



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

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

Traffic Commission

Thursday, July 23, 2026, 8:30 AM

Regular Meeting
City of Rolling Hills

The meeting agenda is available on the City's website. The Traffic 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 by emailing the City Clerk's office at CityClerk@cityofrh.net. Your comments will become part of the official meeting record if received before 3pm on the day prior to the meeting. 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 Traffic Commission meetings](#) online.

AGENDA

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Approve Order of the Agenda

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

5. Blue Folder Items (Supplemental)

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

6. Public Comment on Non-Agenda Items

This is the appropriate time for members of the public to make comments regarding items not listed on this agenda. Pursuant to the Brown Act, no action will take place on any items not on the agenda.

7. Consent Calendar

Business items, except those formally noticed for public hearing, or those pulled for discussion are assigned to the Consent Calendar. The Chair or any Commissioner may request that any Consent Calendar item(s) be removed, discussed, and acted upon separately. Items removed from the Consent Calendar will be taken up under the "Excluded Consent Calendar" section below. Those items remaining on the Consent Calendar will be approved in one motion. The Chair will call on anyone wishing to address the Traffic 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 Traffic Commission Regular Meeting of July 23, 2026

RECOMMENDATION: Approve.

7.B. Approve the Minutes for the May 28, 2026 Traffic Commission Meeting

RECOMMENDATION: Approve as presented.

8. Excluded Consent Calendar Items

9. Presentation

9.A. Receive and file a report from the Los Angeles County Sheriff's Department, Lomita Station, on traffic statistics for the City of Rolling Hills for May-June 2026 (Verbal report)

RECOMMENDATION: Receive and file.

10. Discussion Items

10.A. Consideration of the proposed driveway apron and driveway as part of a new single-family residence at 1 Storm Hill Lane (Zoning Case No. 26-02)

RECOMMENDATION: Forward Traffic Commission recommendations to the City Council for consideration.

11. Matters From Members of the Traffic Commission

12. Matters From Staff

12.A. Consideration of moving the November Traffic Commission Meeting to Thursday, November 19, 2026, or another day

RECOMMENDATION: Approve the recommended November meeting date or an alternative.

13. Adjournment

Next regular meeting: Thursday, September 24, 2026 at 8:30 a.m. in the City Council Chamber, Rolling Hills City Hall, 2 Portuguese Bend Road, Rolling Hills, California, 90274.

Notice:

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

In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this meeting due to your disability, please contact the City Clerk at (310) 377-1521 at least 48 hours prior to the meeting to enable the City to make reasonable arrangements to ensure accessibility and accommodation for your review of this agenda and attendance at this meeting.



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

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

Item: 7.A.

Meeting Date: 7/23/2026

To: Traffic Commission
From: Christian Horvath, Assistant to the City Manager / City Clerk
Thru: Karina Bañales, City Manager
Subject: Approve Affidavit of Posting for the Traffic Commission Regular Meeting of July 23, 2026

Background:

None.

Discussion:

None.

Fiscal Impact:

None.

Recommendation:

Approve.

Attachments:

1. CL_AGN_260723_TC_AffidavitofPosting



Administrative Report

7.A., File # 2026-223

Meeting Date: 7/23/2026

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 Traffic Commission

Posting Type Regular Meeting Agenda

Posting Location 2 Portuguese Bend Road, Rolling Hills, CA 90274
City Hall Window
City Website: https://www.rolling-hills.org/government/agendas_meetings.php
<https://rollinghillsca.portal.civicclerk.com/>

Meeting Date & Time JULY 23, 2026 8:30am

As City Clerk of the City of Rolling Hills, I declare under penalty of perjury, the document noted above was posted at the date displayed below.

Christian Horvath, City Clerk

Date: July 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: 7/23/2026

To: Traffic Commission
From: Christian Horvath, Assistant to the City Manager / City Clerk
Thru: Karina Bañales, City Manager
Subject: Approve the Minutes for the May 28, 2026 Traffic Commission Meeting

Background:

None.

Discussion:

None.

Fiscal Impact:

None.

Recommendation:

Approve as presented.

Attachments:

1. CL_MIN_260528_TC_F



1. Call to Order

The Traffic Commission of the City of Rolling Hills met on the above date at 8:31 a.m. Chair Wilson presiding.

2. Roll Call

Commissioners Present:

Raine, Virtue, Varner, Bobit, Chair Wilson

Commissioners Absent:

Staff Present:

Christian Horvath, Assistant to the City Manager / City Clerk

Téa Takaoka, Administrative Assistant

Whitney Berry, Planning Manager

Benjamin Johnson, Planning Technician / Code Compliance Officer

Vanessa Munoz, Traffic Engineer – via Zoom

3. Pledge of Allegiance – Chair Wilson

4. Approve Order of the Agenda

Motion by Vice Chair Bobit, seconded by Commissioner Raine to approve the order of the agenda. Motion carried unanimously with the following vote:

AYES: Raine, Virtue, Varner, Bobit, Chair Wilson

NOES: None

ABSENT: None

5. Blue Folder Items (Supplemental) – None

6. Public Comments on Non-Agenda Items – None

7. Consent Calendar

7.A. Approve Affidavit of Posting for the Traffic Commission Regular Meeting of May 28, 2026

7.B. Approve the Minutes for the March 26, 2026 Traffic Commission Meeting

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

AYES: Raine, Virtue, Varner, Bobit, Chair Wilson

NOES: None

ABSENT: None

8. Excluded Consent Calendar Items – None

9. Presentation

9.A. Receive and file a report from the Los Angeles County Sheriff's Department, Lomita Station, on traffic statistics for the City of Rolling Hills for March-April 2026 (Verbal report)

Presentation by Los Angeles County Sheriff Deputy Mike Galosic.

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

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

10. Discussion Items

10.A. Consideration of the relocation for a driveway apron and driveway at 9 Portuguese Bend Road (Zoning Case No. 22-81).

Presentation by Planning Technician / Code Compliance Officer Johnson and Traffic Engineer Munoz.

The meeting was temporarily paused at 8:40 a.m. due to a power outage caused by nearby construction activity and resumed at 8:44 a.m.

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

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

10.B. Follow-up to prior City Council discussion and direction regarding potential revisions or updates to the existing Rolling Hills Municipal Code overnight parking restriction ordinance.

Presentation by Assistant to the City Manager / City Clerk Horvath.

Motion by Commissioner Raine, seconded by Commissioner Virtue to receive and file the item; direct staff to have the Code Compliance Officer initiate contact with residents who repeatedly violate existing municipal parking codes in attempts to bring them into compliance; return for continued discussion at a future meeting regarding equestrian trails parking regulations; and consult with the Caballeros Club on a quantifiable amount of space needed for horses to pass safely. Motion carried unanimously with the following vote:

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

10.C. Consideration and discussion regarding potential speed limit pavement markings along Crest Road and other arterial roadways

Presentation by Assistant to the City Manager / City Clerk Horvath.

Motion by Commissioner Raine, seconded by Vice Chair Bobit directing staff to account for current signage locations and return at a future meeting with more definitive and engineer approved recommendations regarding sign placement, including potential signage and/or pavement marking additions. Motion carried unanimously with the following vote:

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

11. Matters From Members of the Traffic Commission

11.A. Update from Rolling Hills Estates regarding recent speed limit changes on Palos Verdes Drive North

Presentation by Assistant to the City Manager / City Clerk Horvath.

Commissioner Raine left the dais at 10:18 a.m.

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

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

12. Matters From Staff

Assistant to the City Manager / City Clerk Horvath introduced Planning Manager Berry.

13. ADJOURNMENT: 10:20 A.M.

The meeting was adjourned at 10:20 a.m. to a regular meeting of the Traffic Commission scheduled to be held on Thursday, July 23, 2026, beginning at 8:30 a.m. in the City Council Chamber, Rolling Hills City Hall, 2 Portuguese Bend Road, Rolling Hills, California, 90274.

Respectfully submitted,

Christian Horvath, City Clerk

Approved,

Patrick Wilson, Chair



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

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

Item: 9.A.

Meeting Date: 7/23/2026

To: Traffic Commission
From: Christian Horvath, Assistant to the City Manager / City Clerk
Thru: Karina Bañales, City Manager
Subject: Receive and file a report from the Los Angeles County Sheriff's Department, Lomita Station, on traffic statistics for the City of Rolling Hills for May-June 2026 (Verbal report)

Background:

The Los Angeles County Sheriff's Department (LASD) provides traffic enforcement and other public safety services for the City of Rolling Hills under a multi-jurisdictional contract with Rolling Hills Estates and Rancho Palos Verdes.

Supplemental traffic enforcement, utilizing deputies on overtime, is specific to the City of Rolling Hills. It is covered via a separate agreement with the LASD and funded through the COPS fund.

Hazardous citations are usually moving violations such as speeding, unsafe turning, following too closely, etc. Non-hazardous citations include broken taillights, seatbelt violations, no license plates, etc. Speeding tickets are usually issued using radar or lidar (light detection and ranging).

