



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

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

Planning Commission

Tuesday, April 21, 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.

5.A. For Blue Folder Documents approved at the Planning Commission Meeting

RECOMMENDATION: 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 April 21, 2026

RECOMMENDATION: Approve.

7.B. Approve the Minutes for the February 17, 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 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).

RECOMMENDATION: Open the public hearing, take public testimony, close the public hearing, discuss the proposed project, and provide direction to staff and applicants. A resolution is provided for the Commission's consideration and approval.

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)

RECOMMENDATION: Open the public hearing, take public testimony, close the public hearing, discuss the proposed project, and provide direction to staff and applicants. A resolution is provided for the Commission's consideration and approval.

11. Discussion Items

12. Scheduled Field Trips

13. Matters From Members of the Planning Commission

14. Matters From Staff

15. Adjournment

Next regular meeting: Tuesday, May 19, 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: 5.A.

Meeting Date: 4/21/2026

To: Planning Commission
From: Christian Horvath, Assistant to the City Manager / City Clerk
Thru: Karina Bañales, City Manager
Subject: For Blue Folder Documents approved at the Planning Commission Meeting

Background:

Discussion:

Fiscal Impact:

Recommendation:

Receive and file.

Attachments:

1. CL_AGN_260421_PC_Item10B

BLUE FOLDER ITEM (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.

PLANNING COMMISSION MEETING April 21, 2026

- 10B. 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)**

From: Christian Horvath, Assistant to the City Manager / City Clerk

[CL AGN 260421 PC Item10B PublicComment02.pdf](#)



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

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

Item: 7.A.

Meeting Date: 4/21/2026

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 April 21, 2026

Background:

None.

Discussion:

None.

Fiscal Impact:

None.

Recommendation:

Approve.

Attachments:

1. CL_AGN_260421_PC_AffidavitofPosting



Administrative Report

7.A., File # 2026-107

Meeting Date: 4/21/2026

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://rollinghillssca.portal.civicclerk.com/

Meeting Date & Time	APRIL 21, 2026	6:30pm
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As City Clerk of the City of Rolling Hills, I declare under penalty of perjury, the document noted above was posted at the date displayed below.

Christian Horvath, City Clerk

Date: April 17, 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: 4/21/2026

To: Planning Commission
From: Christian Horvath, Assistant to the City Manager / City Clerk
Thru: Karina Bañales, City Manager
Subject: Approve the Minutes for the February 17, 2026 Planning Commission Meeting

Background:

None.

Discussion:

None.

Fiscal Impact:

None.

Recommendation:

Approve as presented.

Attachments:

1. CL_MIN_260217_PC_FT_F
2. CL_MIN_260217_PC_F



Minutes
Rolling Hills Planning Commission
Tuesday, February 17, 2026
Field Trip Meeting 7:30 a.m.
26 Caballeros Road

1. Call to Order

The Planning Commission of the City of Rolling Hills met in person at 26 Caballeros Road on the above date at 7:37 a.m. Chair Chelf presiding.

2. Roll Call

Commissioners Present: Douglass, Cardenas, Chair Chelf,
Commissioners Absent: Soo, Kirkpatrick
Staff Present: Benjamin Johnson, Code Compliance Officer/Planning Technician
Reina Schaetzel, Willdan Contract Senior Planner
Emma Montes, Assistant Planner
Karina Banales, City Manager

3. Public Comment on Non-Agenda Items - None

4. Public Hearing Field Trips

4.A. Approve Affidavit of Posting for the Planning Commission Special Field Trip Meeting of February 17, 2026

4.B. Zoning Case No. 25-111: Site Plan Review for construction of a new mixed-use structure with garage and storage, non-exempt grading and other improvements; Conditional Use Permit for a detached mixed-use accessory structure greater than 200 square feet, and finding the project exempt from the California Environmental Quality Act for location at 26 Caballeros Road (Ziegler) (Lot 11-SK).

Public Present: V'Etta Virtue (4 Maverick Lane)

Presentation by Code Compliance Officer/Planning Technician Johnson

Commissioners and the public walked the site. No decision was made by the Commission and the item was continued to the evening meeting.

The meeting was adjourned at 7:45 a.m. to the regular Planning Commission meeting on Tuesday, February 17, 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



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, Douglass, Chair Chelf
Commissioners Absent: Soo, Kirkpatrick
Staff Present: Reina Schaetzel, Willdan Contract Senior Planner
Emma Montes, Assistant Planner
Benjamin Johnson, Code Compliance Officer / Planning Technician
Téa Takaoka, Administrative Assistant
Samantha Crew, Management Analyst
Michael Ervin, Assistant City Attorney
Karina Bañales, City Manager
Christian Horvath, Assistant to the City Manager / City Clerk

3. Pledge of Allegiance – Assistant City Attorney Ervin

4. Approve Order of The Agenda

Chair Chelf approved the Order of the Agenda. Without objection, so ordered.

5. Blue Folder Items (Supplemental)

Chair Chelf received and filed Blue Folder Item 10A. Without objection, so ordered.

6. Public Comments on Non-Agenda Items – None

7. Consent Calendar

7.A. Approve Affidavit of Posting for the Planning Commission Regular Meeting of February 17, 2026

7.B. Approve the Minutes for the January 27, 2026 Planning Commission Meetings

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

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

8. Excluded Consent Calendar Items – None

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

10. Public Hearings

- 10.A. Zoning Case No. 25-111: Site Plan Review for construction of a new mixed-use structure with garage and storage, non-exempt grading and other improvements; Conditional Use Permit for a detached mixed-use accessory structure greater than 200 square feet, and finding the project exempt from the California Environmental Quality Act for location at 26 Caballeros Road (Ziegler) (Lot 11-SK).**

Presentation by Code Compliance Officer / Planning Technician Johnson

Public Comment: Luis de Moraes

Motion by Commissioner Cardenas, seconded by Commissioner Douglass to Adopt Resolution 2026-03 as presented. Motion carried unanimously with the following vote:

AYES: Cardenas, Douglass, Chair Chelf

NOES: None

ABSENT: Soo, Kirkpatrick

11. Discussion Items

11.A. Receive and File the Palos Verdes Peninsula - Multi-Jurisdictional Hazard Mitigation Plan

Presentation by Management Analyst Crew
Black & Veatch Consultant Megan Brotherton

Chair Chelf received and filed the Multi-Jurisdictional Hazard Mitigation Plan. Without objection, so ordered.

12. Scheduled Field Trips - None

13. Items from The Planning Commission – None

14. Items from Staff – None

15. Adjournment: 7:05 p.m.

The meeting was adjourned at 7:05 p.m. to the Planning Commission meeting on Tuesday, March 17, 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: 4/21/2026

To: Planning Commission

From: Benjamin Johnson , Code Compliance Officer / Planning Technician

Thru: Reina Schaetzl, Wildan Principal Planner, Michael Ervin, Assistant City Attorney, Karina Bañales, City Manager

Subject: 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).

Background:

This subject project was originally approved by the Planning Commission on January 16, 2024 (Attachment 1). This decision was upheld by the City Council on February 12, 2024.

Discussion:

The project is currently in Building and Safety Plan Check with Willdan and is ready for building permit issuance. However, an extension request on the original planning entitlement was not filed in a timely manner, and no grading or construction has commenced. Therefore, per RHMC Section 17.46.080, under these conditions, the Planning Commission must review and approve the plans as a new project. The plans have been slightly scaled down since the original approval, with the gazebo now being 135-square-feet rather than the original 245-square-foot proposal (Attachment 2 - Staff Report and Attachment 3 - Plans).

Fiscal Impact:

None.

Recommendation:

Open the public hearing, take public testimony, close the public hearing, discuss the proposed project, and provide direction to staff and applicants. A resolution is provided for the Commission's consideration and approval.

Attachments:

1. Attachment 1 - 2024-01_PC_Resolution_1ChestnutLn_ZC22-91_F_E

2. Attachment 2 - PL_ADR_2604013_1ChestnutLn_ZC26-38_OriginalStaffReport_01.16.24
3. Attachment 3 - PL_ADR_260408_1ChestnutLn_ZC26-38_Willdan_Plans_APPROVED
4. Attachment 4 - PL_ADR_260413_1ChestnutLn_ZC26-38_VicinityMap
5. Attachment 5 - PL_ADR_2604014_1ChestnutLn_ZC26-38_DevelopmentTable_UPDATED
6. Attachment 6 - 2026-04_PC_Resolution_1ChestnutLn_ZC26-38_F

RESOLUTION NO. 2024-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF A SITE PLAN REVIEW FOR A 264-SQUARE-FOOT COVERED PATIO AND OUTDOOR KITCHEN, CONDITIONAL USE PERMIT FOR THE USE OF SUCH STRUCTURE, AND A VARIANCE REQUEST TO CONSTRUCT IN THE FRONT YARD AND WAIVE THE REQUIREMENT FOR A STABLE AND CORRAL SET ASIDE AREA LOCATED AT 1 CHESTNUT LANE (ICARUS LP, MITTAL)(LOT 239-A-6-MS), ROLLING HILLS, CA, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

Section 1. An application was duly filed by Ram Mittal on behalf of Icarus LP with respect to real property located at 1 Chestnut Lane, Rolling Hills (Lot 239-A-6-MS) requesting a Site Plan Review for an 11.3-foot-high, 264-square-foot covered patio and outdoor kitchen, Conditional Use Permit for the use of such structures, and a Variance request to waive the requirement for a stable and corral set aside area. The structures were constructed around 2020 without permits.

Section 2. The subject property is developed with one building pad with a 4,232-square-foot single-family residence, 657-square-foot detached garage, 375-square-foot swimming pool/spa, 33-square-foot pool equipment, and 111-square-foot storage attached to the garage.

Section 3. The Planning Commission conducted duly noticed public hearings to consider the application at a field trip meeting and regular meeting on January 16, 2024. Neighbors within a 1,000-foot radius were notified of the public hearings and a notice was published in the Daily Breeze on January 5, 2024. The applicant and agent were notified of the public hearings in writing by first class mail and the agent was in attendance at the hearings. Evidence was heard and presented from all persons interested in affecting said proposal.

Section 4. The Project is exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures), which exempts the construction and location of a limited number of new, small facilities or structures, including single family residence and accessory structures, including but not limited to garages, carports, patios, swimming pools and fences. Here, the Project includes the construction of a new single-family residence and related improvements. Accordingly, the Project qualifies for the exemption pursuant to Section 15303. Further, no exceptions to the exemption apply; there is no reasonable possibility that the activity will have

a significant effect on the environment due to unusual circumstances. The site has already been graded and existing structures are on site.

Section 5. Site Plan Review. Site Plan Review is required for construction of any new building or structure pursuant to RHMC Section 17.46.020(A). The Project is for a 264-square-foot covered patio and outdoor kitchen which are ancillary to the main residence. With respect to the Site Plan Review for the development, the Planning Commission hereby makes the following findings:

A. The Project complies with and is consistent with the goals and policies of the General Plan and all requirements of the zoning ordinance.

The proposed development is compatible with the General Plan and Zoning ordinance. The proposed structures comply with the General Plan requirement of low profile, low-density residential development with sufficient open space between surrounding structures. The development is located on the existing building pad next to the main residence, which will reduce the visual impact from neighboring properties and from Chestnut Lane.

The Project conforms to Zoning Code lot coverage requirements. The net lot area of the lot is 100,480 square feet (2.3 acres) per RHMC Section 17.16.060(A). The structural net lot coverage is proposed at 5,639 square feet or 5.6% (20% max. permitted) excluding exempt structures; and the total lot coverage proposed, including flatwork, would be 23,521 square feet or 23.4% (35% max. permitted). The disturbed area is 26,400 square feet or 26.3% (40% max permitted), which will not change since the location of the project is already disturbed.

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

The topography and the configuration of the lot have been considered, and the project will not adversely affect or be materially detrimental to adjacent uses, buildings, or structures; the project will be on the existing building pad which enables project elements to be the least intrusive to surrounding properties. Further, the project will be a sufficient distance from nearby residences so views and privacy of surrounding neighbors will not be impacted. The lot has an existing building pad and 26.3% of the lot is already disturbed with the remaining area either landscaped or left in a natural state.

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

The proposed development, as conditioned, is harmonious in scale and mass with the site, and is consistent with the scale of the neighborhood when compared to new residences in the vicinity of said lot. The development plan takes into consideration the visibility of the project from Chestnut Lane. Significant portions of the lot will be left undeveloped or landscaped.

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

There will be no changes to the overall drainage features on the lot. The proposed project is located on an existing building pad. The natural site design, native vegetation, and mature trees will not be affected.

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 involved with the proposed project.

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

No grading is involved with the proposed project. Existing drainage flow will not be changed or redirected. Drainage will follow the natural drainage courses of the lot.

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

Surrounding native vegetation and mature trees will not be affected. The development will be considerate of the environment and will enhance the rural character of the community. As such, the rural character of the community is maintained and privacy is maintained with neighbors.

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

There are no changes to the existing circulation for the pedestrians or vehicles.

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

The Project is exempt from the CEQA Guidelines pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures), which exempts the construction and location of a limited number of new, small facilities or structures, including single family residence and accessory structures, including but not limited to garages, carports, patios, swimming pools and fences. Here, the Project includes the construction of a covered patio and outdoor kitchen to a developed residential property. Accordingly, the Project qualifies for the

exemption pursuant to Section 15303. Further, no exceptions to the exemption apply; there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

Section 6. Conditional Use Permit Findings. RHMC Section 17.16.040(A)(3) requires a Conditional Use Permit for a structure that exceeds 200 square feet. The Applicant is proposing a 264-square-foot covered patio and outdoor kitchen. Given the foregoing, in accordance with RHMC Section 17.42.050, the Planning Commission makes the following findings:

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

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

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

The nature, condition, and development of adjacent structures have been considered, and the Project will not adversely affect or be materially detrimental to these adjacent uses, buildings, or structures because the proposed covered patio and outdoor kitchen is on the east portion of the already existing building pad.

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

The proposed conditional use complies with all applicable development standards in the RAS-2 Zone. The net lot area is 100,480 square feet and is adequate to support the proposed use. The outdoor kitchen is already existing; roofing will cover the outdoor kitchen and will not exceed the maximum allowable 800 square feet maximum.

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

That the proposed conditional use complies with all applicable development standards of the RAS-2 Zone, districts, including size, setbacks, and location.

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

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

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

The covered patio and outdoor kitchen allow the Applicants the ability to enjoy rights enjoyed by other residents in the City. The proposed use is consistent with the residential character of the City.

Section 7. Variance. Sections 17.38.010 through 17.38.050 of the Rolling Hills Municipal Code permit approval of a Variance granting relief from the standards and requirements of the Zoning Ordinance when exceptional or extraordinary circumstances applicable to the property prevent the owner from making use of a parcel of property to the same extent enjoyed by similar properties in the same vicinity or zone. A variance from the requirements of Section 17.16.200(H) of the Zoning Code is requested to encroach into the front yard. A variance from the requirements of Section 17.16.170 (stable and corral site required) of the Zoning Ordinance is requested to waive the requirements of a stable and corral set aside. With respect to the aforementioned request, the Planning Commission finds as follows:

A. There are exceptional or extraordinary circumstances and conditions applicable to the property that do not apply generally to other properties in the same vicinity and zone.

The area for the covered patio and outdoor kitchen is located in the front yard; it is closer to the street easement than the existing residence. However, the area is much higher than the roadway and functions as a backyard for the residence due to the configuration and topography of the lot. This condition does not apply generally to other properties in the same vicinity and zone.

The natural slope of the subject property, the location of the building pad, and the shape of the lot constrain development. The building pad was created in the middle of the property overlooking the road below. The building pad is small, constrained, and the slopes surrounding the building pad does not allow for a reasonably sized pad for a stable and corral.

The deck area for the swimming pool, covered patio, and outdoor kitchen is on the eastern side of the residence near a slope. Due to the size, topography, and configuration of the lot, there is no space for a reasonably sized stable and corral (1,000 square feet minimum).

If a stable and corral is built on the property, a variance request would be needed to build in a required setback area on slopes greater than 4:1; non-exempt grading may also require variance.

The size, topography, and configuration of the lot do not support the construction of a stable and corral. By granting this variance, the current or future property owners are not precluded from applying for approval to construct a stable and corral at a future date if a suitable location or construction plan is later identified. The property owner is merely relieved from the obligation to identify and set aside an area for a stable and corral.

B. The variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same vicinity and zone but which is denied to the property in question.

The variance to encroach into the front yard is necessary for the preservation and enjoyment of the property. The area for the covered patio and outdoor kitchen is located much higher than the roadway and functions as a backyard for the residence due to the configuration and topography of the lot.

The variance to deviate from the stable and corral set aside area is necessary for the preservation and enjoyment of the property owner since the property contains steep slopes not suitable for a new pad. The ability to provide a stable and corral or a set aside area is an amenity enjoyed by most property owners in the City. The subject property is not capable of providing such an amenity due to constraints with size, topography, and configuration. The limited building pad on the property prevents the construction of a new stable and corral or placement of a set aside area.

Other than placement of the stable and corral set aside area in the front yard area, the applicant looked into possible placement toward the rear of the property. Access, due to steep topography, would have required extensive grading. Other properties that have development constraints were granted variance for stable and corral set aside. By granting this variance, the current or future property owners are not precluded from applying for approval to construct a stable and corral at a future date if a suitable location or construction plan is later identified. The property owner is merely relieved from the obligation to identify and set aside an area for a stable and corral.

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

Granting the variance to encroach into the front yard is not materially detrimental to the public welfare or injurious to properties or improvements in the vicinity. The area for the covered patio and outdoor kitchen functions as a backyard for the residence due to the configuration and topography of the lot. It is not in close proximity to other properties or improvements in the vicinity.

The lack of a stable and corral set aside area will not be detrimental to the public welfare or injurious to the properties or improvements in the vicinity since no development would occur. Eliminating a set aside area will not negatively affect drainage or traffic circulation to and from the property.

The variance from the stable and corral set aside will not be detrimental to the public, on the contrary, it will be beneficial to the public welfare and other properties because by not constructing a stable and corral, there will be no grading on the lot. If the set aside area was placed in the front yard, it would be close to the road and to a neighboring property.

D. In granting the variances, the spirit and intent of the Zoning Ordinance will be observed.

The area for the covered patio and outdoor kitchen is essentially the backyard for the residence. The area is much higher than the roadway and inconspicuous. The improvements are ancillary to the residence and meet the spirit and intent of the Zoning Ordinance.

The elimination of a set aside area is consistent with other properties in the area that do not have a stable and corral nor have a set aside area. The variance will make the property more cohesive with the rural character of the neighborhood by eliminating grading needed for a building pad.

The waiver to the stable and corral set aside area meets the intent of the Zoning Ordinance as it will prevent extensive grading and disturbance on the property. It will also preserve the environmentally sensitive nature of the site by protecting the slopes from any construction. The size, topography, and configuration of the lot does not support the construction of a stable and corral. By granting this variance, the current or future property owners are not precluded from applying for approval to construct a stable and corral at a future date if a suitable location or construction plan is later identified. The property owner is merely relieved from the obligation to identify and set aside an area for a stable and corral.

E. The variances will not grant special privilege to the applicant.

The area for the covered patio and outdoor kitchen is located on the same building pad as the existing residence. However, due to the configuration and topography of the lot, the area is in the front yard, even though it functions as a backyard. The variance will not grant a special privilege to the applicant.

The waiver of the stable and corral set aside area in this case will not grant special privilege to the applicant. There are several properties in the City that do not lend themselves to construction of a stable and corral, and if they were forced to either set aside an area or construct such equestrian facilities it would require large grading quantities and large disturbance of the lot. This would not meet the goal of the General Plan, which is to maintain to the maximum extent feasible the natural terrain of the lots. The size, topography, and configuration of the lot does not support the construction of a stable and corral. By granting this variance, the current or future property owners are not precluded from applying for approval to construct a stable and corral at a future date if a suitable location or construction plan is later identified. The property owner is merely relieved from the obligation to identify and set aside an area for a stable and corral.

F. The variances are 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 project site is not listed on the current State of California Hazardous Waste and Substances Sites List. It will not affect any existing hazardous waste management facilities.

G. The variances are consistent with the General Plan of the City of Rolling Hills.

The project is in line with the General Plan's requirement of low profile, low-density residential development with sufficient open space between neighboring structures. Even though the structures encroach into the front yard and stable and corral set aside requirement is being waived, the variances are in line with the City's General Plan's goal to maintain to the maximum extent feasible the natural terrain of the lot. The size, topography, and configuration of the lot does not support the construction of a stable and corral. By granting this variance, the current or future property owners are not precluded from applying for approval to construct a stable and corral at a future date if a suitable location or construction plan is later identified. The property owner is merely relieved from the obligation to identify and set aside an area for a stable and corral.

Section 8. Approval Conditions. Based upon the foregoing findings, and the evidence in the record, the Planning Commission hereby approves Zoning Case No. 22-91 subject to the following conditions:

A. The Site Plan approval shall expire within two years from the effective date of approval as defined in RHMC Sections 17.46.080 and 17.38.070 unless otherwise extended pursuant to the requirements of these sections.

B. If any condition of this resolution is violated, the entitlements 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 RHMC Chapter 17.58.

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 December 19, 2023, except as otherwise provided in these conditions. The working drawings submitted to the Department of Building and Safety for plan check review shall conform to the approved development plan. All conditions of the Site Plan Review, Conditional Use Permit, and Variance approvals shall be incorporated into the building permit working drawings, and where applicable complied with prior to issuance of a grading or building permit from the building department.

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

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

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

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

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

G. Structural lot coverage of the lot shall not exceed 5,639 square feet or 5.6% of the net lot area, in conformance with structural lot coverage limitations (20% maximum). The flatwork coverage shall not exceed 17,882 square feet or 17.8%.

The total lot coverage proposed, including structures and flatwork, shall not exceed 23,521 square feet or 23.4% of the net lot area, in conformance with lot coverage limitations (35% maximum).

H. The disturbed area of the lot shall not exceed 26,400 square feet or 26.3%, and the Project does not propose any additional disturbance.

I. The existing Building Pad 1 coverage is 5,375 square feet or 43.6%, and the Project proposes an additional 264 square feet or 2.1%, and shall not exceed coverage of 5,639 square feet or 45.7% with allowed deductions. This exceeds the 30% maximum guideline by 15.7%.

J. A minimum of five-foot level path and/or walkway, which does not have to be paved, shall be provided around the entire perimeter of all of the proposed structures, or as otherwise required by the Fire Department.

K. A drainage plan, as required by the Building Department shall be prepared and approved by City Staff prior to issuance of a construction permit. Such plan shall be subject to LA County Code requirements.

L. The applicant shall comply with all requirements of the Lighting Ordinance of the City of Rolling Hills (RHMC 17.16.190.E), pertaining to lighting on said property, roofing and material requirements of properties in the Very High Fire Hazard Severity Zone, and Low Impact Development requirements for storm water management on site (RHMC Chapter 8.32).

M. All utility lines shall be undergrounded pursuant to Section 17.27.030.

N. Hydrology, soils, geology and other reports, as required by the Building and Public Works Departments, and as may be required by the Building Official, shall be prepared.

O. Prior to issuance of building permit, the landscaping plan, if required, shall meet the requirements of the City, shall be submitted to the City in conformance with Fire Department Fuel Modification requirements, and shall be approved by the City's landscape consultant.

P. A construction fence may be required. If needed, it shall be reviewed and approved by the Planning Department for location, height, and screening material prior to installation.

Q. Perimeter easements, including roadway easements and trails, if any, shall remain free and clear of any of improvements to advance equestrian use and emergency preparedness for evacuation within the City. Where RHCA has demonstrated authority over the easement, the City's Planning Director may grant relief from this condition upon satisfactory proof of permission from RHCA and a legitimate showing that there is no need for the condition to advance equestrian uses and emergency preparedness.

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

S. *During construction*, the site shall be maintained in a safe manner so as not to threaten the health, safety, or general welfare of the public.

T. *During construction*, conformance with the air quality management district requirements, storm water pollution prevention practices, county and local ordinances and engineering practices so that people or property are not exposed to undue vehicle trips, noise, dust, objectionable odors, landslides, mudflows, erosion, or land subsidence shall be required.

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

W. Prior to demolition of any existing structures, an investigation shall be conducted for the presence of hazardous chemicals, lead-based paints or products, mercury and asbestos-containing materials (ACMs). If hazardous chemicals, lead-based paints or products, mercury or ACMs are identified, remediation shall be undertaken in compliance with California environmental regulations and policies.

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

is the sole responsibility of the property owner and/or his/her contractor to monitor the red flag warning conditions.

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

Z. *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.

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

BB. The property owner 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.

CC. 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.

DD. 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.

EE. This Resolution's approvals shall not be effective until the applicants execute an Affidavit of Acceptance of all conditions set forth herein.

FF. 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.

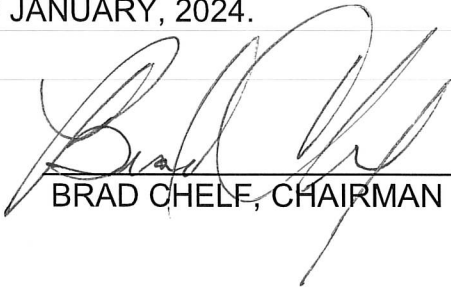
GG. Any action challenging the final decision of the City made as a result of the public hearing on this application must be filed within the time limits set forth in section 17.54.070 of the Rolling Hills Municipal Code and Code of Civil Procedure Section 1094.6.

HH. The project shall at all times comply with the conditions set forth in Section 17.16.200(H) of the RHMC in that the freestanding covered patio: 1) shall not be part of aggregate of five such structures on the lot; 2) shall not exceed eight hundred square feet in

combination with other freestanding structures identified in the section; 3) shall not be more than 12 feet in height; and 4) shall be screened from public right-of-way, easements and adjacent properties with appropriate landscaping to the extent feasible.

II. To the extent permitted by law, Permittee shall defend, indemnify and hold harmless the City of Rolling Hills, its City Council, its officers, employees and agents (the "indemnified parties") from and against any claim, action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside, or void any permit or approval for this project authorized by the City, including (without limitation) reimbursing the City its actual attorney's fees and costs in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice. The permittee shall reimburse the City for any court and attorney's fees which the City may be required to pay as a result of any claim or action brought against the City because of this permit. Although the permittee is the real party in interest in an action, the City may, at its sole discretion, participate at its own expense in the defense of the action, but such participation shall not relieve the permittee of any obligation under this condition.

PASSED, APPROVED AND ADOPTED THIS 16th DAY OF JANUARY, 2024.


BRAD CHELF, CHAIRMAN

ATTEST: 
CHRISTIAN HORVATH, CITY CLERK

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

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

I certify that the foregoing Resolution No. 2024-01 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF A SITE PLAN REVIEW FOR A 264-SQUARE-FOOT COVERED PATIO AND OUTDOOR KITCHEN, CONDITIONAL USE PERMIT FOR THE USE OF SUCH STRUCTURE, AND A VARIANCE REQUEST TO CONSTRUCT IN THE FRONT YARD AND WAIVE THE REQUIREMENT FOR A STABLE AND CORRAL SET ASIDE AREA LOCATED AT 1 CHESTNUT LANE (ICARUS LP, MITTAL)(LOT 239-A-6-MS), ROLLING HILLS, CA, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

was approved and adopted at a regular meeting of the Planning Commission on January 16, 2024, by the following roll call vote:

AYES: Vice Chair Kirkpatrick, Cardenas, Cooley

NOES:

ABSENT: Chair Chelf, Douglass

ABSTAIN:

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

Administrative Offices.


CHRISTIAN HORVATH, CITY CLERK



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 10.A
Mtg. Date: 01/16/2024

TO: HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION

FROM: JOHN SIGNO, DIRECTOR OF PLANNING & COMMUNITY SERVICES

THRU: KARINA BAÑALES

SUBJECT: ZONING CASE NO. 22-91: A REQUEST FOR THE APPROVAL OF A SITE PLAN REVIEW FOR A 264-SQUARE-FOOT COVERED PATIO AND OUTDOOR KITCHEN, CONDITIONAL USE PERMIT FOR THE USE OF SUCH STRUCTURE, AND A VARIANCE REQUEST TO CONSTRUCT IN THE FRONT YARD AND WAIVE THE REQUIREMENT FOR A STABLE AND CORRAL SET ASIDE AREA LOCATED AT 1 CHESTNUT LANE (ICARUS LP, MITTAL)(LOT 239-A-6-MS), ROLLING HILLS, CA, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

DATE: January 16, 2024

BACKGROUND:

Zoning, Location, and Lot Description

The lot is an irregularly shaped parcel zoned RAS-2. The net lot area is 100,623 square feet (2.3 acres). The lot has a depth of approximately 390 feet and a width of approximately 360 feet. There is approximately 450 feet of street frontage along Chestnut Lane. The driveway slopes upward from the street and is approximately 440 feet in length to the main residence, which is located in the middle of the property. The grade elevation from the street to the residence rises approximately 40 feet; the grade elevation from the residence to the rear of the property rises approximately 50 feet. Slopes are covered with mature trees and dense vegetation in the front, rear, and side yards.

