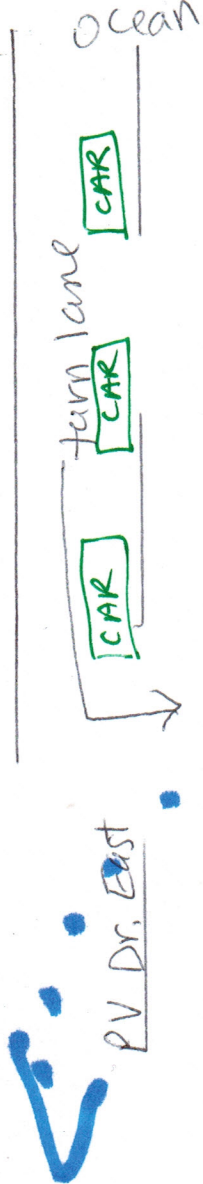
City of Rolling Hills

2 Portuguese Bend Road, Rolling Hills CA 90274

310.377.1521

jsigno@cityofrh.net

I CANNOT SEE
THESE CARS, WITH
TURN LANE
CAR

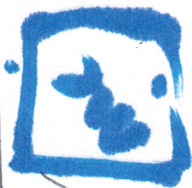


I cannot see with
who is coming with
cars waiting to
turn

CAR TRUCK

new - resident
ENTRY

needs a
sign
"pull"
"FWD"



ENTRY
resident

resident
entry

Eastfield
Gate/Guard
House



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 11.A
Mtg. Date: 05/30/2024

TO: HONORABLE CHAIR AND MEMBERS OF THE TRAFFIC COMMISSION

FROM: JOHN SIGNO, DIRECTOR OF PLANNING & COMMUNITY SERVICES

THRU: KARINA BAÑALES, CITY MANAGER

SUBJECT: ZONING CASE NO. 24-016: REQUEST FOR APPROVAL FOR A DRIVEWAY APRON ON MORGAN LANE TO ACCESS A PROPOSED STABLE AS PART OF A SITE PLAN REVIEW, CONDITIONAL USE PERMIT, AND VARIANCE APPLICATION ON A PROPERTY LOCATED AT 1 MORGAN LANE (LOT 170-1-MS), ROLLING HILLS, CA 90274 (HU), AND DETERMINING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

DATE: May 30, 2024

BACKGROUND:

Zoning, Location, and Lot Description

The property is zoned RAS-2 and the lot is 82,741 square feet (1.9 acres) excluding the roadway easement. The lot is developed with a 4,277-square-foot main residence, 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. The existing driveway is 3,539 square feet.

Applicant Request

On February 14, 2024, the applicant, David Mclewee, on behalf of the property owner, Ginger Hu, submitted an application for a new 4,098-square-foot stable. The project will convert an existing sports court to an arena and rear pasture with one new stable. There will be a decomposed granite (DG) pathway and driveway apron, and maximum five-foot-high retaining walls.

DISCUSSION:

Driveway for Stable

The applicant is proposing a 10-foot-wide driveway apron 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 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. The Rolling Hills Community Association (RHCA) has granted the owner use of the bridle trail for stable and emergency access.

Traffic Commission Review

Pursuant to Section 13.18.030(B), "A vehicular approach taking access directly from a roadway, whether or not paved, shall be subject to approval by the Traffic Commission..." Typically, a second driveway requires a conditional use permit, but stables are exempt from this requirement pursuant to Section 17.16.040(A)(1).

According to Section 13.18.030(A), "No less than a six-foot wide roughened surface or dirt vehicular accessway to the stable and corral area for delivery of feed and removal of waste shall be provided. Such accessway shall not exceed a slope of twenty-five percent. This accessway shall not be entirely paved." The applicant is proposing a DG surface and grading is required for preparation of the driveway so it does not exceed a slope of 25%.

Additional Reviews

The Planning Commission will review the project at a later date. The Planning Commission's decision and Traffic Commission's recommendation will be forwarded to the City Council for consideration. Rolling Hills Community Association (RHCA) will also review this project at a later date. The barn and other improvements are subject to Building & Safety review. Since the barn is greater than 1,000 square feet, access needs to comply with Fire Department requirements. Review by Building & Safety and the Fire Department occurs after approval by the City and RHCA.

Environmental Review

The project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) under Class 3, Section 15303. The project is for new construction for accessory structures to a single-family residence.