Discussion:

Regular Traffic Enforcement — May/June 2026:

- Citations: 16
- Violations: 17
- Hazardous Citations: 5
- Hazardous Violations: 5
- Non-Hazardous Citations: 11
- Non-Hazardous Violations: 12
- Radar Citations: 0

Traffic Collisions (year to date): None reported

DUI Arrests (year to date): 0

- DUI Citations: 0
- Actual DUI: 0

Supplemental Traffic Enforcement — May/June 2026:

Speeding Violations: 9

- Resident Cites: 3
- Non-Resident Cites: 6

Stop Sign Violations: 7

- Resident Cites: 4
- Non-Resident Cites: 3

Note: At the request of the Commission, staff typically include the previous Regional Law Committee's presentation from the LASD on Quarterly Traffic Enforcement stats and will continue to do so at each subsequent commission meeting.

Fiscal Impact:

None.

Recommendation:

Receive and file.

Attachments:

1. PS_LAS_260702_TrafficStats_Reg_May-Jun2026_F
2. PS_LAS_260603_TrafficStats_Sup_May2026
3. PS_LAS_260701_TrafficStats_Sup_June2026
4. CA_AGN_260604_RCLC_Q1_TrafficUpdate

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

Citation Summary Report

7/2/2026

From 5/1/2026 to 5/31/2026 City: ROLLING HILLS

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

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

Citation Summary Report

7/2/2026

From 6/1/2026 to 6/30/2026 City: ROLLING HILLS

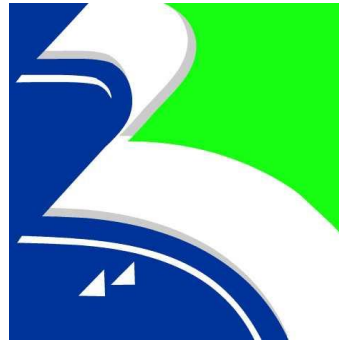
Category	Quantity
Total Number of Citations	14
Total Number of Violations	15
Total Number of Hazardous Citations	5
Total Number of Hazardous Violations	5
Total Number of Non-Hazardous Citations	9
Total Number of Non-Hazardous Violations	10
Total Number of DUI Arrests	0
Total Number of DUI Citations	0
Total Actual DUI	0
Total Number of Parking Citations	0
Total Number of Radar Citations	0
Total Number of Pedestrian Citations	0
Total Number of Pedestrian Violations	0
Total Number of Bicycle Citations	0
Total Number of Bicycle Violations	0
Total Number of Safety Belt Citations	0
Total Number of Safety Belt Violations	0
Total Number of Child Restraint Citations	0
Total Number of Child Restraint Violations	0
Total Number of Financial Responsibility Citations	0

May-26**ROLLING HILLS TRAFFIC****26RE011349**

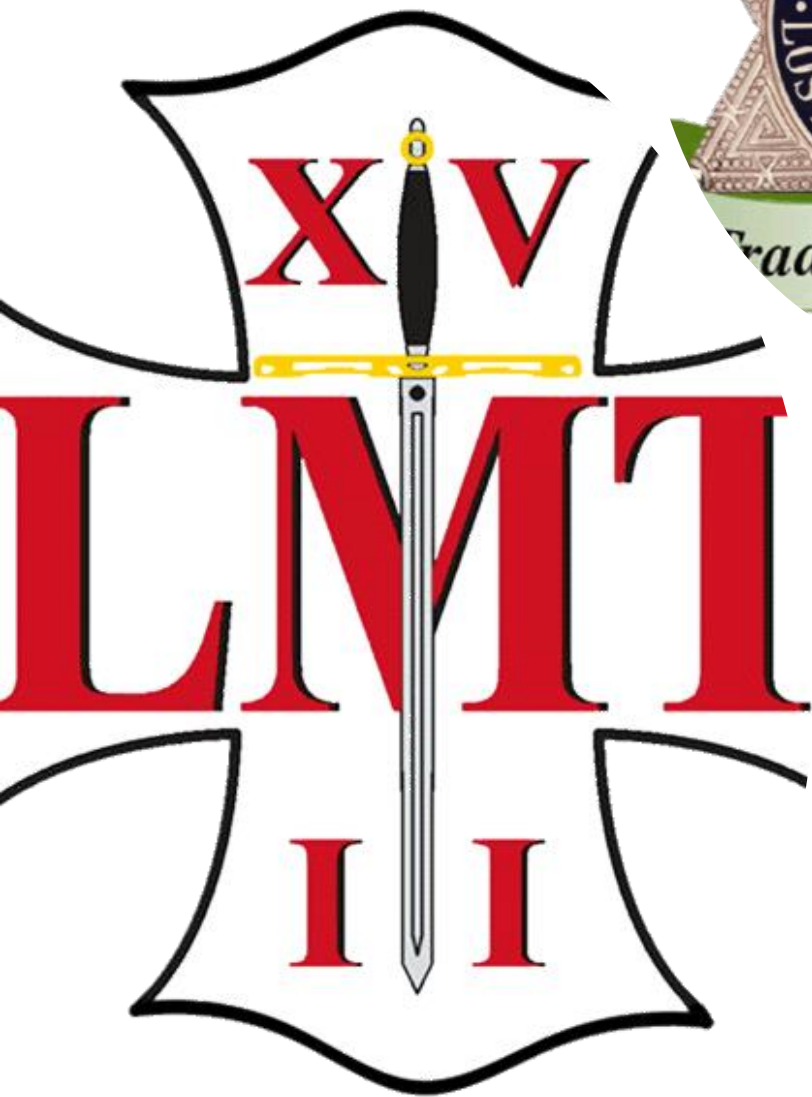
DATE	LOCATION	VIOLATION	SPEED	RESIDENT CITES	NON- RESIDENT CITES	DEPUTY
5/4/2026	Eastfield Dr/Open Brand Rd	Stop Sign		0	1	Galosic
	Eastfield Dr/Open Brand Rd	Stop Sign		1	0	Galosic
	Crest Rd/John Canyon's Rd	Speed	47	0	1	Galosic
	Crest Rd/John Canyon's Rd	Speed	46	1	0	Galosic
	Crest Rd/John Canyon's Rd	Speed	49	0	0	Galosic
	Crest Rd/John Canyon's Rd	Speed	47	0	1	Galosic

Jun-26**ROLLING HILLS TRAFFIC****26RE011441**

DATE	LOCATION	VIOLATION	SPEED	RESIDENT CITES	NON- RESIDENT CITES	DEPUTY
6/1/2026	Crest Rd/John Canyon's Rd	Speed	48	0	1	Galosic
	Crest Rd/John Canyon's Rd	Speed	50	0	1	Galosic
	Crest Rd/John Canyon's Rd	Speed	47	1	0	Galosic
	Crest Rd/John Canyon's Rd	Speed	46	0	1	Galosic
6/12/2026	Eastfield/Open Brand Rd	Speed	42	1	0	Galosic
	Eastfield/Open Brand Rd	Stop Sign		0	1	Galosic
	Eastfield/Open Brand Rd	Stop Sign		1	0	Galosic
	Eastfield/Open Brand Rd	Stop Sign		1	0	Galosic
	Eastfield/Open Brand Rd	Stop Sign		1	0	Galosic
	Eastfield/Open Brand Rd	Stop Sign		0	1	Galosic



Peninsula Region 1st Quarter Law Enforcement Update 2026



PRESENTED BY
CAPTAIN KIMBERLY GUERRERO
LOMITA STATION



TRAFFIC 2026 1st Quarter



RANCHO PALOS VERDES

Traffic Stats

2024

2025

2026

JAN FEB MAR Average JAN FEB MAR Average Jan Feb Mar Average

Total Collisions	14	12	12	13	8	11	12	10	12	15	24	17.00
Injury Collisions	2	4	4	3	1	4	5	3	3	3	10	5.33
Enforcement Index	31	20	17	23	37	15	13	22	9	15	2	8
Hazardous Cites	57	79	65	67	37	61	67	55	26	45	52	41
Non-Haz Cites	16	21	21	19	11	13	2	9	6	7	6	6.33
Parking Cites	19	26	16	20	2	3	5	3	3	0	3	2.00
DUI Arrests	4	1	1	2	0	0	0	0	0	0	3	1.00
DUI Collisions	2	0	0	1	0	0	0	0	0	0	3	1.00
Fatal Collisions	0	0	0	0	0	0	0	0	0	0	0	0.00

*Traffic Enforcement Index: Haz.Cites + DUI Arrests / Fatal + Injury Collisions (20:1)

1st Quarter Comparison

ROLLING HILLS ESTATES

Traffic Stats



2024

2025

2026

	Jan	Feb	Mar	Average	Jan	Feb	Mar	Average	Jan	Feb	Mar	Average
Total Collisions	10	6	10	9	6	8	8	7	11	6	12	10
Injury Collisions	6	2	3	4	1	5	3	3	4	2	6	4
Enforcement Index	8.333	9.5	9.667	9	9	2.8	12	8	4.5	10	1.6	5
Hazardous Cites	49	18	28	32	9	14	36	20	18	20	18	18
Non-Haz Cites	4	5	5	5	3	3	3	3	1	5	2	3
Parking Cites	8	0	1	3	0	0	1	0	0	0	0	0
DUI Arrests	1	1	1	1	0	0	0	0	0	0	0	0
DUI Collisions	0	0	0	0	0	0	0	0.0	0	0	0	0
Fatal Collisions	0	0	0	0.0	0	0	0	0	0	0	0	0.0