Existing Development

There is one 12,330-square-foot building pad on the property developed with a 4,232-square-foot single-family residence, 657-square-foot detached garage, 111-square-foot storage attached to the garage, 375-square-foot swimming pool/spa, 33-square-foot pool equipment, and 65-square-foot service yard. There is no barn and stable pad.

Past Approvals

The existing home, detached garage, and swimming pool were built in 1973. Roof-mounted solar panels were installed in 2018. In 2023, approvals were granted to demolish the covered patio (gazebo) and remove interior flooring. The latter does not require a building permit. In preparation for this hearing, staff observed work being done to expand the motor court. The expansion does not require a building permit, but Planning and RHCA approval were needed and obtained.

Code Enforcement

On July 6, 2021, a code enforcement case was opened for an unpermitted cabana that exceeded the maximum 200 square feet. The structure was built around 2020. After subsequent correspondences, an application was submitted on October 5, 2022. On October 18, 2022, the Rolling Hills Community Association (RHCA) Architectural Committee reviewed the as-built structure and had issues with the roof pitch, material, and design. City staff continued to work with the applicant in the subsequent months, but was notified in late-January 2023 that the owner had decided to demolish the patio cover with no plans to rebuild at the time. Subsequently, the patio cover was demolished, but the outdoor kitchen remained. Code enforcement reached out to the owners that the outdoor kitchen was still an issue. In December 2023, staff received revised plans and continued processing the application.

DISCUSSION:

Applicant Request

On October 5, 2022, an application was duly filed by Heidi Puskar, on behalf of the property owner Icarus LP (Manager Ram Mittal) for a site plan review for an as-built covered patio and outdoor kitchen (barbecue area), conditional use permit for the use of such structures, and variance requests from Rolling Hills Municipal Code (RHMC) Section 17.16.200(H) to encroach into the front yard and Section 17.16.170 to waive the requirement for a stable and corral set aside area. The covered patio has since been demolished but the outdoor kitchen remains. The applicant would like to rebuild the covered patio above the outdoor kitchen. The design of the new covered patio will be in accordance with the Rolling Hills Community Association (RHCA) standards. RHCA is requiring a 4:12 pitched roof which is steeper than the demolished roof. They are also requiring certain building materials and wider stone columns. As such, the new covered patio will be taller and slightly larger than the one demolished, which was 9.5 feet high and 245 square feet. The new covering will be 11.3 feet high and 264 square feet.

Site Plan Review

RHMC requires a Site Plan Review for the construction of any new building or structure pursuant to Section 17.46.020(A)(2). The Project will add 264 square feet of covered area bringing the total structural area (excluding exempt structures) from 5,375 square feet (5.3%) to 5,639 square feet (5.6%).

The covered patio and outdoor kitchen are located next to the swimming pool in the eastern portion of the building pad. The area is already paved so there is no change to flatwork and no additional disturbance.

Conditional Use Permit

RHMC Section 17.16.040(A)(3) requires a Conditional Use Permit for a structure that exceeds 200 square feet. The Applicant is proposing a 264-square-foot covered patio and outdoor kitchen. Required findings in RHMC Section 17.42.050 must be met and are included in the proposed resolution.

Variances

RHMC Sections 17.38.010 through 17.38.050 of the Rolling Hills Municipal Code permit approval of a Variance granting relief from the standards and requirements of the Zoning Ordinance when exceptional or extraordinary circumstances applicable to the property prevent the owner from making use of a parcel of property to the same extent enjoyed by similar properties in the same vicinity or zone. Two variances are requested: (1) a variance from the requirements of Section 17.16.200(H) of the Zoning Code to encroach into the front yard, and (2) a variance from the requirements of Section 17.16.170 (stable and corral site required) of the Zoning Ordinance to waive the requirements of a stable and corral set aside. Findings are included in the proposed resolution.

MUNICIPAL CODE COMPLIANCE

Setbacks

The project complies with all of the required setbacks in the RAS-2 Zone.

Lot Coverage

The existing structural coverage excluding exempt structures is 5,375 square feet or 5.3%. The project will add 264 square feet, for a total of 5,639 square feet or 5.6%. This is well under the maximum allowed 20% structural coverage. The existing flatwork coverage is 17,882 square feet or 17.8%, which remains unchanged with the proposed project. The total structural and flatwork excluding exempt structures will be 23,521 square feet or 23.4% of the net lot area, which is under the maximum 35% allowed.

Building Pad Coverage

The existing building pad is 12,330 square feet. The total structures on the building pad will be 5,639 square feet or, 45.7%. This exceeds the maximum 30% by 15.7%. However, this is only a guideline and not a code requirement.

Disturbance

The existing disturbed area is 26,400 square feet or 26.3% which is still below the maximum allowed 40%. There is no increase of disturbance because the proposed project is in an area that is already disturbed.

Stable Access

There is no stable and corral. The applicant is requesting a variance for relief due to steep slopes and limited developable area.

Neighbor Concerns

No public comment has been received as of the date of this report.

Environmental Review

The project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) pursuant to Section 15303(e) (New Construction or Conversion of Small Structures) of the CEQA Guidelines, which exempts accessory structures.

CRITERIA FOR SITE PLAN REVIEW

Section 17.46.050 - Required Site Plan Review Findings

The Commission shall be required to make findings in acting to approve, conditionally approve, or deny a Site Plan Review application. No project which requires Site Plan Review approval shall be approved by the

Commission, or by the City Council on appeal, unless the following findings can be made:

1. The project complies with and is consistent with the goals and policies of the general plan and all requirements of the zoning ordinance;
2. The project substantially preserves the natural and undeveloped state of the lot by minimizing building coverage. Lot coverage requirements are regarded as maximums, and the actual amount of lot coverage permitted depends upon the existing buildable area of the lot;
3. The project is harmonious in scale and mass with the site, the natural terrain and surrounding residences;
4. The project preserves and integrates into the site design, to the greatest extent possible, existing topographic features of the site, including surrounding native vegetation, mature trees, drainage courses and land forms (such as hillsides and knolls);
5. Grading has been designed to follow natural contours of the site and to minimize the amount of grading required to create the building area;
6. Grading will not modify existing drainage channels nor redirect drainage flow, unless such flow is redirected into an existing drainage course;
7. The project preserves surrounding native vegetation and mature trees and supplements these elements with drought-tolerant landscaping which is compatible with and enhances the rural character of the community, and landscaping provides a buffer or transition area between private and public areas;
8. The project is sensitive and not detrimental to the convenient and safe movement of pedestrians and vehicles; and
9. The project conforms to the requirements of the California Environmental Quality Act.

If all of the above findings cannot be made with regard to the proposed project, or cannot be made even with changes to the project through project conditions imposed by City staff and/or the Planning Commission, the site plan review application shall be denied.

CRITERIA FOR APPROVAL OF CONDITIONAL USE PERMIT

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

The Commission (and Council on appeal), in acting to approve a conditional use permit

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

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

CRITERIA FOR VARIANCES

Section 17.38.050 Required Variance Findings

In granting a variance, the Commission (and Council on appeal) must make the following findings:

1. That there are exceptional or extraordinary circumstances or conditions applicable to the property that do not apply generally to other properties in the same vicinity and zone;
2. That such variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same vicinity and zone but which is denied the property in question;
3. That the granting of such variance will not be materially detrimental to the public welfare or injurious to properties or improvements in the vicinity;
4. That in granting the variance, the spirit and intent of this title will be observed;
5. That the variance does not grant special privilege to the applicant;
6. That the variance is consistent with the portions of the County of Los Angeles Hazardous Waste Management Plan relating to siting and siting criteria for hazardous waste facilities; and
7. That the variance request is consistent with the general plan of the City of Rolling Hills.

FISCAL IMPACT:

None.

RECOMMENDATION:

Open the public hearing, take public testimony, close the public hearing, and discuss the proposed project. A resolution is provided in case the Planning Commission decides to approve the proposed project.

ATTACHMENTS:

[Attachment1_PL_ADR_1Chestnut_ZC22-91_VicinityMap.pdf](#)

[Attachment2_PL_ADR_1ChestnutLn_ZC22-91_DevelopmentTable.pdf](#)

[Attachment3_2024-01_PC_Resolution_1ChestnutLn_ZC22-91_D.pdf](#)

[Attachment4_PL_ADR_1ChestnutLane_ZC22-91_240104_GazeboPlan.pdf](#)

[Attachment5_PL_ADR_1ChestnutLn_ZC22-91_221005_1ChestnutLn_ZC22-91_Pictures.pdf](#)

[Attachment6_1ChestnutLane_ZC22-91_231204_PathLight.pdf](#)

Chestnut Gazebo
1 Chestnut Lane
Rolling Hills, CA

OWNER:
ICARUS LP
2030 W. Rosecrans Ave.
Gardena, CA 90249
Contact : Alarica Mittal
Ph: (310) 938-1797
Email: alaricamittal@gmail.com

ARCHITECT:
HEIDI PUSKAR ARCHITECT
29431 N. Enrose Ave.
Rancho Palos Verdes, CA 90275
Ph: (310) 770-2791
Email: heidi@hmparch.com

STRUCTURAL ENGINEER:
KTW Solutions, Inc. Taewon Kim
28531 Palos Verdes Dr. E
Rancho Palos Verdes CA 90275
Ph: (310) 986-2185
Email: tkim@ktw-solutions.com

- A-1 NOTES, VICINITY MAP
ELEVATIONS &
PROPOSED FLOOR PLAN
- A-2 SITE/ROOF PLAN W/ SURVEY
- A-3 NOTES, MEP PLAN, GREEN, BMP
- A-4.1 PLANNING RESOLUTION
- A-4.2 PLANNING RESOLUTION
- S-0.0 STRUCTURAL GENERAL NOTES
- S-0.1 STRUCTURAL GENERAL NOTES
- S-1 FOUNDATION & FRAMING PLAN
- SD-1 STRUCTURAL DETAILS

SURVEOYR:
6518 Greenleaf Ave, Suite 28, Whittier CA 90602
(626) 421-1100
Fred Tagudar Lic. 033612
calatrava.alberto@yahoo.com

PROJECT DIRECTORY

SHEET INDEX

LOCATION: 1 Chestnut Lane
Rolling Hills, CA 90274

ZONING: RAS-2

LEGAL DESCRIPTION: TRACT NO 24669 LOT 6

FLOOR AREA: 4,232 SF

GARAGE AREA: 657 SF

NEW ROOFED BBQ AREA: 135 SF

ASSESSOR IDENTIFICATION NUMBER: 7569-023-028

OCCUPANCY TYPE: R-3

NUMBER OF STORIES: 1 STORY

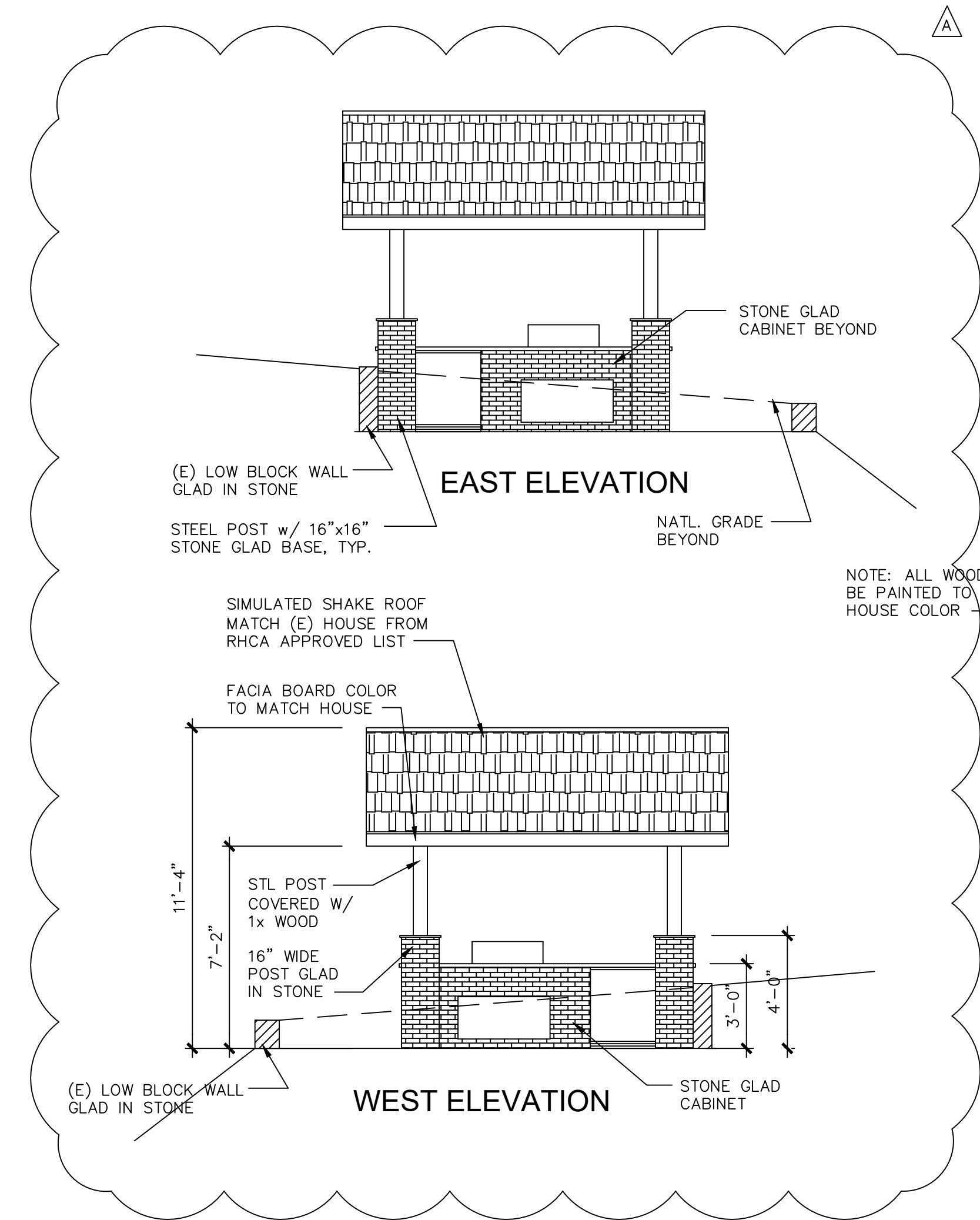
LOT AREA: 100,623.6 SF - 2.31 ACRE

STRUCTURAL LOT COVERAGE: 5.4%

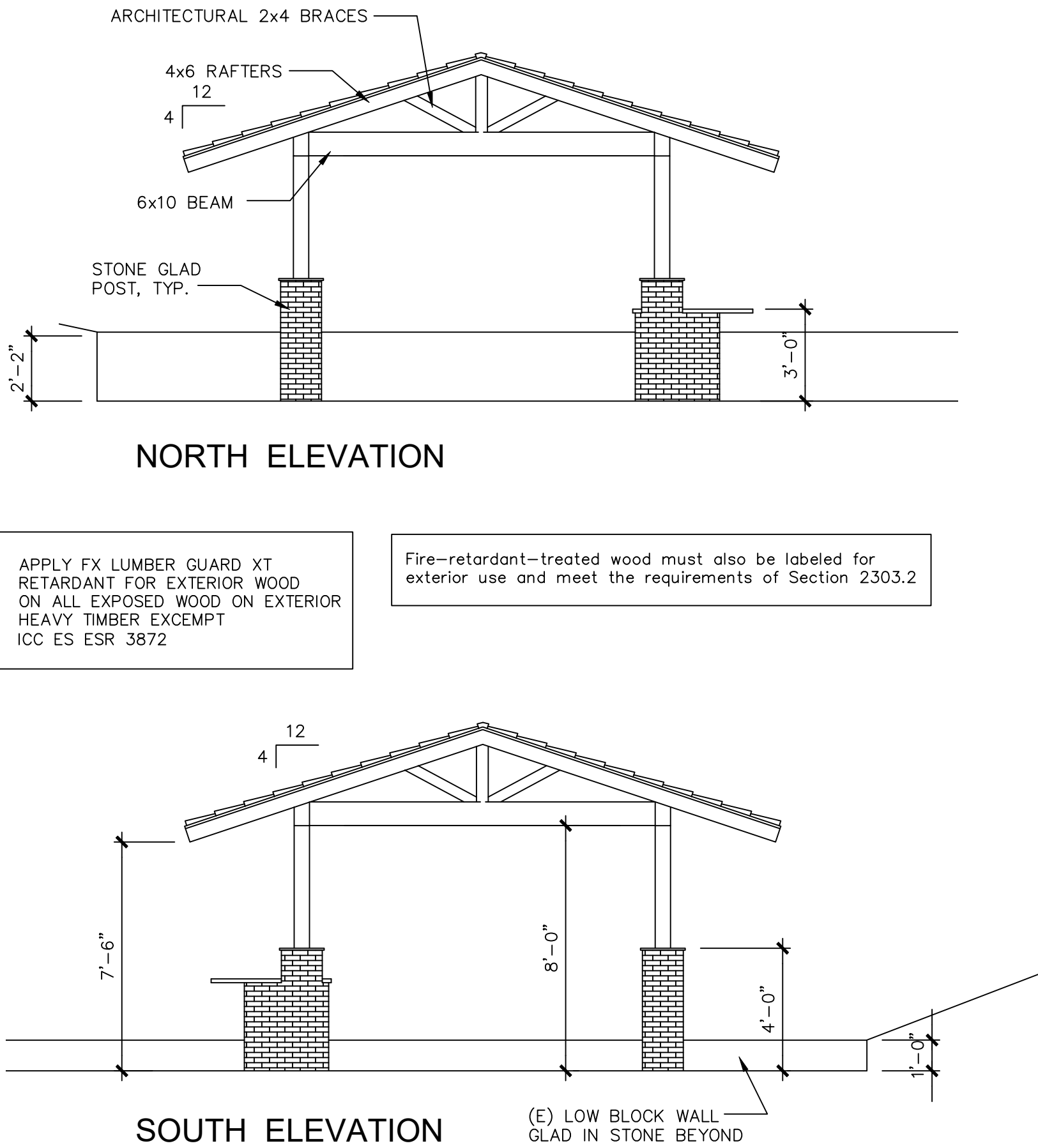
FLATWORK LOT COVERAGE: 17.8%

TOTAL LOT COVERAGE: 23.2%

PROJECT INFORMATION



EXTERIOR ELEVATIONS



SOUTH ELEVATION

NORTH ELEVATION

APPLY FX LUMBER GUARD XT
RETARDANT FOR EXTERIOR WOOD
ON ALL EXPOSED WOOD ON EXTERIOR
HEAVY TIMBER EXCEMPT
ICC ES ESR 3872

Fire-retardant-treated wood must also be labeled for
exterior use and meet the requirements of Section 2303.2

SCALE
1/4"=1'-0"

2

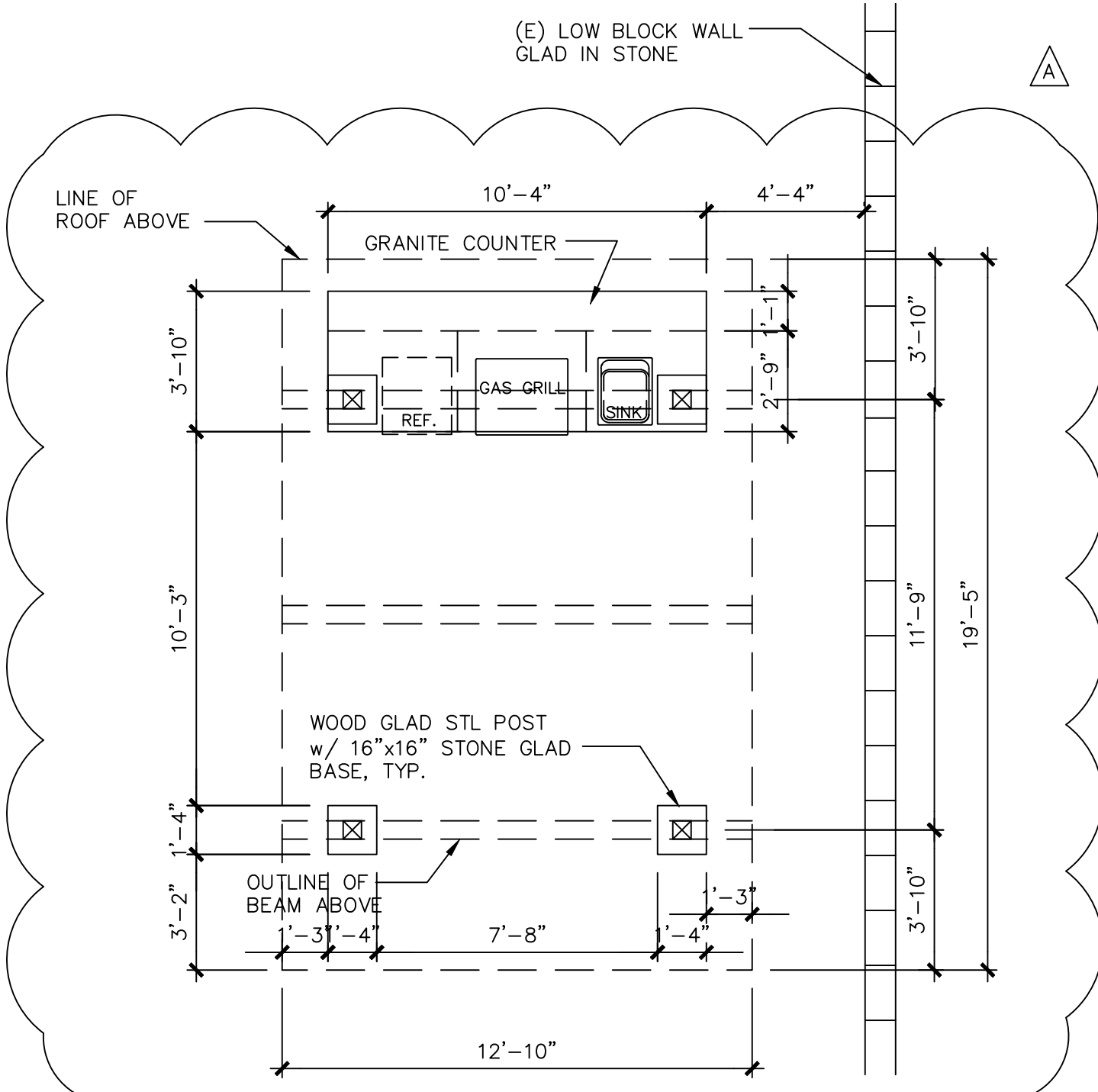


VICINITY MAP

DISTANCE FROM NEW STRUCTURE TO ADJACENT HOMES



PATH SOLAR LIGHTS OR SIMILAR



REVIEWED FOR CODE COMPLIANCE BY:
WILLDAN ENGINEERING

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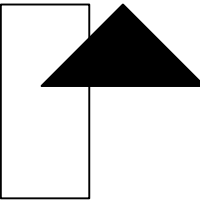
Mazen Dudar, P.E.
2:00:15 PM Mar 30, 2026

PROPOSED FLOOR PLAN

SCALE
1/4"=1'-0"

1

ARCHITECT
HEIDI PUSKAR

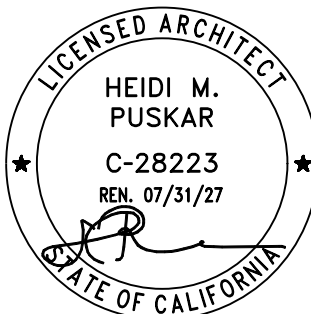


29431 N. Enrose Ave.
Rancho Palos Verdes
CA 90725

Tel: 310 770-2791

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Date	Issues and Revisions
5/5/22	PLANNING
9/6/22	RHAC
10/4/22	PLANNING
1/16/24	PLANNING COMISSION
3/25/24	RHAC APPROVAL
5/16/24	BUILDING & SAFETY
5/6/24	FIRE DEPT.
8/5/25	ADDENDUM A



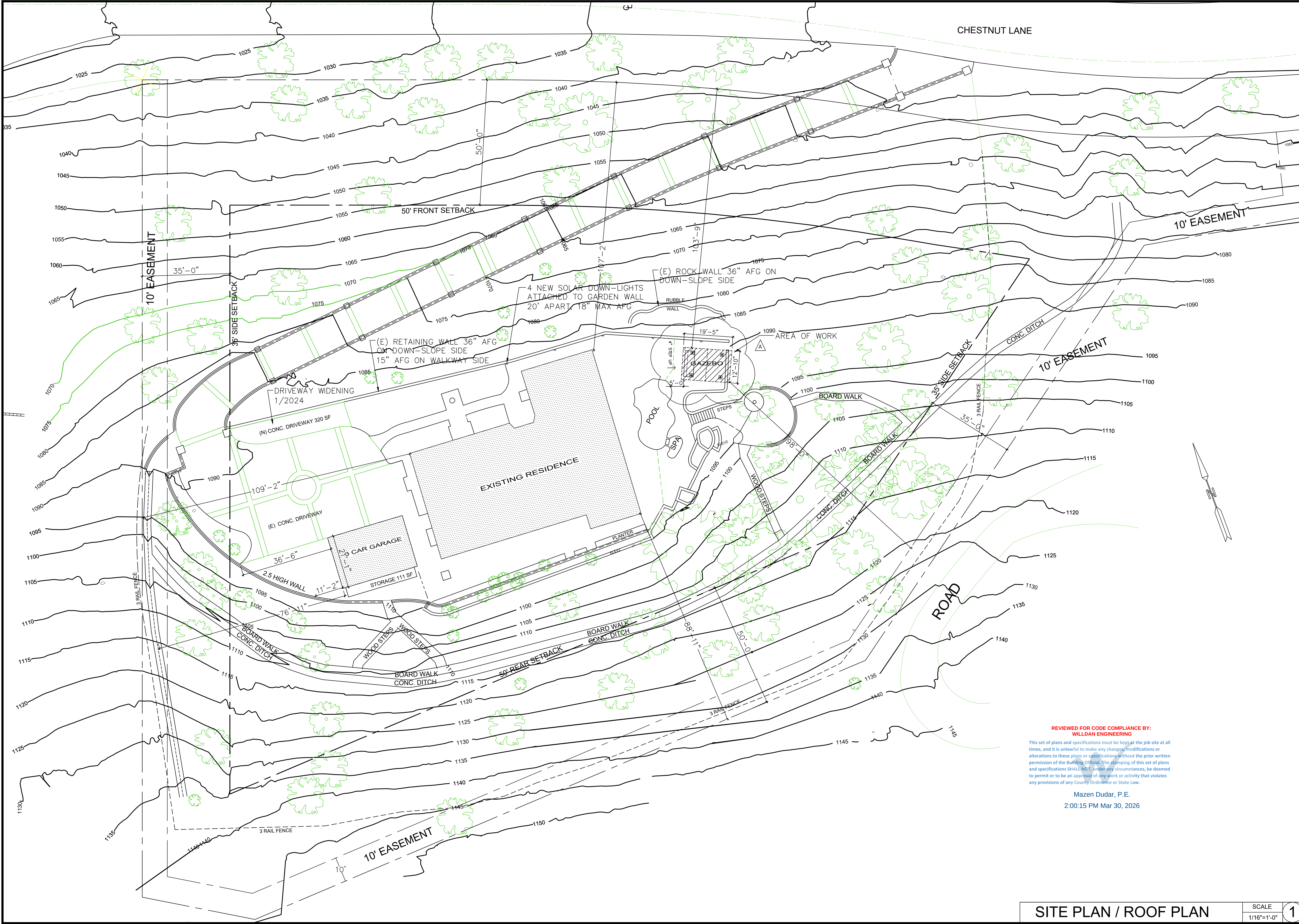
TITLE SHEET
FLOOR PLAN
EXTERIOR ELEVATIONS

Date 8/5/2025

CHESTNUT GAZEBO

1 Chestnut Lane
Rolling Hills, CA 90274

A-1



ARCHITECT

HEIDI PUSKAR

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5/6/24	FIRE DEPT.
8/5/25	ADDENDUM A

LICENSED ARCHITECT

HEIDI M. PUSKAR

C-28223

REN. 07/31/27

STATE OF CALIFORNIA

SITE/ROOF PLAN

Date 8/5/2025

CHESTNUT GAZEBO

1 Chestnut Lane
Rolling Hills, CA 90274

A-2

SITE PLAN / ROOF PLAN

SCALE 1/16"=1'-0"

1

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Mazen Dudar, P.E.
2:00:15 PM Mar 30, 2026

ELECTRICAL:

A. All Branch Circuits that supply 125 volt, single phase, 15 and 20 ampere receptacle outlets shall be protected by (AFCI) arc–fault interrupters.