FISCAL IMPACT:

None.

RECOMMENDATION:

Recommend approval of the driveway and driveway apron to the City Council.

ATTACHMENTS:

[PL_ADR_240530_1MorganLane_ZC24-016_RadiusMap.pdf](#)

[PL_ADR_240530_1MorganLane_ZC24-016_Driveway_Photos.pdf](#)

[PL_ADR_240516_1MorganLn_ZC24-016_Grading_TrafficCommission.pdf](#)

[PL_ADR_240516_1MorganLn_ZC24-016_SitePlan_TrafficCommission.pdf](#)



City of Rolling Hills

ROLLING HILLS, CA 90274

TITLE VICINITY MAP

CASE NO. Zoning Case No. 24-016

Site Plan Review, Conditional Use Permit, Variance

OWNER Hu

ADDRESS 1 Morgan Lane, Rolling Hills 90274

SITE



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

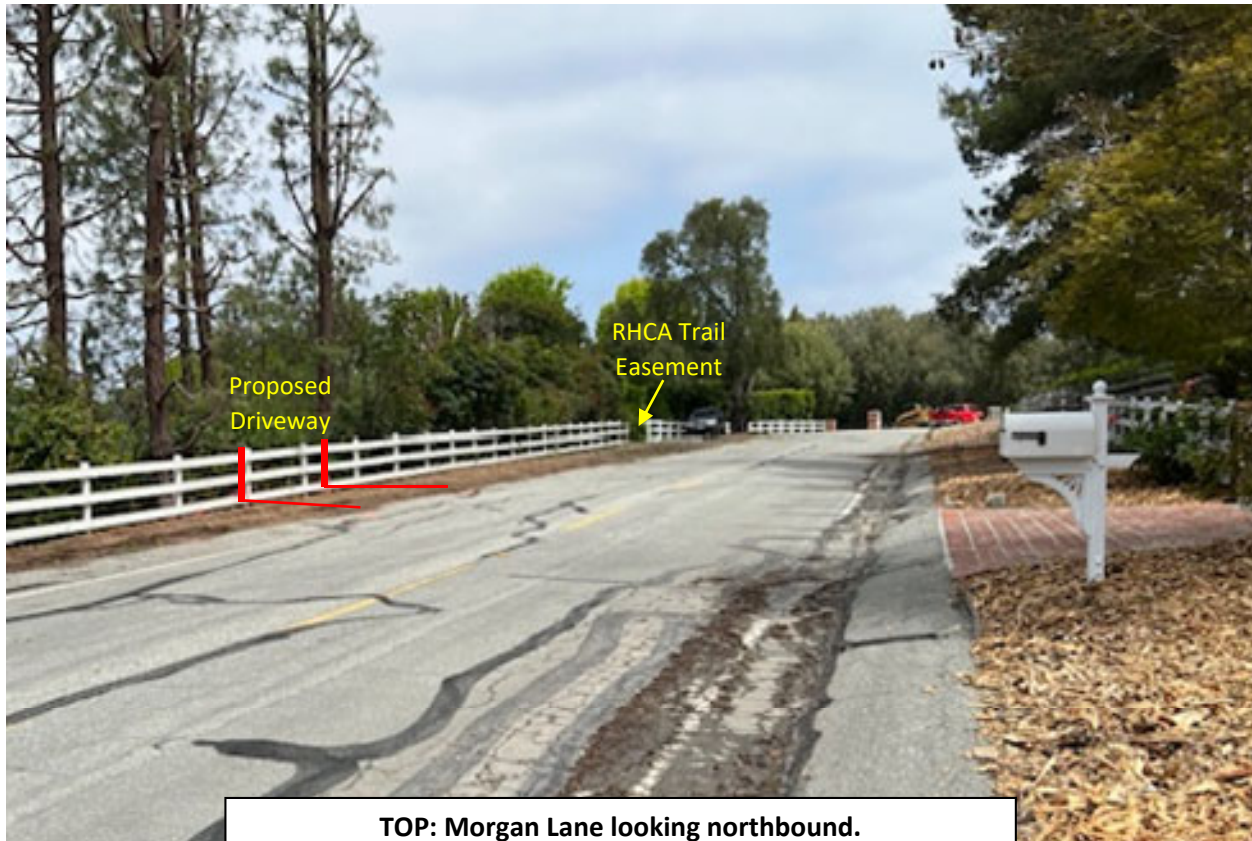


TOP: Ribbon showing proposed driveway.