*Traffic Enforcement Index: $\text{Haz.Cites} + \text{DUI Arrests} / \text{Fatal} + \text{Injury Collisions} (20:1)$



ROLLING HILLS

Traffic Stats

2024

2025

2026

Jan Feb Mar Average Jan Feb Mar Average Jan Feb Mar Average

	Jan	Feb	Mar	Average	Jan	Feb	Mar	Average	Jan	Feb	Mar	Average
Total Collisions	0	0	0	0	0	0	0	0	1	0	0	0
Injury Collisions	0	0	0	0	0	0	0	0	1	0	0	0
Enforcement Index	0	0	0	0	0	0	0	0	4	0	0	1
Hazardous Cites	6	17	1	8	8	6	18	11	4	11	18	11
Non-Haz Cites	0	1	0	0	0	0	0	0	0	6	3	3
Parking Cites	0	0	0	0	0	0	0	0	0	0	0	0
DUI Arrests	0	0	0	0	0	0	0	0	0	0	0	0
DUI Collisions	0	0	0	0	0	0	0	0.0	0	0	0	0
Fatal Collisions	0	0	0	0.0	0	0	0	0	0	0	0	0.0

*Traffic Enforcement Index: Haz.Cites + DUI Arrests / Fatal + Injury Collisions (20:1)

1st Quarter Comparison



PENINSULA REGION

Totals

	2024				2025				2026			
	Jan	Feb	Mar	Average	Jan	Feb	Mar	Average	Jan	Feb	Mar	Average
Total Collisions	24	18	22	21	14	19	20	17	24	21	36	27
Injury Collisions	8	6	7	7	2	9	8	6	8	5	16	9
Enforcement Index	14.6	19.3	13.7	15	27	9	15.13	20	6	15.2	2.125	7
Hazardous Cites	112	114	94	106	54	81	121	85	48	76	88	70
Non-Haz Cites	20	27	26	24	14	16	5	11	7	18	11	12
Parking Cites	27	26	17	23	2	3	6	3	3	0	3	2
DUI Arrests	5	2	2	3	0	0	0	0	0	0	3	1
DUI Collisions	2	0	0	.6	0	0	0	0	0	0	3	1
Fatal Collisions	0	0	0	0	0	0	0	0	0	0	0	0

*Traffic Enforcement Index: Haz.Cites + DUI Arrests / Fatal + Injury Collisions (20:1)



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

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

Item: 10.A.

Meeting Date: 7/23/2026

To: Traffic Commission

From: Whitney Berry, Planning Manager

Thru: Karina Bañales, City Manager

Subject: Consideration of the proposed driveway apron and driveway as part of a new single-family residence at 1 Storm Hill Lane (Zoning Case No. 26-02)

Background:

On November 21, 2019, the Traffic Commission reviewed and approved an item to relocate the intersection of Storm Hill Lane with Johns Canyon Road. The new roadway and related infrastructure improvements were completed in 2024.

On January 13, 2026, the Planning Commission adopted Resolution 2026-07 granting approval of a Site Plan Review to construct a new residence with basement, an attached three-car garage, a swimming pool/spa, non-exempt grading and other site improvements (Attachment 1).

Discussion:

The Applicant has proposed two new driveways to support the new single-family residence and associated equestrian facilities. The primary residential driveway is 20 feet wide and is located approximately 65 feet north-east of the intersection of Storm Hill Lane and Johns Canyon Road. The second driveway, which provides access to the stables, is nine feet wide and located approximately 250 feet north of the primary driveway.

To assist the Traffic Commission in its review of this request, the proposed residential driveway apron has been staked. The City's Traffic Engineer reviewed the plans and proposed site layout (Attachment 3) and has determined, based on engineering judgment, that the proposed driveway locations provide adequate sight distance for safe vehicular ingress and egress (Attachment 2). The proposed driveway locations are therefore considered acceptable.

Fiscal Impact:

None.

Recommendation:

Forward Traffic Commission recommendations to the City Council for consideration.

Attachments:

1. PC_Resolution_2026-07_1StormHill_ZC26-02_F_A
2. RH Traffic Engineer Memo - M01 1 Storm Hill Driveway 07.02.2026
3. PLANS_1StormHill_ZC26-02_260616

RESOLUTION NO. 2026-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF SITE PLAN REVIEW TO CONSTRUCT A NEW RESIDENCE WITH BASEMENT, AN ATTACHED THREE-CAR GARAGE, A SWIMMING POOL/SPA, NON-EXEMPT GRADING AND OTHER SITE IMPROVEMENTS AND FINDING THE PROJECT EXEMPT FROM CEQA FOR 1 STORM HILL LANE (STORM PROPERTIES, INC)(APN 7570-024-019)

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

Section 1. On January 13, 2026, an application was duly filed by Keith Johnson, the owner's representative ("Applicant") on behalf of the property owner, Storm Hill Properties Inc., of 1 Storm Hill Lane, Rolling Hills (APN 7570-024-019), requesting Site Plan Review to construct a new residence with basement, an attached three-car garage, a swimming pool/spa, non-exempt grading and other site improvements.

Section 2. The property is zoned RA-S-2 and is 4.1 acres in size and has a net lot area of 179,080 square feet (SF), as calculated for development purposes. The lot vacant property is located on the east side of Storm Hill Lane and is covered with natural vegetation in a semi-disturbed state. The property is irregularly shaped and is bordered by Johns Canyon Road to the south, John's Canyon Trail and residential development along Buggy Whip Drive to the east, 4 Storm Hill Lane to the west and vacant land to the north. The topography of the site is comprised of a gentle north facing slope and a steeper east and northeasterly slope down towards John's Canyon trail at the rear of the property. There is a 30-foot-wide roadway easement along Johns Canyon Road and a 52-foot-wide roadway easement along Storm Hill Lane.

Section 3. The Planning Commission conducted duly noticed public hearings to consider the application at its field trip meeting and regular meeting on June 16, 2026. Neighbors within a 1,000-foot radius were notified of the public hearings and a notice was published in three public places on June 4, 2026. The Applicant was notified of the public hearings in writing by first class mail and the Applicant was in attendance at the hearings. Evidence was heard and presented from all persons interested in affecting said proposal.

Section 4. The Planning Commission finds that the project qualifies as a Class 3 (New Construction or Conversion of Small Structures), which exempts the construction and location of a limited number of new, small facilities or structures, including accessory structures, including but not limited to garages, carports, patios, swimming pools and fences. Here, the proposed Project is the construction of a freestanding deck and is therefore categorically exempt from environmental review under the California Environmental Quality Act.

Section 5. Site Plan Review Findings. Site Plan Review is required for construction of any new structure pursuant to RHMC Section 17.46.020. With respect to the Site Plan Review for the proposed development, the Planning Commission hereby makes the following findings:

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

This finding can be made because the proposed project complies with the policies of the General Plan Land Use Element requiring low profile, low-density residential development with sufficient open space between surrounding structures. The project is consistent with the City's distinctive rural residential character and promotes equestrian uses by designating a stable and corral set aside. The residence will have a 50-foot front setback, a 50-foot rear setback and 35-foot side setbacks. The project conforms to the 35% lot coverage maximum, the 40% lot disturbance maximum and the 30% building pad coverage guideline. The project complies with all residential development standards of the zoning ordinance including setbacks, lot coverage, disturbed area and building pad coverage.

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.

This finding can be made because the design of the project has considered the topography and configuration of the lot and meets all lot coverage requirements of the zoning ordinance. The lot has a net lot area of 179,080 SF and the project proposes to create a new 40,340 SF building pad. The project will result in 6.4% lot coverage by structures and 3.9% lot coverage by flatwork. The project's overall lot coverage will be 10.26% which is less than the 35% lot coverage maximum permitted by code. In addition, the project will cover 26.36% of the building pad with structures which is less than the 30% building pad coverage guideline.

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

This finding can be made because the project proposes to construct a low profile, one-story residence that will be consistent with the scale and mass of other residences the RAS-2 zone.

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).

This finding can be made because the project will disturb 38.25% of the lot which falls below the 40% maximum disturbance permitted by the zoning code. The project proposes to locate the septic system in a flat area of the lot below the driveway within the east side setback. The new building pad is located on the relatively flat areas on the east side of the lot, leaving the steeper and more densely vegetated areas in their natural state to the west. More than half of the lot will remain undeveloped.

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.

This finding can be made because the project grading has been minimized by creating the building pad on relatively flat areas of the lot and by balancing overall grading quantities on site. The project proposes 16,100 cubic yards (CY) of grading overall at the site (8,125 CY cut and 7,975 CY fill). The project anticipates 150 CY of material to be exported; this export is exempt because it results from excavation for the basement foundation and pool.