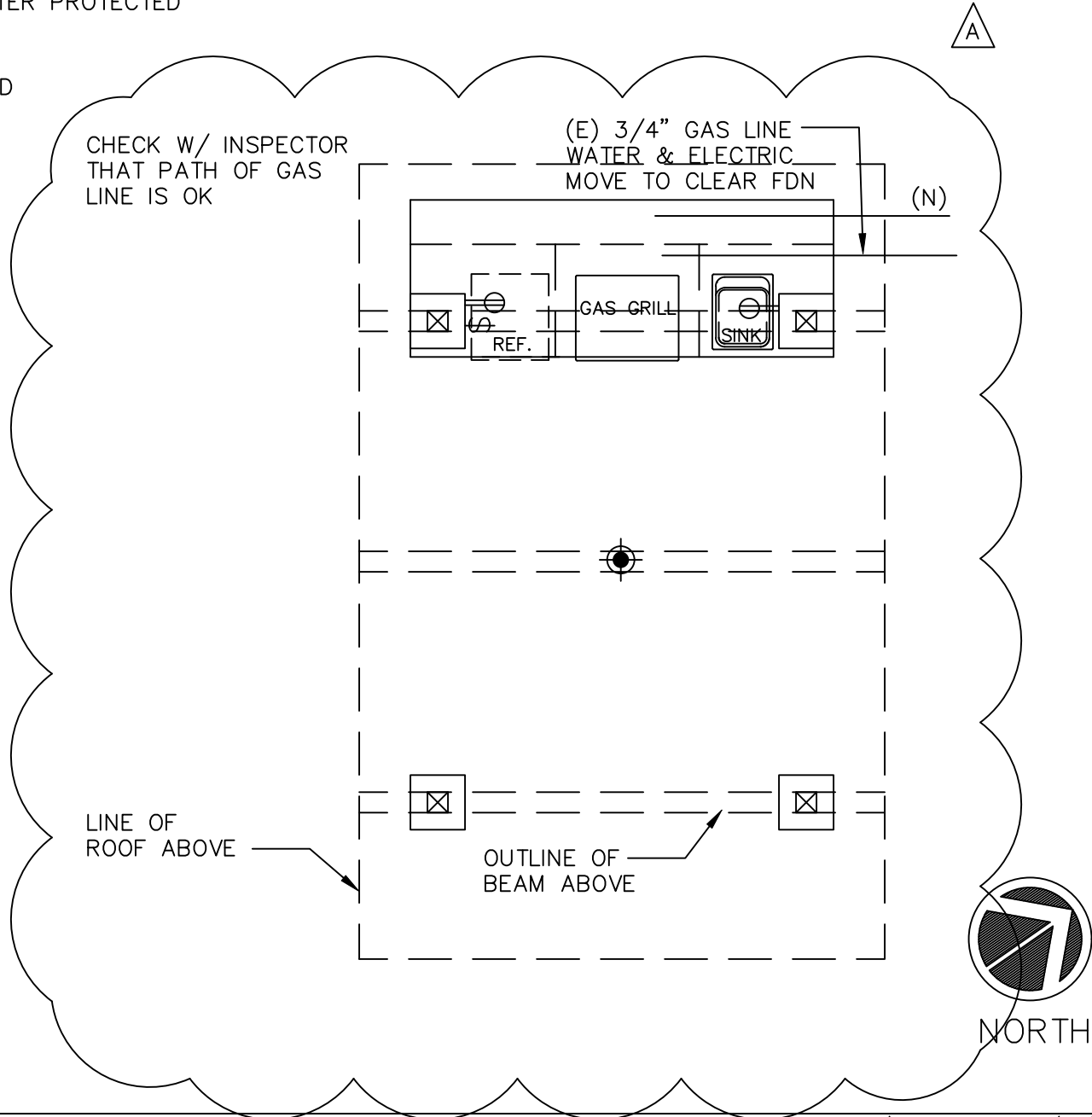
D. Outdoor receptacles shall be listed as weather resistant per section 406.9(B)(1).

PLUMBING:

Insulation of domestic hot water piping shall be in accordance with CPC Section 609.11.1; 609.11.2 and California Energy Code Section 150.0(j)(2)(A).

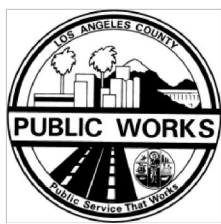
ELECTRICAL LEGEND

- LED PENDANT LIGHT
- GFCI DUPLEX OUTLET, WATER PROTECTED
- SWITCH, WATER PROTECTED



MEP PLAN

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



BEST MANAGEMENT PRACTICES
FOR CONSTRUCTION ACTIVITIES*

Storm Water Pollution Control Requirements for Construction Activities
Minimum Water Quality Protection Requirements for All Development Construction
Projects/Certification Statement

The following is intended as minimum notes or as an attachment for building and grading plans and represent the minimum standards of good housekeeping that must be implemented on all construction sites regardless of size. (Applies to all permits)

- Every effort should be made to eliminate the discharge of non-stormwater from the project site at all times.
- Eroded sediments and other pollutants must be retained on site and may not be transported from the site via sheetflow, swales, area drains, natural drainage courses or wind.
- Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water.
- Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.
- Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on site until they can be disposed of as solid waste.
- Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
- Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.
- Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.

"I certify that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, to the best of my knowledge and belief, the information submitted is true, accurate, and complete. I am aware that submitting false and/or inaccurate information, failing to update the ESCP to reflect current conditions, or failing to properly and/or adequately implement the ESCP may result in revocation of grading and/or other permits or other sanctions provided by law."

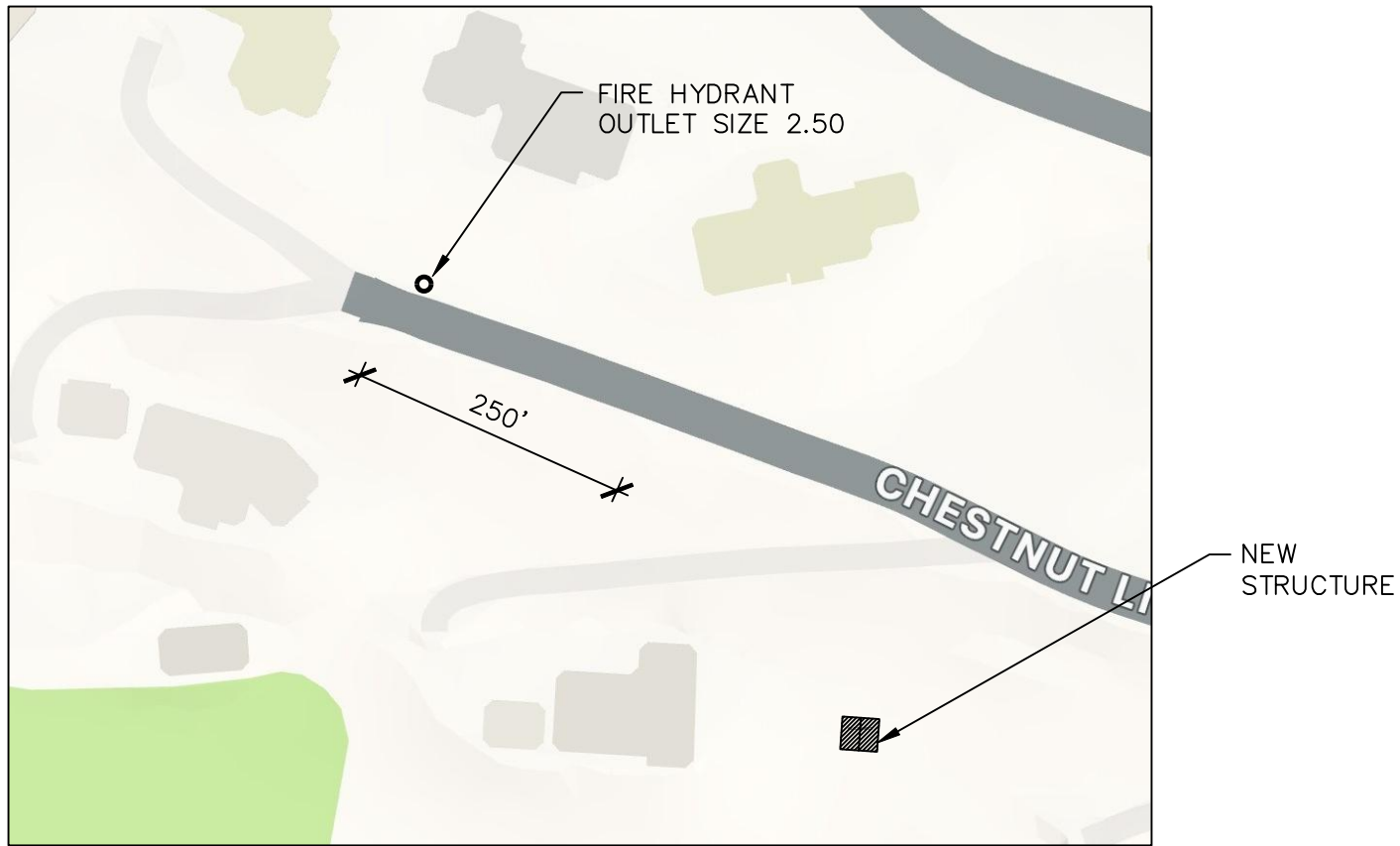
Print Name Heidi Puskar
(Owner or authorized agent of the owner)

Signature
(Owner or authorized agent of the owner)

Date 5/7/2024

*The above Best Management Practices are detailed in the latest edition of the California BMP Handbook or Caltrans Stormwater Quality Handbooks.

BMP



FIRE HYDRANT MAP

SCALE
N.T.S. 2

a. Class A roof covering is required for all buildings. Wood shakes and shingles are not permitted. (7207.4, 15 05) b. Valley flashings shall be not less than 0.019–inch (0.48 mm) (No. 26 galvanized sheet gage) corrosion–resistant metal installed over a minimum 36–inch–wide (914mm) underlayment consisting of one layer of No. 72 ASTM cap sheet running the full length of the valley (705A.3) c. Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter (705A.4) d. (Roof) (Attic)(Exterior wall) vents shall resist the intrusion of flame and embers into the attic area of the structure, or shall be protected by corrosion–resistant, noncombustible wire mesh with 1/4 Binch (6 mm) openings or its equivalent. Vents shall not be installed in eaves and cornices (706A.1, 706A.2, 706A.3, 7207.3) e. Eaves and soffits shall meet the requirements of SFM 12–7A–3 or shall be protected by ignition–resistant materials or noncombustible construction on the exposed underside (707A.5.5) f. Exterior walls shall be approved noncombustible or ignition–resistant material, heavy timber, or log wall construction or shall provide protection from the intrusion of flames and embers in accordance with standard SFM 12–7A–1 (707A.3.1) g. Exterior wall coverings shall extend from the top of foundation to the roof, and terminate at 2–inch (50.8 mm) nominal solid wood blocking between rafters at all roof overhangs, or in the case of enclosed eaves, terminate at the enclosure (704A.3.1) h. Exterior windows, window walls, glaze doors, and glazed openings within exterior doors shall be insulating– glass units with a minimum of one tempered pane, or glass block units, or have a fire– resistance rating of not less than 20 minutes, when tested according to NFPA 257, or conform to the performance requirements of SFM 12–7A2 (708A.2.1) i. Exterior door assemblies shall conform to the performance requirements of standard SFM 12–7A–1 or shall be approved noncombustible construction, or solid core wood having stiles and rails not less than 1 3/8 inches thick with interior field panel thickness no less than 1 3 inches thick, or shall have a fire–resistance rating of not less than 20 minutes when tested according to ASNFPA 252. (Exception: Noncombustible or exterior fire–retardant treated wood vehicle access doors) (708A.3) j. Decking, surfaces, stair treads, risers, and landings of decks, porches, and balconies where any portion of such surface is within 10 feet (3048 mm) of the primary structure shall be constructed of heavy timber, non–combustible or other approved materials per Sec.709A.3 k. The underside of cantilevered and overhanging appendages and floor projections shall maintain the ignition– resistant integrity of exterior walls, or the projection shall be enclosed to the grade (707A.8) l. Buildings shall have all underfloor areas completely enclosed to the grade with construction as required for exterior walls (707A.8, 7207.1) m. All utilities, pipes, furnances, water heaters or other mechanical devices located in an exposed under–floor area of a residential building shall be enclosed with materials as required for 1–hour fire–resistive construction.(7207.2) n. The space between the roof covering and roof decking shall be constructed to prevent the intrusion of flames and embers and be fire stopped per 705A.2. o. No trellis is permitted within 10 feet of the primary structure. p. Trellis more than 10 feet from the primary structure shall be constructed of heavy timber or non–combustible materials. Minimum of 4 inches spacing is required between the members. (Information Bulletin No. P/BC 2017023). Note: Visit <http://osfm.fire.ca.gov/strucfireengineer/pdf/bml/wuiproducs.pdf> for the list of products that meet SFM 12–7A–3 and SFM 12–7A–1 for eaves and exterior walls of projects in VHFHSZ.

VERY HIGH FIRE HAZARD SEVERITY ZONE NOTES

FEPC2024–1270

Required fire flow is based on the following calculation:
Type of construction per the Building Code Type: VB, VHFHSZ: YES.
Size of lot: _ acres. Fire flow based the fire–flow calculation area:
1,250 gpm. Reduction for fire sprinklers (maximum 50%): 0 gpm.
Total fire flow required 1,250 gpm.
2,068 gpm available per Fire Flow test on 8/27/2024

FIRE HYDRANT FLOW CALC

GREEN BUILDING CODE MANDATORY RESIDENTIAL REQUIREMENTS

157) Indoor water use. A. A schedule of plumbing fixtures and fixtures that will reduce the overall use of potable water within the building by 20 percent shall be provided by one of the following methods: (1.) Each plumbing fixture and fitting shall meet reduced flow rates or (2.) A calculation demonstrating a 20 percent reduction in the building "water use" baseline as established in Table 4.303.2 shall be provided. The calculation shall be limited to the following plumbing fixture and fitting types: water closets, urinals, lavatory faucets and showerheads. B. When single shower fixtures are served by more than one showerhead, the combined flow rate of all the showerheads shall not exceed the maximum flow rates specified in the 20 percent reduction column contained in Table 4.303.2 or the shower shall be designed to only allow one showerhead to be in operation at a time. Exception: The maximum flow rate for showerheads when using the calculation Method specified in Item A(2.) above is 2.5 gpm @ 80 psi.

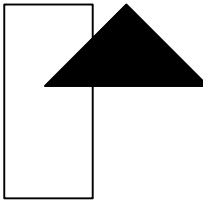
The flow rates for all new plumbing fixtures shall comply with the maximum flow rates specified in Section 4.303.1
SHOWERHEADS TO HAVE MAX. FLOW RATE OF 2.0 GPM @ 80 PSI.
MULTIPLE SHOWERHEADS TO HAVE MAX. COMBINED FLOW RATE OF 2.0 GPM @ 80 PSI.
TOILETS MUST USE MAX. OF 1.28 GAL/FLUSH.
LAVATORY FAUCETS TO HAVE MAX. FLOW RATE OF 1.8 GPM @ 60 PSI.
KITCHEN FAUCETS TO HAVE MAX. FLOW RATE OF 1.8 GPM @ 60 PSI.
URINALS MUST USE MAX. OR 0.5 GAL/FLUSH.

159) Outdoor water use. Comply with Section 4.304 of the 2019 GBSC
160) Automatic irrigation system controllers for landscaping provided by the builder and installed at the time of final inspection shall comply with the following: A. Controllers shall be weather– or soil moisture–based controllers that automatically adjust irrigation in response to changes in plants’ needs as weather conditions change. B. Weather–based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture–based controllers are not required to have rain sensor input.
161) Joints and openings. Openings in the building envelope separating conditioned space from unconditioned space must be sealed per the California Energy Code.
162) Operational and Maintenance Manual. At the time of final inspection, a manual, compact disc, web–based reference or other media which includes all of the following shall be placed in the building:
A. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
B. Operational and maintenance instructions for the following:
C. Equipment and appliances.
D. Roof and yard drainage, including gutters and downspouts.
E. Space conditioning systems, including condensers and air filters.
F. Landscaping irrigation systems.
G. Water reuse systems.
H. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
I. Public transportation and/or carpool options available in the area.
J. Educational material on the positive impacts of an interior relative humidity between 30–60 percent and what methods an occupant may use to maintain the relative humidity in that range.
K. Information about water–conserving landscape and irrigation design and controllers which conserve water.
L. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
M. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
N. Information about state solar energy and incentive programs available.
O. A copy of all special inspection verifications required.

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Mazen Dudar, P.E.
2:00:15 PM Mar 30, 2026

163) Fireplaces. Any installed gas fireplace shall be a direct–vent sealed–combustion type.
164) Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation or during storage on the construction site and until final startup of the heating and cooling equipment, all duct and other related air distribution component openings shall be covered.
165) Adhesives, sealants and caulks. Adhesives, sealants and caulks used on the project shall meet the requirements of the following standards: A. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers, and caulks shall comply with SCAQMD limits. B. Aerosol adhesives, and smaller unit sizes of adhesives, and sedant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards.
166) Paints and coatings. Architectural paints and coatings shall comply with VOC limits.
167) Aerosol paints and coatings. Aerosol paints and coatings shall meet the Product–Weighted MIR Limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c)(2) and (d)(2) of California Code of Regulations, Title 17, commencing with Section 94520.
167) Carpet systems. All carpet installed in the building interior shall meet the testing and product requirements of one of the following: A. Carpet and Rug Institute’ s Green Label Plus Program. B. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350). C. NSF/ANSI 140 at the Gold Level. D. Scientific Certifications Systems Indoor Advantage Gold. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label program. All carpet adhesive shall meet the requirements of Table 4.504.1(attached).
168) Resilient flooring systems. Where resilient flooring is installed, at least 50 percent of floor area receiving resilient flooring shall comply with the VOC emission limits defined in Collaborative for High Performance Schools (CHPS) Low–emitting Materials List or certified under the Resilient Floor Covering Institute (RFCI) Floor Score program.
169) Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in ARB’ s Air Toxics Control Measure for Composite Wood.
170) Capillary break at concrete building slabs. A capillary break shall be installed and shall consist of the following: a 4–inch thick base of ½ inch or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. An equivalent slab design by a design professional is acceptable.
171) Moisture content of building materials. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following: A. Moisture content shall be determined with either a probe–type or contact–type moisture meter. B. Moisture readings shall be taken at a point 2 feet to 4 feet from the grade stamped end of each piece to be verified. C. At least three random moisture readings shall be performed on wall and floor framing with documentation provided immediately prior to enclosure of the wall framing. D. Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to prior to enclosure in wall or floor cavities.
172) Bathroom exhaust fans. For bathrooms containing a bathtub, shower, or tub/shower combination, a mechanical exhaust fan which exhausts directly from the bathroom must be installed. Fans must be ENERGY STAR compliant and be ducted to terminate outside the building. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidistat which shall be readily accessible.
173) Whole house exhaust fans. Whole house exhaust fans shall have insulated louvers or covers which close when the fan is off. Covers or louvers shall have a minimum insulation value of R–4.2. A. Duct systems are sized according to ACCA 29–D Manual D, ASHRAE handbooks or other equivalent design software or methods. B. Select heating and cooling equipment according to ACCA 36–S Manual S or other equivalent design software or methods.

ARCHITECT
HEIDI PUSKAR

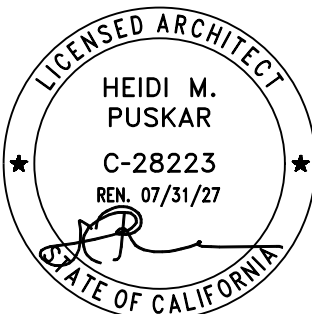


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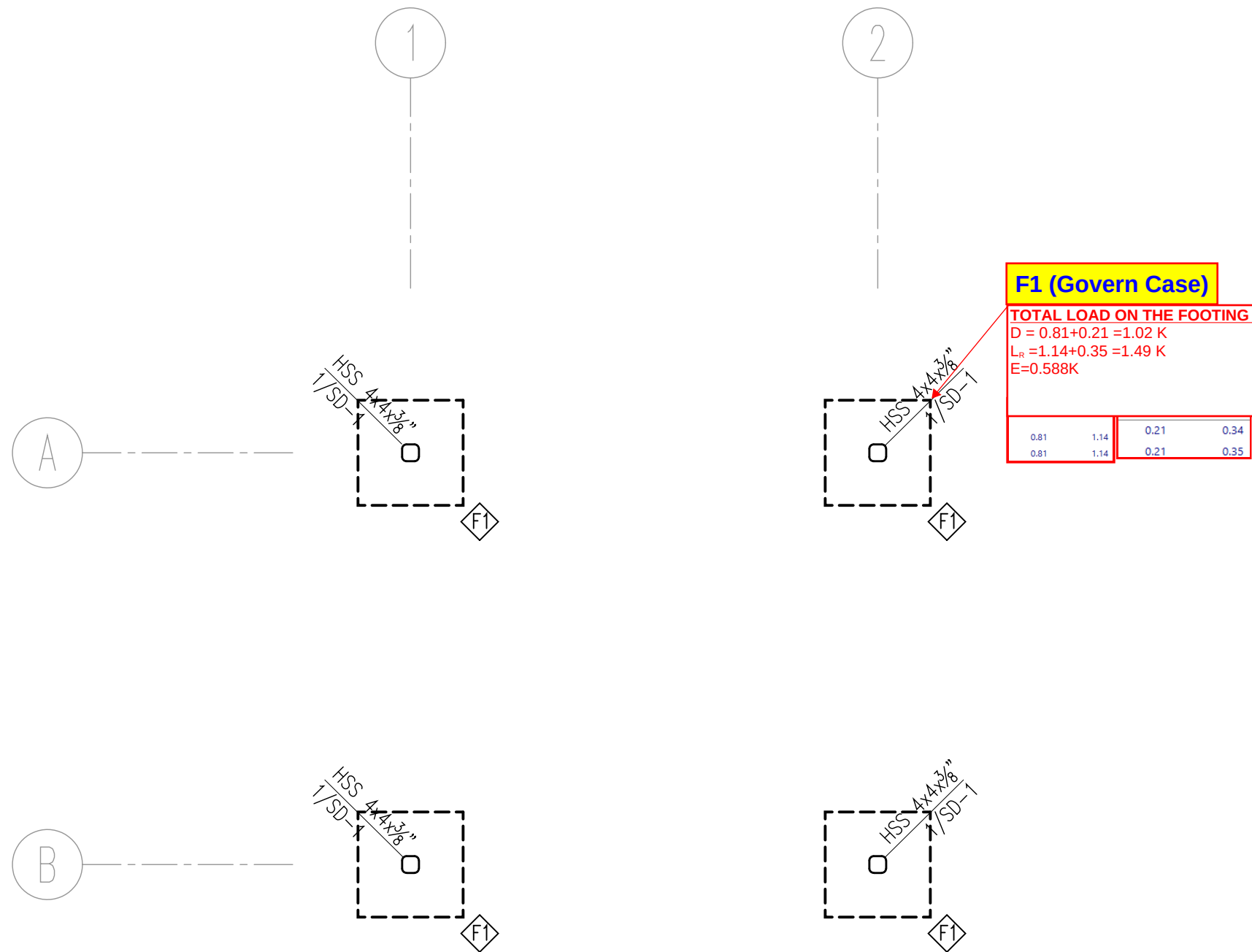
FIRE, GREEN & BMP
NOTES

Date 8/5/2025

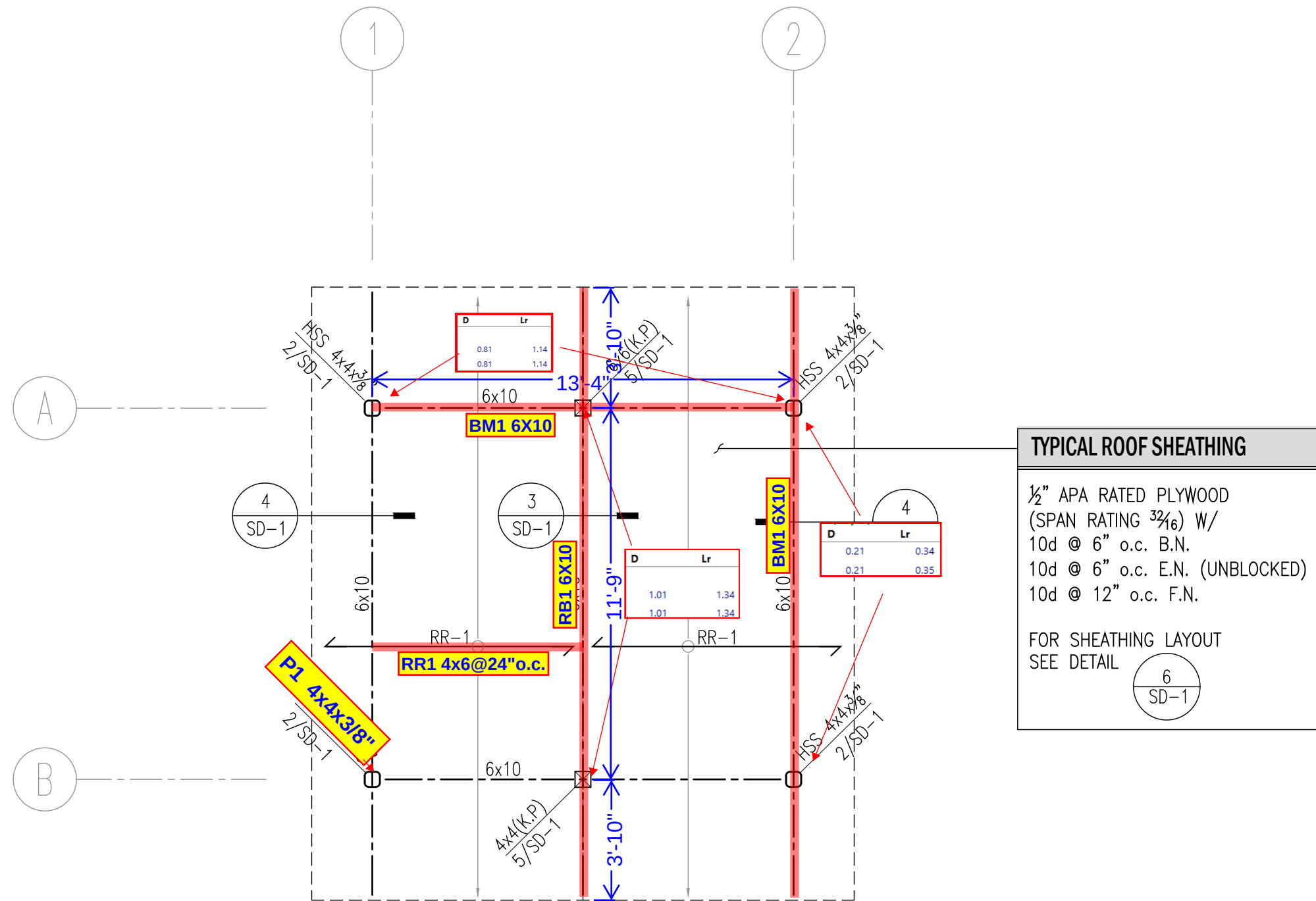
CHESTNUT GAZEBO

1 Chestnut Lane
Rolling Hills, CA 90274

A-3



1 **FOUNDATION PLAN**
SCALE: 1/4" = 1'-0"



2 **ROOF FRAMING PLAN**
SCALE: 1/4" = 1'-0"

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Mazen Dudar, P.E.

2:00:16 PM Mar 30, 2026

LEGENDS

- INDICATES WOOD POST, SIZE NOTED ON PLAN
- INDICATES STEEL POST, SIZE NOTED ON PLAN
- CONC.PAD FOOTING
- CONC. FOOTING
- STUD WALL, SEE PLAN
- ROOF
- WOOD BEAM/GIRDER
- ROOF RAFTER
- JOIST/RAFTER SPACING DIRECTION

CONCRETE FOUNDATION SCHED.		
NO.	DESCRIPTION (WIDTHxLENGTHxDEPTH)	REINF.
F1	3'x3'x4'-0"	SEE DETAIL

REINFORCE CONCRETE SPECIFICATION	
DESCRIPTION	SPECIFICATION
ALLOWABLE SOIL BEARING PRESSURE	1,500 PSF.
CONCRETE STRENGTH	2,500 PSI.
ALL REINFORCING STEEL STRENGTH	fy = 60 KSI.(GRADE 60)

MEMBER SCHEDULE			
DESCRIPTION	MARK	MEMBER SIZE	NOTE
ROOF RAFTER	RR-1	4X6 @24" O/C	DF-L-#2

NOTES

- SEE STRUCTURAL GENERAL NOTES ON SHEETS S-0
- SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND CONDITIONS NOT SHOWN.
- FOR FLOOR DEPRESSIONS, CURBS, UNDER FLOOR DUCTS, CONDUITS, FLOOR DRAINS, FLOOR SINKS, ETC. SEE ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL DRAWINGS.
- COORDINATE ALL UTILITY PENETRATIONS INTO THE BUILDING WITH DEPTH OF FOOTING. LOWER FOOTINGS AS REQUIRED.
- PROVIDE ADHESIVE AT ALL FLOOR JOISTS, BLOCKINGS, PANEL EDGES, ETC. WHERE FLOOR SHEATHING IS PROVIDED. THE ADHESIVE SHOULD CONFORM TO APA PERFORMANCE SPECIFICATION AFG-01.
- SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND CONDITIONS NOT SHOWN.



