



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

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

Planning Commission

Tuesday, May 19, 2026, 6:30 PM

Regular Meeting
City of Rolling Hills

The meeting agenda is available on the City's website. The Planning Commission meeting will be live-streamed on the City's website. View both the [agenda and the live-streamed video](#).

Members of the public may submit written comments in real-time by [emailing the City Clerk's office](#). 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.

View [recordings to Planning Commission meetings](#) online.

AGENDA

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

6. 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.

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 Planning Commission on any Consent Calendar item on the agenda, which has not been pulled by Commissioners for discussion.

7.A. Approve Affidavit of Posting for the Planning Commission Regular Meeting of May 19, 2026

RECOMMENDATION: Approve.

7.B. Approve the Minutes for the April 21, 2026 Planning Commission Meeting

RECOMMENDATION: Approve as presented.

8. Excluded Consent Calendar Items

9. Public Hearings on Items Continued From a Previous Meeting

10. Public Hearings

10.A. Zoning Case 26-35: Site Plan Review for construction of a new freestanding deck located in the center of an existing riding ring, a Variance for locating structure in the rear-yard setback, and finding the project exempt from the California Environmental Quality Act for location at 8 Buggy Whip Drive (Sung)(Lot 247-B-2-MS).

RECOMMENDATION: Open the public hearing, take public testimony, close the public hearing, discuss the proposed project, and provide direction to staff, agent and applicants.

In the event the Planning Commission decides to approve the project, a draft Resolution 2026-06 is included as an Attachment, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF SITE PLAN REVIEW FOR CONSTRUCTION OF A NEW FREESTANDING DECK LOCATED IN THE CENTER OF AN EXISTING RIDING RING, A VARIANCE FOR LOCATING STRUCTURE IN THE REAR-YARD SETBACK, AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR LOCATION AT 8 BUGGY WHIP DRIVE (SUNG)(LOT 247-B-2-MS).

11. Discussion Items

11.A. Discussion and Direction on Potential Amendment to Structure Height Standards for Williamsburg Lane.

RECOMMENDATION: Receive and file. Provide direction to staff.

12. Scheduled Field Trips

13. Matters From Members of the Planning Commission

14. Matters From Staff

15. Adjournment

Next regular meeting: Tuesday, June 16, 2026 at 6:30 p.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

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

Item: 7.A.

Meeting Date: 5/19/2026

To: Planning Commission
From: Christian Horvath, Assistant to the City Manager / City Clerk
Thru: Karina Bañales, City Manager
Subject: Approve Affidavit of Posting for the Planning Commission Regular Meeting of May 19, 2026

Background:

None.

Discussion:

None.

Fiscal Impact:

None.

Recommendation:

Approve.

Attachments:

1. CL_AGN_260519_PC_AffidavitofPosting



Administrative Report

7.A., File # 2026-142

Meeting Date: 5/19/2026

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/agendas_meetings.php https://rollinghillsca.portal.civicclerk.com/

Meeting Date & Time MAY 19, 2026 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: May 15, 2026



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

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

Item: 7.B.

Meeting Date: 5/19/2026

To: Planning Commission
From: Christian Horvath, Assistant to the City Manager / City Clerk
Thru: Karina Bañales, City Manager
Subject: Approve the Minutes for the April 21, 2026 Planning Commission Meeting

Background:

None.

Discussion:

None.

Fiscal Impact:

None.

Recommendation:

Approve as presented.

Attachments:

1. CL_MIN_260421_PC_F



1. Call 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, Kirkpatrick, Chair Chelf
Commissioners Absent: Douglass
Staff Present: Karina Bañales, City Manager
Michael Ervin, Assistant City Attorney
Téa Takaoka, Administrative Assistant
Whitney Berry, Planning Manager
Reina Schaetzi, Willdan Contract Senior Planner
Benjamin Johnson, Code Compliance Officer / Planning Technician

3. Pledge of Allegiance – City Manager Bañales

4. Approve Order of The Agenda

Chair Chelf approve the order of the agenda. Without objection, so approved.

5. Blue Folder Items (Supplemental)

Motion by Commissioner Cardenas, seconded by Vice Chair Kirkpatrick to receive and file. Motion carried unanimously with the following vote:

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

6. Public Comments on Non-Agenda Items – None

7. Consent Calendar

7.A. Approve Affidavit of Posting for the Planning Commission Regular Meeting of April 21, 2026

7.B. Approve the Minutes for the February 17, 2026 Planning Commission Meetings

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

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

8. Excluded Consent Calendar Items – None

9. Public Hearings on Items Continued from Previous Meetings – None

10. Public Hearings

- 10.A. Zoning Case No. 26-38: A request for the approval of a Site Plan Review for a 135-square-foot covered gazebo and outdoor kitchen, Conditional Use Permit for the use of such structure, a Variance to construct in the front yard and to waive the requirement for a stable and corral set-aside area, and finding the project exempt from the California Environmental Quality Act for a property located at 1 Chestnut Ln (Icarus LP, Mittal) (Lot 239-A-6-MS).**

Presentation by Code Compliance Officer / Planning Technician Johnson.

Public Comment: Monique Hansen

Motion by Commissioner Cardenas, seconded by Commissioner Soo to Adopt Resolution 2026-04 as presented. Motion carried unanimously with the following vote:

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

- 10.B. Zoning Case No. 26-37: A request for Site Plan Review to demolish an existing residence, expand the residential building pad, construct a new residence, attached garage, swimming pool, retaining walls exceeding a height of 3 feet (up to a maximum height of 5 feet), non-exempt grading, and other improvements; and variance to exceed the 40% disturbance; and finding the project categorically exempt from the California Quality Act for a property located at 4 Spur Lane (Lukic) (LOT 11-B-CH)**

Commissioner Soo recused herself and left the dais at 6:52 p.m.

Presentation by Willdan Contract Senior Planner Schaetzl.

Public Comment: Luis de Moraes, Dan Bolton, Alfred Visco, Melissa McNabb, James Bellis, Maureen Hill, Nebojsa Lukic

Motion by Commissioner Cardenas, seconded by Vice Chair Kirkpatrick to Adopt Resolution 2026-05 as presented. Motion carried unanimously with the following vote:

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

Commissioner Soo returned to the dais at 7:50 p.m.

11. Discussion Items – None

12. Scheduled Field Trips

Willdan Contract Senior Planner Schaetzl announced 8 Buggy Whip Drive and 15 Chuckwagon Road were scheduled as potential field trips.

13. Items from The Planning Commission – None

14. Items from Staff

City Manager Bañales informed Commissioners of direction provided by the City Council to readdress Williamsburg Lane height standards at an upcoming meeting and introduced new Planning Manager, Whitney Berry.

15. Adjournment: 7:54 p.m.

The meeting was adjourned at 7:54 p.m. to the Planning Commission meeting on Tuesday, May 19, 2026, beginning at 6:30 p.m. at 2 Portuguese Bend Road, Rolling Hills, CA 90274.

Respectfully submitted,

Christian Horvath, City Clerk

Approved,

Brad Chelf, Chair



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

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

Item: 10.A.

Meeting Date: 5/19/2026

To: Planning Commission

From: Benjamin Johnson , Code Compliance Officer / Planning Technician

Thru: Whitney Berry, Planning Manager, Karina Bañales, City Manager

Subject: Zoning Case 26-35: Site Plan Review for construction of a new freestanding deck located in the center of an existing riding ring, a Variance for locating structure in the rear-yard setback, and finding the project exempt from the California Environmental Quality Act for location at 8 Buggy Whip Drive (Sung)(Lot 247-B-2-MS).

Background:

On April 4, 2026, an application was duly filed by Doris Sung, property owner of 8 Buggy Whip Drive, requesting a Site Plan Review and Variance for a 1,650-SF deck located at the center of an existing riding ring (referred to as the "Project").

On May 7, 2026, the public hearing notices were posted in three locations and mailed to property owners within a 1,000-foot radius. No comments were received.

The subject property is a rectangular-shaped parcel zoned RAS-2, located on the west side of Buggy Whip Drive. The lot is 71,840 net square feet (SF) (1.65 acres), and is somewhat smaller than the minimum lot size for the RA-S-2 zone, which is 87,120 SF. The width and depth of the lot conform to the RAS-2 zoning code minimums. The property includes a 30-foot-wide roadway easement located along Buggy Whip Drive. The topographic characteristics of the site are consistent with other properties in the area, as it slopes downward from the driveway towards John's Canyon Trail. This project follows similar patterns of development regarding residential accessory structures.

There are two building pads on the lot. The primary building pad measures approximately 13,650 SF and contains the residence (3,746 SF), a detached garage (667 SF), and a swimming pool (512 SF). The secondary building pad is approximately 8,707 SF and contains a barn (800 SF), a riding ring (3,400 SF), and a sports court (1,952 SF).

The primary residence on the property was constructed in 1972. The barn, stable, riding ring, and sports court were constructed in the early 1980s.

Discussion:

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. The applicant proposes a new deck located within the existing riding ring that will function as a viewing platform suitable for training and observation. The new deck will be 1,650 SF, raised approximately one foot above grade on concrete footings and surfaced with composite decking material. The Project proposes no grading and will not modify existing terrain, drainage or landscaping at the site.

The Project complies with the development standards of the RHMC with the exception of the request for a Variance to encroach within the rear yard setback as discussed further below. The existing structural lot coverage of the lot is 11.59% and the Project will not change this value. Consequently, the site remains well below the maximum allowed 20% structural lot coverage. The existing flatwork coverage of the lot is 12.51% and the Project will increase this by 2.2% flatwork coverage of 14.81%. Therefore, the site is within the maximum allowed 15% flatwork coverage. Overall, the Project will result in a total lot coverage (structural and flatwork) of 26.3% (18,974 SF), which is within the 35% lot coverage guideline. The Project will not create any additional disturbed area on the property. See the attached Development Table for further details.

The proposed deck will not adversely affect adjacent residential uses, buildings, or structures because it will be constructed on an existing pad, will be screened by mature trees and shrubs, and is of sufficient distance from nearby residences so that it will not impact the view or privacy of surrounding neighbors. Given the above, staff believes that the findings can be made to support the Site Plan Review for the Project.