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

This finding can be made because the project will not significantly alter the overall drainage patterns on the lot and because the project is subject to the Low Impact Development (LID) requirements of the Municipal National Pollutant Discharge Elimination System (NPDES) Permit for stormwater management in accordance with RPMC Chapter 8.32. Drainage on the vacant lot flows uncontrolled downslope to a northeast drainage known as Agua Magna Canyon Creek. Under the conditions of the NPDES permit, the project would be required to implement runoff control measures that prevent any substantial increase in surface runoff from the site. In addition, the project must implement certain measures for single-family residential development including conserving natural areas, protecting slopes and channels, and diverting roof runoff and surface flow to vegetated areas.

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.

This finding can be made because the project includes drought-tolerant landscaping that will enhance the site, create a landscaped buffer for the residence and meet all requirements of the City's Water Efficient Landscape Ordinance (WELO) in accordance with RPMC Chapter 13.18.

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

This finding can be made because the proposed driveway apron will be located on the east side of lot and will be 20 feet wide, allowing two cars to safely pass one another. The project provides ample parking on site within the three-car garage as well as on a gravel parking pad on the south side of the residence. The proposed driveway will have a 7% slope for the first 20 feet with the remainder of the driveway having an approximately 10% slope. The driveway is setback more than 50 feet from the intersection of Johns Canyon Road and Storm Hill Road. Storm Hill Road was previously approved under a separate application, which was evaluated for the convenience and safety of pedestrians and vehicles and recommended for approval by the City's Traffic Commission.

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

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

Section 6. Based upon the foregoing findings, and the evidence in the record, the Planning Commission hereby approves Zoning Case No. 26-02 subject to the following conditions:

- A. The Site Plan Review approval shall expire within two years from the effective date of approval as defined in RHMC Sections 17.46.080 of the Zoning Ordinance unless otherwise extended pursuant to the requirements of these sections.
- B. The Applicant shall execute an Affidavit of Acceptance of all conditions of this approval, or the approval shall not be effective.
- C. If any condition of this resolution is violated, the entitlement granted by this resolution shall be suspended and the privileges granted hereunder shall lapse and upon receipt of written notice from the City, all construction work being performed on the subject property shall immediately cease, other than work determined by the City Manager or his/her designee required to cure the violation. The suspension and stop work order will be lifted once the Applicant cures the violation to the satisfaction of the City Manager or his/her designee. In the event that the Applicant disputes the City Manager or his/her designee's determination that a violation exists or disputes how the violation must be cured, the Applicant may request a hearing before the City Council. The hearing shall be scheduled at the next regular meeting of the City Council for which the agenda has not yet been posted; the Applicant shall be provided written notice of the hearing. The stop work order shall remain in effect during the pendency of the hearing. The City Council shall make a determination as to whether a violation of this Resolution has occurred. If the Council determines that a violation has not occurred or has been cured by the time of the hearing, the Council will lift the suspension and the stop work order. If the Council determines that a violation has occurred and has not yet been cured, the Council shall provide the Applicant with a deadline to cure the violation; no construction work shall be performed on the property until and unless the violation is cured by the deadline, other than work designated by the Council to accomplish the cure. If the violation is not cured by the deadline, the Council may either extend the deadline at the Applicant's request or schedule a hearing for the revocation of the entitlements granted by this Resolution pursuant to Chapter 17.58 of the Rolling Hills Municipal Code (RHMC).
- D. The Project consists of the following improvements:
 - A 7,050 SF one-story residence with a 1,580 SF basement and a 912 SF garage
 - A 765 SF swimming pool/spa;
 - A new driveway and driveway apron;

- A new gravel access to a stable and barn set aside;
- Grading balanced on site that totals 16,100 cubic yards (cy), comprised of 8,125 cy cut and 7,975 cy fill, with 150 cy of exempt export;
- Retaining walls, averaging 2.5 feet in height; and
- Site improvements including a service yard, outdoor BBQ, fire pit and landscaping.

- E. The project must be reviewed and approved, as applicable, by the Rolling Hills Community Association (“RHCA”).
- F. 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.
- G. The property shall be developed and maintained in substantial conformance with the site plan on file at City Hall and approved by the Planning Commission on June 16, 2026 except as otherwise provided in these conditions. The working drawings submitted to the Department of Building and Safety for plan check shall conform to the approved plan.

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

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

- H. 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.
- I. 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.
- J. *Prior to building plan check*, the Applicant shall submit plans to City staff for verification that the final construction documents conform to the plans approved by the Planning Commission.
- K. *Prior to building permit issuance*, a Certificate of Compliance, pursuant to Resolution No. 2024-08, shall be recorded by the property owner with the Los Angeles County Recorder and evidence of the recordation shall be returned to the City.

- L. *Prior to building permit issuance*, the Applicant shall be required to comply with all conditions of this Resolution, where applicable.
- M. *Prior to building permit issuance*, the Applicant shall be required to conform to the City of Rolling Hills Water Efficient Landscape Ordinance, Chapter 13.18 of the Municipal Code.
- N. *Prior to construction*, the Applicant shall secure all permits from the Department of Building and Safety prior to commencing any work. Consult with the California Department of Fish and Wildlife for additional requirements.
- O. *Prior to construction*, the Applicant and/or their hauler shall obtain a Construction and Demolition permit from the City. The hauler shall provide proof of recycling or diverting from landfills a minimum of 65% of the construction material spoils.
- P. *Prior to construction*, 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.
- Q. *Prior to construction*, an on-site inspection and site walk-through, including through all existing structures as needed, shall be scheduled with City Staff and the Applicant.
- R. *Prior to and during construction*, 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. In addition, any construction facility, such as a construction trailer/office or portable toilets, to a maximum extent practicable, shall be located in a manner not visible from the street, and be in a location satisfactory to City staff.
- S. *During construction*, the Applicant shall be required to schedule and regulate construction and related traffic noise between the hours of 7 AM and 6 PM, Monday through Saturday only, when construction and mechanical equipment noise is permitted.
- T. *During construction*, all construction vehicles or equipment, employees' vehicles, delivery trucks shall not impede any traffic lanes to maximum extend practical; if traffic must be blocked in order to aid in the construction, no more than a single lane may be blocked for a short period of time and flagmen utilized on both sides of the impeded area to direct traffic.
- U. *During construction*, to the extent feasible, all parking shall take place on the project site, on the new driveway and, if necessary, any overflow parking may take place within the unimproved roadway easements along adjacent streets, and shall not obstruct neighboring driveways, visibility at intersections or pedestrian and equestrian passage. During construction, to the maximum extent feasible, employees of the contractor shall car-pool into the City. To the extent feasible, a minimum of 4' wide path, from the edge of the roadway pavement, for pedestrian and equestrian passage shall be available and be clear of vehicles, construction materials and equipment at all times.

- V. *During construction*, dust control measures shall be used to stabilize the soil from wind erosion and reduce dust and objectionable odors generated by construction activities in accordance with South Coast Air Quality Management District, Los Angeles County and local ordinances and engineering practices.
- W. *During construction*, an Erosion Control Plan containing the elements set forth in Section 7010 of the 2022 County of Los Angeles Uniform Building Code shall be followed to minimize erosion and to protect slopes and channels to control storm water pollution.
- X. 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 easements, unless otherwise approved by the RHCA or other easement holder.
- Y. The Applicant shall be required to conform to the Regional Water Quality Control Board and County Health Department requirements for the installation and maintenance of storm water drainage facilities and septic tank.
- Z. *Prior to final inspection of the project*, “as graded” and “as constructed” plans and certifications shall be provided to the Planning Department and the Building Department to ascertain that the completed project is in compliance with the Planning Commission approved plans. In addition, any modifications made to the project during construction, shall be depicted on the “as built/as graded” plan.
- AA. 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.
- BB. To the extent permitted by law, the Applicant shall defend, indemnify and hold harmless the City of Rolling Hills, its City Council, its officers, employees and agents (the “indemnified parties”) from and against any claim, action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside, or void any permit or approval for this project authorized by the City, including (without limitation) reimbursing the City its actual attorney’s fees and costs in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice. The Applicant shall reimburse the City for any court and attorney’s fees which the City may be required to pay as a result of any claim or action brought against the City because of this project. Although the Applicant is the real party in interest in an action, the City may, at its sole discretion, participate at its own expense in the defense of the action, but such participation shall not relieve the permittee of any obligation under this condition.
- CC. All proposed trees, shrubs, and plant materials shall be maintained or pruned so that their mature height does not exceed the roof ridge line of the primary structure on the subject property.

PASSED, APPROVED AND ADOPTED THIS 16TH DAY OF JUNE, 2026.