1 Chestnut Ln
1 Chestnut Ln, Rolling Hills, CA 90274

ISSUED / REVISED		
DATE	NO.	REMARK
X	Δ	X

DATE

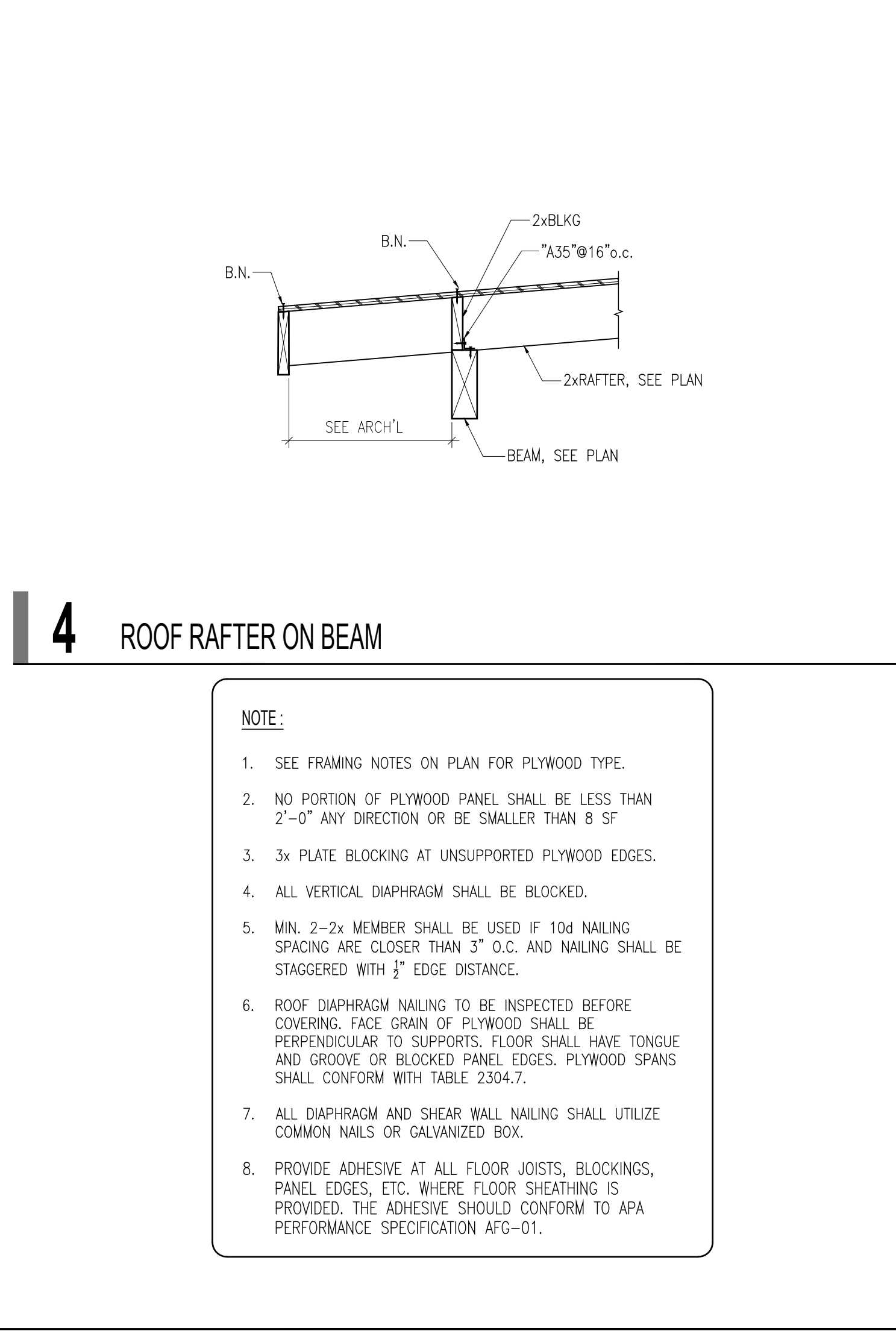
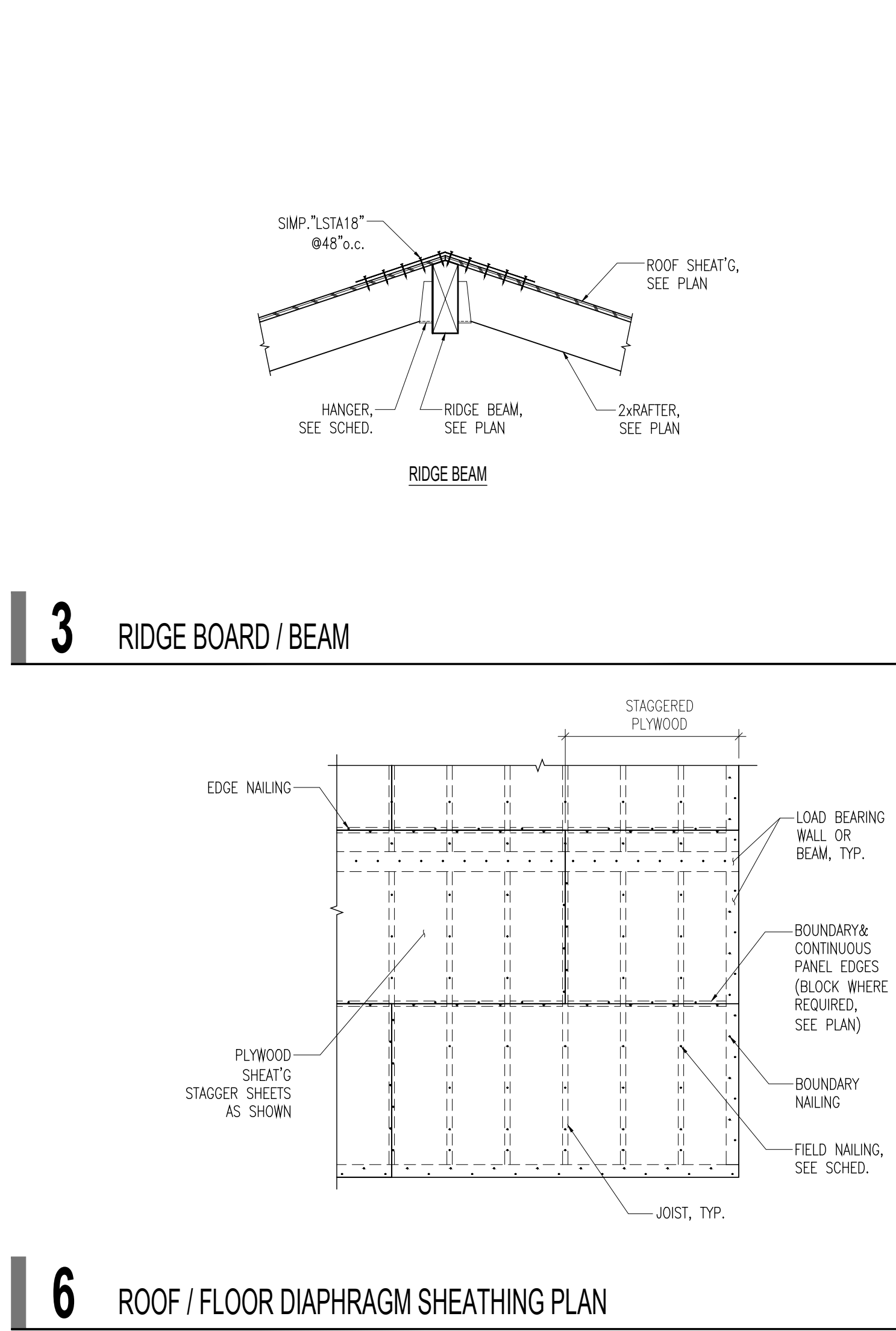
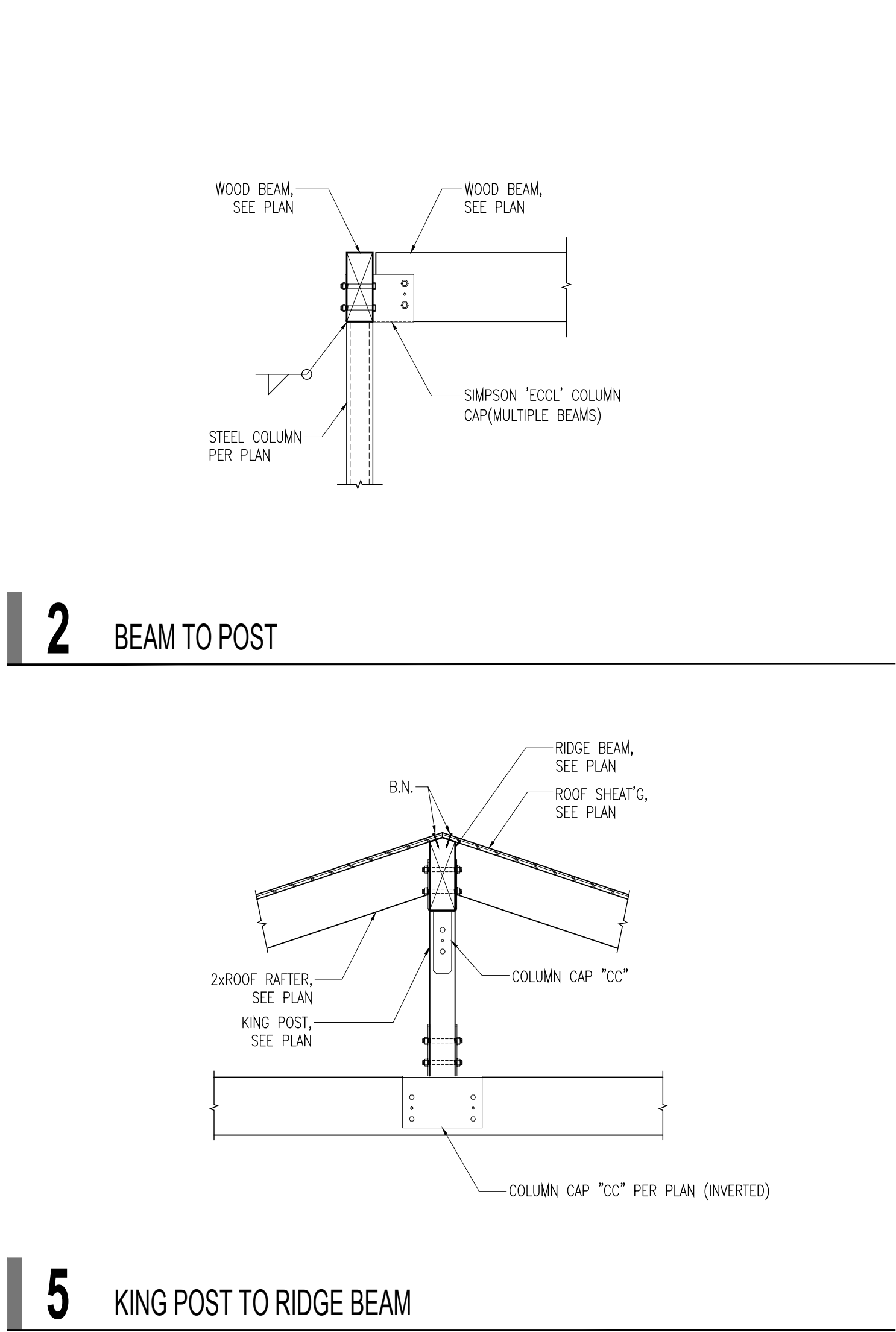
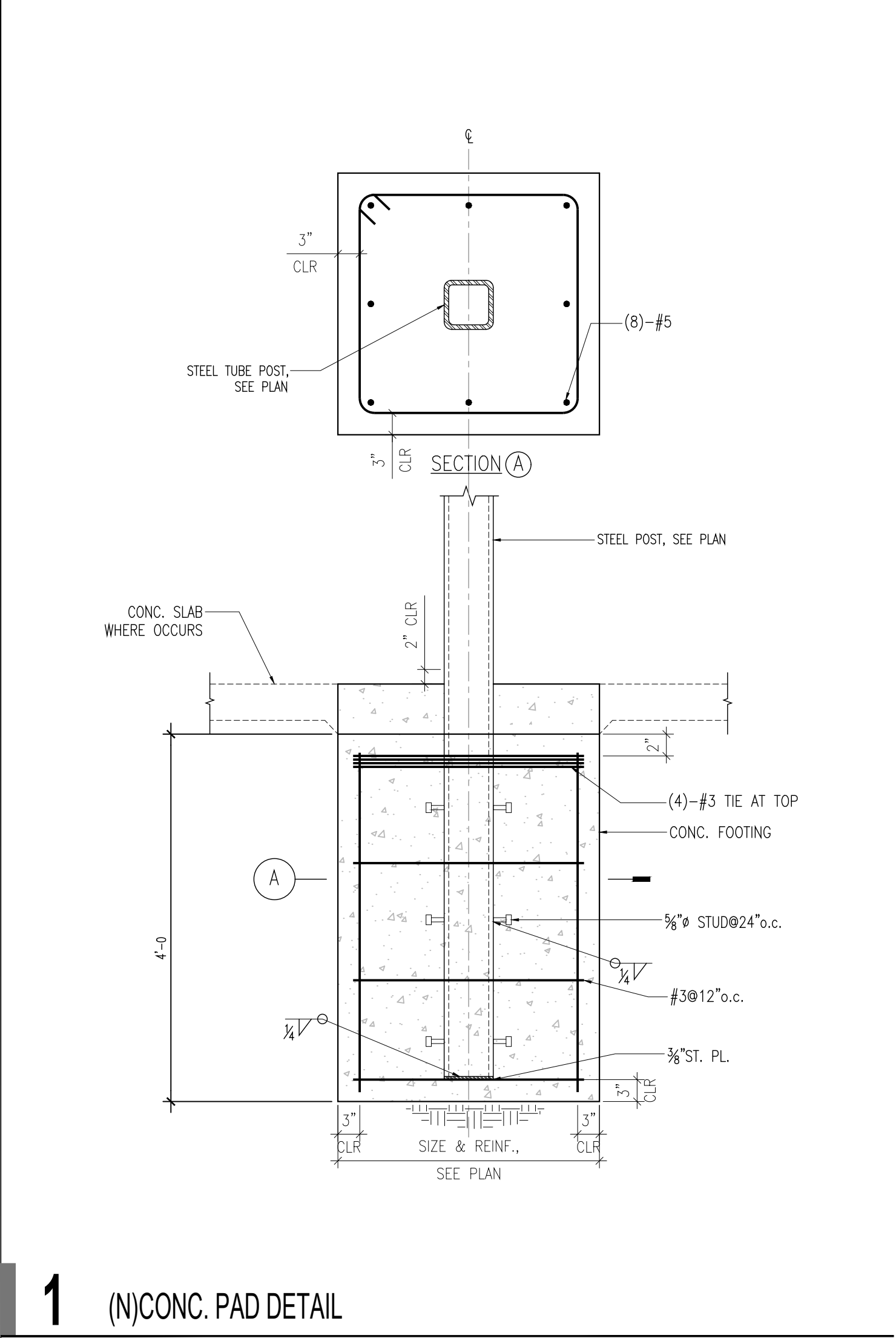
7/24/2024

SHEET TITLE

STRUCTURAL
PLAN

SHEET NO.

S-1



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Mazen Dudar, P.E.
2:00:16 PM Mar 30, 2026

KTW SOLUTIONS, INC.

PO BOX 1266 Lomita, CA 90717

T: 310.986.2185
E-MAIL: TKIM@KTW-SOLUTIONS.COM

REGISTERED PROFESSIONAL ENGINEER
No. CB0632
Exp. 03/31/2025
CIVIL
7/24/2024

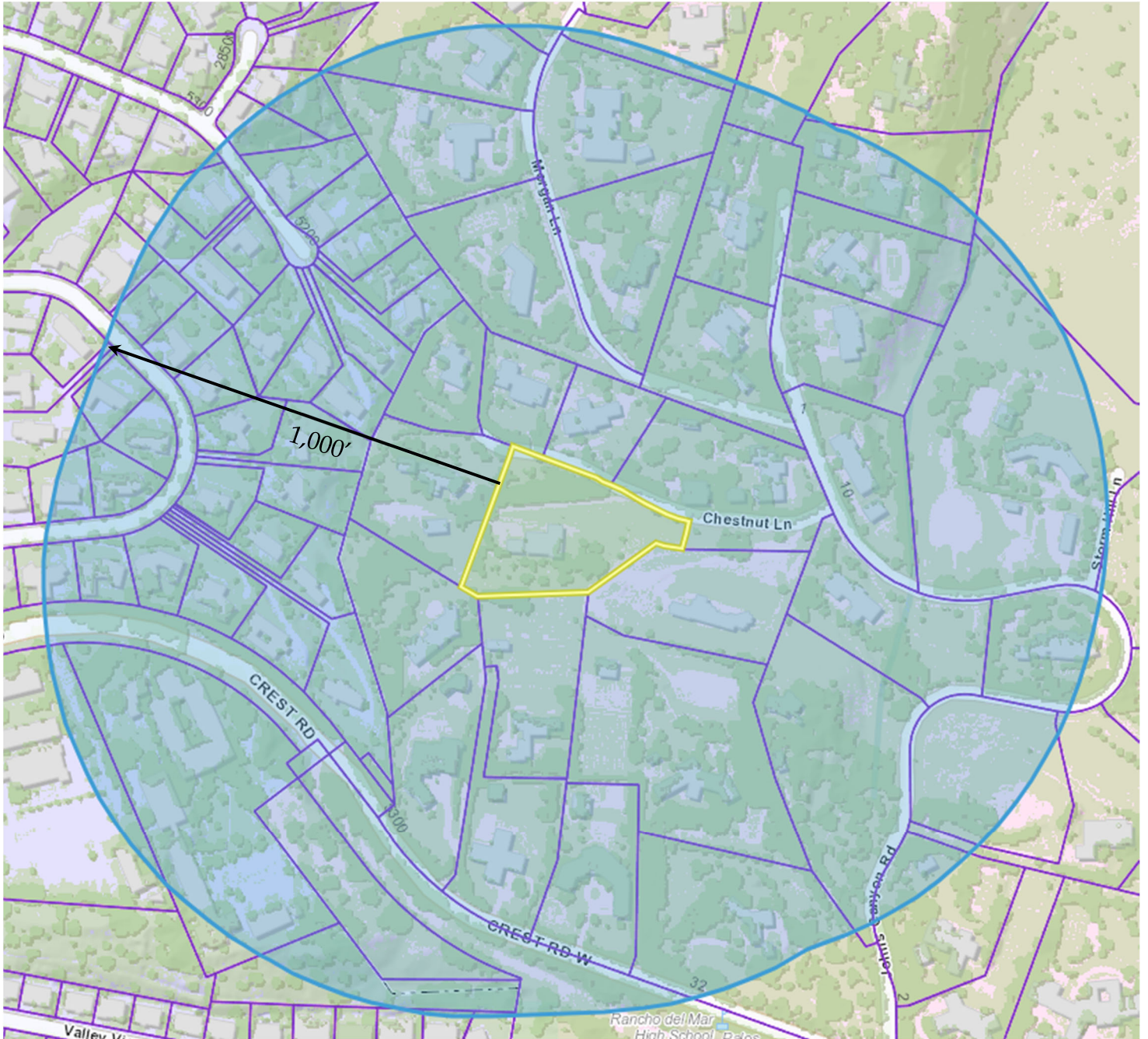
1 Chestnut Ln
1 Chestnut Ln, Rolling Hills, CA 90274

ISSUED / REVISED		
DATE	NO.	REMARK
X	Δ	X

DATE
7/24/2024

SHEET TITLE
STRUCTURAL
DETAILS

SHEET NO.
SD - 1



City of Rolling Hills

TITLE VICINITY MAP

CASE NO. ZONING CASE NO. 26-38
Site Plan Review, Variance,
Conditional Use Permit

OWNER ICARUS LP. MITTAL

ADDRESS 1 CHESTNUT LANE, ROLLING HILLS, CA 90274

SITE



Development Table Zoning Case No. 26-38 1 Chestnut Ln			
Site Plan Review & Conditional Use Permit	EXISTING	PROPOSED	TOTAL
RAS-2	SINGLE FAMILY RESIDENCE WITH DETACHED GARAGE, SHED, AND POOL	GAZEBO WITH OUTDOOR KITCHEN	
Net Lot Area	100,480 SF	0 SF	100,480 SF
Residence	4,232 SF	0 SF	4,232 SF
Garage	657 SF	0 SF	657 SF
Swimming Pools/Spa	375 SF	0 SF	375 SF
Pool Equipment	33 SF	0 SF	33 SF
Gazebo	0 SF	135 SF	135 SF
Stable minimum: 450 SF	0 SF	0 SF	0 SF
Corral minimum: 550 SF	0 SF	0 SF	0 SF
Recreation Court	0 SF	0 SF	0 SF
Attached Covered Porches	0 SF	0 SF	0 SF
Attached Trellises	0 SF	0 SF	0 SF
Shed (Attached to Garage)	111 SF	0 SF	111 SF
Service Yard	65 SF	0 SF	65 SF
Basement Area	0 SF	0 SF	0 SF
Primary Driveway	7,822 SF	0 SF	7,822 SF
Paved walkways/Patio Areas/Courtyards	10,060 SF	0 SF	10,060 SF
Pool Decking	0 SF	0 SF	0 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)	5,473 SF (5.4%)	135 SF (0.1%)	5,608 (5.5%)
Flatwork Lot Coverage (15% Maximum)	17,882 SF (17.8%)	0 SF (0%)	17,882 SF (17.8%)
Total Lot Coverage (Structures and Flatwork) (35% Maximum)	23,355 SF (23.2%)	135 SF (0.1%)	23,490 SF (23.3%)
Building Pad 1 Coverage 12,330 SF Existing Pad Area	5,473 SF (44.3%)	135 SF (1.1%)	5,608 SF (45.4%)
Total Disturbed Area (40% maximum)	26,400 SF (26.3%)	0 SF (0%)	26,400 SF (26.3%)
Building Heights 21 FT Maximum	11 FT 4 IN	11 FT 4 IN	11 FT 4 IN

RESOLUTION NO. 2026-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF ZONING CASE NO. 26-38 FOR A SITE PLAN REVIEW FOR A 135-SQUARE-FOOT COVERED PATIO AND OUTDOOR KITCHEN, CONDITIONAL USE PERMIT FOR THE USE OF SUCH STRUCTURE, AND A VARIANCE REQUEST TO CONSTRUCT IN THE FRONT YARD AND WAIVE THE REQUIREMENT FOR A STABLE AND CORRAL SET ASIDE AREA; AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR LOCATION AT 1 CHESTNUT LANE (ICARUS LP, MITTAL) (LOT 239-A-6-MS)

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

Section 1. An application was duly filed by Ram Mittal on behalf of Icarus LP with respect to real property located at 1 Chestnut Lane, Rolling Hills (Lot 239-A-6-MS) requesting a Site Plan Review for an 11.3-foot-high, 135-square-foot covered patio and outdoor kitchen, Conditional Use Permit for the use of such structures, and a Variance request to waive the requirement for a stable and corral set aside area. The structures were constructed around 2020 without permits.

Section 2. The subject property is developed with one building pad with a 4,232-square-foot single-family residence, 657-square-foot detached garage, 375-square-foot swimming pool/spa, 33-square-foot pool equipment, and 111-square-foot storage attached to the garage.

Section 3. The Planning Commission conducted duly noticed public hearings to consider the application at a field trip meeting and regular meeting on January 16, 2024. Neighbors within a 1,000-foot radius were notified of the public hearings and a notice was published in the Daily Breeze on January 5, 2024. The applicant and agent were notified of the public hearings in writing by first class mail and the agent was in attendance at the hearings. Evidence was heard and presented from all persons interested in affecting said proposal. The Planning Commission approved the project on January 16, 2024. The decision was upheld by the City Council on February 12, 2024.

Section 4. The project approvals were valid for a period of two years following the date of approval, in accordance with RHMC Sections 17.38.070, 17.42.070, and 17.46.080. The applicant was unable to complete the plan check process during the period of validity, and the project approvals expired on January 16, 2026, thus requiring resubmission of the project for a noticed public hearing to the Planning Commission.

Section 5. The Project is exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures), which exempts the construction and location of a limited number of new, small facilities or structures, including single family residence and accessory structures, including but

not limited to garages, carports, patios, swimming pools and fences. Here, the Project includes the construction of a new single-family residence and related improvements. Accordingly, the Project qualifies for the exemption pursuant to Section 15303. Further, no exceptions to the exemption apply; there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The site has already been graded and existing structures are on site.

Section 6. Site Plan Review. Site Plan Review is required for construction of any new building or structure pursuant to RHMC Section 17.46.020(A). The Project is for a 135-square-foot covered patio and outdoor kitchen which are ancillary to the main residence. With respect to the Site Plan Review for the development, the Planning Commission hereby makes the following findings:

A. The Project complies with and is consistent with the goals and policies of the General Plan and all requirements of the zoning ordinance.

The proposed development is compatible with the General Plan and Zoning ordinance. The proposed structures comply with the General Plan requirement of low profile, low-density residential development with sufficient open space between surrounding structures. The development is located on the existing building pad next to the main residence, which will reduce the visual impact from neighboring properties and from Chestnut Lane.

The Project conforms to Zoning Code lot coverage requirements. The net lot area of the lot is 100,480 square feet (2.3 acres) per RHMC Section 17.16.060(A). The structural net lot coverage is proposed at 5,639 square feet or 5.6% (20% max. permitted) excluding exempt structures; and the total lot coverage proposed, including flatwork, would be 23,521 square feet or 23.4% (35% max. permitted). The disturbed area is 26,400 square feet or 26.3% (40% max permitted), which will not change since the location of the project is already disturbed.

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

The topography and the configuration of the lot have been considered, and the project will not adversely affect or be materially detrimental to adjacent uses, buildings, or structures; the project will be on the existing building pad which enables project elements to be the least intrusive to surrounding properties. Further, the project will be a sufficient distance from nearby residences so views and privacy of surrounding neighbors will not be impacted. The lot has an existing building pad and 26.3% of the lot is already disturbed with the remaining area either landscaped or left in a natural state.

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

The proposed development, as conditioned, is harmonious in scale and mass with the site, and is consistent with the scale of the neighborhood when compared to new residences in the vicinity of said lot. The development plan takes into consideration the visibility of the project from Chestnut Lane. Significant portions of the lot will be left undeveloped or landscaped.

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

There will be no changes to the overall drainage features on the lot. The proposed project is located on an existing building pad. The natural site design, native vegetation, and mature trees will not be affected.

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 involved with the proposed project.

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

No grading is involved with the proposed project. Existing drainage flow will not be changed or redirected. Drainage will follow the natural drainage courses of the lot.

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

Surrounding native vegetation and mature trees will not be affected. The development will be considerate of the environment and will enhance the rural character of the community. As such, the rural character of the community is maintained and privacy is maintained with neighbors.

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

There are no changes to the existing circulation for the pedestrians or vehicles.

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

The Project is exempt from the CEQA Guidelines pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures), which exempts the construction and location of a limited number of new, small facilities or structures, including single family residence and accessory structures, including but not limited to garages, carports, patios, swimming pools

and fences. Here, the Project includes the construction of a covered patio and outdoor kitchen to a developed residential property. Accordingly, the Project qualifies for the exemption pursuant to Section 15303. Further, no exceptions to the exemption apply; there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

Section 7. Conditional Use Permit Findings. RHMC Section 17.16.040(A)(3) requires a Conditional Use Permit for a structure that exceeds 200 square feet. The Applicant is proposing a 135-square-foot covered patio and outdoor kitchen. Given the foregoing, in accordance with RHMC Section 17.42.050, the Planning Commission makes the following findings:

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

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

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

The nature, condition, and development of adjacent structures have been considered, and the Project will not adversely affect or be materially detrimental to these adjacent uses, buildings, or structures because the proposed covered patio and outdoor kitchen is on the east portion of the already existing building pad.

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

The proposed conditional use complies with all applicable development standards in the RAS-2 Zone. The net lot area is 100,480 square feet and is adequate to support the proposed use. The outdoor kitchen is already existing; roofing will cover the outdoor kitchen and will not exceed the maximum allowable 800 square feet maximum.

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

That the proposed conditional use complies with all applicable development standards of the RAS-2 Zone, districts, including size, setbacks, and location.

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

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

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

The covered patio and outdoor kitchen allow the Applicants the ability to enjoy rights enjoyed by other residents in the City. The proposed use is consistent with the residential character of the City.

Section 8. Variance. Sections 17.38.010 through 17.38.050 of the Rolling Hills Municipal Code permit approval of a Variance granting relief from the standards and requirements of the Zoning Ordinance when exceptional or extraordinary circumstances applicable to the property prevent the owner from making use of a parcel of property to the same extent enjoyed by similar properties in the same vicinity or zone. A variance from the requirements of Section 17.16.200(H) of the Zoning Code is requested to encroach into the front yard. A variance from the requirements of Section 17.16.170 (stable and corral site required) of the Zoning Ordinance is requested to waive the requirements of a stable and corral set aside. With respect to the aforementioned request, the Planning Commission finds as follows:

A. There are exceptional or extraordinary circumstances and conditions applicable to the property that do not apply generally to other properties in the same vicinity and zone.