Variance

A Variance is required to locate certain residential accessory structures within the rear yard setback. RHMC Section 17.16.130 requires a 50-foot rear yard setback for all properties in RA-S zones and the applicant has requested a Variance to encroach approximately 8 feet into the rear yard setback. The strict application of the 50-foot rear setback requirement would prevent the property owner from achieving their goal of creating a functional viewing deck. Given the size of the lot, a new deck located outside the rear yard setback on this property would require grading and an expansion of the secondary building pad. This Project instead proposes the deck in a location which minimizes overall disturbance to the lot. A deck in the rear yard is considered a residential accessory structure, and the ability to construct such a structure is a substantial property right enjoyed by other property owners in the RA-S-2 zoning district. As such, staff believes that the findings can be made to support the Variance for the Project.

Rolling Hills Community Association Review

The RHCA has yet to review this proposal.

Environmental Review

The Project has been determined to be 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 the construction of a freestanding deck and therefore qualifies for the exemption pursuant to Section 15303.

Fiscal Impact:

None.

Recommendation:

Open the public hearing, take public testimony, close the public hearing, discuss the proposed project, and provide direction to staff, agent and applicants.

In the event the Planning Commission decides to approve the project, a draft Resolution 2026-06 is included as an Attachment, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF SITE PLAN REVIEW FOR CONSTRUCTION OF A NEW FREESTANDING DECK LOCATED IN THE CENTER OF AN EXISTING RIDING RING, A VARIANCE FOR LOCATING STRUCTURE IN THE REAR-YARD SETBACK, AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR LOCATION AT 8 BUGGY WHIP DRIVE (SUNG)(LOT 247-B-2-MS).

Attachments:

1. Attachment A - PL_ADR_260512_8BuggyWhipDrive_ZC26-35_RadiusMap
2. Attachment B - PL_ADR_260513_8BuggyWhipDrive_ZC26-35_DevelopmentTable_F
3. Attachment C - 2026-06_PC_Resolution_8BuggyWhipDr_ZC26-35_F
4. Attachment D - PL_ADR_260404_8BuggyWhipDr_ZC26-35_Plans



1000' Radius Map
 8 Buggy Whip Drive, City of Rolling Hills
 Parcel 247-B-2-MS
 APN: 7569-024-012

City of Rolling Hills

TITLE VICINITY MAP

CASE NO. Zoning Case No. 26-35
Site Plan Review & Variance

OWNER Sung

ADDRESS 8 Buggy Whip Drive, Rolling Hills, CA 90274

Development Table Zoning Case No. 26-35 8 BUGGY WHIP DRIVE			
Site Plan Review & Conditional Use Permit	EXISTING	PROPOSED	TOTAL
RAS-2	SINGLE FAMILY RESIDENCE, POOL, STABLE, BARN, RIDING RING, SPORTS COURT & GARAGE	DECK	SINGLE FAMILY RESIDENCE, POOL, STABLE, BARN, RIDING RING, SPORTS COURT, DECK & GARAGE
Net Lot Area	71,840 SF	0 SF	71,840 SF
Residence	3,746 SF	0 SF	3,746 SF
Garage	667 SF	0 SF	667 SF
Swimming Pools/Spa	512 SF	0 SF	512 SF
Pool Equipment	32 SF	0 SF	32 SF
Barn	800 SF	0 SF	800 SF
Cabana	0 SF	0 SF	0 SF
Stable	450 SF	0 SF	450 SF
Corral (Riding ring)	3,400 SF	0 SF	3,400 SF
Recreation Court	1,952 SF	0 SF	1,952 SF
Attached Covered Porches	300 SF	0 SF	300 SF
Attached Trellises	0 SF	0 SF	0 SF
Water Feature	174 SF	0 SF	174 SF
Service Yard	0 SF	0 SF	0 SF
Basement Area	0 SF	0 SF	0 SF
Primary Driveway	6,304 SF	0 SF	6,304 SF
Paved walkways/Patio Areas/Courtyards	2,101 SF	0 SF	2,101 SF
Pool Decking	586 SF	0 SF	586 SF
Deck	0 SF	1,650 SF	1,650 SF
Other Paved Driveways, Road Easements, Parking Pads	0 SF	0 SF	0 SF
Grading (balanced onsite)		0 CY CUT 0 CY FILL	0 CY TOTAL
Structural Lot Coverage (20% Maximum)	8,333 SF (11.59%)	0 SF (0%)	8,333 SF (11.59%)
Flatwork Lot Coverage (15% Maximum)	8,991 SF (12.51%)	1,650 SF (2.2%)	10,641 SF (14.81%)
Total Lot Coverage (Structures and Flatwork) (35% Maximum)	17,324 SF (24.1%)	1,650 SF (2.2%)	18,974 SF (26.3%)
Building Pad 1 Coverage 13,651 SF Existing Pad Area	5,511 SF (40.37%)	0 SF (0%)	5,511 SF (40.37%)
Building Pad 2 Coverage 8,707 SF Existing Pad Area	3,202 SF (36.77%)	1,650 SF (18.95%)	4,852 SF (55.72%)
Total Disturbed Area (40% maximum)	34,231 SF (47.64%)	0 SF (0%)	34,231 SF (47.64%)
Building Heights 21 FT Maximum	0 FT	0 FT	0 FT

RESOLUTION NO. 2026-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF SITE PLAN REVIEW FOR CONSTRUCTION OF A NEW FREESTANDING DECK LOCATED IN THE CENTER OF AN EXISTING RIDING RING, A VARIANCE FOR LOCATING STRUCTURE IN THE REAR-YARD SETBACK, AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR LOCATION AT 8 BUGGY WHIP DRIVE (SUNG)(LOT 247-B-2-MS)

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

Section 1. On April 4, 2026, an application was duly filed by Doris Sung, property owner of 8 Buggy Whip Drive, Rolling Hills (Lot 247-B-2-MS) requesting Site Plan Review and a Variance for a new deck that encroaches into the rear setback.

Section 2. The property is zoned RA-S-2 and is 1.65 acres net and 71,840 square feet net, as calculated for development purposes. The property is located on the west side of Buggy Whip Drive. There is one street frontage for the property along Buggy Whip Drive. The property is regularly shaped and the topography is at grade off Buggy Whip Drive and slopes toward the rear of the property along the south side of the property. There is a 30-foot-wide roadway easement along Buggy Whip Drive.

Section 3. The Planning Commission conducted duly noticed public hearings to consider the application at its field trip meeting and regular meeting on May 19, 2026. Neighbors within a 1,000-foot radius were notified of the public hearings and a notice was published in three public places on May 7, 2026. The applicants were notified of the public hearings in writing by first class mail and the applicant was in attendance at the hearings. Evidence was heard and presented from all persons interested in affecting said proposal.

Section 4. The Planning Commission finds that the project qualifies as a 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 the construction of a freestanding deck and is therefore categorically exempt from environmental review under the California Environmental Quality Act.

Section 5. Site Plan Review Findings. Site Plan Review is required for construction of any new structure pursuant to RHMC Section 17.46.020. With respect to the Site Plan Review for the proposed 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 complies with the General Plan and the zoning ordinance, and is compatible with surrounding uses because it is a residential accessory structure that is low profile and has sufficient open space between surrounding structures. The proposed deck requires a Variance to be located in the rear yard setback; otherwise the project conforms to all requirements of the zoning ordinance. The lot is 1.65 acres net and 71,840 square feet net, as calculated for development purposes. The size of the existing structures is 8,333 square feet, which constitutes 11.59% of the net lot area, and the existing and proposed flatwork and driveways will be 10,641 square feet which equals 14.81% of the net lot area, and the total structural and flatwork is 18,974 square feet or 26.3% which is within the 35% maximum overall lot coverage 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 Project substantially preserves the natural and undeveloped state of the lot by minimizing building coverage. The topography and the configuration of the lot has been considered, and it was determined that the proposed deck will not adversely affect or be materially detrimental to adjacent uses, buildings, or structures because it will be constructed on an existing building pad, will be screened by mature trees and shrubs, is of sufficient distance from nearby residences so that it will not impact the view or privacy of surrounding neighbors, and will permit the owners to enjoy their property without deleterious infringement on the rights of surrounding property owners.

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

The proposed Project, as conditioned, is harmonious in scale and mass with the site, and is consistent with the scale of the neighborhood when compared to properties in the vicinity, many of which also have freestanding decks.

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 proposed Project incorporates existing trees and native vegetation to the maximum extent feasible. Specifically, the proposed deck will be screened from view by existing vegetation that is compatible with the rural character of the community.

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.

No grading is proposed with this project.

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

The proposed Project includes no grading and therefore will not modify existing terrain nor existing drainage at the site.

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 Project includes no new landscaping and will not modify surrounding native vegetation and mature trees at the site.

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

The proposed Project is sensitive and not detrimental to the convenience and safety of circulation for pedestrians and vehicles because the project is a freestanding deck in the rear yard and will not alter the existing circulation pattern at the site.

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 accessory structures, including but not limited to garages, carports, patios, swimming pools and fences. Here, the proposed Project is the construction of a freestanding deck and therefore 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.

Section 6. Variance Findings. RHMC Section 17.16.130 requires a 50' rear yard setback for all structures including accessory structures. The applicant is requesting a Variance to construct the deck approximately 8 feet within the rear yard setback. With respect to the request for the Variance mentioned above, and pursuant to RHMC 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 that do not apply generally to other properties in the same vicinity and zone because the nature of the lot is such that the structures on the secondary building pad are located in the rear yard and encroach into the 50-foot rear setback area. Due to the topography of the lot and the location of the existing structures, a new deck in the rear yard that meets the 50-foot setback would require grading and an expansion of the secondary building pad. The proposed Project instead locates the deck within the existing riding ring which minimizes overall disturbance to the lot.

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.

The Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same vicinity and zone because the ability to construct a residential accessory structure – specifically a freestanding deck in the rear yard – is a substantial property right enjoyed by other owners in the RA-S-2 zoning district. The secondary building pad contains an existing barn, sports court and riding ring is located within the rear yard setback area, and therefore a proposed freestanding deck on this pad will encroach into the rear yard setback.