BRAD CHELF, CHAIRPERSON

ATTEST:

CHRISTIAN HORVATH, CITY CLERK

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

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

I certify that the foregoing Resolution No. 2026-07 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF SITE PLAN REVIEW TO CONSTRUCT A NEW RESIDENCE WITH BASEMENT, AN ATTACHED THREE-CAR GARAGE, A SWIMMING POOL/SPA, NON-EXEMPT GRADING AND OTHER SITE IMPROVEMENTS AND FINDING THE PROJECT EXEMPT FROM CEQA FOR 1 STORM HILL LANE (STORM PROPERTIES, INC)(APN 7570-024-019)

was approved and adopted at a regular meeting of the Planning Commission on June 16, 2026, by the following roll call vote:

AYES: Cardenas, Soo, Douglass, Chair Chelf

NOES:

ABSENT: Kirkpatrick

ABSTAIN:

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

Administrative Offices.

CHRISTIAN HORVATH, CITY CLERK

Memorandum

TO: Karina Banales, City Manager

FROM: Vanessa Munoz, PE, TE Consultant City Traffic Engineer

DATE: July 2, 2026

SUBJECT: 1 Storm Hill Lane Driveway

This memorandum is in response to the City's request for a review of and comments regarding the proposed driveways for the residence located at 1 Storm Hill Lane.

The proposed development includes two driveways. The primary residential driveway is 20 feet wide and is located approximately 65 feet north-east of the intersection of Storm Hill Lane and John's Canyon Road. A second driveway, which provides access to the stables, is 9 feet wide and is located approximately 250 feet north of the primary driveway.

Based on a review of the proposed site layout and engineering judgment, the proposed driveway locations provide adequate sight distance for safe vehicular ingress and egress. Therefore, the proposed driveway locations are considered acceptable



MILES E. PRITZKAT
ARCHITECT

KEITH B. JOHNSON
ARCHITECT

306 VISTA DEL MAR, SUITE A
REDONDO BEACH,
CALIFORNIA 90277

info@pritzkatjohnson.com
310.375.7700

NEW HOME DESIGN FOR:

STORM PROPERTIES

#1 Storm Hill Lane
Rolling Hills
California 90274

THESE PLANS ARE **NOT** TO BE
USED FOR CONSTRUCTION
UNLESS THEY ARE STAMPED
BY ARCHITECT OR ENGINEER
OR HAVE **"PERMIT SET"**
PRINTED ON THEM IN THE
SPACE ABOVE

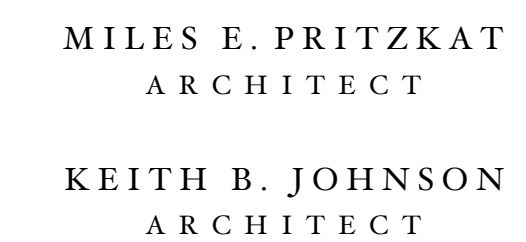
REVISIONS

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A.Ia

02.24.26, 3:53 PM

Page 35 of 51



info@pritzkatjohnson.com
310.375.7700

NEW HOME DESIGN FOR:

STORM PROPERTIES

#1 Storm Hill Lane
Rolling Hills
California 90274

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Page 36 of 51



#1 Storm Hill Lane
Rolling Hills
California 90274

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NEW HOME DESIGN FOR:

STORM PROPERTIES

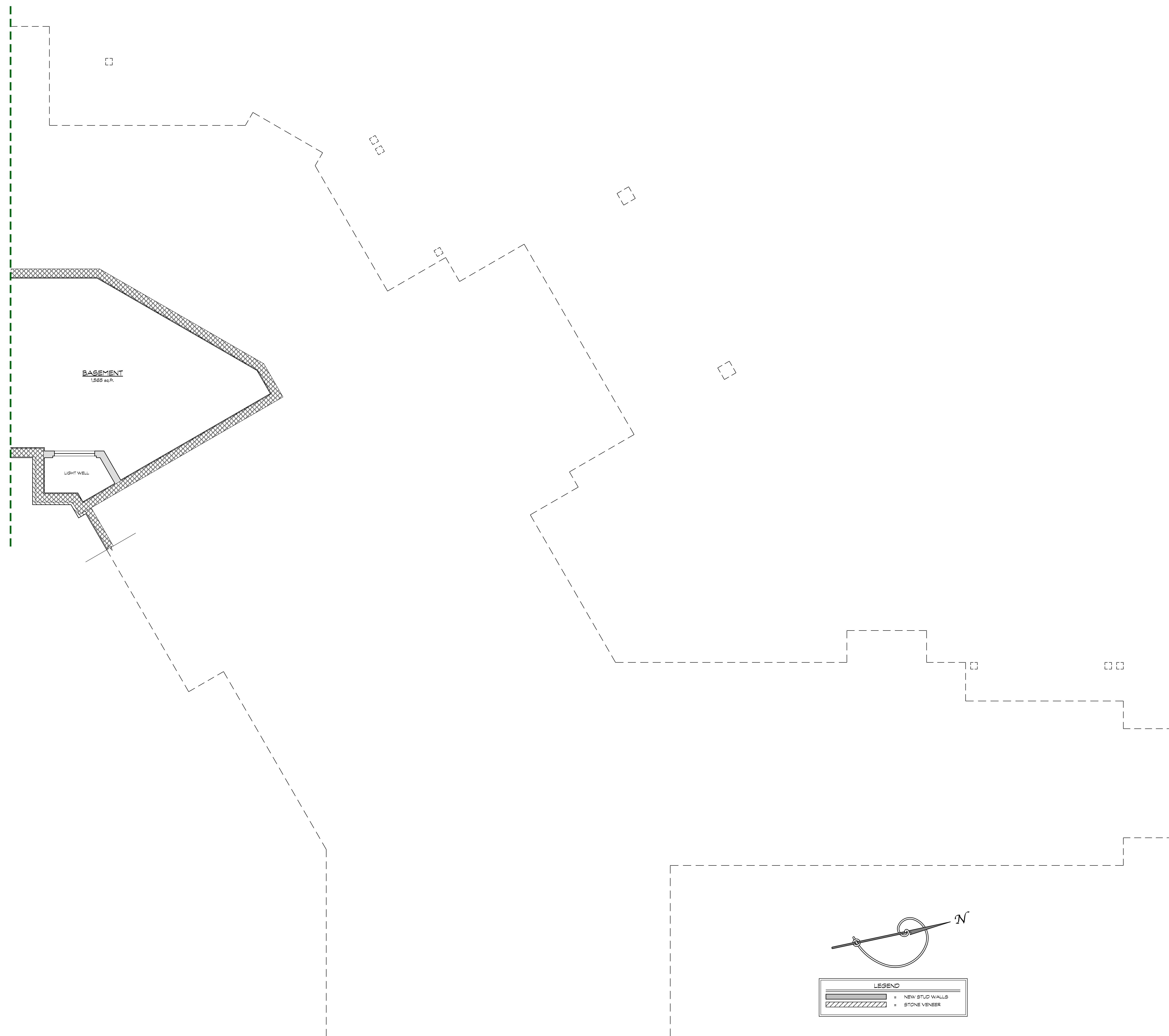
#1 Storm Hill Lane Rolling Hills California 90274

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BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



#1 Storm Hill Lane
Rolling Hills
California 90274



NEW HOME DESIGN FOR:

STORM PROPERTIES

#1 Storm Hill Lane Rolling Hills California 90274

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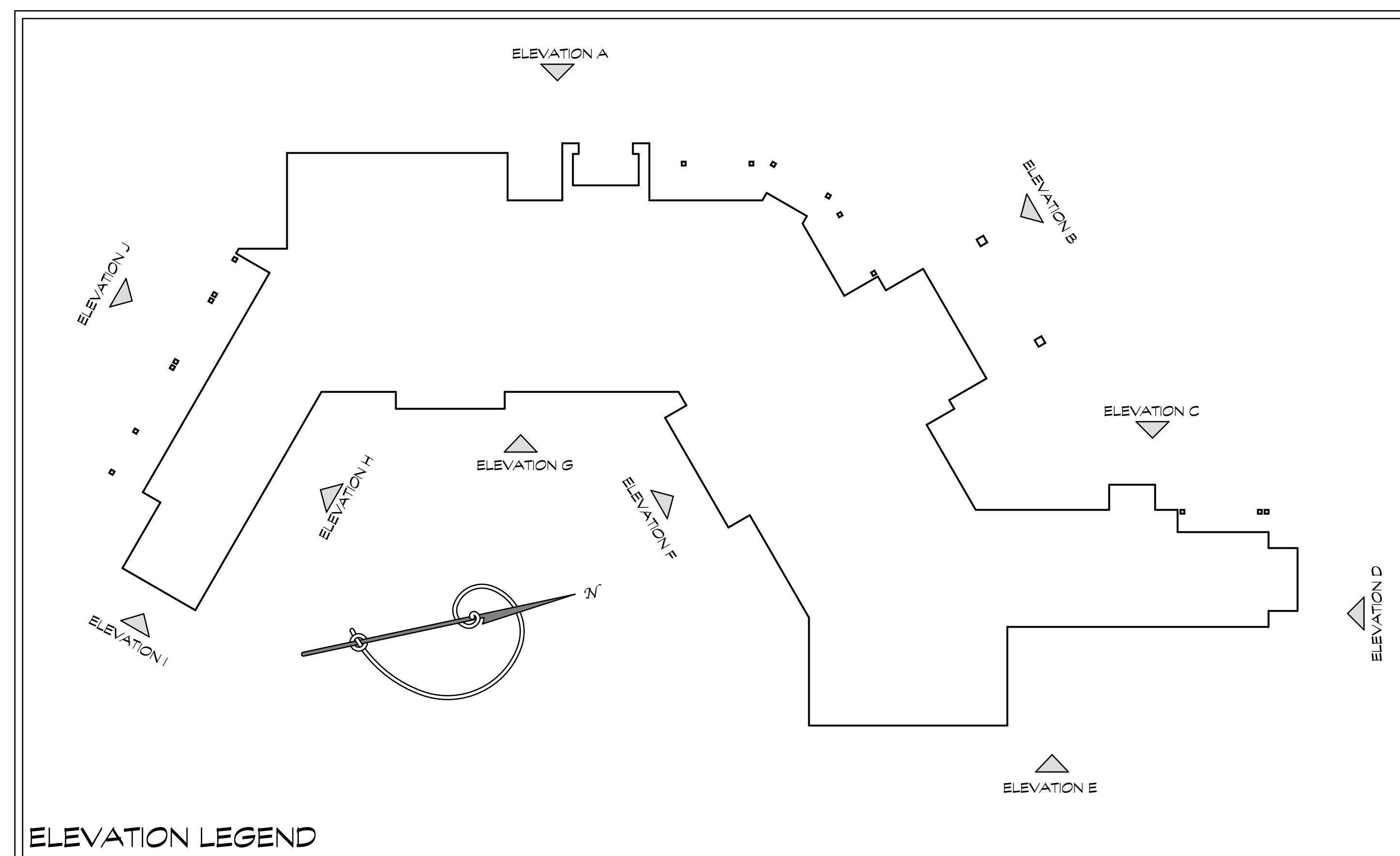
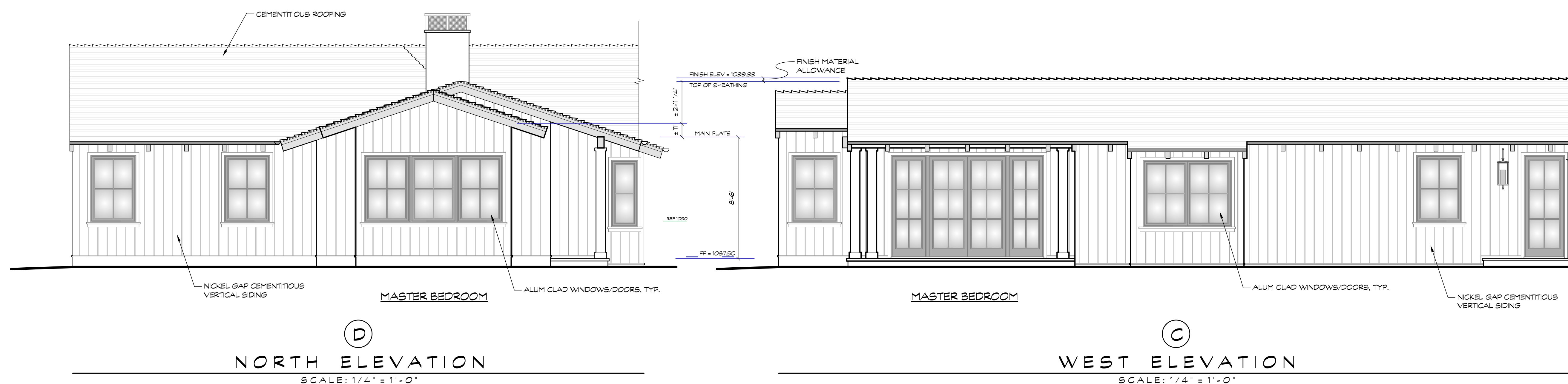
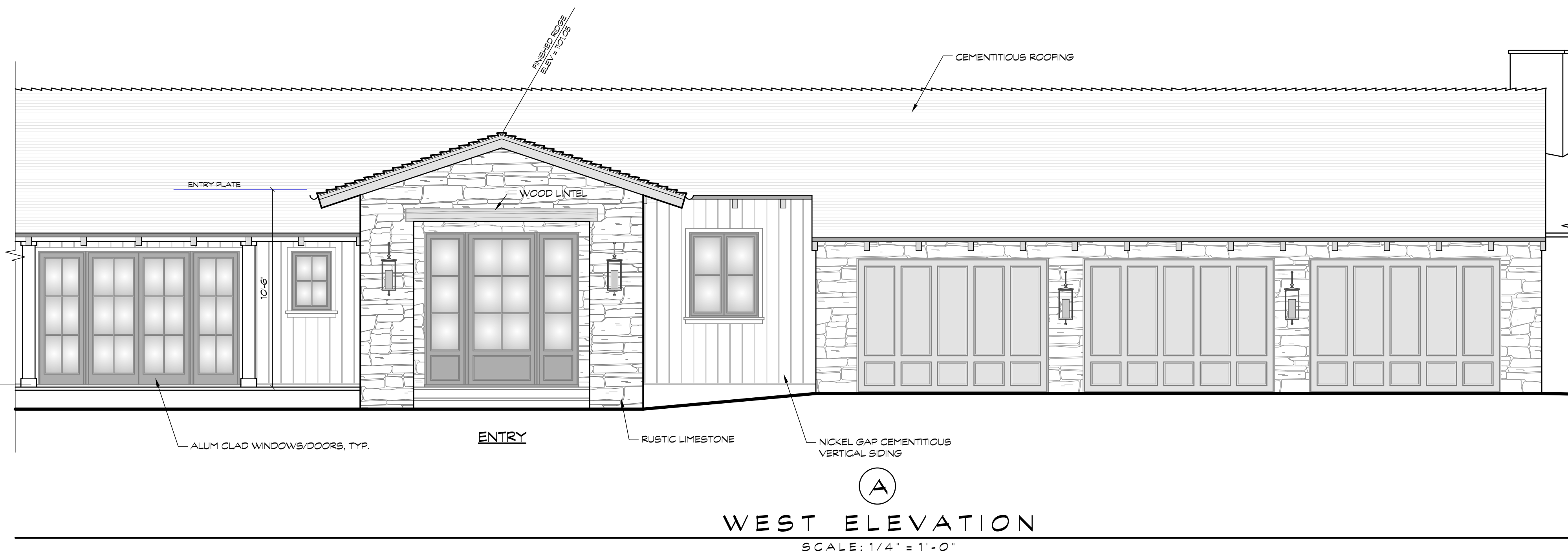
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A.5a





KEITH B. JOHNSON
ARCHITECT

info@pritzkatjohnson.com
310.375.7700

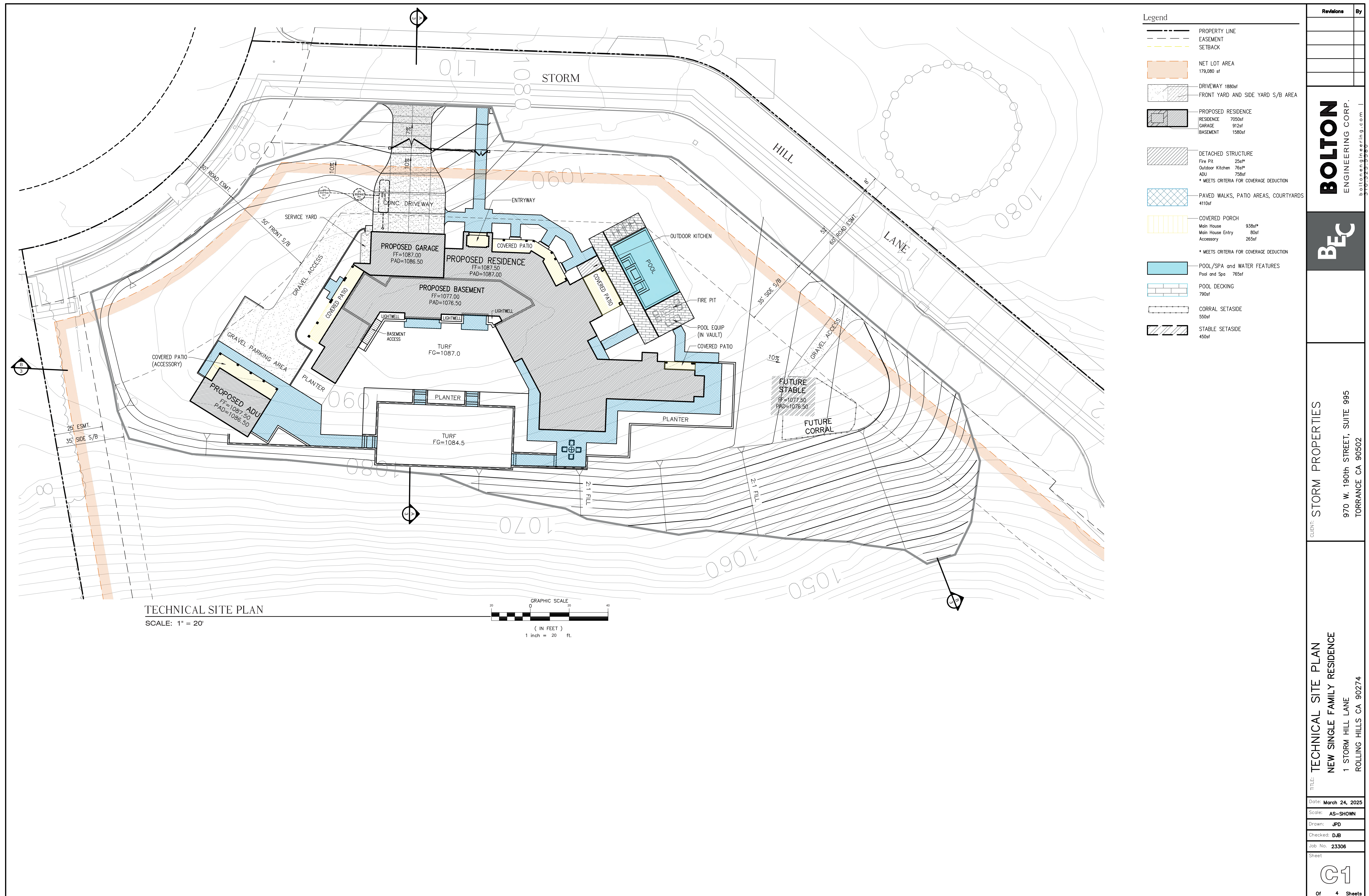
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Rolling Hills
California 90274