The area for the covered patio and outdoor kitchen is located in the front yard; it is closer to the street easement than the existing residence. However, the area is much higher than the roadway and functions as a backyard for the residence due to the configuration and topography of the lot. This condition does not apply generally to other properties in the same vicinity and zone.

The natural slope of the subject property, the location of the building pad, and the shape of the lot constrain development. The building pad was created in the middle of the property overlooking the road below. The building pad is small, constrained, and the slopes surrounding the building pad does not allow for a reasonably sized pad for a stable and corral.

The deck area for the swimming pool, covered patio, and outdoor kitchen is on the eastern side of the residence near a slope. Due to the size, topography, and configuration of the lot, there is no space for a reasonably sized stable and corral (1,000 square feet minimum).

If a stable and corral is built on the property, a variance request would be needed to build in a required setback area on slopes greater than 4:1; non-exempt grading may also require variance.

The size, topography, and configuration of the lot do not support the construction of a stable and corral. By granting this variance, the current or future property owners are not

precluded from applying for approval to construct a stable and corral at a future date if a suitable location or construction plan is later identified. The property owner is merely relieved from the obligation to identify and set aside an area for a stable and corral.

B. The variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same vicinity and zone but which is denied to the property in question.

The variance to encroach into the front yard is necessary for the preservation and enjoyment of the property. The area for the covered patio and outdoor kitchen is located much higher than the roadway and functions as a backyard for the residence due to the configuration and topography of the lot.

The variance to deviate from the stable and corral set aside area is necessary for the preservation and enjoyment of the property owner since the property contains steep slopes not suitable for a new pad. The ability to provide a stable and corral or a set aside area is an amenity enjoyed by most property owners in the City. The subject property is not capable of providing such an amenity due to constraints with size, topography, and configuration. The limited building pad on the property prevents the construction of a new stable and corral or placement of a set aside area.

Other than placement of the stable and corral set aside area in the front yard area, the applicant looked into possible placement toward the rear of the property. Access, due to steep topography, would have required extensive grading. Other properties that have development constraints were granted variance for stable and corral set aside. By granting this variance, the current or future property owners are not precluded from applying for approval to construct a stable and corral at a future date if a suitable location or construction plan is later identified. The property owner is merely relieved from the obligation to identify and set aside an area for a stable and corral.

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

Granting the variance to encroach into the front yard is not materially detrimental to the public welfare or injurious to properties or improvements in the vicinity. The area for the covered patio and outdoor kitchen functions as a backyard for the residence due to the configuration and topography of the lot. It is not in close proximity to other properties or improvements in the vicinity.

The lack of a stable and corral set aside area will not be detrimental to the public welfare or injurious to the properties or improvements in the vicinity since no development would occur. Eliminating a set aside area will not negatively affect drainage or traffic circulation to and from the property.

The variance from the stable and corral set aside will not be detrimental to the public, on the contrary, it will be beneficial to the public welfare and other properties because by not

constructing a stable and corral, there will be no grading on the lot. If the set aside area was placed in the front yard, it would be close to the road and to a neighboring property.

D. In granting the variances, the spirit and intent of the Zoning Ordinance will be observed.

The area for the covered patio and outdoor kitchen is essentially the backyard for the residence. The area is much higher than the roadway and inconspicuous. The improvements are ancillary to the residence and meet the spirit and intent of the Zoning Ordinance.

The elimination of a set aside area is consistent with other properties in the area that do not have a stable and corral nor have a set aside area. The variance will make the property more cohesive with the rural character of the neighborhood by eliminating grading needed for a building pad.

The waiver to the stable and corral set aside area meets the intent of the Zoning Ordinance as it will prevent extensive grading and disturbance on the property. It will also preserve the environmentally sensitive nature of the site by protecting the slopes from any construction. The size, topography, and configuration of the lot does not support the construction of a stable and corral. By granting this variance, the current or future property owners are not precluded from applying for approval to construct a stable and corral at a future date if a suitable location or construction plan is later identified. The property owner is merely relieved from the obligation to identify and set aside an area for a stable and corral.

E. The variances will not grant special privilege to the applicant.

The area for the covered patio and outdoor kitchen is located on the same building pad as the existing residence. However, due to the configuration and topography of the lot, the area is in the front yard, even though it functions as a backyard. The variance will not grant a special privilege to the applicant.

The waiver of the stable and corral set aside area in this case will not grant special privilege to the applicant. There are several properties in the City that do not lend themselves to construction of a stable and corral, and if they were forced to either set aside an area or construct such equestrian facilities it would require large grading quantities and large disturbance of the lot. This would not meet the goal of the General Plan, which is to maintain to the maximum extent feasible the natural terrain of the lots. The size, topography, and configuration of the lot does not support the construction of a stable and corral. By granting this variance, the current or future property owners are not precluded from applying for approval to construct a stable and corral at a future date if a suitable location or construction plan is later identified. The property owner is merely relieved from the obligation to identify and set aside an area for a stable and corral.

F. The variances are 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 project site is not listed on the current State of California Hazardous Waste and Substances Sites List. It will not affect any existing hazardous waste management facilities.

G. The variances are consistent with the General Plan of the City of Rolling Hills.

The project is in line with the General Plan's requirement of low profile, low-density residential development with sufficient open space between neighboring structures. Even though the structures encroach into the front yard and stable and corral set aside requirement is being waived, the variances are in line with the City's General Plan's goal to maintain to the maximum extent feasible the natural terrain of the lot. The size, topography, and configuration of the lot does not support the construction of a stable and corral. By granting this variance, the current or future property owners are not precluded from applying for approval to construct a stable and corral at a future date if a suitable location or construction plan is later identified. The property owner is merely relieved from the obligation to identify and set aside an area for a stable and corral.

Section 9. Approval Conditions. Based upon the foregoing findings, and the evidence in the record, the Planning Commission hereby approves Zoning Case No. 26-38 subject to the following conditions:

A. The Site Plan approval shall expire within two years from the effective date of approval as defined in RHMC Sections 17.46.080 and 17.38.070 unless otherwise extended pursuant to the requirements of these sections.

B. If any condition of this resolution is violated, the entitlements 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 RHMC Chapter 17.58.

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 December 19, 2023, except as otherwise provided in these conditions. The working drawings submitted to the Department of Building and Safety for plan check review shall conform to the approved development plan. All conditions of the Site Plan Review, Conditional Use Permit, and Variance approvals shall be incorporated into the building permit working drawings, and where applicable complied with prior to issuance of a grading or building permit from the building department.

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

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

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

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

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

G. Structural lot coverage of the lot shall not exceed 5,473 square feet or 5.4% of the net lot area, in conformance with structural lot coverage limitations (20% maximum). The flatwork coverage shall not exceed 17,882 square feet or 17.8%.

The total lot coverage proposed, including structures and flatwork, shall not exceed 23,355 square feet or 23.2% of the net lot area, in conformance with lot coverage limitations (35% maximum).

H. The disturbed area of the lot shall not exceed 26,400 square feet or 26.3%, and the Project does not propose any additional disturbance.

I. The existing Building Pad 1 coverage is 5,375 square feet or 43.6%, and the Project proposes an additional 135 square feet or 2.1%, and shall not exceed coverage of 5,639 square feet or 45.7% with allowed deductions. This exceeds the 30% maximum guideline by 15.7%.

J. A minimum of five-foot level path and/or walkway, which does not have to be paved, shall be provided around the entire perimeter of all of the proposed structures, or as otherwise required by the Fire Department.

K. A drainage plan, as required by the Building Department shall be prepared and approved by City Staff prior to issuance of a construction permit. Such plan shall be subject to LA County Code requirements.

L. The applicant shall comply with all requirements of the Lighting Ordinance of the City of Rolling Hills (RHMC 17.16.190.E), pertaining to lighting on said property, roofing and material requirements of properties in the Very High Fire Hazard Severity Zone, and Low Impact Development requirements for storm water management on site (RHMC Chapter 8.32).

M. All utility lines shall be undergrounded pursuant to Section 17.27.030.

N. Hydrology, soils, geology and other reports, as required by the Building and Public Works Departments, and as may be required by the Building Official, shall be prepared.

O. Prior to issuance of building permit, the landscaping plan, if required, shall meet the requirements of the City, shall be submitted to the City in conformance with Fire Department Fuel Modification requirements, and shall be approved by the City's landscape consultant.

P. A construction fence may be required. If needed, it shall be reviewed and approved by the Planning Department for location, height, and screening material prior to installation.

Q. Perimeter easements, including roadway easements and trails, if any, shall remain free and clear of any of improvements to advance equestrian use and emergency preparedness for evacuation within the City. Where RHCA has demonstrated authority over the easement, the City's Planning Director may grant relief from this condition upon satisfactory proof of permission from RHCA and a legitimate showing that there is no need for the condition to advance equestrian uses and emergency preparedness.

R. 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.

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

T. 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.

U. *During construction*, the site shall be maintained in a safe manner so as not to threaten the health, safety, or general welfare of the public.

V. *During construction*, conformance with the air quality management district requirements, storm water pollution prevention practices, county and local ordinances and engineering practices so that people or property are not exposed to undue vehicle trips, noise, dust, objectionable odors, landslides, mudflows, erosion, or land subsidence shall be required.

W. *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.

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

Y. Prior to demolition of any existing structures, an investigation shall be conducted for the presence of hazardous chemicals, lead-based paints or products, mercury and asbestos-containing materials (ACMs). If hazardous chemicals, lead-based paints or products, mercury or ACMs are identified, remediation shall be undertaken in compliance with California environmental regulations and policies.

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

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

BB. *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.

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

DD. The property owner 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.

EE. 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.

FF. 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.

GG. This Resolution's approvals shall not be effective until the applicants execute an Affidavit of Acceptance of all conditions set forth herein.

HH. 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.

II. 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.

JJ. The project shall at all times comply with the conditions set forth in Section 17.16.200(H) of the RHMC in that the freestanding covered patio: 1) shall not be part of aggregate of five such structures on the lot; 2) shall not exceed eight hundred square feet in combination with other freestanding structures identified in the section; 3) shall not be more than 12 feet in height; and 4) shall be screened from public right-of-way, easements and adjacent properties with appropriate landscaping to the extent feasible.

KK. To the extent permitted by law, Permittee shall defend, indemnify and hold harmless the City of Rolling Hills, its City Council, its officers, employees and agents (the "indemnified parties") from and against any claim, action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside, or void any permit or approval for this project authorized by the City, including (without limitation) reimbursing the City its actual attorney's fees and costs in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice. The permittee shall reimburse the City for any court and attorney's fees which the City may be required to pay as a result of any claim or action brought against the City because of this permit. Although the permittee is the real party in interest in an action, the City may, at its sole discretion, participate at its own expense in the defense of the action, but such participation shall not relieve the permittee of any obligation under this condition.

PASSED, APPROVED AND ADOPTED THIS 21st DAY OF APRIL, 2026.

BRAD CHELF, CHAIRMAN

ATTEST:

CHRISTIAN HORVATH, CITY CLERK

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

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

I certify that the foregoing Resolution No. 2024-01 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF ZONING CASE NO. 26-38 FOR A SITE PLAN REVIEW FOR A 135-SQUARE-FOOT COVERED PATIO AND OUTDOOR KITCHEN, CONDITIONAL USE PERMIT FOR THE USE OF SUCH STRUCTURE, AND A VARIANCE REQUEST TO CONSTRUCT IN THE FRONT YARD AND WAIVE THE REQUIREMENT FOR A STABLE AND CORRAL SET ASIDE AREA; AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR LOCATION AT 1 CHESTNUT LANE (ICARUS LP, MITTAL) (LOT 239-A-6-MS)

was approved and adopted at a regular meeting of the Planning Commission on April 21, 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



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

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

Item: 10.B.

Meeting Date: 4/21/2026

To: Planning Commission

From: Reina Schaetzel, Wildan Principal Planner

Thru: Michael Ervin, Assistant City Attorney, Karina Bañales, City Manager

Subject: 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)

Background:

This subject project was approved by the Planning Commission on March 19, 2024 (Attachment 1). This decision was upheld by the City Council on April 22, 2024.

Discussion:

The project plans have been in Building and Safety Plan Check since they were approved, and are working towards building permit issuance. However, an extension request on the original planning entitlement was not filed in a timely manner, and therefore, no grading has commenced. Per Rolling Hills Municipal Code Section 17.46.080, under these conditions, the Planning Commission must review and approve the plans as a new project. The plans have not changed since the original approval by the Planning Commission (Attachment 2 - Staff Report and Attachment 3 - Plans).

Neighbor Support

In response to the public hearing notice mailed on April 9, 2026, staff received an email from a resident in support of the project (Attachment 4). No other comments have been received as of the writing of this report.

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 single family residence and accessory structures, including but not limited to garages, carports, patios, swimming pools and fences.

Additional Information

The subject property is located above one of the neighborhoods that experienced land movement during the summer months in 2024. The land movement resulted in the neighborhood below the subject property, as well as the subject property itself, having its utilities, specifically power, shut off in September 2024. Power was restored to the subject property, along with other homes on Spur Lane, a few weeks later in October 2024.

Fiscal Impact:

None.

Recommendation:

Open the public hearing, take public testimony, close the public hearing, discuss the proposed project, and provide direction to staff and applicants. A resolution is provided for the Commission's consideration and approval.

Attachments:

1. Attachment 1 - 2024-03_PC_Resolution_4SpurLane_ZC 23-100_Lukic_F_E
2. Attachment 2 - PL_ADR_4SpurLn_ZC23-100_240319_PC_StaffReport
3. Attachment 3 - 240415_4SpurLane_ZC23-100_Plans
4. Attachment 4 -CL_AGN_260421_PC_Item10B_PublicComment01
5. Attachment 5 - CL_AGN_260421_PC_Item10B_PublicComment02
6. Attachment 6 - 2026-05_PC_Resolution_4SpurLn_ZC26-39_F_A

RESOLUTION NO. 2024-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF ZONING CASE NO. 23-100 FOR A 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 FOR A PROPERTY LOCATED AT 4 SPUR LANE, ROLLING HILLS, CA, 90274, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 11-B-CH) (LUKIC)

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

Section 1. An application was duly filed by Luis de Moraes of Envirotechno Architecture Inc, on behalf of the property owners Mr. Neb Lukic and Jennifer Lukic ("Applicants"), with respect to real property located at 4 Spur Lane, Rolling Hills (Lot 11-B-CH) requesting a site plan review to demolish an existing 3,525-square-foot single-family residence and construct a new 5,535-square-foot single-family residence and attached garage in a similar footprint, and construct maximum five-foot-high retaining walls in the rear portion of the building pad and in the side yards, expand the existing residential building pad to 13,780 square feet, conduct 5,230 cubic yards of non-exempt grading, a new 1,010-square-foot swimming pool, and 34-square-foot pool equipment. The project requires a new main driveway and removal of the existing driveway. The project also includes 34-square-foot pool equipment, 453-square feet of attached covered porches, 166-square-foot barbecue, 130 CY export (exempt), and 123-square-foot service yard, which are not subject to discretionary review. A variance is requested to exceed the 40% maximum disturbance and 35% total lot coverage. The applicants originally requested a 1,585-square-foot stable and driveway access in the rear portion of the property; however, this was withdrawn from the project.

Section 2. The existing single-family residence was built in 1951, and in 1962, the Planning Commission approved a variance for an addition to a single-family residence.

Section 3. The Planning Commission conducted duly noticed public hearings to consider the application at its morning field trip meeting and regular meeting on January 16, 2024. Neighbors within a 1,000-foot radius were notified of the public hearings and a notice was published in the Daily Breeze on January 5, 2024. The applicants and agent were notified of the public hearings in writing by first class mail and the agent was in attendance at the hearings. Evidence was heard and presented from all persons interested in affecting said proposal. The Planning Commission opened the meeting, took public testimony, and continued the public hearing to a later date. The Planning Commission directed staff to work with the applicant on revising the plans to decrease the amount of grading for the Project. The Planning Commission

directed the applicants to bring the project back when the relocated driveway and apron in the relocated easements were approved by the Rolling Hills Community Association (RHCA). On February 22, 2024, the RHCA approved the relocation of the driveway and apron on Spur Lane. The applicants were granted access to use the RHCA easement for the new driveway and apron.

The Planning Commission conducted duly noticed public hearings to consider the application at its field trip meeting and regular meeting on March 19, 2024. Neighbors within a 1,000-foot radius were notified of the public hearings and a notice was published in the Daily Breeze on March 6, 2024. The applicants and agent were notified of the public hearings in writing by first class mail and were in attendance at the hearings. Evidence was heard and presented at the public hearing from all persons interested in affecting said proposal.

Section 4. On December 11, 2023, the Traffic Commission held a special meeting to review the two new proposed driveways and aprons. The main driveway apron is located on Spur Lane and the secondary driveway to the stable is located on Cinchring Road. On December 11, 2023, the Traffic Commission approved the main driveway and denied the secondary driveway for stable access. The Traffic Engineer did not recommend the secondary driveway due to safety and drainage concerns. The Traffic Commission directed staff to work with the applicants to consider alternative locations for the secondary driveway for stable access. The applicants decided to remove the stable and secondary driveway from the project at this time.

Section 5. The property is zoned RAS-1 and the net lot area excluding the roadway easement is 1.08 acre (47,063 square feet). Currently, there is only one building pad that exists on the property. The project includes an existing 7,260-square-foot building pad near the front of the property closest to the street. The existing residence is located 14-feet from the front roadway easement, 25-feet from the west side property line, and 24 from the east side property line. The rear property line is located downslope of the building pad over 288 feet to the south. The current residence encroaches into the 30-foot front setback by 10 feet.

Section 6. The Project is exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures), which exempts the construction and location of a limited number of new, small facilities or structures, including single family residence and accessory structures, including but not limited to garages, carports, patios, swimming pools and fences. Here, the Project includes the demolition of a residence and construction of a new single-family residence and related improvements. Accordingly, the Project qualifies for the exemption pursuant to Section 15303. Further, no exceptions to the exemption apply; there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The site has already been graded and existing structures are on site.

Section 7. Site Plan Review. Site Plan Review is required for demolition of an existing residence and for the construction of a new 4,780-square-foot residence and attached 665-square-foot garage pursuant to RHMC Section 17.46.020(A), for a retaining wall above three feet in height pursuant to RHMC Section 17.16.190(F), a 1,010-square-foot swimming pool pursuant to RHMC Section 17.46.020(A)2.b for swimming pool/spa more than 800-square-feet, expansion of existing residential building pad to 13,780-square-feet, and for non-exempt grading totaling 5,230 CY including 130 CY of export (exempt) pursuant to RHMC Section 17.46.020(A).

With respect to the Site Plan Review for the development, the Planning Commission hereby makes the following findings:

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

The proposed development, which includes demolition and construction of a residence and grading is compatible with the General Plan and Zoning ordinance, subject to a site plan review. The proposed structures comply with the General Plan requirement of low profile, low-density residential development with sufficient open space between surrounding structures. The new residence will be built on the existing 7,260-square-foot building pad that be enlarged to 13,780-square-feet, expanded 60 feet, and the existing grade will be lowered 7-feet in depth, which will reduce the visual impact. The site plan review for the retaining walls not to exceed the 5-foot maximum height along the southwest corner of the residence.

The new residence meets the requirements for reduced setbacks on a smaller lot. According to RHMC Section 17.24.045, reduced setbacks may apply to properties in the RAS-1 zoning district that have a lot area of 1.25 acres or less, excluding roadway easements. As such, the new residence will have a 30-foot front yard setback.

The project conforms to Zoning Code lot coverage requirements. The net lot area of the lot is 47,063-square feet or 1.08 acres per RHMC Section 17.16.060(A). The structural net lot coverage is proposed at 7,941 square feet or 16.86% (20% max. permitted) excluding exempt structures; the total flatwork coverage proposed is 6,625-square-feet or 14.08%, and the total lot coverage proposed, including structural & flatwork, would be 14,566 square feet or 31.59% (35% max. permitted). The disturbed area of the lot is proposed to be 29,880 square feet or 63.49% (40% permitted). The disturbed area exceeds the maximum 40% permitted by 23.49%. The applicant has requested a Variance to exceed the disturbance limitations to 29,880 square-feet or 63.49%.

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

The topography and the configuration of the lot have been considered, and the proposed grading and retaining wall for development will not adversely affect or be materially detrimental to adjacent uses, buildings, or structures; the grading and retaining wall allows the proposed construction to be constructed largely on an existing building pad which enables proposed project elements to be the least intrusive to surrounding properties. The existing building pad is relatively small at 7,260-square-feet, the RHMC requires a minimum 12,000-square-foot building pad. The enlargement of the building pad to 13,780-square-feet, 40-foot expansion, and lowering the pad by 7-feet in depth will level and even out the lot for the new residence, swimming pool/spa, driveway, and amenities.

The applicants are proposing to remove the existing driveway on Spur Lane located on the northeastern side of the property and construct a new driveway on the northwestern side of the

property. The new garage will be located at the northeastern portion of the parcel. The new driveway will be 90 feet long by 22 feet wide extending to the new garage.

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

The proposed development, as conditioned, is harmonious in scale and mass with the site, and is consistent with the scale of the neighborhood when compared to new residences in the vicinity of said lot. The development plan takes into consideration the visibility of the project from Spur Lane as it utilizes the enlarge and expand the existing building pad and has a similar footprint to the existing residence. The existing driveway will be relocated to the northwest portion of the lot and repaved to align with the new garage. The swimming pool/spa will be located at the edge of the expanded residential building pad. The retaining walls have been designed to support the expanded building pad.

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).

A landscape plan has been prepared to for compliance with water efficient landscape ordinance requirements and low impact development standards. The landscape plan will introduce additional landscaping, which will be compatible with and enhances the rural character of the community, and the landscaping will provide a buffer or transition area between private and public areas. The grading and retaining wall are designed to preserve existing topography where possible and mimic the natural terrain.

E. Grading has been designed to follow natural contours of the site and to minimize the amount of grading required to create the building area.

Grading consists of 2,680 CY of cut and 2,550 CY of fill with 130 CY export (exempt). The grading and retaining walls are designed to preserve slopes where possible and mimic the natural terrain.

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

Grading will be done to improve the residential building pad, driveway and walkways throughout the site. Drainage will not change and will follow the natural drainage courses of the lot.

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

Surrounding native vegetation and mature trees will not be affected and new landscaping will be considerate of the environment and will enhance the rural character of the community.

Landscaping will provide a buffer or transition between various pads on the property. As such, the rural character of the community is maintained and privacy is maintained with neighbors.

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

The garage has been relocated to the northeast portion of the parcel and the garage access is reoriented to the west. The new driveway is accessible from the relocated apron at the northeast corner of the parcel, extends 22 feet wide by 90 feet long at the north end of the parcel. The new driveway and apron will provide better circulation and parking for the property owners' family and guests. An adequate pathway is proposed to safely accommodate pedestrians around the residence to the backyard and the rear of the property. Adequate walkways will be provided to the pool and deck.

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

The Project is exempt from the CEQA Guidelines pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures), which exempts the construction and location of a limited number of new, small facilities or structures, including single family residence and accessory structures, including but not limited to garages, carports, patios, swimming pools and fences. Here, the Project includes the construction of a new single-family residence, swimming pool, retaining walls, and associated grading. Accordingly, the Project qualifies for the exemption pursuant to Section 15303. Further, no exceptions to the exemption apply; there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

Section 8. Variance. Section 17.38.050 sets forth the required findings for granting variances to for the development to exceed the maximum 40% of the net lot area as identified in Section 17.16.170, Section 17.16.150(B). With respect to the request for variances, the Planning Commission finds as follows:

A. That there are exceptional or extraordinary circumstances or conditions applicable to the property that do not apply generally to other properties in the same vicinity and zone.

There are extraordinary circumstances applicable to this property. The residence was developed prior to the City's incorporation and has a legal nonconforming front yard setback of 30 feet which may continue pursuant to Section 17.24.045. However, the small lot size and location of the building pad near the street are exceptional circumstances applicable to the property that do not apply generally to other properties in the same vicinity and zone. The variance is warranted due to the unique sloping topography that does not apply generally to other properties in the vicinity. The existing building pad is 7,260 square feet, and in order for the lot to conform to the minimum 12,000 building pad size, additional disturbance of 6,520 square feet will be added for a total of 13,780-square-foot building pad.

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

Granting the requested variances are necessary for the preservation and enjoyment of property rights on the property. The existing main building pad is too small, therefore a larger building pad which requires additional disturbance of 23% will accommodate a new residence, garage, driveway, swimming pool, and improvements. Other properties in the vicinity enjoy these types of improvements.

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

Granting the variances to exceed the maximum allowable 40% disturbance will not be detrimental to the public welfare and will not be injurious to properties in the vicinity; a new residence, garage, driveways, swimming pool/spa, and other improvements are allowed in the Rolling Hills community. Further, the project will be consistent with other developments in the area.

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

The project is harmonious in scale and mass with the site, the natural terrain, and surrounding residences because the proposed construction complies with the low-profile residential development pattern of the community and will not give the property an over-built look. The lot is sufficient to accommodate the proposed use.

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

The construction in the side setback allows a new single family home similar to others enjoyed by many properties throughout the City. The project, together with the variances, will be compatible with the objectives, policies, general land uses, and programs specified in the General Plan.

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

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

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

Granting the variance will be consistent with the General Plan of the City of Rolling Hills, which allows and encourages residential uses and property improvements. It will further the low-profile residential development pattern of the community and will not give the property an over-built look.

Section 9. Approval Conditions. Based upon the foregoing findings, and the evidence in the record, the Planning Commission hereby approves Zoning Case No. 23-100 subject to the following conditions:

A. The Site Plan 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 unless otherwise extended pursuant to the requirements of these sections.

B. If any condition of this resolution is violated, the entitlements 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 RHMC Chapter 17.58.

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 March 19, 2024 except as otherwise provided in these conditions. The working drawings submitted to the Department of Building and Safety for plan check review shall conform to the approved development plan. All conditions of the Site Plan Review 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 Commission after a public hearing. The applicant shall not implement modifications or changes to the approved project without the appropriate approval from the City Manager or designee or the Planning Commission, as required.

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

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

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

G. Structural lot coverage of the lot shall not exceed 7,941 square feet or 16.87% of the net lot area, in conformance with lot coverage limitations (20% maximum).

The total lot coverage proposed, including structures and flatwork, shall not exceed 14,566 square feet or 30.95% of the net lot area, in conformance with lot coverage limitations (35% maximum).

H. The disturbed area of the lot, including the future stable and corral area shall not exceed 63.49%, or 29,880 square feet surface area. Grading for this project shall not exceed 2,680 CY of cut and 2,550 CY of fill for a total of 5,230 cubic yards with 130 CY export (exempt).

I. The residential building pad is proposed at 13,780 square feet and shall not exceed coverage of 7,810 square feet or 56.68% with allowed deductions. The set aside pad for a future stable and corral is proposed at 1,000 square feet.

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

K. Access to the set aside area for the future stable and corral shall be decomposed granite or 100% pervious roughened material; the access route shall not be wider than 12 feet.

L. A minimum of five-foot level path and/or walkway, which does not have to be paved, shall be provided around the entire perimeter of all of the proposed structures, or as otherwise required by the Fire Department.

M. Per LA County Building Code, a pool barrier and/or fencing shall be required for the pool.

N. A drainage plan, as required by the Building Department shall be prepared and approved by City Staff prior to issuance of a construction permit. Such plan shall be subject to LA County Code requirements.

O. The applicant shall comply with all requirements of the Lighting Ordinance of the City of Rolling Hills (RHMC 17.16.190.E), pertaining to lighting on said property, roofing and material requirements of properties in the Very High Fire Hazard Severity Zone, and Low Impact Development requirements for storm water management on site (RHMC Chapter 8.32).

P. All utility lines shall be undergrounded pursuant to Section 17.27.030.

Q. Hydrology, soils, geology and other reports, as required by the Building and Public Works Departments, and as may be required by the Building Official, shall be prepared.

R. Prior to issuance of a final construction approval of the project, all graded slopes shall be landscaped. Prior to issuance of building permit, the landscaping plan shall meet the requirements of the City, shall be submitted to the City in conformance with Fire Department Fuel Modification requirements, and shall be approved by the City's landscape consultant.

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

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

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

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

U. The retaining walls shall not exceed five feet in height at any point along the walls and shall have an average height of two and one-half feet.

V. The setback lines and roadway easement lines in the vicinity of the construction for this project shall remain staked throughout the construction. A construction fence may be required.

W. Perimeter easements, including roadway easements and trails, if any, shall remain free and clear of any of improvements to advance equestrian use and emergency preparedness for evacuation within the City. Where RHCA has demonstrated authority over the easement, the City's Planning Director may grant relief from this condition upon satisfactory proof of permission from RHCA and a legitimate showing that there is no need for the condition to advance equestrian uses and emergency preparedness.

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

Y. *During construction*, the site shall be maintained in a safe manner so as not to threaten the health, safety, or general welfare of the public.