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 because the proposed deck will be constructed on an existing building pad and will be of sufficient distance from nearby residences so that they will not impact the view or privacy of surrounding neighbors. The proposed Project will require all necessary Building & Safety permits to be constructed, and is thereby not detrimental to the public welfare nor the neighborhood.

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

The granting of the Variance will allow for development that is harmonious in scale and mass with the site, the natural terrain, and surrounding residences and will not give the property an over-built look. The proposed deck will improve the appearance of the property and enhance the liability of the property for the owners.

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

The Variance does not grant special privileges for the Applicant because the proposed freestanding deck is a common residential accessory structure enjoyed by many other properties throughout the City. Strict application of the zoning standards would deny the Applicant the same right to enjoy such an accessory structure within their riding ring as other neighboring properties.

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

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

The proposed Project is consistent with the General Plan because the General Plan emphasizes low-profile, low-density residential development with sufficient open space between surrounding structures. The proposed deck is a low-profile accessory structure that is consistent with low-density residential land uses.

Section 7. Based upon the foregoing findings, and the evidence in the record, the Planning Commission hereby approves Zoning Case No. 26-35 subject to the following conditions:

A. The Site Plan Review and Variance approvals shall expire within two years from the effective date of approval as defined in RHMC Sections 17.46.080 and 17.38.070 of the Zoning Ordinance unless otherwise extended pursuant to the requirements of these 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 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 May 19, 2026 except as otherwise provided in these conditions. The working drawings submitted to the Department of Building and Safety for plan check review shall conform to the approved development plan. All conditions of the Site Plan Review and Variance approvals shall be incorporated into the building

permit working drawings, and where applicable complied with prior to issuance of a grading or building permit from the building department.

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

Any proposed modifications and/or changes to the approved project, including resulting from field conditions, shall be discussed with staff so that staff can determine whether the modification is minor or major in nature. Minor modifications are subject to approval by the City Manager or his or her designee. Major modifications are subject to approval by the Planning Commissioner after a public hearing. The Applicant shall not implement modifications or changes to the approved project without the appropriate approval from the City Manager or designee or the Planning Commission, as required.

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

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

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

G. 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 the Rolling Hills Community Association ("RHCA").

The size of the existing structures is 8,333 square feet, which constitutes 11.59% of the net lot area, and the existing and proposed flatwork and driveways will be 10,641 square feet which equals 14.81% of the net lot area, and the total structural and flatwork is 18,974 square feet or 26.3% which is within the 35% maximum overall lot coverage permitted.

I. The total structural coverage on the building pad shall not exceed 8,333 square feet or 11.59%.

J. Total lot coverage of structures and paved areas shall not exceed 18,974 square feet, or 26.3%.

K. The disturbance of the net lot shall not exceed 34,231 square feet of surface area or 47.64% of the net lot area.

L. 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.

M. The Applicant 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.

N. 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.

O. 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.

P. 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.

Q. 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.

R. *Prior to construction*, an on-site inspection and site walk-through, including through all existing structures as needed, shall be scheduled with City Staff and the Applicant.

S. *During construction*, the Applicant 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.

T. Construction vehicles or equipment, employees' vehicles, delivery trucks shall not impede any traffic lanes to maximum extend 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.

U. *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.

V. *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.

W. *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.

X. The Applicant 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.

Y. 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.

Z. 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.

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

AB. 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.

AC. 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.

AD. To the extent permitted by law, the Applicant 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 Applicant 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 project. Although the Applicant is the real party in interest in an action, the City may, at its sole discretion, participate at its own expense in the defense of the action, but such participation shall not relieve the permittee of any obligation under this condition.

PASSED, APPROVED AND ADOPTED THIS 19TH DAY OF May, 2026.

BRAD CHELF, CHAIRPERSON

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. 2026-06 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF SITE PLAN REVIEW FOR CONSTRUCTION OF A NEW FREESTANDING DECK LOCATED IN THE CENTER OF AN EXISTING RIDING RING, A VARIANCE FOR LOCATING STRUCTURE IN THE REAR-YARD SETBACK, AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR LOCATION AT 8 BUGGY WHIP DRIVE (SUNG) (LOT 247-B-2-MS).

was approved and adopted at a regular meeting of the Planning Commission on May 19, 2026, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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

Administrative Offices.

CHRISTIAN HORVATH, CITY CLERK

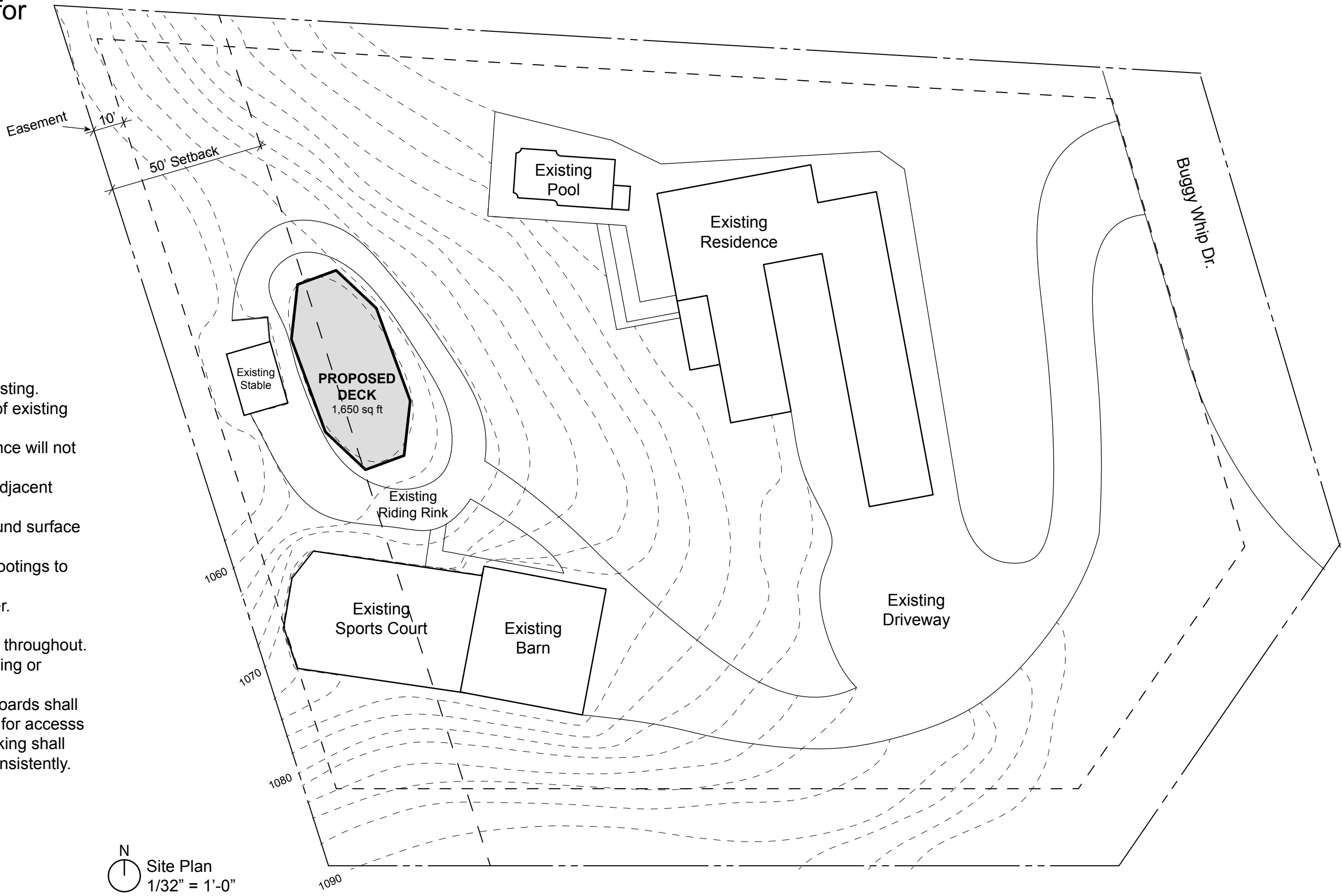
New Proposed Deck for
8 Buggy Whip Dr.