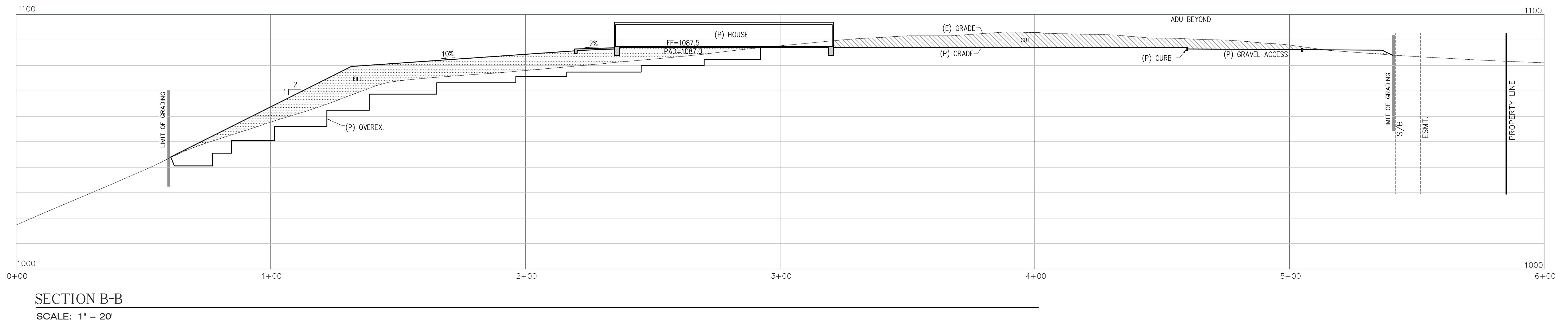
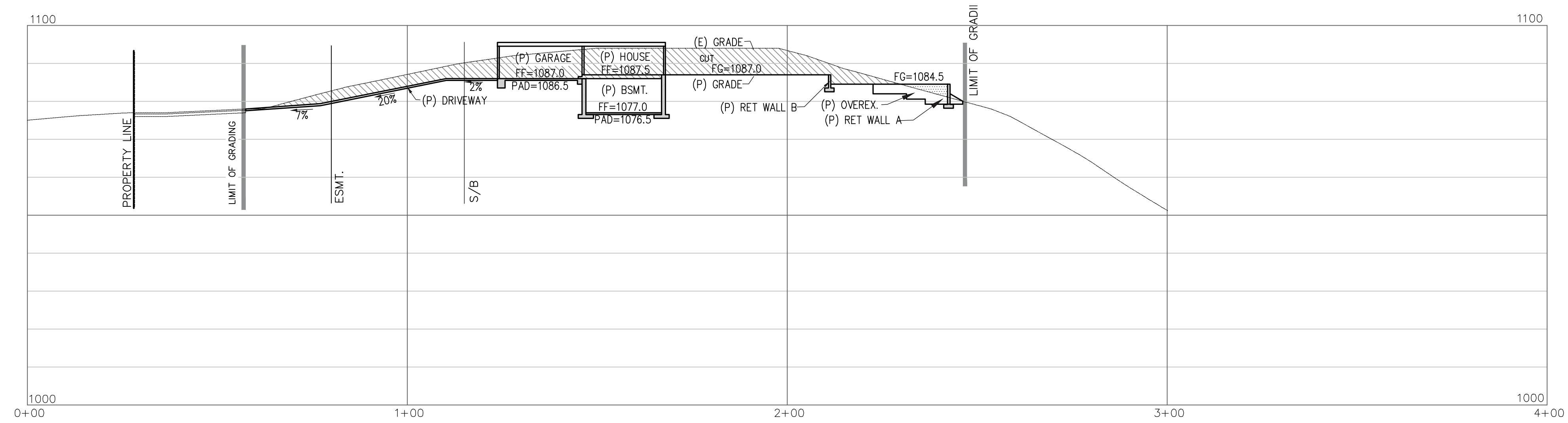
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2.13.26, 4:25 PM