Z. *During construction*, conformance with the air quality management district requirements, storm water pollution prevention practices, county and local ordinances and engineering practices so that people or property are not exposed to undue vehicle trips, noise, dust, objectionable odors, landslides, mudflows, erosion, or land subsidence shall be required.

AA. *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.

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

AC. Prior to demolition of the existing structures, an investigation shall be conducted for the presence of hazardous chemicals, lead-based paints or products, mercury and asbestos-containing materials (ACMs). If hazardous chemicals, lead-based paints or products, mercury or ACMs are identified, remediation shall be undertaken in compliance with California environmental regulations and policies.

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

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

AF. *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.

AG. *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.

AH. The property owners shall be required to conform to the Regional Water Quality Control Board and County Health Department requirements for the installation and maintenance of storm water drainage facilities and septic tank.

AI. 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.

AJ. 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.

AK. This Resolution's approvals shall not be effective until the applicants execute an Affidavit of Acceptance of all conditions set forth herein.

AL. 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.

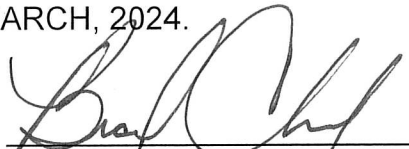
AM. Any action challenging the final decision of the City made as a result of the public hearing on this application must be filed within the time limits set forth in section 17.54.070 of the Rolling Hills Municipal Code and Code of Civil Procedure Section 1094.6.

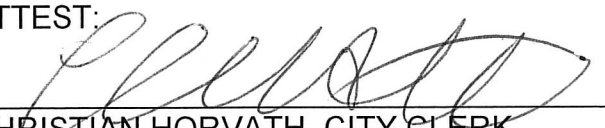
AN. To the extent permitted by law, Permittee shall defend, indemnify and hold harmless the City of Rolling Hills, its City Council, its officers, employees and agents (the "indemnified parties") from and against any claim, action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside, or void any permit or approval for this project authorized by the City, including (without limitation) reimbursing the City its actual attorney's fees and costs in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice. The permittee shall reimburse the City for any court and attorney's fees which the City may be required to pay as a result of any claim or action brought against the City because of this permit. Although the permittee is the real party in interest in an action, the City may, at its sole discretion, participate at its own expense in the defense of the action, but such participation shall not relieve the permittee of any obligation under this condition.

AO. The outdoor kitchen and related structures located in the side yard setback shall be removed from the development plan prior to submittal to the building plan check.

AP. The applicant shall lower the elevation of the building pad, finished floor, and roof ridges by 18 inches, and submit revised development plans to the City Planning Department for review and approval in accordance with this condition prior to submittal to building plan check.

PASSED, APPROVED AND ADOPTED THIS 19th DAY OF MARCH, 2024.


BRAD CHELF, CHAIRMAN

ATTEST:

CHRISTIAN HORVATH, CITY CLERK

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

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

I certify that the foregoing Resolution No. 2024-03 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF ZONING CASE NO. 23-100 FOR A 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 FOR A PROPERTY LOCATED AT 4 SPUR LANE, ROLLING HILLS, CA, 90274, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 11-B-CH) (LUKIC)

was approved and adopted at a regular meeting of the Planning Commission on March 19, 2024, by the following roll call vote:

AYES: Chair Chelf, Kirkpatrick, Cardenas, Cooley

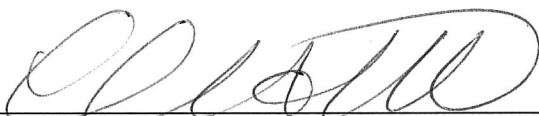
NOES:

ABSENT: Douglass

ABSTAIN:

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

Administrative Offices.



CHRISTIAN HORVATH, CITY CLERK



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 9.A
Mtg. Date: 03/19/2024

TO: HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION

FROM: JOHN SIGNO, DIRECTOR OF PLANNING & COMMUNITY SERVICES

THRU: KARINA BAÑALES, CITY MANAGER

SUBJECT: ZONING CASE NO. 23-100: 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 FOR A PROPERTY LOCATED AT 4 SPUR LANE, ROLLING HILLS, CA, 90274, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 11-B-CH) (LUKIC)

DATE: March 19, 2024

BACKGROUND:

This item is continued from the Planning Commission meeting on January 16, 2024. That morning, the Planning Commission held a public meeting field trip at 4 Spur Lane. The Planning Commissioners, Staff, and attendees viewed the silhouettes of the proposed project. The proposed project was presented later that night at the evening Planning Commission Meeting at 6:30 p.m. The Planning Commissioners voted 3-0 (2 Commissioners were absent) to continue the item to the next meeting. The Planning Commission directed staff to work with the applicant on revising the plans to decrease the amount of grading for the Project. The Planning Commission directed the applicants to bring the project back when the relocated driveway and apron in the relocated easements were approved by the Rolling Hills Community Association (RHCA).

The project was not presented at the February 19, 2024 Planning Commission meeting because the applicant needed more time to address the issues regarding the barn location on Cinchring, secondary stable driveway and access on Cinchring Road, grading, and approval of the relocated driveway from the northeast to the northwest portion of the driveway. It was critical for the approval of relocated driveway in the RHCA easement, because if it was denied, then the entire project would have to be redesigned.

On February 22, 2024, the RHCA approved the relocation of the driveway and apron on Spur Lane. The applicants were granted access to use the RHCA easement for the new driveway and apron.

On March 7, 2024, the project was re-noticed for the March 19, 2024 Planning Commission morning Field Trip and Public Hearing.

Zoning, Location, and Lot Description

The property located at 4 Spur Lane is zoned RAS-1 and has a net lot area of 1.08 acre (47,063 square feet). Currently, there is only one building pad on the property developed with a 3,525-square-foot single-family residence and 536-square-foot attached garage. The residence was built in 1951 and is currently vacant. In 1962, the Planning Commission approved a variance for an addition.

The existing residence is located 14 feet from the front roadway easement, 25 feet from the west side property line, and 24 feet from the east side property line. The rear property line is located downslope of the building pad over 288 feet to the south. There is an existing 25-foot RHCA easement that extends along the west and south property lines. There is a 20-foot road easement located at the north of the parcel on Spur Lane, and 30-foot road easement at the southeast corner of the parcel on Cinchring Road. There is one building pad and the existing topography of the project site slopes down approximately 300 feet from the rear elevation to the lowest portion of the lot.

Applicant Request

On August 24, 2023, an application was filed by the applicant, Luis De Moraes, on behalf of the property owners Jennifer and Nebojsa Lukic to request a site plan review to demolish the existing residence and attached garage and construct a new 4,870-square-foot single-family residence and 967-square-foot garage with a new driveway and apron.

The proposed project includes a 1,010-square-foot swimming pool, 480-square-feet of attached covered porches, 168-square-foot pavilion, 166-square-foot barbecue, maximum five-foot high retaining walls, 123-square-foot service yard, hardscape, landscape, and other amenities. The proposed project will expand the existing residential building pad for the new swimming pool and amenities, and includes a new walkway/stairway that will descend down the slope to the new pavilion. The project will relocate the existing driveway on Spur Lane from the northeast side to the northwest side of the property within an easement management by the Rolling Hills Community Association (RHCA). The new garage will be located at the northeast portion of the parcel and oriented toward the side property line requiring a curved driveway that slopes downward from the street. The driveway will be 22 feet wide maximum with a 29-foot-wide apron.

The project will expand the building pad from 7,260 square feet to 12,152 square feet by extending the southern portion of the existing building pad approximately 90 feet.

Traffic Commission Review of Driveways

The applicant proposed two new driveways: (1) main driveway on Spur Lane and (2) secondary driveway to a stable located on Cinchring Road. On December 11, 2023, the Traffic Commission held a meeting and the Traffic Engineer recommended approval of the main driveway but not the secondary driveway due to safety and drainage concerns. The secondary driveway is on a sharp curve with existing guardrails that would have to be removed or

relocated. The Traffic Commission voted 4-0 to recommend approval to the City Council of the main driveway on Spur Lane but not the secondary driveway for the stable on Cinchring Road. The applicants at this time have decided to remove the secondary access, barn, and driveway from Cinchring Road from the project approval.

On February 22, 2024, RHCA approved the relocation of the driveway and apron on Spur Lane. The applicants were granted access to use the RHCA easement for the new driveway and apron on Spur Lane.

DISCUSSION:

Since the January 16th Planning Commission meeting, the applicants have revised the project and RHCA has granted approval for the relocated driveway and apron in the easement. The revised project is summarized as follows:

1. Raised pad approximately 1 foot and 6 inches
2. Reduced disturbed area by 2,090 sq.ft. Current proposed 29,880 sq.ft. (63.49%) vs. 31,970 sq.ft.(67.9%) previously.
3. Reduced total grading by 2,850 cubic yards. Current total grading proposed: 4,750 cy now vs. 7600 cy previously.
4. Moved entire building northeast (towards Spur Lane) by 7 feet and 7 inches.
5. Increased garage area by 302 sq.ft.
6. Extended garage length by 11 feet and 6 inches, which increased total plate height length 8 feet and 6 inches or lower by 4%.
7. Raised entire building by 1 foot and 6 inches.
8. Raised garage finished floor elevation by 6 feet.
9. Removed pavilion.
10. Removed barn, driveway, and driveway approach from Cinchring Road.

Setbacks

The new residence meets the requirements for reduced setbacks on a smaller lot. According to RHMC Section 17.24.045, reduced setbacks may apply to properties in the RAS-1 zoning district that have a lot area of 1.25 acres or less, excluding roadway easements. This property has a lot area of 1.23 acres (excluding roadway easements).

Site Plan Review

The applicants are requesting a Site Plan Review (SPR) to demolish a residence and construct a new 4,780-square-foot residence, attached 665-square-foot garage, 1,010-square-foot swimming pool, maximum 5-foot-high retaining walls, 22-foot-wide driveway, and other improvements.

Non-exempt grading

The applicants are requesting a total of 4,750 cubic yards (CY) of grading, including 2,375 CY cut and 2,375 CY fill balanced onsite. The 245 CY of excavation for the swimming pool is exempt and could be exported from the site without relief from the Code. Grading is needed to expand the existing building pad, and support the new driveway, swimming pool, stairway yard area, and retaining walls. Included are 640 CY of over-excavation and 880 CY of recompaction. The grading from the cut for the residence, garage, and driveway will be used to fill and expand the existing building pad for the swimming pool/spa, deck, and stairs to the fire pit. The 205 cubic yards of excavation for the swimming pool is exempt and could be exported, but it will be balanced onsite.

Retaining Walls

All of the existing walls on the subject property will be demolished. The project includes two-and-one-half-foot-high retaining walls along the northwestern portion of the property supporting the new driveway. A new retaining wall is proposed along the eastern portion of the residence that extends down to the new stairway and fire pit. The project includes retaining walls at the southern portion of the residential building pad that will extend from the pavilion, stairway, fire pit, swimming pool and around to the west portion of residence. The maximum height of the retaining walls is five feet and the average height is not to exceed two and one-half feet.

- Retaining walls (maximum 3-feet in height) are located north along both sides of the driveway leading to the garage. The double walls are located at the north portion of the driveway closer to Spur Lane and there is a single wall on the southside of the driveway leading to the garage.
- Retaining walls located east perimeter of expanded building pad, double wall at the corner by the outdoor kitchen
- Retaining walls located south portion of the expanded building pad, stair way, fire pit, infinity edge pool, and south east corner of main residence (section max height 5-feet)
- Retaining walls located on west side of main residence within the limit of grading.

Variance

The applicant is requesting approval of a variance to exceed the 40% disturbance.

MUNICIPAL CODE COMPLIANCE

Lot Coverage

The existing structural coverage with deductions is 4,115 square feet (SF) or 8.74%. The proposed structural coverage on the lot will be 3,819 SF or 8.11% of the lot, the total structural coverage is 7,934 square feet or 16.86%, which is less than the lot coverage limitation of 20% maximum.

The existing flatwork is 6,670 SF or 14.36%. The total proposed flatwork is -175 SF or -.37%, for a total flatwork coverage of 6,585 square feet or 13.99%, and this is below the maximum allowable 15% flatwork coverage.

The proposed total coverage including structures and flatwork will be 14,519 SF or 30.85% of the lot area, which below the 35% maximum

structural and flatwork coverage.

Building Pad

The existing building pad area (Building Pad 1) is relatively small at 7,260-square-feet, the RHMC has a 12,000-square-foot building pad area guideline. The enlargement of the building pad area to 13,380-square-feet, 40-foot expansion, and lowering the pad by 7-feet in depth will level and even out the lot for the new residence, swimming pool/spa, driveway, and amenities. The existing building structural coverage is 4,115 square feet or 56.68%, and the project proposes to add 3,688 square feet or 26.76% building structural coverage, for a total of 7,803 or 53% building structural coverage. The Project exceeds the minimum 30% building pad coverage guideline by 23% percent.

The Project proposes a future building pad (Pad 2) for the future 1,100 square-foot set aside area. Building Pad #2 has a 1,100 square foot area with a future proposed 450 square foot stable. The total building pad coverage is 40.91%. This exceeds the maximum 30% Building pad coverage guideline by 10.91%.

Setbacks

The existing residence encroaches into the 30-foot front setback. The new residence complies with all of the development standards in the municipal code: 30-foot front setback, 20-foot side setback, and 50-foot rear setback.

Future 1,000 square foot set aside area

The applicants have proposed a 1,000 square foot (450 stable & 550 corral) set aside area that located at the south portion of the parcel. The set aside area is accessible from the newly relocated driveway at the northwest corner of the parcel on Spur Lane. The future stable access is 10 feet wide and extends 280 feet along the west property line and 20-foot RHCA easement.

Area of Disturbance

The project site has been previously disturbed due to development of the existing residence. The existing disturbance is 16,460 SF or 34.97%. The proposed project will add 13,420 SF or 28.51% of disturbance for a total of 29,880 SF, or 63.49% of the net lot area. The applicants are requesting a variance to exceed the maximum.

Height

The finished height of the proposed new residence is a maximum of 15 feet. The proposed ridge line of the new residence will be lower due to the lowering of the existing grade by 7 feet.

Swimming Pool

The proposed swimming pool is 1,010 SF and located behind the proposed residence at the edge of the extended building pad. The pool will be designed to have an infinity edge in which water flows into a surge basin. The edge of the pool and building pad will be supported by retaining walls. Approval of a swimming pool greater than 800 SF requires a discretionary approval. The applicants have requested an approval of Site Plan Review for the proposed pool.

Landscaping

A Preliminary Landscape Plan has been included in the plans. There are existing trees front of the property that are protected and will remain. The project proposes 17,786 SF of existing landscaping to be altered (re-landscaped) and 39,883 SF of new areas to be landscaped. The Plan is being reviewed by the City's landscape consultant for compliance with water efficiency requirements. The Planning Commission should consider if conditions are necessary to limit the height of trees to protect neighboring views.

Environmental Review

The proposed project has been determined to not have a significant effect on the environment

and is categorically exempt from the provisions of CEQA pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, which exempts a single-family residence, swimming pool, and accessory structures.

Public Participation

Staff has not received any concerns.

CRITERIA FOR SITE PLAN REVIEW

17.46.50 Required Site Plan Review findings.

1. The Commission shall be required to make findings in acting to approve, conditionally approve, or deny a Site Plan Review application.
2. No project which requires Site Plan Review approval shall be approved by the Commission, or by the City Council on appeal, unless the following findings can be made:
3. The project complies with and is consistent with the goals and policies of the general plan and all requirements of the zoning ordinance;
4. The project substantially preserves the natural and undeveloped state of the lot by minimizing building coverage. Lot coverage requirements are regarded as maximums, and the actual amount of lot coverage permitted depends upon the existing buildable area of the lot;
5. The project is harmonious in scale and mass with the site, the natural terrain and surrounding residences;
6. The project preserves and integrates into the site design, to the greatest extent possible, existing topographic features of the site, including surrounding native vegetation, mature trees, drainage courses and land forms (such as hillsides and knolls);
7. Grading has been designed to follow natural contours of the site and to minimize the amount of grading required to create the building area;
8. Grading will not modify existing drainage channels nor redirect drainage flow, unless such flow is redirected into an existing drainage course;
9. The project preserves surrounding native vegetation and mature trees and supplements these elements with drought-tolerant landscaping which is compatible with and enhances the rural character of the community, and landscaping provides a buffer or transition area between private and public areas;
10. The project is sensitive and not detrimental to the convenient and safe movement of pedestrians and vehicles; and
11. The project conforms to the requirements of the California Environmental Quality Act.
12. If all of the above findings cannot be made with regard to the proposed project, or cannot be made even with changes to the project through project conditions imposed by City staff and/or the Planning Commission, the site plan review application shall be denied.

CRITERIA FOR VARIANCES

17.38.50 Required Variance findings.

In granting a variance, the Commission (and Council on appeal) must make the following findings:

1. That there are exceptional or extraordinary circumstances or conditions applicable to the property that do not apply generally to other properties in the same vicinity and zone;
2. That such variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same vicinity and zone but which is denied the property in question;
3. That the granting of such variance will not be materially detrimental to the public welfare or injurious to properties or improvements in the vicinity;
4. That in granting the variance, the spirit and intent of this title will be observed;

5. That the variance does not grant special privilege to the applicant;
6. That the variance is consistent with the portions of the County of Los Angeles Hazardous Waste Management Plan relating to siting and siting criteria for hazardous waste facilities; and
7. That the variance request is consistent with the general plan of the City of Rolling Hills.

FISCAL IMPACT:

None.

RECOMMENDATION:

Open the public hearing, take public testimony, close the public hearing, discuss the proposed project, and provide direction to staff and applicants. A resolution is provided in case the Commission wishes to approve the project with conditions.

ATTACHMENTS:

[Attachment 1: PL_ADR_4SpurLn_ZC23-100_240111_PC_VicinityMap.pdf](#)

[Attachment 2: 240306_4SpurLane_Development Table \(ZC23-100\)_2nd.pdf](#)

[Attachment 3: 2024-03_PC_Resolution_4SpurLane_ZC 23-100_Lukic_F.pdf](#)

[Attachment 4: CL_AGN_240116_PC_BlueFolderItem_10B_PublicComment01.pdf](#)

[Attachment 5: 240304_4SpurLane_RHCA_EasementApproval.pdf](#)

[Attachment 6: 240312_4SpurLane_ZC23-100_Plans_6thSubmittal.pdf](#)

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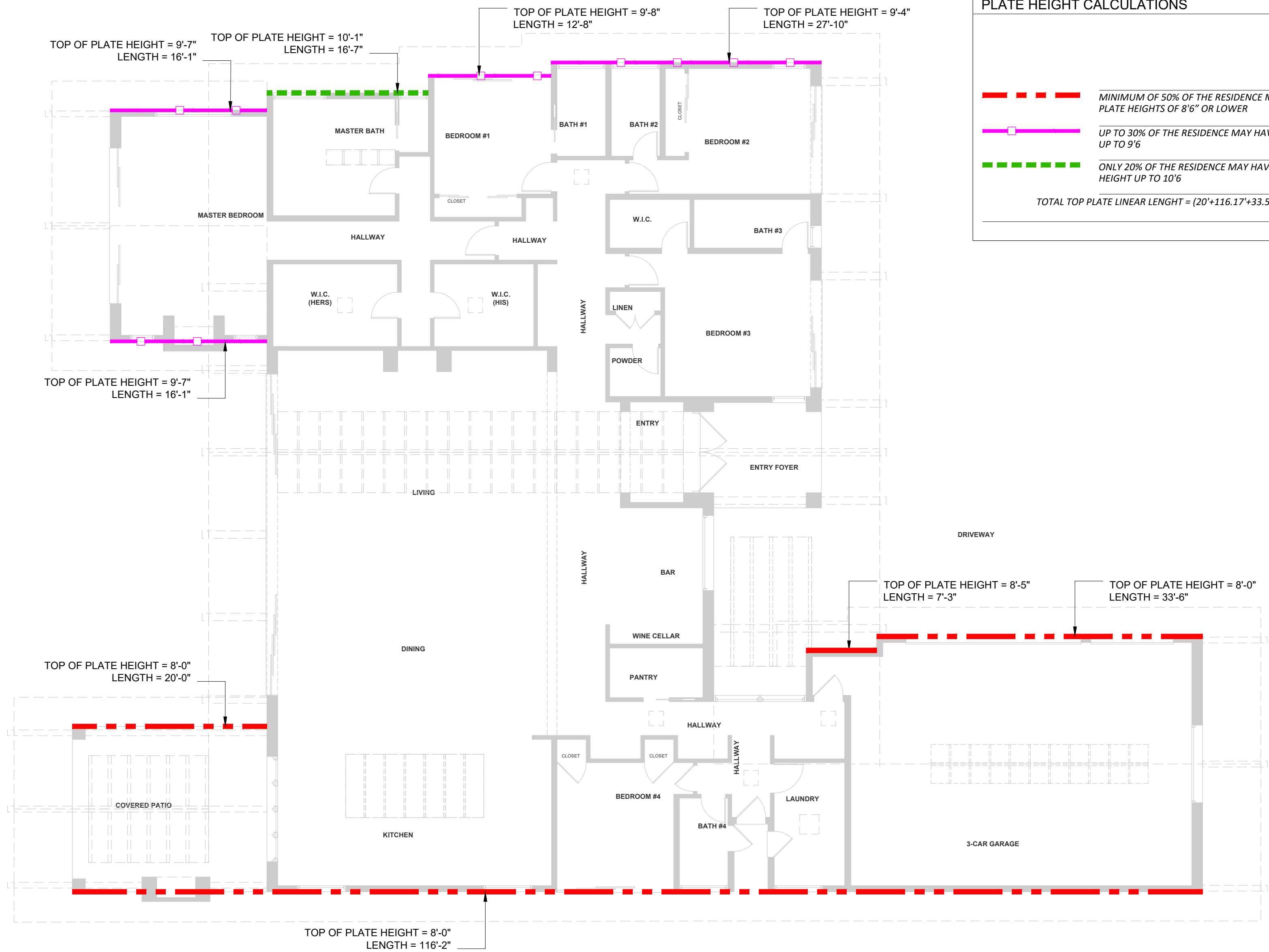
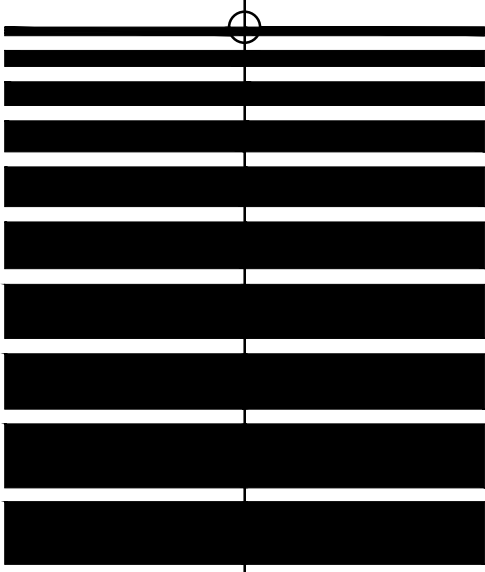
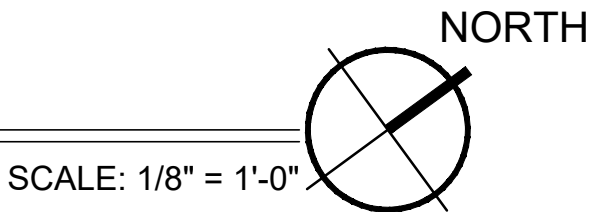


PLATE HEIGHT CALCULATIONS		
	LINEAR FEET OF TOP OF PLATE AT EACH HEIGHT RANGE	% OF 266.15'
MINIMUM OF 50% OF THE RESIDENCE MUST HAVE PLATE HEIGHTS OF 8'-0" OR LOWER	$(20' \times 116.17' + 33.5' \times 7.25') = 176.92'$	67%
UP TO 30% OF THE RESIDENCE MAY HAVE A PLATE HEIGHT UP TO 9'-6"	$(27.82' \times 12.67' + 16.08' \times 16.08') = 72.65'$	27%
ONLY 20% OF THE RESIDENCE MAY HAVE A PLATE HEIGHT UP TO 10'-6"	$(16.58') = 16.58'$	6%
TOTAL TOP PLATE LINEAR LENGTH = $(20' \times 116.17' + 33.5' \times 7.25' + 27.82' \times 12.67' + 16.08' \times 16.08' + 16.58') = 266.15'$		100%

PLATE HEIGHT CALCULATION PLAN



ENVIROTECHNO
INTERACTIVE ARCHITECTURE +
INTERIOR DESIGN

3635 Newton Street
Torrance, California 90505
Tel: 310/379-9716
e-mail: lus@envirotechno.com
website: envirotechno.com

ARCHITECTURAL STAMP:

CLIENT NAME:

LUKIC RESIDENCE
4 SPUR LANE
ROLLING HILLS, CA 90274

PROJECT TITLE:

LUKIC RESIDENCE
4 SPUR LANE
ROLLING HILLS, CA 90274

SHEET TITLE:

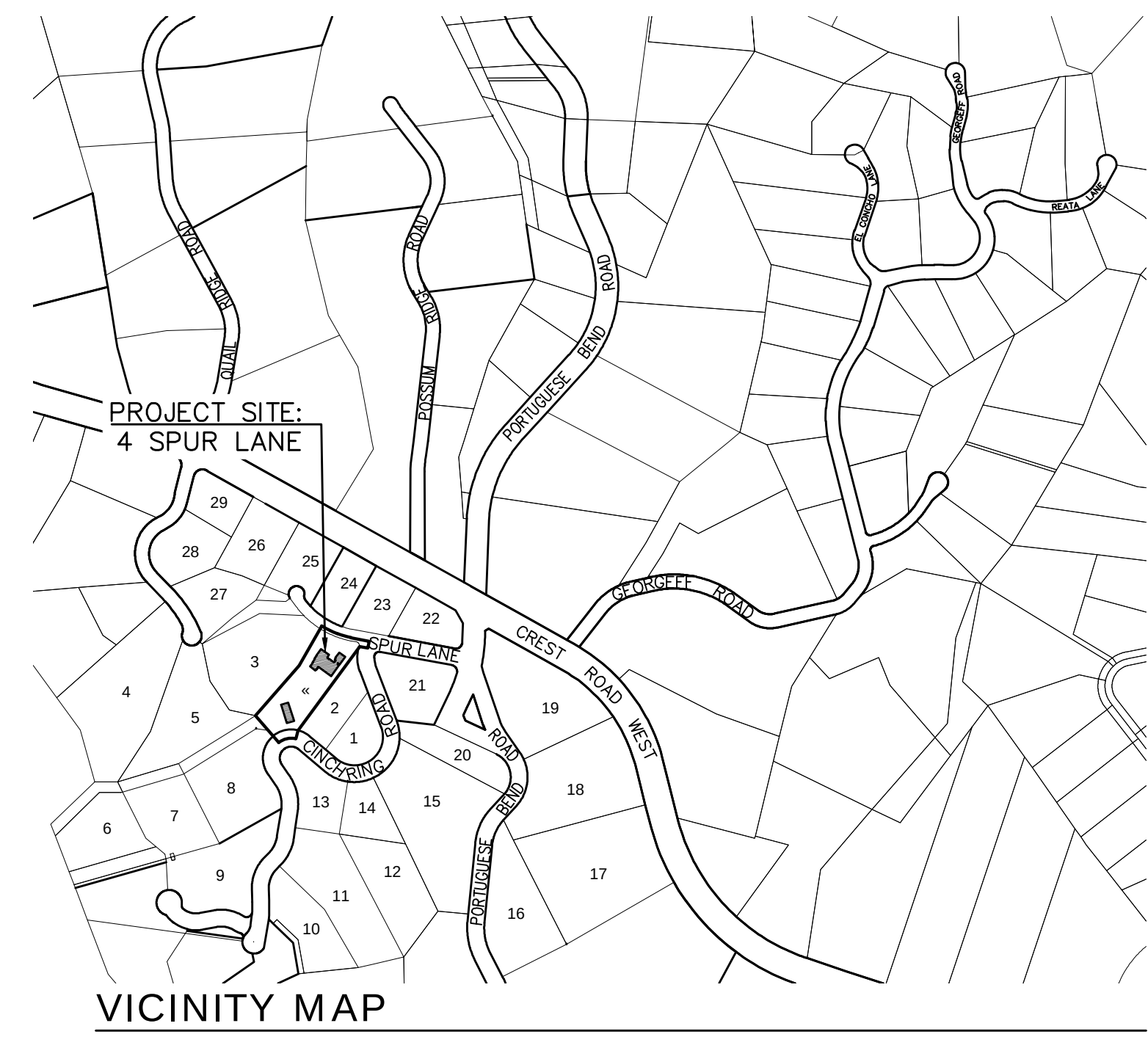
PLATE HEIGHT CALCULATION
PLAN

PLANNING SET - 03/29/2024

JOB NO:	21-015
DATE:	10-12-2022
SCALE:	AS NOTED
DRAWN BY:	SG, ENM
CHECKED BY:	LDM
SHEET NO:	