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.

RECEIVED

MAY 20 2024

City of Rolling Hills
by _____

GRADING CALCULATIONS:

OVEREXCAVATION / RECOMPACTION:

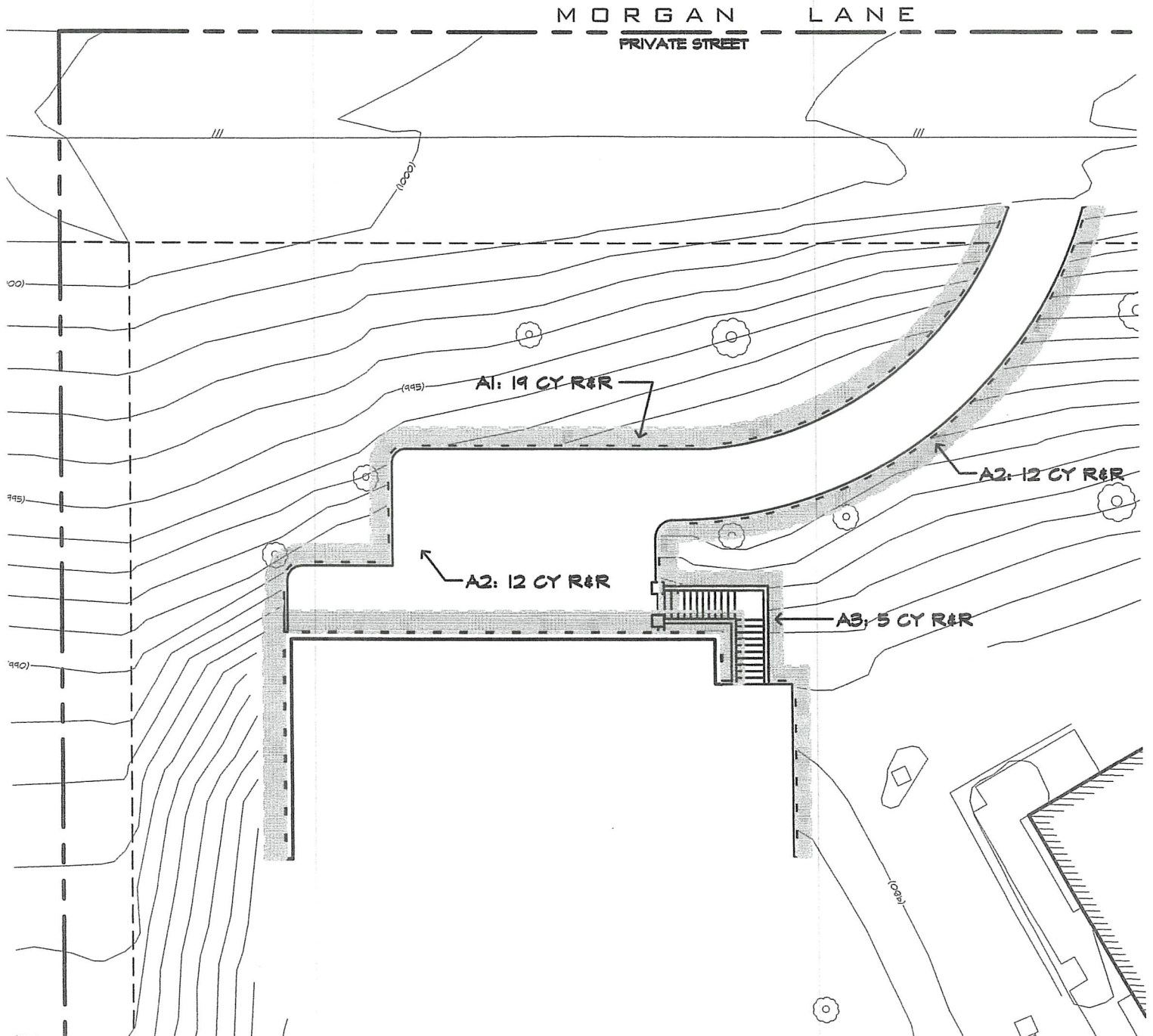
A1: 19 CY CUT

A2: 12 CY CUT

A3: 5 CY CUT

A4: 30 CY CUT

TOTAL: 66 CY OVEREX / RECOMPACTION
(8' max)