March 24, 2026

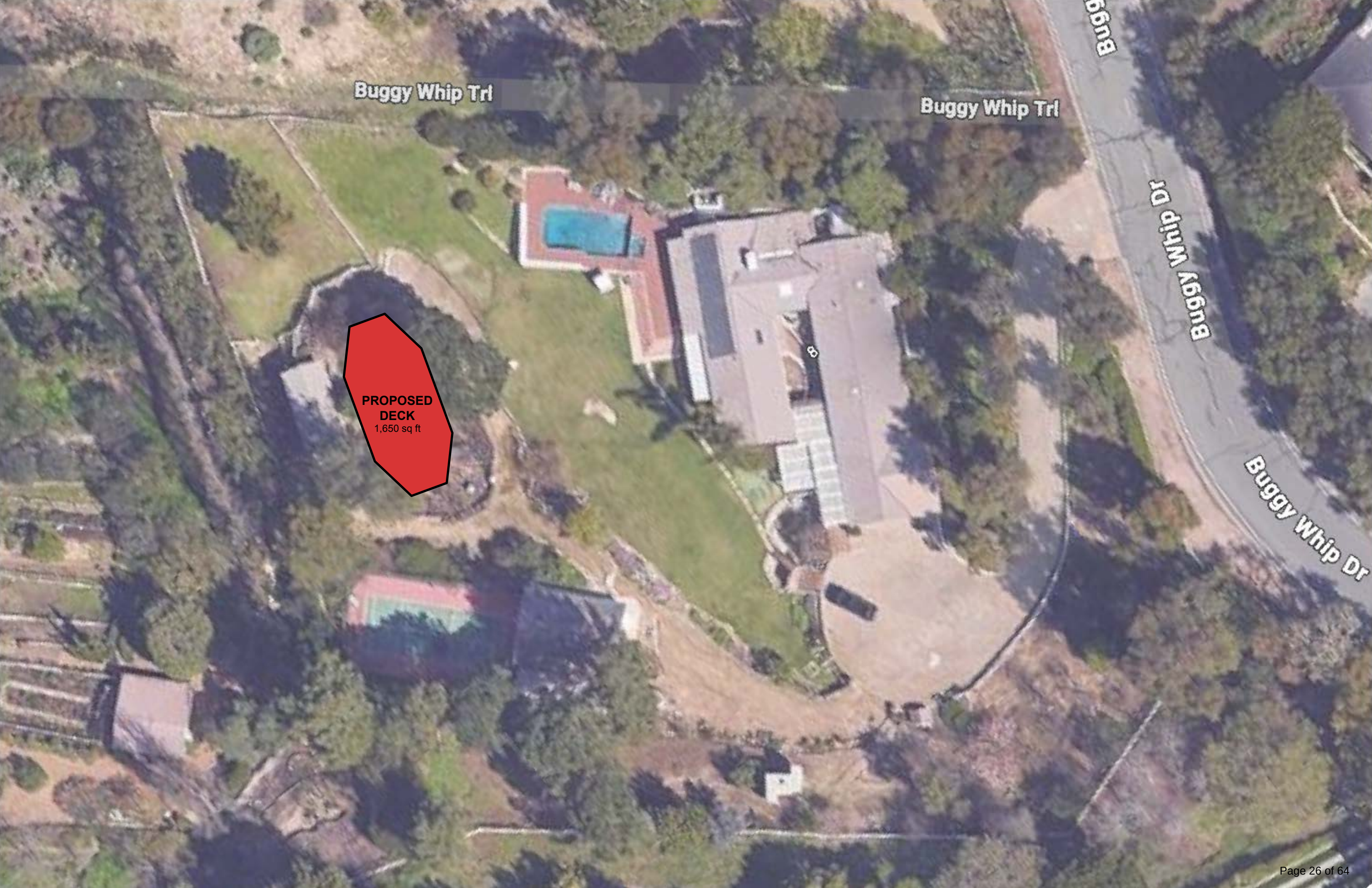
Doris Sung
(310) 722-4458

NOTES

- All Topography lines are existing.
- There will be no regrading of existing landscape.
- Current water runoff sequence will not be interrupted or impeded.
- Edge to align with sloping adjacent berms.
- Deck raised 12"-18" off ground surface
- Concrete point foundation footings to be spaced maximum 8' o.c.
- Beams shall be 2x12 lumber.
- Joists shall be 2x8 lumber.
- Simpson Ties shall be used throughout.
- Deck shall be Fiberon Decking or equivalent.
- 1/4" gap between planks. Boards shall be screwed and removable for access below. Along perimeter decking shall overhang structure by 2" consistently.



N
Site Plan
1/32" = 1'-0"



Buggy Whip Trl

Buggy Whip Trl

Buggy Whip Dr

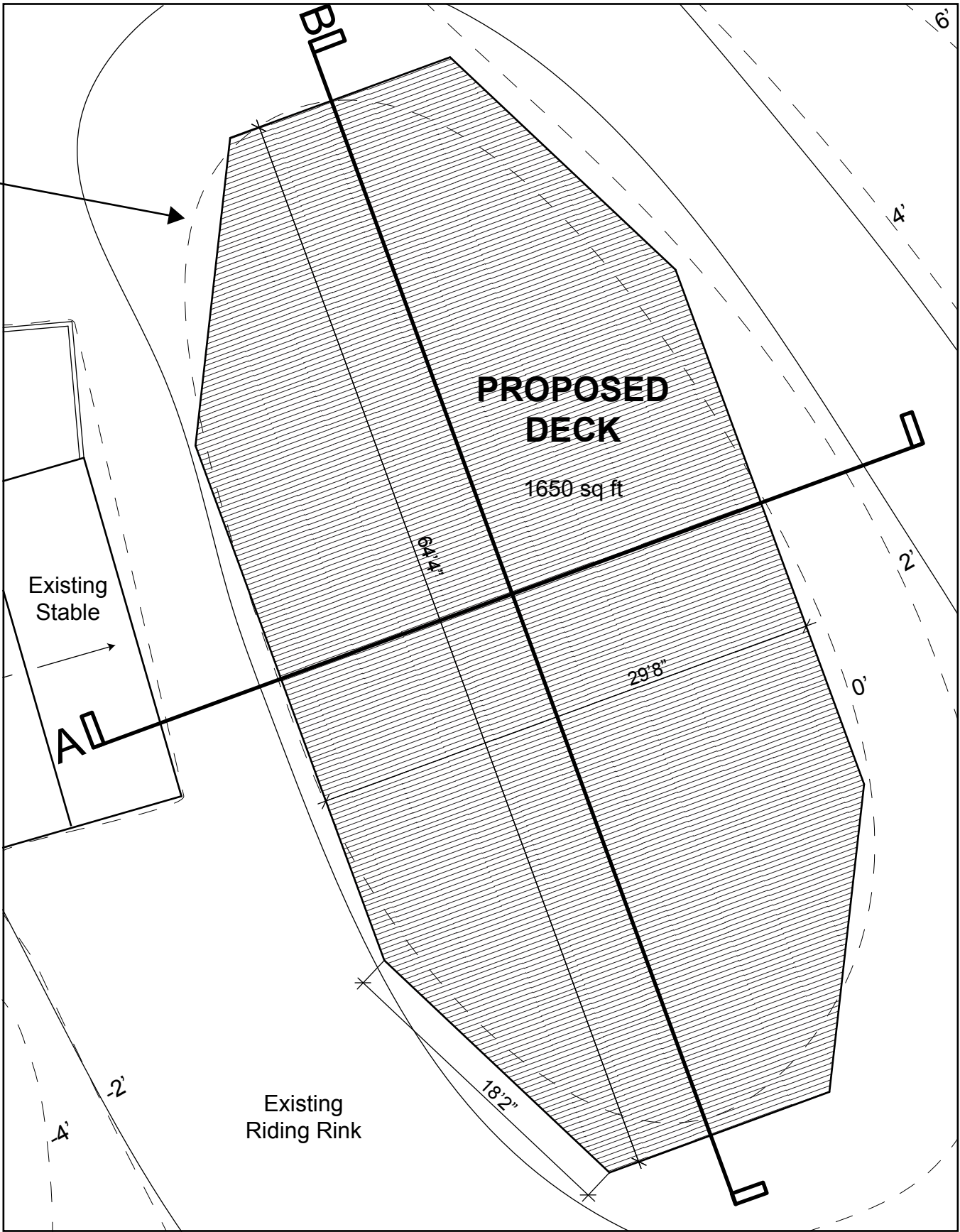
Buggy Whip Dr

**PROPOSED
DECK**
1,650 sq ft

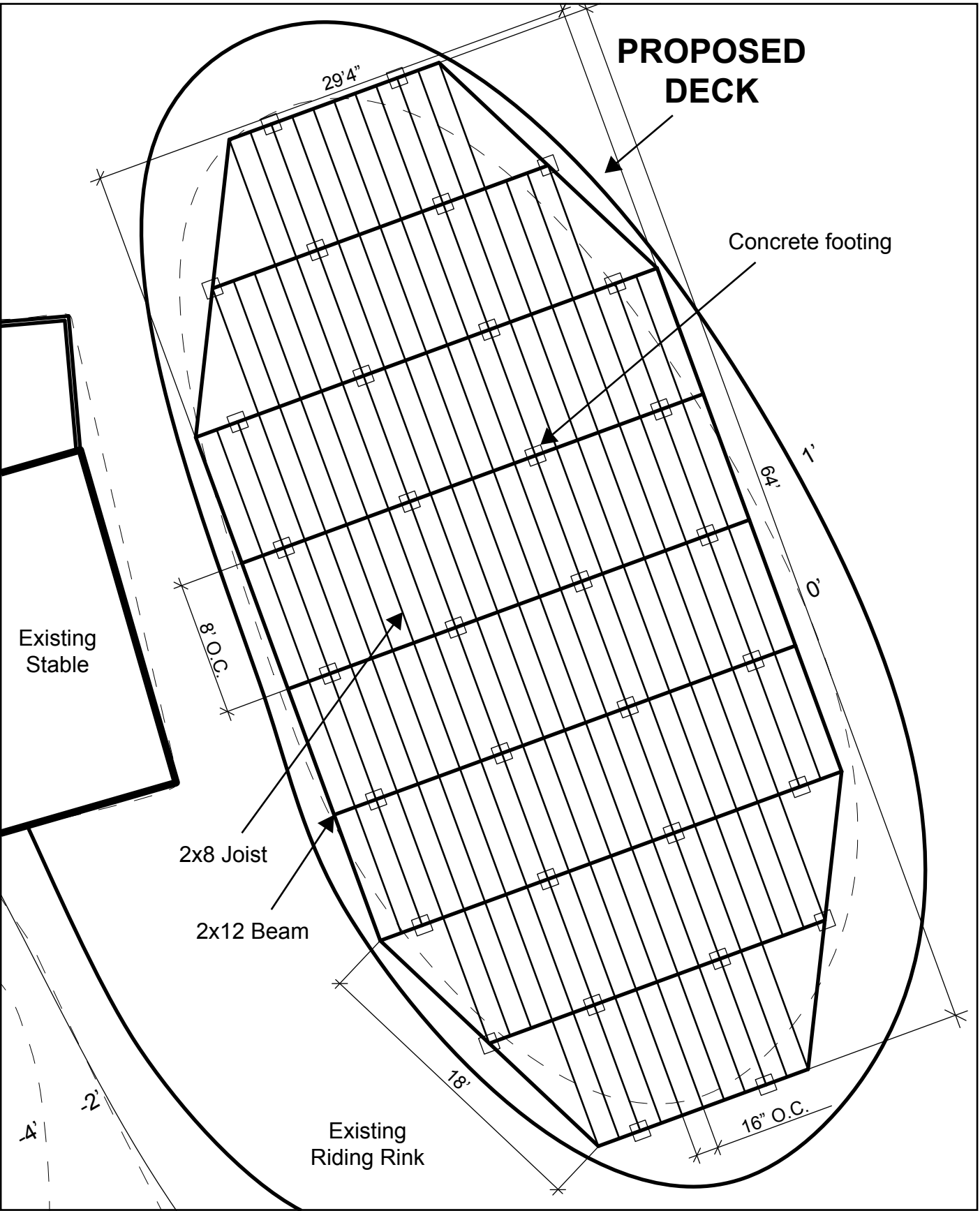
NOTES

Edge of decking to meet adjacent topography to reduce gaps

- All Topography lines are existing.
- There will be no regrading of existing landscape.
- Current water runoff sequence will not be interrupted or impeded.
- Deck raised 12"-18" off ground surface