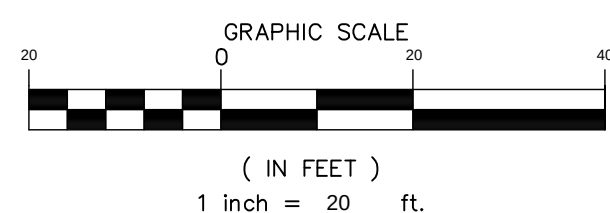
CS-2

4 SPUR LANE
ROLLING HILLS, CA 90274



ID	Address/APN
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16	7567-011-016 #52 PORTUGUESE BEND
17	7567-011-015 #7 CREST ROAD EAST
18	7567-011-020 #5 CREST ROAD EAST
19	7567-017-027 #1 CREST ROAD EAST
20	7567-071-051 #4 CINCHING ROAD
21	7567-071-052 #2 CINCHING ROAD
22	7567-071-048 #2 CREST ROAD WEST
23	7567-071-023 #3 SPUR LANE
24	7567-071-018 UTILITY-CALWATER
25	7567-071-022 #1 SPUR LANE
26	7567-071-021 #10 CREST ROAD WEST
27	7567-071-036 #1 CREST RIDGE ROAD
28	7567-071-019 #2 JUAL RIDGE ROAD
29	7567-071-020 #1 JUAL RIDGE ROAD

#5 CINCHRING
PORTION OF 10 AND LOT 11
R.S. 57-35-36

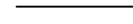


OVERALL SITE PLAN
SCALE: 1" = 20'

ACRONYMS

(E) EXISTING
(P) PROPOSED
BW BOTTOM OF WALL
FF FINISHED FLOOR
FS FINISHED SURFACE
FG FINISHED GRADE
SF SQUARE FEET
TW TOP OF WALL

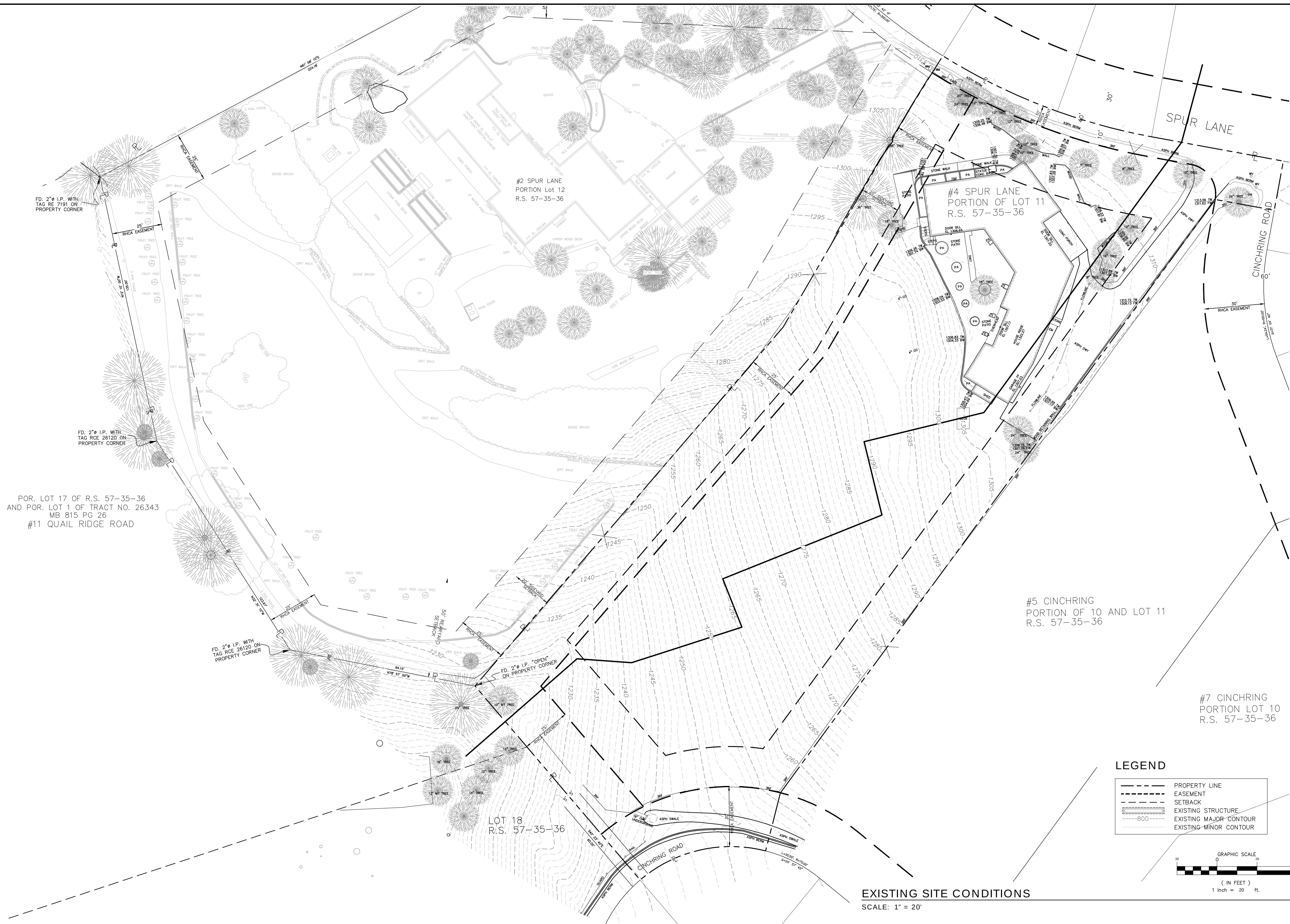
LEGEND

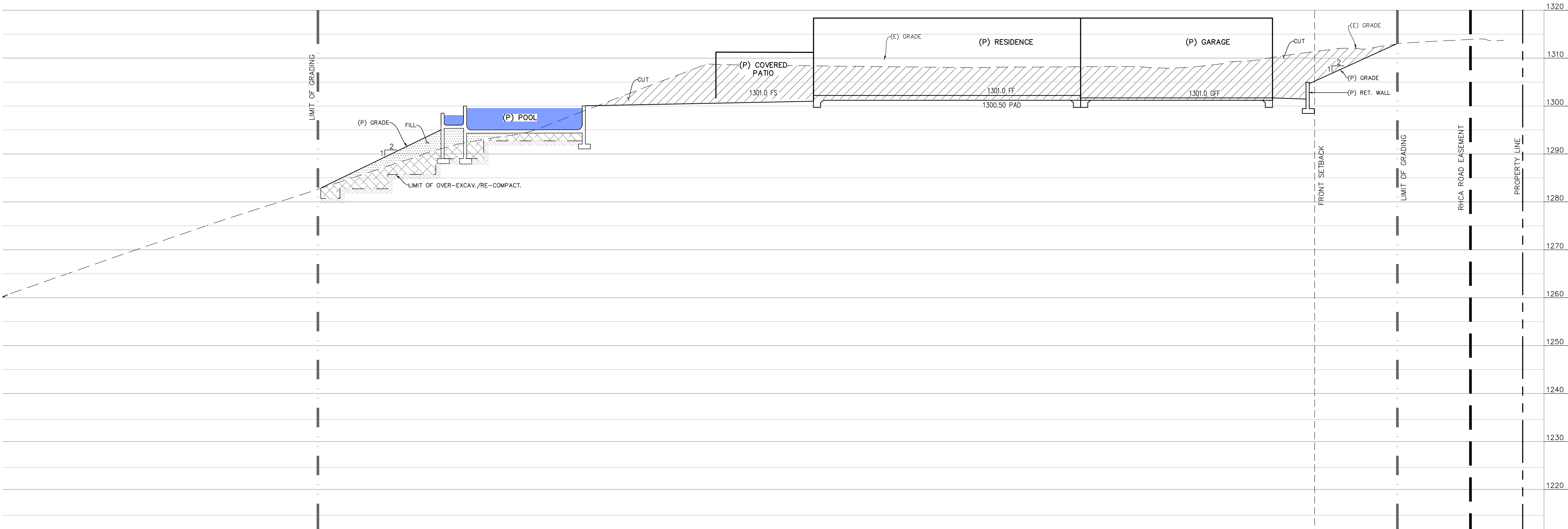
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	EASEMENT
	SETBACK
	EXISTING STRUCTURE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	LIMIT OF GRADING
	CUT/FILL DAYLIGHT LINE
	PROPOSED STRUCTURE
	PROPOSED POOL
	PROPOSED RETAINING WALL
	PROPOSED 2:1 SLOPE
	PROPOSED HARDSCAPE

INDEX OF SHEETS:

C0	PROPOSED SITE PLAN
C1	EXISTING SITE CONDITIONS
C2	SITE ECTIONS
C3	COLOR CUT AND FILL MAP

[illegible]

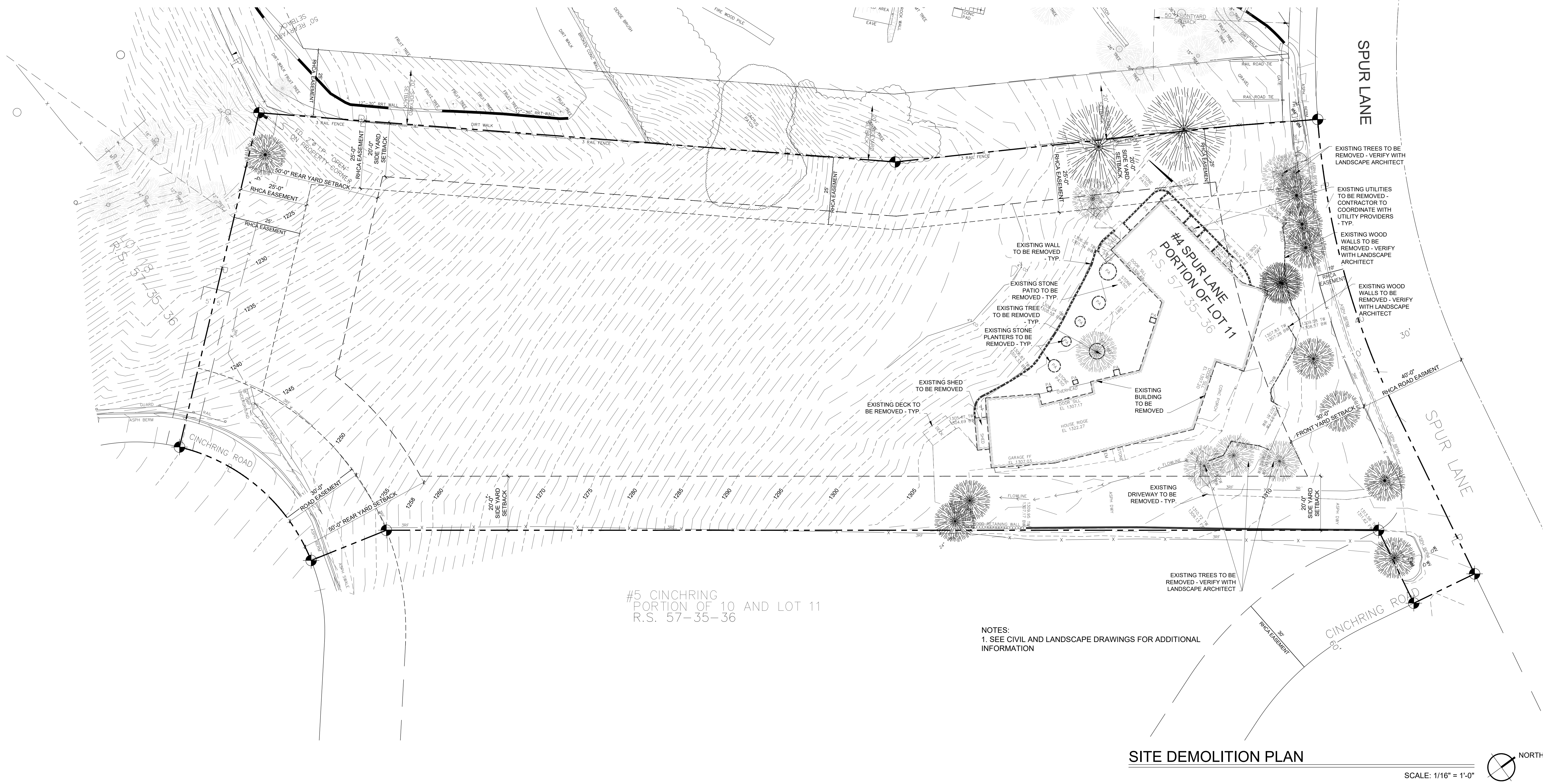
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SITE SECTION A-A
SCALE: 1" = 10'

Revisions		By
BOLTON ENGINEERING CORP. boltoneengineering.com 310.325.5880		
BE C		
CLIENT: MR. & MRS. LUKIC 4 SPUR LANE ROLLING HILLS, CA 90274		
TITLE: SITE SECTIONS NEW SINGLE FAMILY RESIDENCE AND STABLE 4 SPUR LANE ROLLING HILLS, CA 90274		
Date: Mar 21, 2024		
Scale: AS-SHOWN		
Drawn: JPD		
Checked: DJB		
Job No. 22105		
Sheet		
C2 Of 4 Sheets		

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3635 Newton Street
Torrance, California 90505
Tel: 310/379-9716
e-mail: luis@envirotechno.com
website: envirotechno.com

ARCHITECTURAL STAMP:

IT NAME: LUKIC RESIDENCE
4 SPUR LANE
ROLLING HILLS, CA 90274

PROJECT TITLE:
LUKIC RESIDENCE
4 SPUR LANE
ROLLING HILLS, CA 90274

SHEET TITLE:

SITE DEMOLITION PLAN

JOB NO:	21-015
DATE:	10-12-2022
SCALE:	AS NOTED
DRAWN BY:	SG, ENM
CHECKED BY:	LDM

PLANNING SET - 03/29/2024

A-0.0

ARCHITECTURAL STAMP:

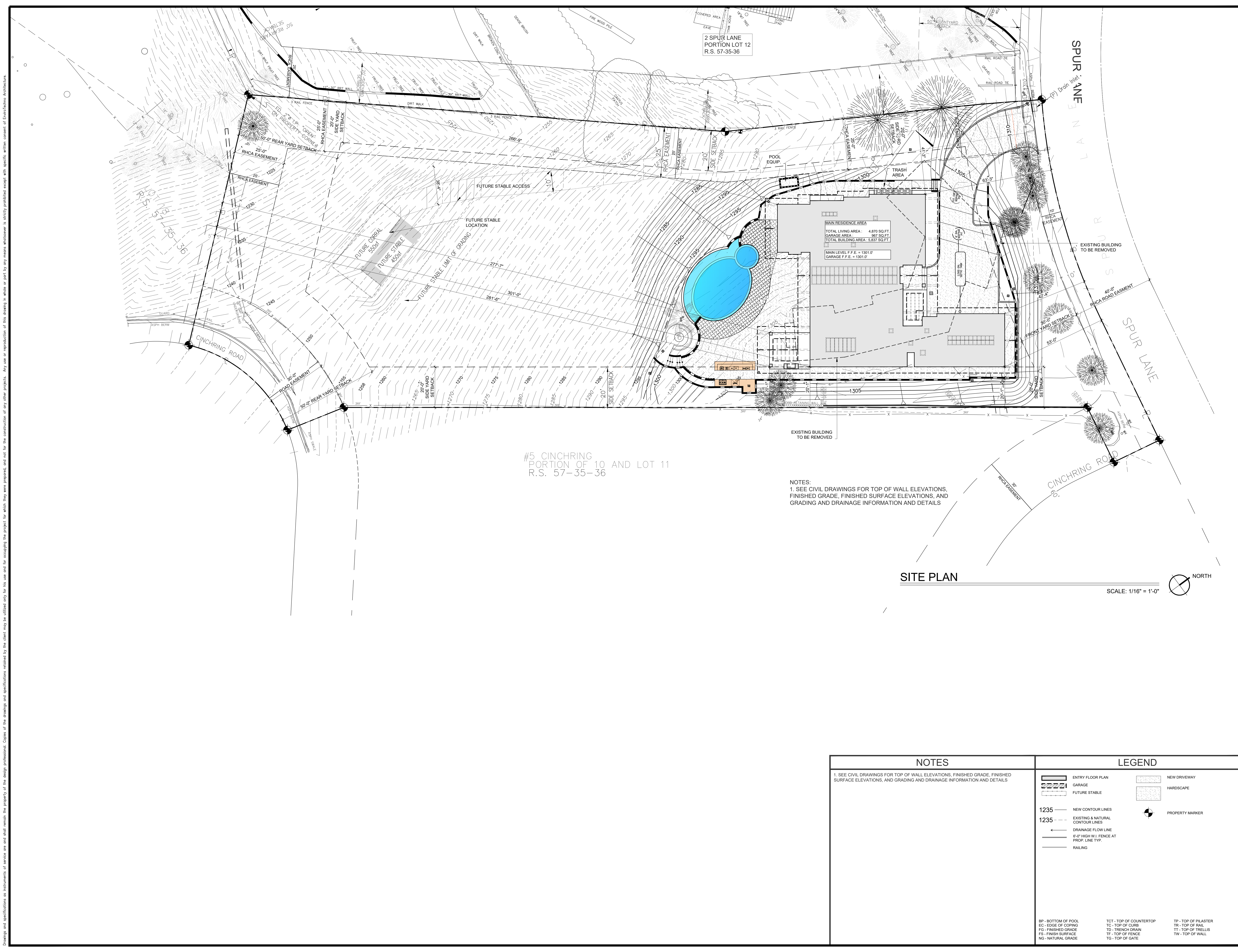
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4 SPUR LANE
ROLLING HILLS, CA 90274

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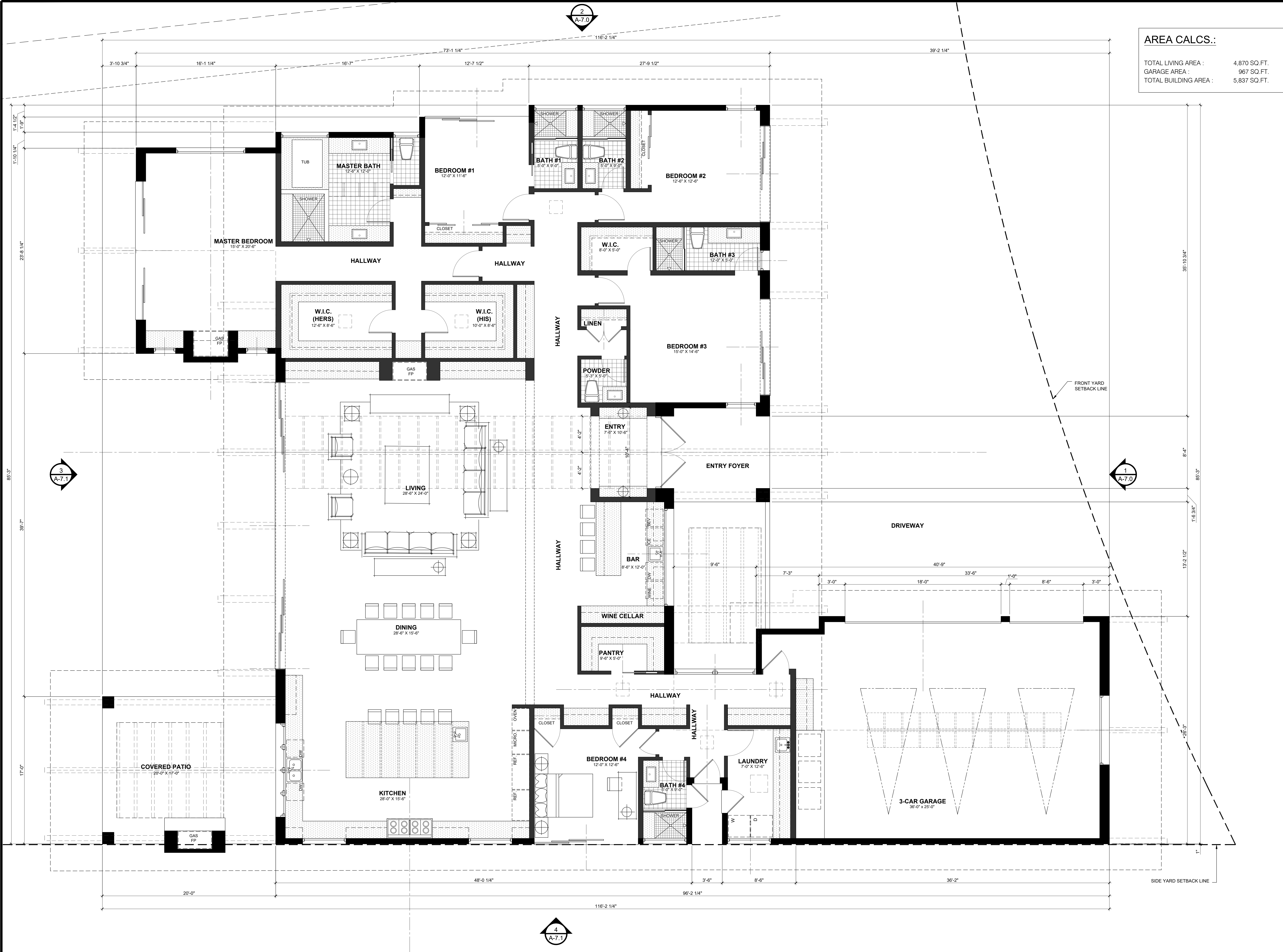
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CHECKED BY:	LDM
SHEET NO:	

A-1.0

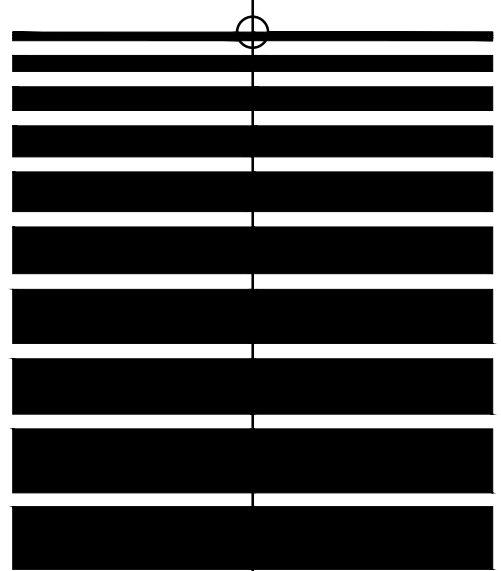
85 of 106



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AREA CALCS.:	
TOTAL LIVING AREA :	4,870 SQ. FT.
GARAGE AREA :	967 SQ. FT.
TOTAL BUILDING AREA :	5,837 SQ. FT.



ENVIROTECHNO
INTERACTIVE ARCHITECTURE +
INTERIOR DESIGN
3635 Newton Street
Torrance, California 90505
Tel: 310/379-9716
e-mail: ius@envirotechno.com
website: envirotechno.com

ARCHITECTURAL STAMP:

CLIENT NAME:

LUKIC RESIDENCE
4 SPUR LANE
ROLLING HILLS, CA 90274

PROJECT TITLE:

LUKIC RESIDENCE
4 SPUR LANE
ROLLING HILLS, CA 90274

SHEET TITLE:

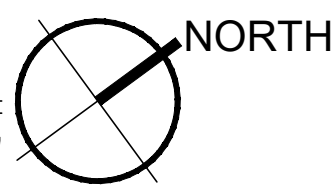
MAIN RESIDENCE FLOOR PLAN

JOB NO.:	21-015
DATE:	10-12-2022
SCALE:	AS NOTED
DRAWN BY:	SG, ENM
CHECKED BY:	LDM
SHEET NO.:	

PLANNING SET - 03/29/2024

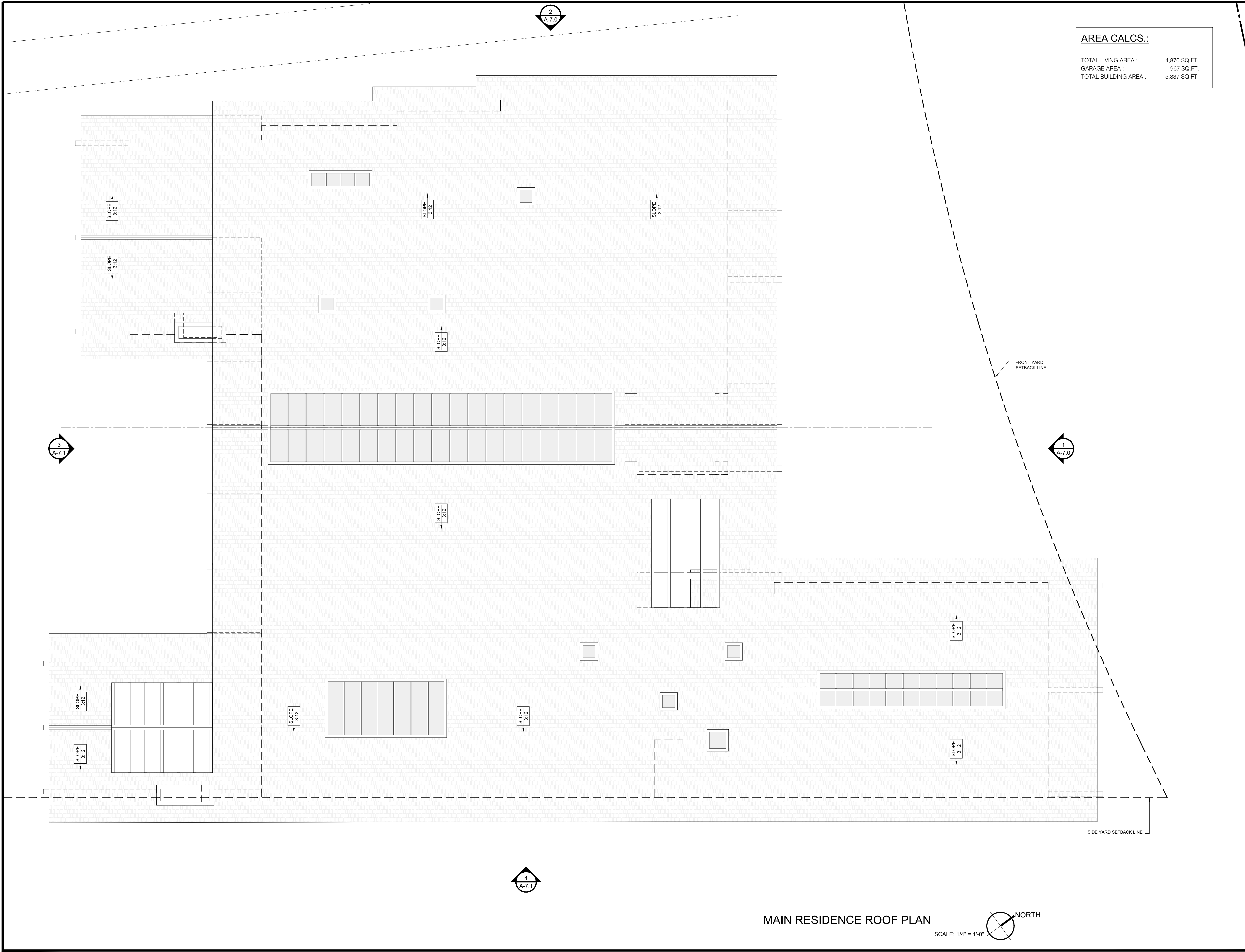
MAIN RESIDENCE FLOOR PLAN

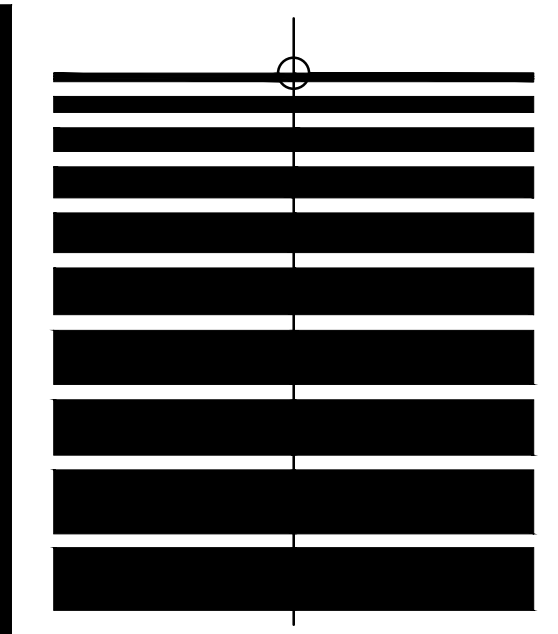
SCALE: 1/4" = 1'-0"



A-3.0

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ROLLING HILLS, CA 90274

PROJECT TITLE:

LUKIC RESIDENCE
4 SPUR LANE
ROLLING HILLS, CA 90274

SHEET TITLE:

MAIN RESIDENCE ROOF PLAN

JOB NO: 21-015
DATE: 10-12-2022
SCALE: AS NOTED
DRAWN BY: SG, ENM
CHECKED BY: LDM
SHEET NO:

PLANNING SET - 03/29/2024

A-6.0

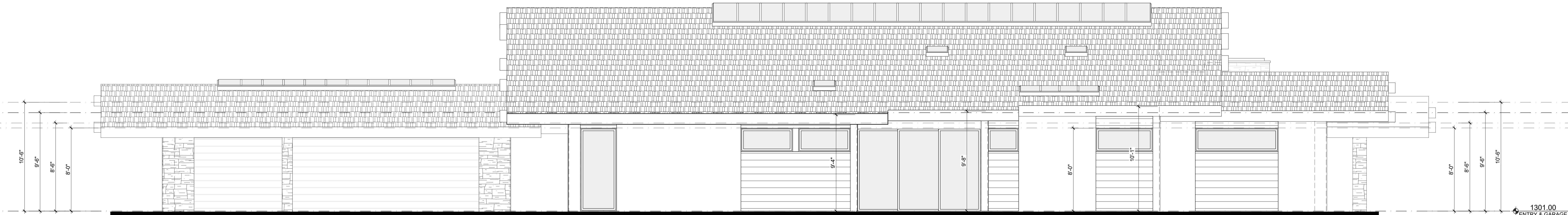
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NORTH ELEVATION

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

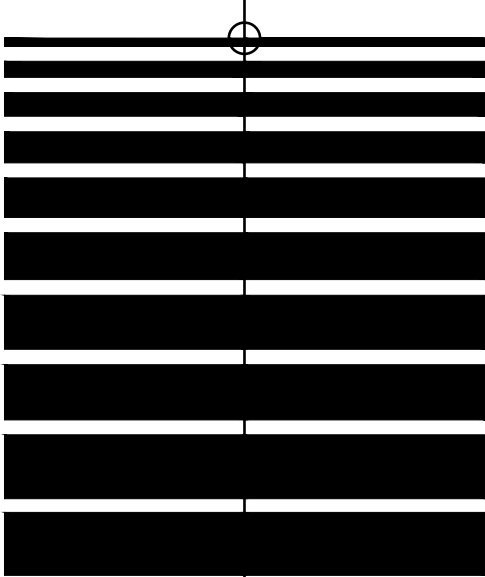
1



WEST ELEVATION

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

2



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ROLLING HILLS, CA 90274

PROJECT TITLE:

LUKIC RESIDENCE
4 SPUR LANE
ROLLING HILLS, CA 90274

SHEET TITLE:

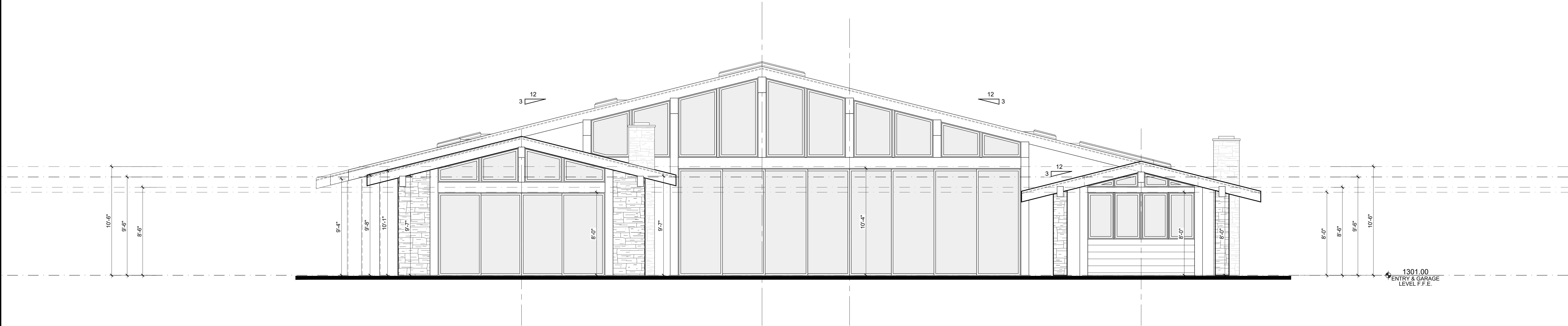
MAIN RESIDENCE ELEVATIONS

JOB NO: 21-015
DATE: 10-12-2022
SCALE: AS NOTED
DRAWN BY: SG, ENM
CHECKED BY: LDM
SHEET NO:

A-7.0

PLANNING SET - 03/29/2024

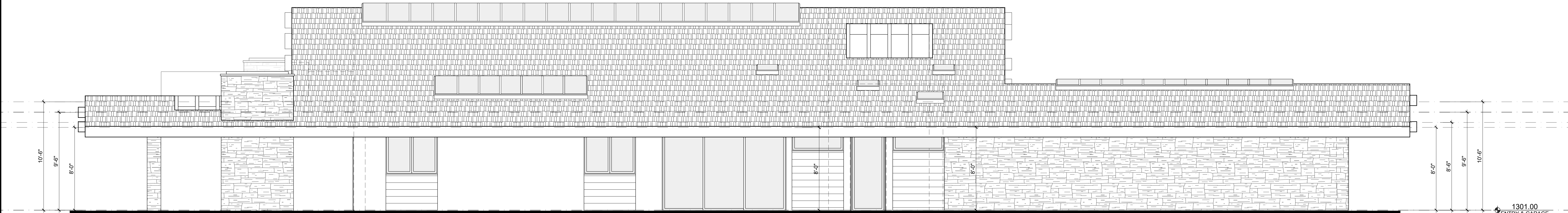
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SOUTH ELEVATION

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

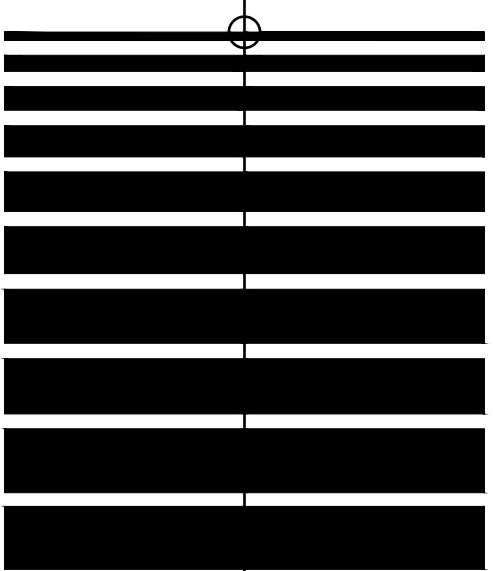
3



EAST ELEVATION

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

4



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website: envirotechno.com

ARCHITECTURAL STAMP:

CLIENT NAME:

LUKIC RESIDENCE
4 SPUR LANE
ROLLING HILLS, CA 90274

PROJECT TITLE:

LUKIC RESIDENCE
4 SPUR LANE
ROLLING HILLS, CA 90274

SHEET TITLE:

MAIN RESIDENCE ELEVATIONS

JOB NO: 21-015
DATE: 10-12-2022
SCALE: AS NOTED
DRAWN BY: SG, ENM
CHECKED BY: LDM
SHEET NO:

A-7.1

PLANNING SET - 03/29/2024

From: [Benjamin Johnson](#)
To: [REDACTED]
Cc: [Planning](#)
Subject: RE: Board of Directors
Date: Wednesday, April 15, 2026 7:50:56 AM

Good morning Mr. Crocker,

Thank you for the email! Your public comment has been received and will be entered into the record.

Respectfully

--

Benjamin Johnson

Code Compliance Officer/Planning Technician

PLANNING AND COMMUNITY SERVICES

CITY OF ROLLING HILLS

2 Portuguese Bend Road, Rolling Hills CA 90274

Office Phone: 310.377.1521 Extension 300

Email: bjohnson@cityofrh.net

From: DONALD CROCKER [REDACTED]
Sent: Tuesday, April 14, 2026 3:51 PM
To: Kristen Raig [REDACTED]
Subject: Board of Directors

Re hearing April 21 please show Crocker strong support for owners proposal. The existing improvements have been a fire trap and eyesore to its neighbors and if geology acceptable we support. Don and Mary Lou Crocker 14 Cinchring since 1972. Thanks
Sent from my iPhone

April 18, 2026

Rolling Hills Planning Commission
2 Portuguese Bend Rd.
Rolling Hills CA 90274

Subject: Concerns Regarding Residential Construction in Landslide Area
Zoning Case #26-37 – 4 Spur Lane

Dear Members of the Planning Commission,

We are writing to express our strong concerns about zoning case #26-37, a residence at 4 Spur Lane, which is in an area known to be susceptible to landslides. We believe this project, as approved, will have a significantly negative effect on drainage and soil erosion, and may intensify land movement, any of which would impact neighboring properties & public infrastructure.

This project was approved before the land movement which damaged sections of Quail Ridge Rd South and Cinchring Rd. Homes on these streets as well as Spur Lane suffered notable damage and required significant repairs. In fact, an invasive crack resulted from the land movement on Quail Ridge Rd South and affected a property there which connects to Spur Lane, west of #4. Currently, #2 Spur Lane is working to repair cracks in their foundation and install a number of caissons on their property to prevent further damage.

Based on publicly available information and the area's documented geological history, this site appears to fall within a zone that has experienced slope failure and major soil movement in the recent past. This project, as approved, raises safety concerns for neighboring properties and public infrastructure including but not limited to increased drainage and erosion, and slope destabilization. What remedies are included in the approved project plans to remove potential impacts to surrounding properties & infrastructure?

Specifically, we have the following concerns:

1. We question the adequacy and scope of any geotechnical investigation conducted for this project, if it was done before the land began moving or during the time of recordable land movement.
2. It is unclear whether there is currently a drain inlet on Spur Lane or not. If not, we are very concerned about the inlet noted on the project plans, and if that will receive runoff from the entire street. We are very concerned about the expected increase in water runoff from approximately 10,000 – 12,000 square feet (or more) of new roof and hardscape proposed in this project.
3. We are very concerned that the project plans wrongly show the drainage location in the easement. The RHCA Board approval called out that the drain pipe and riprap (drain outlet) were to be moved out of the easement. (See RHCA BOD Minutes 02.22.2024 Approved)

Given these concerns, we respectfully request the following:

1. We ask that the Planning Commission require a new, comprehensive and independent geological study of the project and property. Please detail how the analysis fully accounts for worst-case scenarios, including heavy rainfall, land movement and seismic activity, and long-term soil degradation.
2. We ask that the Planning Commission review the RHCA license agreement for a driveway and drainage for this project, to verify the plans correctly reflect the Board approval requirements. If the plans do not, we request that the Planning Commission require amended plans to be drawn to accurately reflect the approved drainage position.
3. We would like to suggest the Planning Commission review the drainage system approved for the project at 23 Crest East, which includes two storm-drain storage tanks sized to capture additional runoff, and consider this enhancement for the 4 Spur Lane project, due to its involvement in a landslide-prone area and addition of a new drain inlet at the street level.

Approving development in a high-risk landslide area without thorough review and safeguards could have serious consequences. We urge you to carefully consider whether approval of this project, in its current form, is appropriate given the known risks and ask that you take full advantage of every tool in your tool box to preserve the physical environment of properties on Cinchring, Rd., Quail Ridge Rd. South and Spur Lane before making a final decision on this proposal.

Thank you for your time and consideration of this matter.

Sincerely,

Dustin & Melissa McNabb

RESOLUTION NO. 2026-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF ZONING CASE NO. 26-37 FOR A 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 FOR A PROPERTY; AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR LOCATION AT 4 SPUR LANE (LUKIC) (LOT 11-B-CH)

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

Section 1. An application was duly filed by Luis de Moraes of Envirotechno Architecture Inc, on behalf of the property owners Mr. Neb Lukic and Jennifer Lukic ("Applicants"), with respect to real property located at 4 Spur Lane, Rolling Hills (Lot 11-B-CH) requesting a site plan review to demolish an existing 3,525-square-foot single-family residence and construct a new 5,535-square-foot single-family residence and attached garage in a similar footprint, and construct maximum five-foot-high retaining walls in the rear portion of the building pad and in the side yards, expand the existing residential building pad to 13,920 square feet, conduct 4,685 cubic yards of non-exempt grading, a new 1,010-square-foot swimming pool, and 34-square-foot pool equipment. The project requires a new main driveway and removal of the existing driveway. The project also includes 34-square-foot pool equipment, 453-square feet of attached covered porches, 166-square-foot barbecue, 55 cubic yards grading (exempt), and 123-square-foot service yard, which are not subject to discretionary review. A variance is requested to exceed the 40% maximum disturbance. The applicants originally requested a 1,585-square-foot stable and driveway access in the rear portion of the property; however, this was withdrawn from the project.

Section 2. The existing single-family residence was built in 1951, and in 1962, the Planning Commission approved a variance for an addition to a single-family residence.

Section 3. The Planning Commission conducted duly noticed public hearings to consider the application at its morning field trip meeting and regular meeting on January 16, 2024. Neighbors within a 1,000-foot radius were notified of the public hearings and a notice was published in the Daily Breeze on January 5, 2024. The applicants and agent were notified of the public hearings in writing by first class mail and the agent was in attendance at the hearings. Evidence was heard and presented from all persons interested in affecting said proposal. The Planning Commission opened the meeting, took public testimony, and continued the public hearing to a later date. The Planning Commission directed staff to work with the applicant on revising the plans to decrease the amount of grading for the Project. The Planning Commission directed the applicants to bring the project back when the relocated driveway and apron in the relocated easements were approved by the Rolling Hills Community Association (RHCA). On

February 22, 2024, the RHCA approved the relocation of the driveway and apron on Spur Lane. The applicants were granted access to use the RHCA easement for the new driveway and apron.

The Planning Commission conducted duly noticed public hearings to consider the application at its field trip meeting and regular meeting on March 19, 2024. Neighbors within a 1,000-foot radius were notified of the public hearings and a notice was published in the Daily Breeze on March 6, 2024. The applicants and agent were notified of the public hearings in writing by first class mail and were in attendance at the hearings. Evidence was heard and presented at the public hearing from all persons interested in affecting said proposal.

Section 4. On December 11, 2023, the Traffic Commission held a special meeting to review the two new proposed driveways and aprons. The main driveway apron is located on Spur Lane and the secondary driveway to the stable is located on Cinchring Road. On December 11, 2023, the Traffic Commission approved the main driveway and denied the secondary driveway for stable access. The Traffic Engineer did not recommend the secondary driveway due to safety and drainage concerns. The Traffic Commission directed staff to work with the applicants to consider alternative locations for the secondary driveway for stable access. The applicants decided to remove the stable and secondary driveway from the project at this time.

Section 5. The project approvals were valid for a period of two years following the date of approval, in accordance with RHMC Sections 17.38.070 and 17.46.080. The applicant was unable to complete the plan check process during the period of validity, and the project approvals expired on March 19, 2026, thus requiring resubmission of the project for a noticed public hearing to the Planning Commission.

Section 6. The property is zoned RAS-1 and the net lot area excluding the roadway easement is 1.08 acre (47,063 square feet). Currently, there is only one building pad that exists on the property. The project includes an existing 7,260-square-foot building pad near the front of the property closest to the street. The existing residence is located 14-feet from the front roadway easement, 25-feet from the west side property line, and 24 from the east side property line. The rear property line is located downslope of the building pad over 288 feet to the south. The current residence encroaches into the 30-foot front setback by 10 feet.

Section 7. The Project is exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures), which exempts the construction and location of a limited number of new, small facilities or structures, including single family residence and accessory structures, including but not limited to garages, carports, patios, swimming pools and fences. Here, the Project includes the demolition of a residence and construction of a new single-family residence and related improvements. Accordingly, the Project qualifies for the exemption pursuant to Section 15303. Further, no exceptions to the exemption apply; there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The site has already been graded and existing structures are on site.

Section 8. Site Plan Review. Site Plan Review is required for demolition of an existing residence and for the construction of a new 4,780-square-foot residence and attached 665-square-foot garage pursuant to RHMC Section 17.46.020(A), for a retaining wall above three

feet in height pursuant to RHMC Section 17.16.190(F), a 1,010-square-foot swimming pool pursuant to RHMC Section 17.46.020(A)2.b for swimming pool/spa more than 800-square-feet, expansion of existing residential building pad to 13,780-square-feet, and for non-exempt grading totaling 4,685 CY including 55 CY of export (exempt) pursuant to RHMC Section 17.46.020(A). With respect to the Site Plan Review for the development, the Planning Commission hereby makes the following findings:

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

The proposed development, which includes demolition and construction of a residence and grading is compatible with the General Plan and Zoning ordinance, subject to a site plan review. The proposed structures comply with the General Plan requirement of low profile, low-density residential development with sufficient open space between surrounding structures. The new residence will be built on the existing 7,260-square-foot building pad that be enlarged to 13,780-square-feet, expanded 60 feet, and the existing grade will be lowered 7-feet in depth, which will reduce the visual impact. The site plan review for the retaining walls not to exceed the 5-foot maximum height along the southwest corner of the residence.

The new residence meets the requirements for reduced setbacks on a smaller lot. According to RHMC Section 17.24.045, reduced setbacks may apply to properties in the RAS-1 zoning district that have a lot area of 1.25 acres or less, excluding roadway easements. As such, the new residence will have a 30-foot front yard setback.

The project conforms to Zoning Code lot coverage requirements. The net lot area of the lot is 47,063-square feet or 1.08 acres per RHMC Section 17.16.060(A). The structural net lot coverage is proposed at 7,934 square feet or 16.86% (20% max. permitted) excluding exempt structures; the total flatwork coverage proposed is 6,775-square-feet or 14.40%, and the total lot coverage proposed, including structural & flatwork, would be 14,709 square feet or 31.25% (35% max. permitted). The disturbed area of the lot is proposed to be 29,880 square feet or 63.49% (40% permitted). The disturbed area exceeds the maximum 40% permitted by 22.49%. The applicant has requested a Variance to exceed the disturbance limitations to 29,880 square-feet or 63.49%.

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

The topography and the configuration of the lot have been considered, and the proposed grading and retaining wall for development will not adversely affect or be materially detrimental to adjacent uses, buildings, or structures; the grading and retaining wall allows the proposed construction to be constructed largely on an existing building pad which enables proposed project elements to be the least intrusive to surrounding properties. The existing building pad is relatively small at 7,260-square-feet, the RHMC requires a minimum 12,000-square-foot building pad. The enlargement of the building pad to 13,380-square-feet, 40-foot expansion, and lowering

the pad by 7-feet in depth will level and even out the lot for the new residence, swimming pool/spa, driveway, and amenities.

The applicants are proposing to remove the existing driveway on Spur Lane located on the northeastern side of the property and construct a new driveway on the northwestern side of the property. The new garage will be located at the northeastern portion of the parcel. The new driveway will be 90 feet long by 22 feet wide extending to the new garage.

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

The proposed development, as conditioned, is harmonious in scale and mass with the site, and is consistent with the scale of the neighborhood when compared to new residences in the vicinity of said lot. The development plan takes into consideration the visibility of the project from Spur Lane as it utilizes the enlarge and expand the existing building pad and has a similar footprint to the existing residence. The existing driveway will be relocated to the northwest portion of the lot and repaved to align with the new garage. The swimming pool/spa will be located at the edge of the expanded residential building pad. The retaining walls have been designed to support the expanded building pad.

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).

A landscape plan has been prepared to for compliance with water efficient landscape ordinance requirements and low impact development standards. The landscape plan will introduce additional landscaping, which will be compatible with and enhances the rural character of the community, and the landscaping will provide a buffer or transition area between private and public areas. The grading and retaining wall are designed to preserve existing topography where possible and mimic the natural terrain.

E. Grading has been designed to follow natural contours of the site and to minimize the amount of grading required to create the building area.

Grading consists of 2,375 CY of cut and 2,375 CY of fill. The grading and retaining walls are designed to preserve slopes where possible and mimic the natural terrain.

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

Grading will be done to improve the residential building pad, driveway and walkways throughout the site. Drainage will not change and will follow the natural drainage courses of the lot.

G. The project preserves surrounding native vegetation and mature trees and supplements these elements with drought-tolerant landscaping which is compatible with

and enhances the rural character of the community, and landscaping provides a buffer or transition area between private and public areas.

Surrounding native vegetation and mature trees will not be affected and new landscaping will be considerate of the environment and will enhance the rural character of the community. Landscaping will provide a buffer or transition between various pads on the property. As such, the rural character of the community is maintained and privacy is maintained with neighbors.

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

The garage has been relocated to the northeast portion of the parcel and the garage access is reoriented to the west. The new driveway is accessible from the relocated apron at the northeast corner of the parcel, extends 22 feet wide by 90 feet long at the north end of the parcel. The new driveway and apron will provide better circulation and parking for the property owners' family and guests. An adequate pathway is proposed to safely accommodate pedestrians around the residence to the backyard and the rear of the property. Adequate walkways will be provided to the pool and deck.

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

The Project is exempt from the CEQA Guidelines pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures), which exempts the construction and location of a limited number of new, small facilities or structures, including single family residence and accessory structures, including but not limited to garages, carports, patios, swimming pools and fences. Here, the Project includes the construction of a new single-family residence, swimming pool, retaining walls, and associated grading. Accordingly, the Project qualifies for the exemption pursuant to Section 15303. Further, no exceptions to the exemption apply; there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

Section 9. Variance. Section 17.38.050 sets forth the required findings for granting variances to for the development to exceed the maximum 40% of the net lot area as identified in Section 17.16.170, Section 17.16.150(B). With respect to the request for variances, the Planning Commission finds as follows:

A. That there are exceptional or extraordinary circumstances or conditions applicable to the property that do not apply generally to other properties in the same vicinity and zone.

There are extraordinary circumstances applicable to this property. The residence was developed prior to the City's incorporation and has a legal nonconforming front yard setback of 30 feet which may continue pursuant to Section 17.24.045. However, the small lot size and location of the building pad near the street are exceptional circumstances applicable to the property that do not apply generally to other properties in the same vicinity and zone. The variance is warranted due to the unique sloping topography that does not apply generally to

other properties in the vicinity. The existing building pad is 7,260 square feet, and in order for the lot to conform to the minimum 12,000 building pad size, additional disturbance of 6,520 square feet will be added for a total of 13,780-square-foot building pad.

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

Granting the requested variances are necessary for the preservation and enjoyment of property rights on the property. The existing main building pad is too small, therefore a larger building pad which requires additional disturbance of 23% will accommodate a new residence, garage, driveway, swimming pool, and improvements. Other properties in the vicinity enjoy these types of improvements.

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

Granting the variances to exceed the maximum allowable 40% disturbance will not be detrimental to the public welfare and will not be injurious to properties in the vicinity; a new residence, garage, driveways, swimming pool/spa, and other improvements are allowed in the Rolling Hills community. Further, the project will be consistent with other developments in the area.

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

The project is harmonious in scale and mass with the site, the natural terrain, and surrounding residences because the proposed construction complies with the low-profile residential development pattern of the community and will not give the property an over-built look. The lot is sufficient to accommodate the proposed use.

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

The construction in the side setback allows a new single family home similar to others enjoyed by many properties throughout the City. The project, together with the variances, will be compatible with the objectives, policies, general land uses, and programs specified in the General Plan.

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

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

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

Granting the variance will be consistent with the General Plan of the City of Rolling Hills, which allows and encourages residential uses and property improvements. It will further the low-profile residential development pattern of the community and will not give the property an over-built look.

Section 10. Approval Conditions. Based upon the foregoing findings, and the evidence in the record, the Planning Commission hereby approves Zoning Case No. 26-37 subject to the following conditions:

A. The Site Plan 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 unless otherwise extended pursuant to the requirements of these sections.

B. If any condition of this resolution is violated, the entitlements 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 RHMC Chapter 17.58.

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 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 Commission after a public hearing. The applicant shall not implement modifications or changes to the approved project without the appropriate approval from the City Manager or designee or the Planning Commission, as required.

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

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

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

G. Structural lot coverage of the lot shall not exceed 7,934 square feet or 16.86% of the net lot area, in conformance with lot coverage limitations (20% maximum).

The total lot coverage proposed, including structures and flatwork, shall not exceed 14,818 square feet or 31.49% of the net lot area, in conformance with lot coverage limitations (35% maximum).

H. The disturbed area of the lot, including the future stable and corral area shall not exceed 63.49%, or 29,880 square feet surface area. Grading for this project shall not exceed 2,375 CY of cut and 2,375 CY for a total of 4,750 cubic yards balanced on site.

I. The residential building pad is proposed at 13,780 square feet and shall not exceed coverage of 7,303 square feet or 53.00% with allowed deductions. The set aside pad for a future stable and corral is proposed at 1,000 square feet.

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

K. Access to the set aside area for the future stable and corral shall be decomposed granite or 100% pervious roughened material; the access route shall not be wider than 12 feet.

L. A minimum of five-foot level path and/or walkway, which does not have to be paved, shall be provided around the entire perimeter of all of the proposed structures, or as otherwise required by the Fire Department.

M. Per LA County Building Code, a pool barrier and/or fencing shall be required for the pool.

N. A drainage plan, as required by the Building Department shall be prepared and approved by City Staff prior to issuance of a construction permit. Such plan shall be subject to LA County Code requirements.

O. The applicant shall comply with all requirements of the Lighting Ordinance of the City of Rolling Hills (RHMC 17.16.190.E), pertaining to lighting on said property, roofing and material requirements of properties in the Very High Fire Hazard Severity Zone, and Low Impact Development requirements for storm water management on site (RHMC Chapter 8.32).

P. All utility lines shall be undergrounded pursuant to Section 17.27.030.

Q. Hydrology, soils, geology and other reports, as required by the Building and Public Works Departments, and as may be required by the Building Official, shall be prepared.

R. Prior to issuance of a final construction approval of the project, all graded slopes shall be landscaped. Prior to issuance of building permit, the landscaping plan shall meet the requirements of the City, shall be submitted to the City in conformance with Fire Department Fuel Modification requirements, and shall be approved by the City's landscape consultant.

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

T. The applicant shall submit a landscaping performance bond or other financial obligation, to be kept on deposit by the City, in the amount of the planting plus irrigation plus 15%. The bond shall be released no sooner than two years after completion of all plantings,

subject to a City staff determination that the plantings required for the project are in substantial conformance with approved plans and are in good condition.

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

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

U. The retaining walls shall not exceed five feet in height at any point along the walls and shall have an average height of two and one-half feet.

V. The setback lines and roadway easement lines in the vicinity of the construction for this project shall remain staked throughout the construction. A construction fence may be required.

W. Perimeter easements, including roadway easements and trails, if any, shall remain free and clear of any of improvements to advance equestrian use and emergency preparedness for evacuation within the City. Where RHCA has demonstrated authority over the easement, the City's Planning Director may grant relief from this condition upon satisfactory proof of permission from RHCA and a legitimate showing that there is no need for the condition to advance equestrian uses and emergency preparedness.

X. 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.

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

Z. *During construction*, the site shall be maintained in a safe manner so as not to threaten the health, safety, or general welfare of the public.

AA. *During construction*, conformance with the air quality management district requirements, storm water pollution prevention practices, county and local ordinances and engineering practices so that people or property are not exposed to undue vehicle trips, noise, dust, objectionable odors, landslides, mudflows, erosion, or land subsidence shall be required.

BB. *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.

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

DD. Prior to demolition of the existing structures, an investigation shall be conducted for the presence of hazardous chemicals, lead-based paints or products, mercury and asbestos-containing materials (ACMs). If hazardous chemicals, lead-based paints or products, mercury or ACMs are identified, remediation shall be undertaken in compliance with California environmental regulations and policies.

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

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

GG. *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.

HH. *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.

II. The property owners shall be required to conform to the Regional Water Quality Control Board and County Health Department requirements for the installation and maintenance of storm water drainage facilities and septic tank.

JJ. 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.

KK. 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.

LL. This Resolution’s approvals shall not be effective until the applicants execute an Affidavit of Acceptance of all conditions set forth herein.

MM. 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.

NN. 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.

OO. To the extent permitted by law, Permittee shall defend, indemnify and hold harmless the City of Rolling Hills, its City Council, its officers, employees and agents (the “indemnified parties”) from and against any claim, action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside, or void any permit or approval for this project authorized by the City, including (without limitation) reimbursing the City its actual attorney’s fees and costs in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice. The permittee shall reimburse the City for any court and attorney’s fees which the City may be required to pay as a result of any claim or action brought against the City because of this permit. Although the permittee is the real party in interest in an action, the City may, at its sole discretion, participate at its own expense in the defense of the action, but such participation shall not relieve the permittee of any obligation under this condition.

PP. The outdoor kitchen and related structures located in the side yard setback shall be removed from the development plan prior to submittal to the building plan check.

QQ. The applicant shall lower the elevation of the building pad, finished floor, and roof ridges by 18 inches, and submit revised development plans to the City Planning Department for review and approval in accordance with this condition prior to submittal to building plan check.

PASSED, APPROVED AND ADOPTED THIS 21st DAY OF APRIL, 2026.

BRAD CHELF, CHAIRMAN

ATTEST:

CHRISTIAN HORVATH, CITY CLERK

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

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

I certify that the foregoing Resolution No. 2026-05 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF ZONING CASE NO. 26-37 FOR A 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 FOR A PROPERTY; AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR LOCATION AT 4 SPUR LANE (LUKIC) (LOT 11-B-CH)

was approved and adopted at a regular meeting of the Planning Commission on April 21, 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