GRADING CALC

NTS

GRADING CALCULATIONS:

GRADING FOR BARN:

CUT
A12: 83 CY CUT
TOTAL: 83 CY CUT
(8' max)

FILL
NO FILL

GRADING FOR STABLE:

CUT
NO CUT

FILL
A13: 23 CY FILL
TOTAL: 23 CY FILL
(3.5' max)

GRADING FOR DRIVEWAY:

CUT
A5: 28 CY CUT
TOTAL: 28 CY CUT
(4' max)

FILL
A1: 2 CY FILL
A2: 12 CY FILL
A3: 17 CY FILL
A4: 16 CY FILL
A6: 11 CY FILL
TOTAL: 195 CY FILL
(4.5' max)

GRADING FOR YARD AREAS:

CUT
A10: 5 CY CUT
A11: 12 CY CUT
TOTAL: 17 CY CUT
(4' max)

FILL
A8: 6 CY FILL
TOTAL: 6 CY FILL
(2' max)

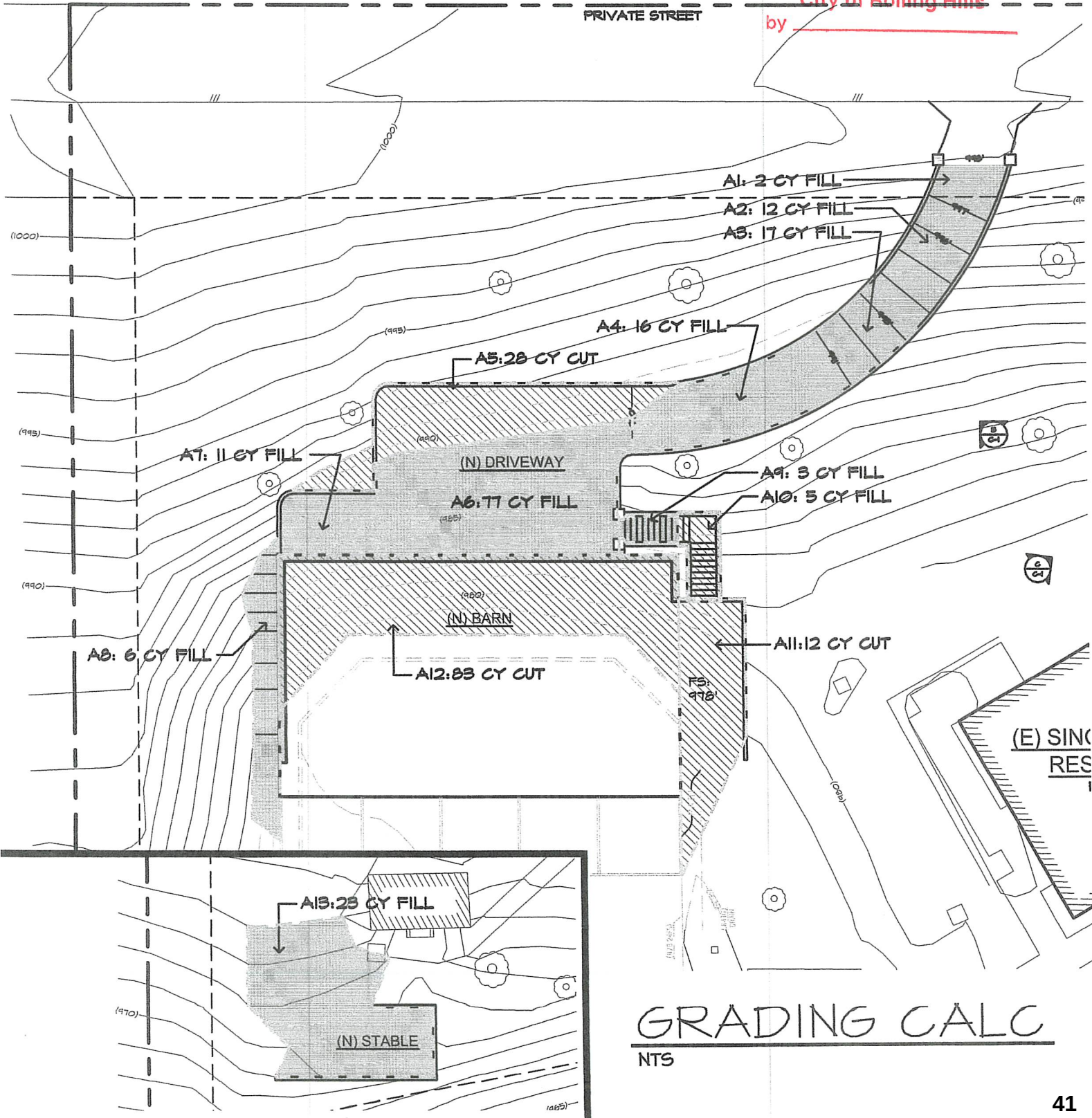
RECEIVED

MAY 20 2024

MORGAN LANE
PRIVATE STREET

City of Rolling Hills

by