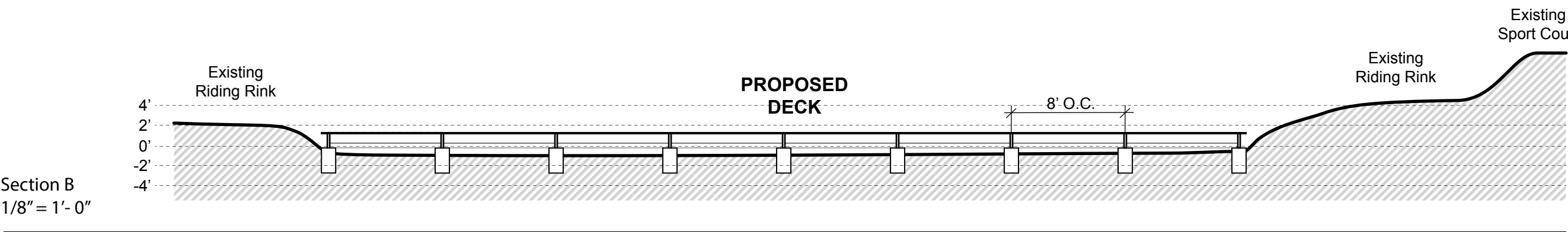
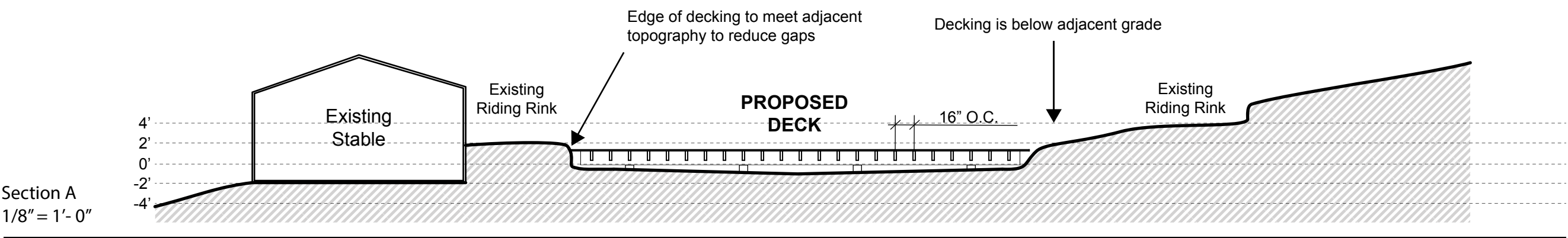
N
New Deck Plan
1/16" = 1'-0"



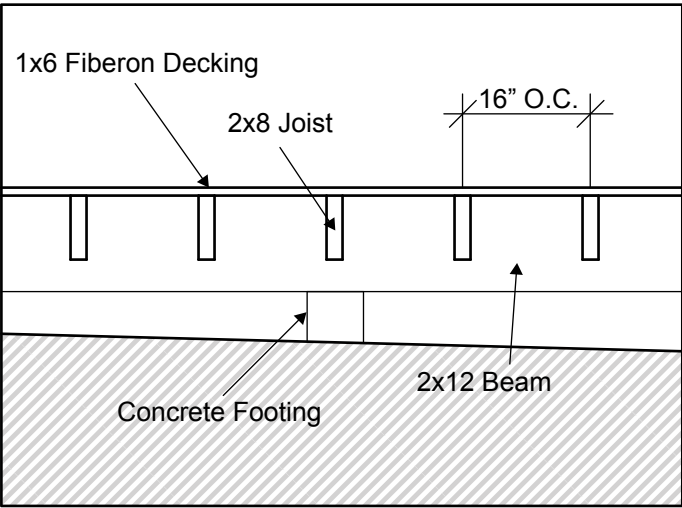
N
New Deck Plan Structure
1/16" = 1'-0"

NOTES

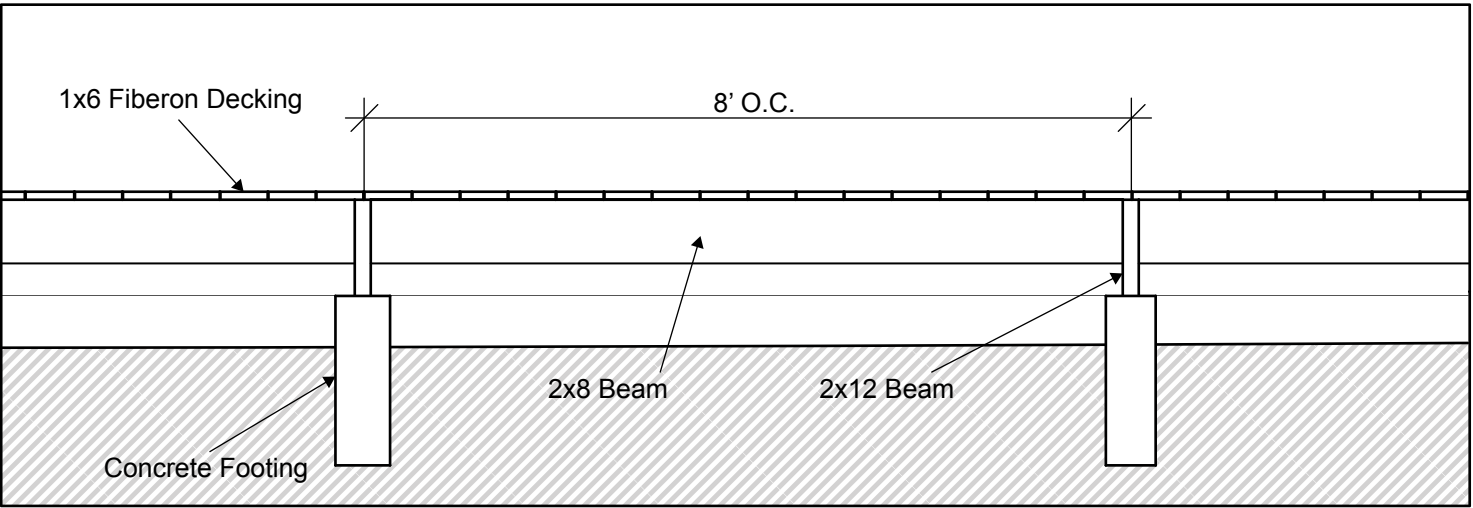
- All Topography lines are existing.
- There will be no regrading of existing landscape.
- Current water runoff sequence will not be interrupted or impeded.
- Deck raised 12"-18" off ground surface



Section A Detail
1/2" = 1' - 0"



Section B Detail
1/2" = 1' - 0"





City of Rolling Hills

INCORPORATED JANUARY 24, 1957

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

Item: 11.A.

Meeting Date: 5/19/2026

To: Planning Commission
From: Karina Bañales, City Manager
Thru: Karina Bañales, City Manager
Subject: Discussion and Direction on Potential Amendment to Structure Height Standards for Williamsburg Lane.

Background:

On April 13, 2026, the City Council considered a staff report regarding structure height standards for Williamsburg Lane and discussed whether the City's recently adopted height regulations remain appropriate for that neighborhood. As outlined in the April 13, 2026 staff report (Attachment A), the discussion included consideration of existing Williamsburg Lane development patterns, the Rolling Hills Community Association (RHCA) Building Regulations, and the RHCA Williamsburg Design Study (2025).

On July 28, 2025, the City Council adopted Ordinance No. 386, which amended Chapter 17.16 to amend residential height limits in the City. The City's currently adopted ordinance establishes a maximum building height of 21 feet for residential structures and 23 feet for barns citywide (Attachment B). Following discussion on April 13, 2026, the City Council directed that the matter be referred to the Planning Commission for consideration and discussion regarding a potential residential structure height limit for Williamsburg Lane not to exceed 25 feet. No changes were recommended to the existing barn height limitation.

Discussion:

The purpose of this item is to allow the Planning Commission to discuss and provide direction regarding potential structure height standards applicable to Williamsburg Lane.

In considering this matter, the Planning Commission may wish to evaluate neighborhood compatibility, preservation of community character, consistency with existing Williamsburg Lane development patterns, and the broader policy implications associated with establishing area-specific development standards within the City.

At this time, no formal action on proposed language is being requested. The Planning Commission is being asked to provide direction regarding whether staff should prepare proposed language establishing a residential structure height limit for Williamsburg Lane not to exceed 25 feet, while maintaining the existing 23-foot barn height standard. The proposed change to the height limit would

be four feet higher than the current height limits permitted in the City.

Should the Planning Commission provide direction to proceed, staff will return at a future, duly noticed public hearing with proposed language for Planning Commission review and recommendation prior to City Council consideration. Pursuant to Rolling Hills Municipal Code Sections 17.50.020, Initiation and Application, and 17.50.030, Proceedings – Planning Commission, any zoning text changes require Planning Commission review prior to City Council action. Any changes would also require public notice and consideration through both a first and second reading before adoption by the City Council.

Fiscal Impact:

None.

Recommendation:

Receive and file. Provide direction to staff.

Attachments:

1. Attachment A - CL_AGN_260413_CC_Item13B
2. Attachment B - 386_HeightLimit_Ordinance_F_A3_E



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

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

Item: 13.B.

Meeting Date: 4/13/2026

To: City Council
From: Karina Bañales, City Manager
Thru: Karina Bañales, City Manager
Subject: Discussion and Direction on Structure Height Standards for Williamsburg Lane

Background:

At the March 9 City Council meeting, Mayor Pro Tem Black requested that staff agendize a discussion regarding structure height limits, specifically as they relate to Williamsburg Lane in the City.

On June 23, 2025 (First reading), the City Council approved amendments to the City's development standards establishing a maximum building height of 21 feet for residential structures and 23 feet for barns (Attachment A). These standards were intended to promote consistency, preserve the City's rural character, and maintain compatibility among properties. The adopted standards were subsequently codified through the Municipal Code in August 2025.

Discussion:

In response to City Council direction, staff has prepared this item to facilitate a policy discussion on whether the current, citywide height standards remain appropriate for Williamsburg Lane or if modifications should be considered.

The Rolling Hills Community Association (RHCA) has submitted two documents for consideration: building regulations specific to Williamsburg Lane (Attachment B) and a 2025 design study of existing residences (Attachment C). The RHCA Building Regulations outline architectural and development standards intended to maintain a consistent Colonial-style aesthetic, including requirements related to symmetry, roof pitch, materials, and overall design compatibility. The regulations also include provisions related to building massing, such as limitations on plate heights, restrictions on creating a two-story appearance, and other design elements intended to preserve the neighborhood's character.

The RHCA Williamsburg Design Study (2025) provides an analysis of existing homes along Williamsburg Lane, including data on residence size, roof pitch, ridge heights, and plate height distribution. The study illustrates that while many homes generally align with established guidelines, there is variation in building heights and massing, including some instances where structures exceed typical expectations. This information provides context for understanding how existing development compares to both RHCA guidelines and the City's recently adopted height limits.

In considering this matter, the City Council may wish to evaluate several factors, including neighborhood compatibility, preservation of views, maintenance of the City's rural character, and the benefits of maintaining consistent development standards across all neighborhoods. Additionally, the Council may consider the administrative and policy implications of introducing area-specific regulations.

At this time, staff is seeking direction from the City Council on how to proceed. Options for consideration include maintaining the existing height limits as currently codified, directing staff to explore amendments specific to the Williamsburg Lane area, or requesting additional analysis prior to making a determination. Should the City Council consider amending the language, staff will return the proposed ordinance language to the Planning Commission for review and approval first, then bring it back to the City Council for approval. This is in accordance with the Rolling Hills Municipal Code 17.50.020 Initiation and application and 17.50.030 Proceedings - Planning Commission. Any amendments will require public notice and must be considered through both a first and second reading before adoption.

Fiscal Impact:

None.

Recommendation:

Receive and file. Provide direction to staff.

Attachments:

1. Attachment A - CL_AGN_250623_CC_Item11A
2. Attachment B - RHCA Building Regulations - Williamsburg Lane
3. Attachment C - RHCA Williamsburg Design Study



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 11.A
Mtg. Date: 05/28/2025

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: KARINA BAÑALES, CITY MANAGER

THRU: KARINA BAÑALES, CITY MANAGER

SUBJECT: CONSIDERATION OF ORDINANCE 386 AMENDING CHAPTER 17.16 OF THE MUNICIPAL CODE REGARDING THE HEIGHT LIMITS OF SINGLE-FAMILY RESIDENTIAL HOMES, STABLES AND BARNES; AND FINDING THE ACTION TO BE STATUTORILY EXEMPT FROM CEQA UNDER SECTION 21080.17 OF THE PUBLIC RESOURCES CODE

DATE: May 28, 2025

BACKGROUND:

Over the past several months, the Planning Commission has been reviewing the City's regulations related to building height limitations for residential structures, barns, and stables. The intent of this review was to clarify standards and ensure consistency with the City's rural character and development goals.

On October 15, 2024, the Planning Commission directed staff to prepare a report on the City's regulations related to building height limitations. At that time, the Rolling Hills Municipal Code (RHMC) did not specify numeric height limits for these structures. However, the RHMC did state that "a building or structure shall have no more than one story, meaning that there shall be no story on top of another" (Attachment 3). The staff report from this meeting is included as Attachment 9.

At its March 18, 2025 meeting, the Planning Commission reviewed staff's report on existing development patterns and relevant RHMC provisions. Following discussion, the Commission directed staff to prepare a code amendment establishing maximum ridge heights of 18 feet for single-family residences and 20 feet for barns and stables. The staff report from this meeting is included as Attachment 10.

On April 15, 2025, the Planning Commission reviewed and approved the draft ordinance (Attachment 1) and voted 4-0 (with Commissioner Kirkpatrick absent) to adopt Resolution No. 2025-04 (Attachment 2), recommending that the City Council adopt an ordinance amending Chapter 17.16 of Title 17 of the Rolling Hills Municipal Code to codify these height limits. The staff report from this meeting is included as Attachment 11.

This evening, staff is requesting City Council consideration of Ordinance No. 386 (Attachment 1), which proposes clear regulations regarding maximum allowable structure heights. This ordinance is intended to preserve the scenic beauty, natural landscape, and residential character of the community. As the City continues to grow, the proposed height limits would help ensure that new development remains consistent with the community's established aesthetic values and overall harmony.

DISCUSSION:

In recent years, there has been a trend toward increased structure heights and overall massing. At both the October 15, 2024 and March 18, 2025 Planning Commission meetings, staff presented relevant sections of the Rolling Hills Municipal Code (RHMC) addressing height regulations. This allowed the Commissioners to consider these provisions and develop a recommendation for City Council review. To further support the Commission's efforts, staff conducted research on building heights within the City. The data, compiled from approved plans between 2017 and 2024, includes both residences and stables. Heights ranged from 11 to 25 feet, with some newer structures exceeding 25 feet (Attachment 4). Notably, in 2023 and 2024, there has been a trend toward taller stables, many of which fall within the 20 to 25-foot range.

The following sections from the RHMC were reviewed and considered as part of this effort:

Basements - *RHMC Chapter 17.12 – Definitions*

Basements are located below ground and are often not visible. Homes may include multiple basement levels. Basement walls—except those within light wells—may not exceed 5 feet in height and must maintain an average height of no more than 2.5 feet at any point immediately adjacent to the exterior of the basement (Attachment 5).

Stables & Lofts

Stables are considered a valuable asset to each property and contribute significantly to the City's rural, equestrian character. Based on staff research, the RHMC does not establish a specific height limit for stables. Over the past five years, stables have been trending taller. While the average height of buildings in Rolling Hills is approximately 17 feet, the tallest stable recorded was 25 feet. Many stables also include lofts, as defined in RHMC Section 17.18.060. These lofts, which may resemble second stories, must have a plate height that does not exceed 7 feet. They are intended for hay and equipment storage or use as a tack room and may not contain sleeping quarters (Attachment 6).

Aviaries (Bird Homes)

Aviaries larger than 200 square feet may not have a roof peak height that exceeds 16 feet (Attachment 7).

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." Storage areas may be located above or below a story but are not intended to be livable spaces. As such, they cannot include exterior doors, window openings, heating, or air conditioning. The height of a storage area may not exceed 6 feet at any point. Attics may have ceilings that follow the angle of the roofline, which can exceed 6 feet at the peak; however, staff reviews plans to ensure that staircases are not shown leading

to attic storage areas (Attachment 5).

Accessory Dwelling Units (ADUs) – RHMC Chapter 17.28.050

For detached ADUs on lots with an existing or proposed single-family or multifamily dwelling, the maximum height is limited to 16 feet. This height is measured from the existing legal grade or the level of the lowest floor—whichever is lower—to the structure’s peak. If the ADU is attached to the primary dwelling, it may not exceed 25 feet in height or the height limitation imposed by the underlying zone, whichever is lower (Attachment 8).

Based on the information presented, the Planning Commission discussed building heights for residential structures, barns, and stables. At the conclusion of these discussions, the Commissioners agreed that a maximum residential building height of 18 feet was reasonable. For barns and stables, the Commissioners shared the heights of stables on their own properties and used a practical approach to estimate the necessary height to accommodate stall areas and tack room or loft space. This resulted in a consensus that a 20-foot height was appropriate for barns and stables.

Below is language that the City Council is considering this evening:

Municipal Ordinance No. 386

The amendment to the Rolling Hills Municipal Zoning Code Chapter 17.16, Sections 17.16.060 & 17.16.080 are as follows:

Section 17.16.060 (Lot area and dimensions) of Title 17 of the Rolling Hills Municipal Code is hereby amended, with additions in underline and deletions in strikethrough, as follows:

Development Standard	Zone District
	RA-S-1 & RA-S-2
4. Height Limited	One story, <u>no greater than 18’</u> (mezzanines and lofts are not permitted) except for <u>stables and barns which shall be no greater than 20’</u>

Section 17.16.080 (Height limitation) of Title 17 of the Rolling Hills Municipal Code is hereby amended, with additions in underline and deletions in strikethrough, as follows:

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 to the peak of the structure shall be no greater than eighteen (18) feet except that the maximum height permitted for stables and barns shall be no greater than twenty (20) feet measured from the finished floor to the highest peak of the structure, exclusive of accessory architectural features as determined by the City. 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.

Notice of Public Hearing

This item was publicly noticed in the *Daily Breeze* on May 1, 2025 (Attachment 11).

Public Comment

As of the date of this report, no public comments have been received.

FISCAL IMPACT:

None.

RECOMMENDATION:

Open the public hearing, receive public testimony, close the public hearing, and by motion: Find that the adoption of the proposed ordinance is statutorily exempt from review under the California Environmental Quality Act ("CEQA") under Public Resources Code section 21080.17; and introduce for first reading by title only Ordinance No. 386 regarding the height limits of single-family residential homes, stables and barns.

ATTACHMENTS:

[Attachment 01 - 386_HeightLimit_Ordinance_D.pdf](#)

[Attachment 02 - 2025-04_PC_Resolution_ResidentialHeightLimit_F_E.pdf](#)

[Attachment 03 - PL_SUB_BH_BuildingHeightsReport_Chart.pdf](#)

[Attachment 04 - PL_SUB_BH_STAFF REPORT OF HEIGHTS.pdf](#)

[Attachment 05 - PL_SUB_BH_RHMC_Chapter_17.12_Code_Definitions_Basements.pdf](#)

[Attachment 06 - PL_SUB_BH_RHMC_Section_17.18.060_Stable.pdf](#)

[Attachment 07 - PL_SUB_BH_RHMC_Section_17.18.070_Aviaries.pdf](#)

[Attachment 08 -](#)

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

[Attachment 09 - CL_AGN_241015_PC_Item12A_SR.pdf](#)

[Attachment 10 - CL_AGN_250318_PC_Item12A_SR.pdf](#)

[Attachment 11 - CL_AGN_250415_PC_Item10C_SR.pdf](#)

[Attachment 12 - CL_PBN_250528_CC_HeightLimitOrdinance_Affidavit.pdf](#)

ORDINANCE NO. 386

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS AMENDING CHAPTER 17.16 OF TITLE 17 OF THE ROLLING HILLS MUNICIPAL CODE TO AMEND THE RESIDENTIAL HEIGHT LIMIT, AND FINDING THE ORDINANCE TO BE CATEGORICALLY EXEMPT FROM CEQA.