GRADING CALC

NTS

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: 1987
PROPOSED NUMBER OF STORIES: 2
EXISTING NUMBER OF BEDROOMS/BATHS: 5/5
EXISTING BUILDING AREA : 4271 SQ. FT.
BUILDING AREA PROPOSED: 4098 SQ. FT.
FIRE SPRINKLERS: NOT REQUIRED
FLOOD ZONE: X

Lot Information
Zoning: RAS-2
Existing Residence: 4271 SF
Proposed Two Story Barn Lower Floor...: 2371 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): 114,260 +/- (sq.ft.)
ASSESOR PARCEL No: T570-025-025
TRACT : TRACT # 33871
LOT : LOT 170-1-M9
USE ZONE : RAS-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.

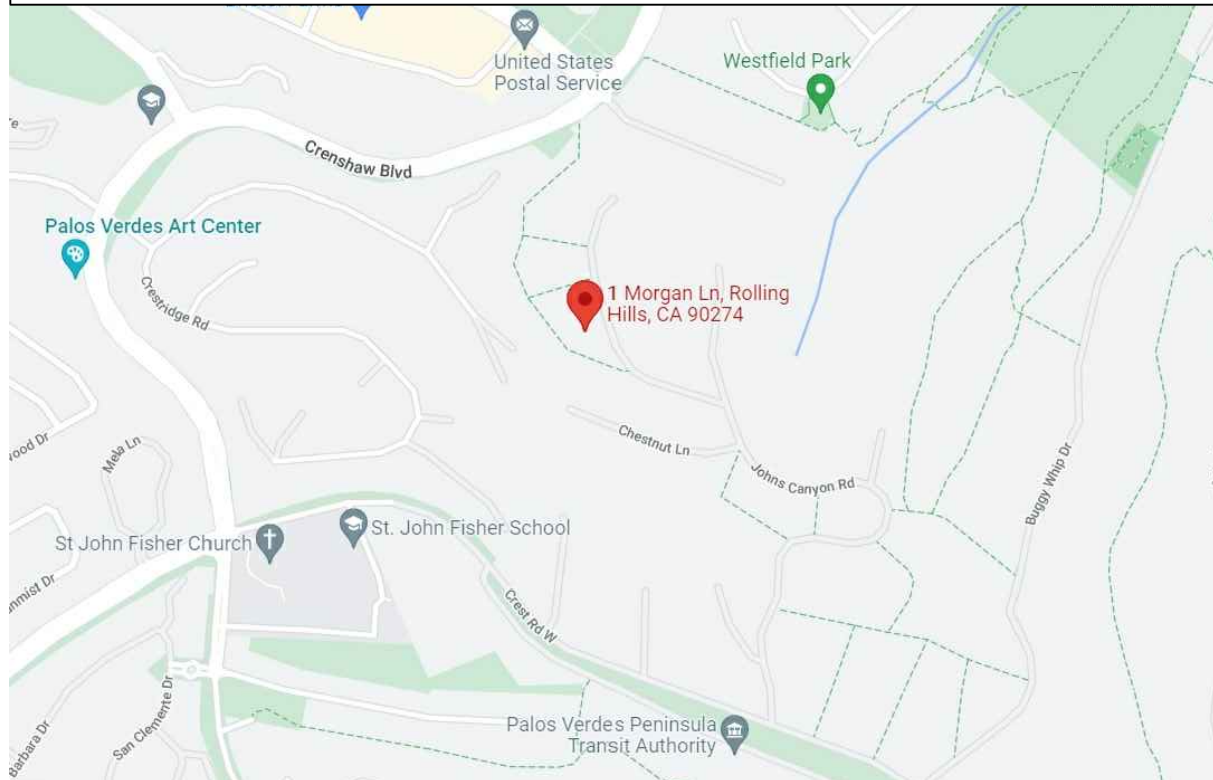
SCOPE OF WORK:

1 MORGAN LANE
ROLLING HILLS, CA 90274

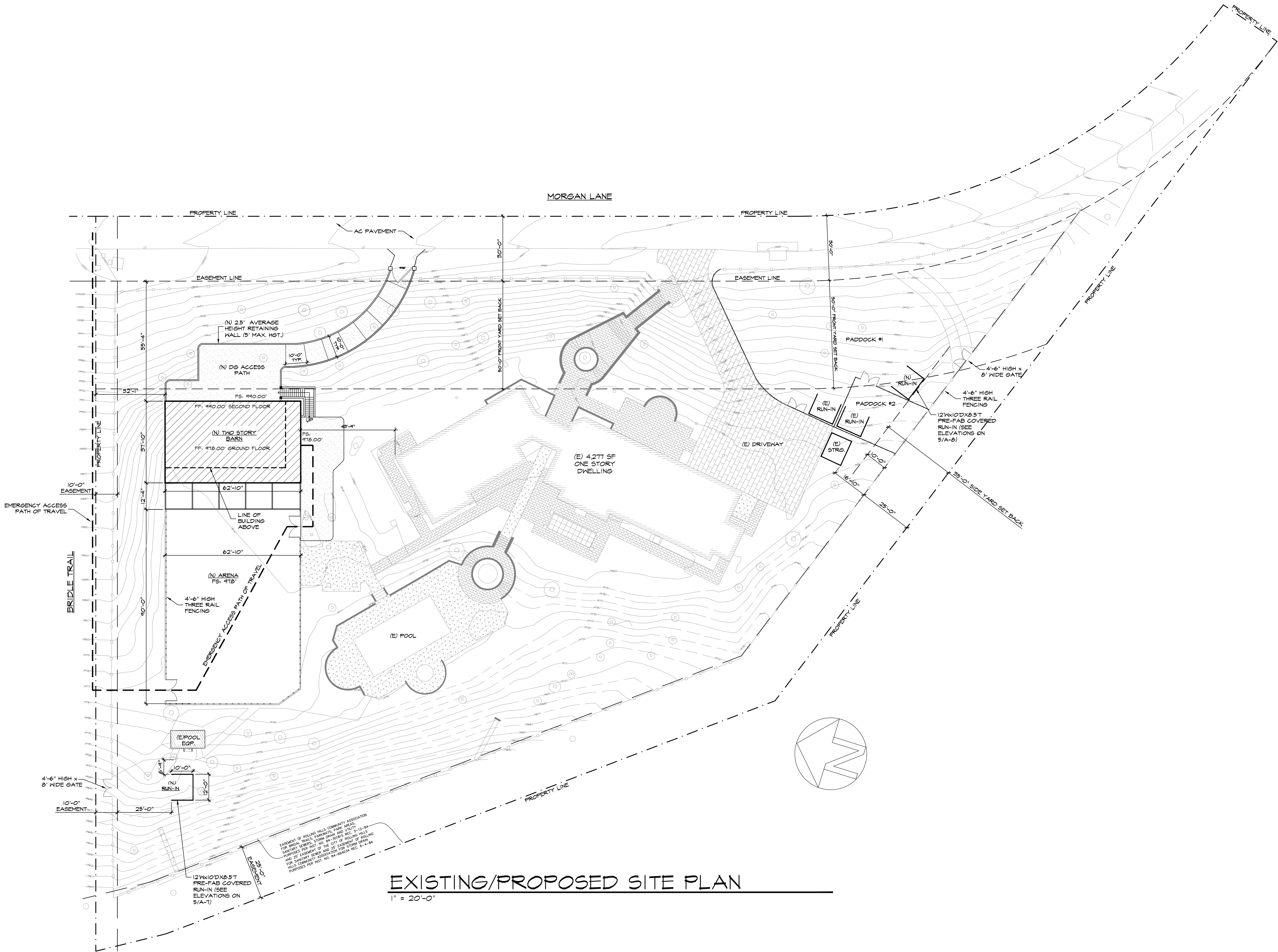
JOB ADDRESS:

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