WHEREAS, the City of Rolling Hills, California (“City”) is a municipal corporation, duly organized under the California Constitution and laws of the State of California; and

WHEREAS, the City is a semi-rural hillside community, characterized by predominantly single-story California ranch-style homes, large parcels with open space, and an abundance of equestrian facilities; and

WHEREAS, one of the unique features of the City is the uniformity of homes throughout the years, which are typically limited to one story in height; and

WHEREAS, in recent years, many homes have been constructed to maximize the building area on the lot, including increased height and a greater amount of grading to prepare many of the steeper properties for a structure; and

WHEREAS, these trends have significantly altered the community’s character and affect surrounding properties, creating a high level of concern among residents related to development and design compatibility issues; and

WHEREAS, the City Council desires to preserve and enhance the community’s character, particularly as it relates to residential building height; and

WHEREAS, pursuant to the authority granted to the City by Article XI, Section 7 of the California Constitution, the City has the police power to regulate the use of land and property within the City in a manner designed to promote public convenience and general prosperity, as well as public health, safety, and welfare; and

WHEREAS, the City Council desires to amend the Rolling Hills Municipal Code to impose height limits on residential developments in the City; and

WHEREAS, on April 15, 2025, the Planning Commission conducted a duly noticed public hearing to consider the Ordinance, wherein it considered the staff report, supporting documents, public testimony, and all appropriate information submitted with the Ordinance; and

WHEREAS, on May 28, 2025, the City Council conducted a duly noticed public hearing to consider the Ordinance, wherein it considered the staff report and supporting documents, Planning Commission’s recommendation, public testimony, and all appropriate information submitted with the Ordinance; and

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

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

Section 1. Incorporation of Recitals. The recitals above are incorporated by reference and adopted as findings by the City Council.

Section 2. CEQA. The City Council finds that this Ordinance is determined to be categorically exempt from CEQA under Section 15061(b)(3) of the State CEQA Guidelines, which applies to projects where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The proposed Ordinance does not involve physical changes to the environment but rather regulates the height of residential developments. Since it does not result in any direct or indirect physical changes to the environment, there is no possibility that it could have a significant environmental impact.

Section 3. General Plan. The City Council finds that this Ordinance is consistent with the goals and policies of the Rolling Hills General Plan. The proposed Ordinance is consistent with Housing Element Goal 2 “*Maintain and enhance the quality of residential neighborhoods in Rolling Hills,*” in support of the following policies:

Policy 2.1: Encourage and assist in the maintenance and improvement of existing homes to maintain optimum standards of housing quality and design.

Policy 2.3: Require compatible design to minimize the impact of residential redevelopment on existing residences.

By imposing a height limit on residential development in the City, this Ordinance will ensure future development is compatible with the surrounding neighborhood and environment.

Section 4. The Development Standard table in Section 17.16.060 of Title 17 of the Rolling Hills Municipal Code is hereby amended, with additions in underline and deletions in ~~striketrough~~, as follows:

<u>Development Standard</u>	<u>Zone District</u>	
	RA-S-1	RA-S-2
4. Height Limitation	One story, <u>no greater than 18'</u> (mezzanines and lofts are not permitted) <u>except for stables and barns which shall be no greater than 20'</u>	

Section 5. Section 17.16.080 of Title 17 of the Rolling Hills Municipal Code is hereby amended, with additions in underline and deletions in ~~striketrough~~, as follows:

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 to the highest peak of the structure shall be no greater than eighteen (18) feet except that the maximum height permitted for stables and barns shall be no greater than twenty (20) feet measured from the finished floor to the highest peak of the structure, exclusive of accessory architectural features as determined by the City. 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.

Section 6. The City Council's actions are made upon review of the Planning Commission's recommendation, the Staff Report, all oral and written comments, and the documentary evidence presented on the Ordinance..

Section 7. Effective Date. This Ordinance takes effect 30 days following its adoption.

Section 8. Severability. If any provision of this Ordinance or its application to any person or circumstance is held to be invalid, such invalidity has no effect on the other provisions or application of the Ordinance that can be given effect without the invalid provision or application, and to this extent, the provisions of this Ordinance are severable. The City Council declares that it would have adopted this Ordinance irrespective of the invalidity of any portion thereof.

Section 10. Custodian of Records: The documents and materials associated with this Resolution that constitute the record of proceedings on which these findings are based are located at Rolling Hills City Hall, 2 Portuguese Bend Road, Rolling Hills, California 90274. The Director of Planning and Community Services is the custodian of records for the record of proceedings.

PASSED, APPROVED AND ADOPTED THIS ___th DAY OF _____ 2025.

JEFF PIEPER, MAYOR

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.

RESOLUTION NO. 2025-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS RECOMMENDING THE CITY COUNCIL ADOPT AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS, CALIFORNIA, AMENDING CHAPTER 17.16 OF TITLE 17 OF THE ROLLING HILLS MUNICIPAL CODE TO AMEND THE RESIDENTIAL HEIGHT LIMIT, AND FINDING THE ORDINANCE TO BE CATEGORICALLY EXEMPT FROM CEQA.

WHEREAS, the City of Rolling Hills, California ("City") is a municipal corporation, duly organized under the California Constitution and laws of the State of California; and

WHEREAS, the City is a semi-rural hillside community, characterized by predominantly single-story California ranch-style homes, large parcels with open space, and an abundance of equestrian facilities; and

WHEREAS, one of the unique features of the City is the uniformity of homes throughout the years, which are limited to one story in height, with few exceptions; and

WHEREAS, in recent years, many homes have been constructed to maximize the building area on the lot, including increased height and a greater amount of grading to prepare many of the steeper properties for a structure; and

WHEREAS, these trends have significantly altered the community's character and affect surrounding properties, creating a high level of concern among residents related to development and design compatibility issues; and

WHEREAS, on October 15, 2024, the Planning Commission requested a report on the City's residential building height regulations to facilitate discussion on the matter; and

WHEREAS, at the March 18, 2025, Planning Commission meeting, City staff presented their report for discussion, whereby the Planning Commission, pursuant to Section 17.50.020 of the Rolling Hills Municipal Code ("RHMC"), directed City staff to draft an ordinance updating the RHMC to impose a height limit on residential buildings; and

WHEREAS, on March 26, 2025, the City gave public notice of the public hearing for Ordinance No. 386 by publishing the required notice in a newspaper of general circulation and posting the notice at City Hall; and

WHEREAS, on April 15, 2025, the Planning Commission held a duly-noticed public hearing and considered the staff report, recommendations by staff, and public testimony concerning Ordinance No. 386.

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

SECTION 1. Incorporation of Recitals. The Planning Commission hereby finds and determines that the Recitals above are true and correct and incorporated herein.

SECTION 2. CEQA. The Planning Commission finds that the Ordinance is not subject to the California Environmental Quality Act ("CEQA"), pursuant to the following sections of the State CEQA Guidelines: Section 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment), Section 15060(c)(3) (the activity is not a project as defined in Section 15378(a) because it does not have the potential for resulting in either a direct or reasonably foreseeable indirect physical change in the environment, and Section 15061(b)(3) (the activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment). Specifically, the Ordinance does not have the potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment because it involves imposing a maximum building height on residential development and does not propose nor authorize any action that would have the potential to cause a physical change in the environment, directly or indirectly. Therefore, the Ordinance is not subject to CEQA.

SECTION 3. General Plan. Based on the entire record before the Planning Commission, including all written and oral evidence presented, the Planning Commission hereby that this Ordinance is consistent with the goals and policies of the Rolling Hills General Plan. The proposed Ordinance is consistent with Housing Element Goal 2 "*Maintain and enhance the quality of residential neighborhoods in Rolling Hills,*" in support of the following policies:

Policy 2.1: Encourage and assist in the maintenance and improvement of existing homes to maintain optimum standards of housing quality and design.

Policy 2.3: Require compatible design to minimize the impact of residential redevelopment on existing residences.

By imposing a height limit on residential development in the City, this Ordinance will ensure future development is compatible with the surrounding neighborhood and environment.

SECTION 4. Recommendation. Based on the foregoing recitals and findings, the Planning Commission hereby recommends that the City Council approve and adopt the proposed Ordinance, attached as Exhibit "A" hereto and incorporated herein by reference.

SECTION 5. Certification. The Planning Commission Chair shall sign and the Secretary shall attest to the adoption of this Resolution.

SECTION 6. Effective Date. This Resolution takes effect immediately upon its adoption.

PASSED, APPROVED, AND ADOPTED this 15th day of April, 2025.


BRAD CHELF, CHAIRPERSON

ATTEST:


CHRISTIAN HORVATH, CITY CLERK

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

I certify that the foregoing Resolution No. 2025-04 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS RECOMMENDING THE CITY COUNCIL ADOPT AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS, CALIFORNIA, AMENDING CHAPTERS 17.16 AND 17.17 OF TITLE 17 OF THE ROLLING HILLS MUNICIPAL CODE TO AMEND THE RESIDENTIAL HEIGHT LIMIT, AND FINDING THE ORDINANCE TO BE CATEGORICALLY EXEMPT FROM CEQA.

was approved and adopted at a regular meeting of the Planning Commission on April 15, 2025, by the following roll call vote:

AYES: Soo, Douglass, Cardenas, Chair Chelf

NOES:

ABSENT: Kirkpatrick

ABSTAIN:

And in compliance with the law of California was posted at the following:

Administrative Offices.


CHRISTIAN HORVATH, CITY CLERK

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

City of Rolling Hills
Building Heights Report

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

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.

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.

RHCA BUILDING REGULATIONS – WILLIAMSBURG LANE

- b. There shall be no Williamsburg or Colonial style homes, except on Williamsburg Lane. Additions to existing residences on Williamsburg Lane must conform to designs on that street. Such houses:
 - i. Are Colonial dwellings, white in color with clapboard siding, have white, earth tone, or Association approved trim.
 - ii. Are generally symmetrical in design with evenly balanced windows around a single front door.
 - iii. Have steeply pitched roofs with narrow rake overhangs and boxed in eaves.
 - iv. Have true divided lite windows.
- c. Design must be of a type or kind as will, in the opinion of the Architectural Committee, be appropriate to its site, harmonize with the surrounding environment, and maintain the quality of the neighborhood.
- d. The design must be viewed as reasonably good of its kind.
- e. Any improvement, whether proposed to be temporary, portable, or permanent, shall meet the standards set forth for permanent structures.
- f. Plans for new residences shall provide a minimum living space of 1300 square feet of floor space, exclusive of garages, porches, and terraces.
- g. Each residence shall have a fully enclosed garage with a minimum capacity for two cars. Garages may not exceed 25% of the footprint of the living area and must be proportionate to the residence. Porte cocheres do not fulfill the two car requirement. Carports are not permitted. Guest houses require additional garage space in the above-referenced garage, attached to the main dwelling. Residences over 4500 square feet, excluding basement area, are required to have a fully enclosed garage with a minimum capacity for three cars.
- h. The construction or erection of an accessory building, swimming pool, or tennis court may not precede construction of the residential building.
- i. Building designs which create a two-story appearance are not allowed.
- j. Basement walls, foundations, or retaining walls must be of a height and design which harmonizes with the proposed residence or addition.
- k. There shall be no habitable space under any accessory building.

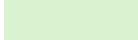
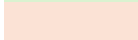
- l. The maximum height permitted from finished floor level of residence to finished grade is 5'. The difference between the finished grade and finished floor level across one elevation should average no more than 2-1/2' with maximum difference of 5'.
- m. To help maintain the low rambling nature of 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.
 - iii. RHCA approvals shall be on a case by case basis and one or more of the above may be modified by the Architectural Committee with the intent of promoting reasonably good of its kind.
- n. All residences must have an enclosed service yard, not less than 8' x 12', or an approved shape, not less than 96 square feet, which shall be enclosed by a fence or wall at least 6' high. Such yards are to be inconspicuous to neighbors and streets and located so as to be convenient for trash storage and collection.



Williamsburg Lane Residence Study
 2025

Address	Residence Size (including garage)	Roof Pitch		Ridge Height	Dormers		Recent Remodel	Plate Heights			
		Main Pitch	Other	Max Height	Front	Rear		8'6"	9'6"	10'6"	OVER
1 Williamsburg	5,062	11:12	4:12	20'	0	0	1986	29%	55%	16%	
2 Williamsburg	3,630	12:12	4:12	21'	0	0	1986	81%	19%		
3 Williamsburg	4,383	10:12	4:12	18'6"	2	1	1982	72%	28% (8'9")		
4 Williamsburg	4,617	7:12		23'6"	0	0	2004	63%		37% (9'9")	
5 Williamsburg	4,997	12:12	4:12	29'	4	0	1989	4%	79%		17% (11')
6 Williamsburg	3,377	8:12	3 or 4:12	21'	0	0	1996	100%			
7 Williamsburg	4,653	11:12	?	20'	0	0	1987	92%	8%		
8 Williamsburg	4,739	9:12	7:12	18'	0	0	1981	94%		6%	
9 Williamsburg	4,327	8:12	4:12	20'	4	6	2022	100%			
10 Williamsburg	3,173	8:12		19'	0	0	2020	57%	30%	13%	
12 Williamsburg	5,655	10:12		23'6"	0	0	1999	52%	48%		
14 Williamsburg	3,701	8:12		17'6"	0	0	2002	100%			
16 Williamsburg	3,175	12:12	4:12	25'	0	5	2022	42%	55%	3%	

 Plate heights comply w/ regulations
 Plate heights do not comply

ORDINANCE NO. 386

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS AMENDING CHAPTER 17.16 OF TITLE 17 OF THE ROLLING HILLS MUNICIPAL CODE TO AMEND THE RESIDENTIAL HEIGHT LIMIT, AND FINDING THE ORDINANCE TO BE CATEGORICALLY EXEMPT FROM CEQA.

WHEREAS, the City of Rolling Hills, California ("City") is a municipal corporation, duly organized under the California Constitution and laws of the State of California; and

WHEREAS, the City is a semi-rural hillside community, characterized by predominantly single-story California ranch-style homes, large parcels with open space, and an abundance of equestrian facilities; and

WHEREAS, one of the unique features of the City is the uniformity of homes throughout the years, which are typically limited to one story in height; and

WHEREAS, in recent years, many homes have been constructed to maximize the building area on the lot, including increased height and a greater amount of grading to prepare many of the steeper properties for a structure; and

WHEREAS, these trends have significantly altered the community's character and affect surrounding properties, creating a high level of concern among residents related to development and design compatibility issues; and

WHEREAS, the City Council desires to preserve and enhance the community's character, particularly as it relates to residential building height; and

WHEREAS, pursuant to the authority granted to the City by Article XI, Section 7 of the California Constitution, the City has the police power to regulate the use of land and property within the City in a manner designed to promote public convenience and general prosperity, as well as public health, safety, and welfare; and

WHEREAS, the City Council desires to amend the Rolling Hills Municipal Code to impose height limits on residential developments in the City; and

WHEREAS, on April 15, 2025, the Planning Commission conducted a duly noticed public hearing to consider the Ordinance, wherein it considered the staff report, supporting documents, public testimony, and all appropriate information submitted with the Ordinance; and

WHEREAS, on May 28, 2025, the City Council conducted a duly noticed public hearing to consider the Ordinance, wherein it considered the staff report and supporting documents, Planning Commission's recommendation, public testimony, and all appropriate information submitted with the Ordinance; and

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

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

Section 1. Incorporation of Recitals. The recitals above are incorporated by reference and adopted as findings by the City Council.

Section 2. CEQA. The City Council finds that this Ordinance is determined to be categorically exempt from CEQA under Section 15061(b)(3) of the State CEQA Guidelines, which applies to projects where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The proposed Ordinance does not involve physical changes to the environment but rather regulates the height of residential developments. Since it does not result in any direct or indirect physical changes to the environment, there is no possibility that it could have a significant environmental impact.

Section 3. General Plan. The City Council finds that this Ordinance is consistent with the goals and policies of the Rolling Hills General Plan. The proposed Ordinance is consistent with Housing Element Goal 2 “*Maintain and enhance the quality of residential neighborhoods in Rolling Hills,*” in support of the following policies:

Policy 2.1: Encourage and assist in the maintenance and improvement of existing homes to maintain optimum standards of housing quality and design.

Policy 2.3: Require compatible design to minimize the impact of residential redevelopment on existing residences.

By imposing a height limit on residential development in the City, this Ordinance will ensure future development is compatible with the surrounding neighborhood and environment.

Section 4. The Development Standard table in Section 17.16.060 of Title 17 of the Rolling Hills Municipal Code is hereby amended, with additions in underline and deletions in ~~strikethrough~~, as follows:

<u>Development Standard</u>	Zone District	
	RA-S-1	RA-S-2
4. Height Limitation	One story, <u>no greater than 21'</u> (mezzanines and lofts are not permitted) <u>except for stables and barns which shall be no greater than 23'; see Section 17.16.080</u>	

Section 5. Section 17.16.080 of Title 17 of the Rolling Hills Municipal Code is hereby amended, with additions in underline and deletions in ~~strikethrough~~, as follows:

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.

1. The maximum height permitted from finished floor to the highest peak of any building or structure shall be no greater than twenty-one (21) feet; and in no event shall the maximum height permitted for stables and barns (inclusive of any loft or storage area) exceed twenty-three (23) feet measured from the finished floor to the highest peak. For purposes of this subsection (A)(1), the height measurement shall be exclusive of projecting architectural features as defined in Section 17.12.160.

2. The maximum height permitted from finished floor of any building or 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: The following exceptions shall apply to the one-story general limitation specified in the first paragraph of Section (A) above:

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.

Section 6. The City Council's actions are made upon review of the Planning Commission's recommendation, the Staff Report, all oral and written comments, and the documentary evidence presented on the Ordinance..

Section 7. Effective Date. This Ordinance takes effect 30 days following its adoption.

Section 8. Severability. If any provision of this Ordinance or its application to any person or circumstance is held to be invalid, such invalidity has no effect on the other provisions or application of the Ordinance that can be given effect without the invalid provision or application, and to this extent, the provisions of this Ordinance are severable. The City Council declares that it would have adopted this Ordinance irrespective of the invalidity of any portion thereof.

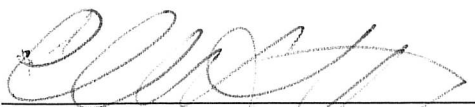
Section 10. Custodian of Records: The documents and materials associated with this Resolution that constitute the record of proceedings on which these findings are based are located at Rolling Hills City Hall, 2 Portuguese Bend Road, Rolling Hills, California 90274. The Director of Planning and Community Services is the custodian of records for the record of proceedings.

PASSED, APPROVED AND ADOPTED THIS 28th DAY OF JULY 2025.



JEFF PIEPER, MAYOR

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)

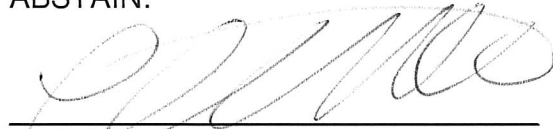
I, Christian Horvath, City Clerk of the City of Rolling Hills, California, do hereby certify that the foregoing Ordinance No. 386 was adopted at a regular meeting of the City Council of the City of Rolling Hills held on the 28th day of July, 2025, by the following vote:

AYES: Mirsch, Wilson, Black, Mayor Pieper

NOES: Dieringer

ABSENT:

ABSTAIN:

A handwritten signature in dark ink, appearing to read 'C. Horvath', is written over a horizontal line.

Christian Horvath
City Clerk