Revisions	By

1 STORM HILL LANE, ROLLING HILLS, CA 90274
AIN 7567-002-010, LLA Recorded 9/15/2020

1 STORM HILL LANE, ROLLING HILLS, CA 90274

AIN 7567-002-010, LLA Recorded 9/15/2020

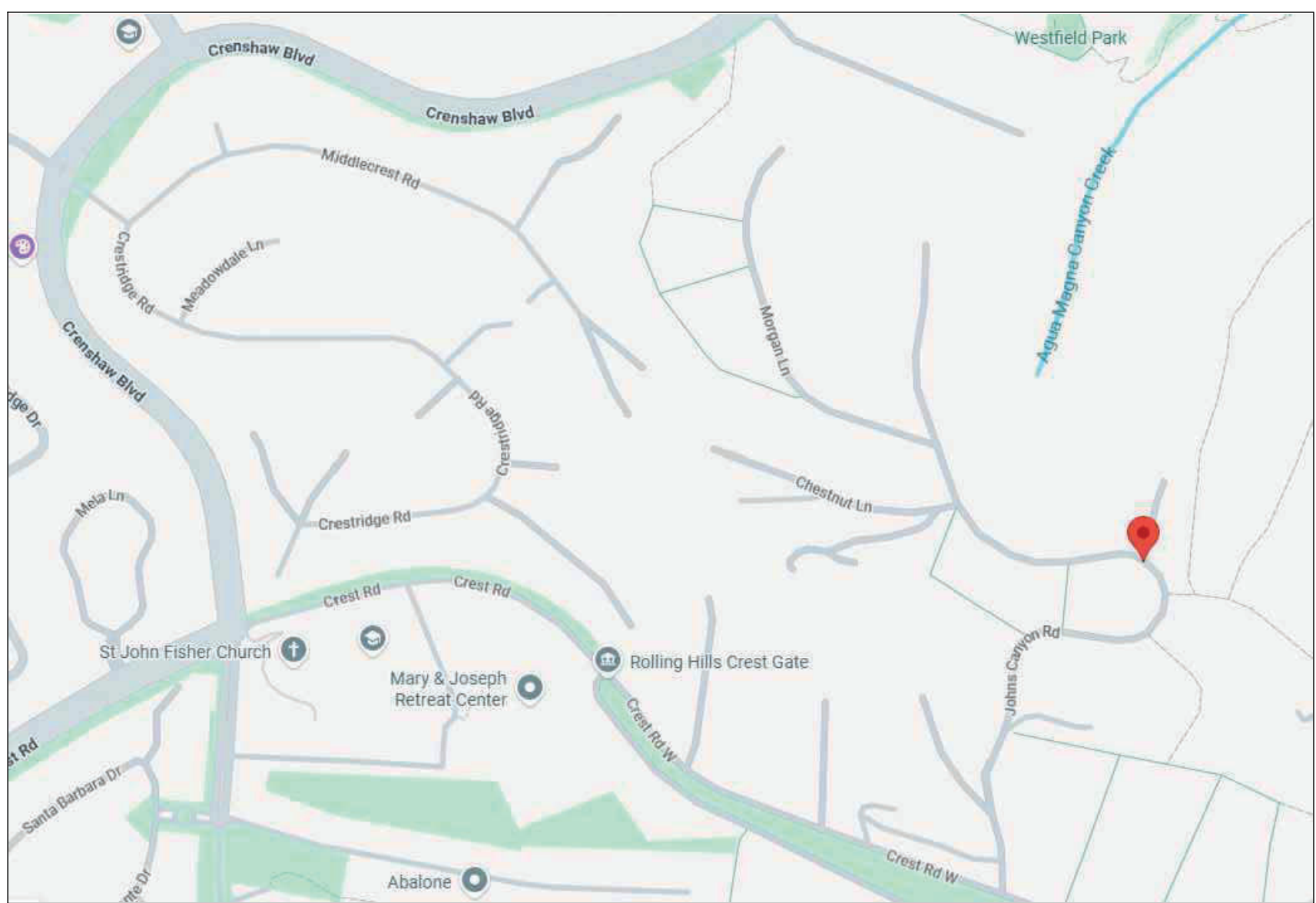
PROJECT INFORMATION

1. ALL GENERAL CONTRACTORS, SUB-CONTRACTORS, ARCHITECTS AND ENGINEERS CONDUCTING BUSINESS WITHIN THE CITY ARE REQUIRED TO MAINTAIN A CURRENT CITY BUSINESS LICENSE.
2. ALL CONTRACTORS ARE RESPONSIBLE FOR VERIFYING THE PERMISSIBLE WORKING HOURS PER LOCAL REQUIREMENTS, WHICH MAY VARY FROM CITY TO CITY.
3. CONTRACTOR TO ASCERTAIN ALL REQUIRED SWIMMING POOL FENCING TO BE MAINTAINED DURING CONSTRUCTION.
4. CONTRACTOR TO INSTALL ALL NECESSARY EROSION CONTROL AND SEDIMENT RETENTION PROVISIONS ACCORDING TO PLAN OR AS NECESSARY.
5. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ANY REQUIRED BMP DOCUMENTATION.
6. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING WORK.
7. CONTRACTOR TO NOTE THAT WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
8. CONTRACTOR TO VERIFY ALL MATERIAL SIZES, UTILITY REQUIREMENTS, ETC. PRIOR TO CONSTRUCTION.
9. CONTRACTOR TO SUBMIT ALL MATERIAL AND COLOR SAMPLES FOR APPROVAL PRIOR TO ANY WORK.
10. CONTRACTOR TO NOTE THAT SURVEY INFORMATION WAS OBTAINED FROM OTHER'S RECORDS AND / OR EXISTING SITE CONDITIONS. CONTRACTOR TO VERIFY ALL CONDITIONS AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT BEFORE CONSTRUCTION BEGINS.
11. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR ANY MEANS OR METHODS OF CONSTRUCTION.
12. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR PROPOSED OR EXISTING CONDITIONS.

<u>SHEET</u>	<u>DESCRIPTION</u>
L-1.0	COVER SHEET
L-1.1	CONCEPTUAL LANDSCAPE PLAN
L-1.2	PLANTING SCHEDULE, MWEL0
	CALCULATIONS
L-1.3	PLANT PALETTE

NEW SINGLE FAMILY RESIDENCE

- NEW PLANTING
- NEW IRRIGATION
- NEW LANDSCAPE LIGHTING



DATE: 2/2/2026

- A) PROJECT APPLICANT:
GRAND VIEW DESIGN STUDIO
3711 LONG BEACH BLVD, SUITE 718
LONG BEACH, CA 90807
- B) PROJECT ADDRESS
1 STORM HILL LANE
ROLLING HILLS, CA 90274
- C) PROJECT TYPE: NEW SINGLE FAMILY RESIDENCE, POOL, DRIVEWAY
AND HARDSCAPE, FUTURE STABLE AND CORRAL SET ASIDE,
ASSOCIATED GRADING

WATER SUPPLY TYPE: POTABLE, CAL WATER SERVICE
- D) OWNER INFORMATION:
STORM PROPERTIES
970 W. 190TH STREET, SUITE 995
TORRANCE, CA 90502

New Landscape Area: 55,600 SQ FT

New Pool: 654 SQ FT

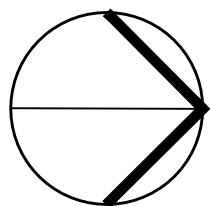
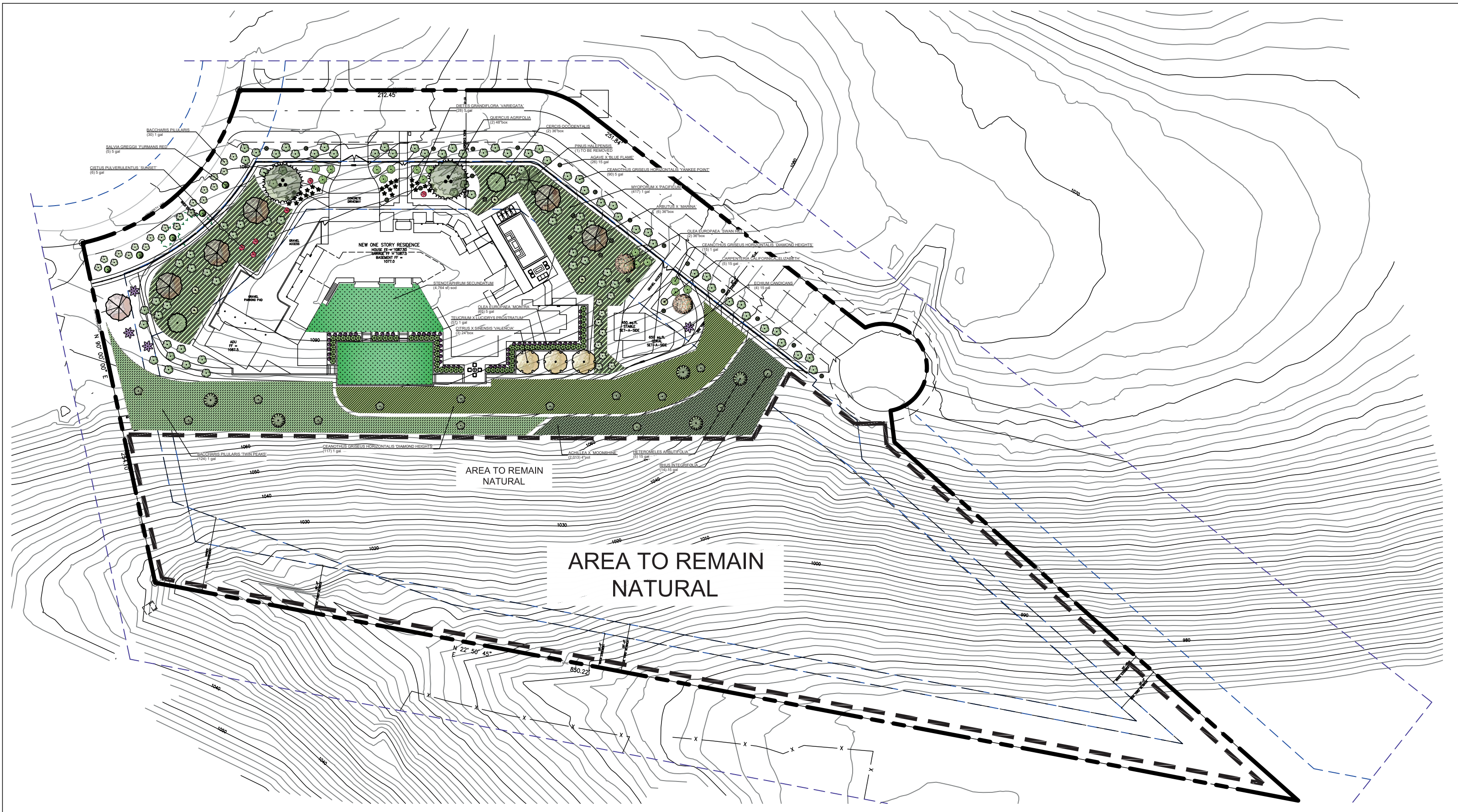
Total Landscape Area: 56,254 SQ FT

SITE KEY MAP SCALE: 1" = 64'

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.

SIGNATURE dg DATE: 02-22-26

1. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
2. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE SIGNER OF THE LANDSCAPE PLANS, THE SIGNER OF THE IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
3. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.
4. RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES
5. A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACE OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATION WHERE MULCH IS CONTRAINDICATED. USE 1"-3" WALK ON BARK.
6. FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.



GRAND VIEW
DESIGN STUDIO
LANDSCAPE ARCHITECTURE SERVICES
3711 Long Beach Blvd., Suite 718
Long Beach, California 90807
Phone: (213) 262-8408



DATE	2-4-2026
SCALE	AS SHOWN
DRAWN BY	SO
CHECKED BY	LG

REVISIONS/PLAN LOG

PROJECT AND CLIENT NAME

RESIDENCE

1 STORM HILL LN
ROLLING HILLS, CA

SHEET DESCRIPTION

COVER SHEET

SHEET NUMBER L-1.0
PROJECT NUMBER

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DATE 2-4-2026
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REVISIONS/PLAN LOG

PROJECT AND CLIENT NAME

RESIDENCE

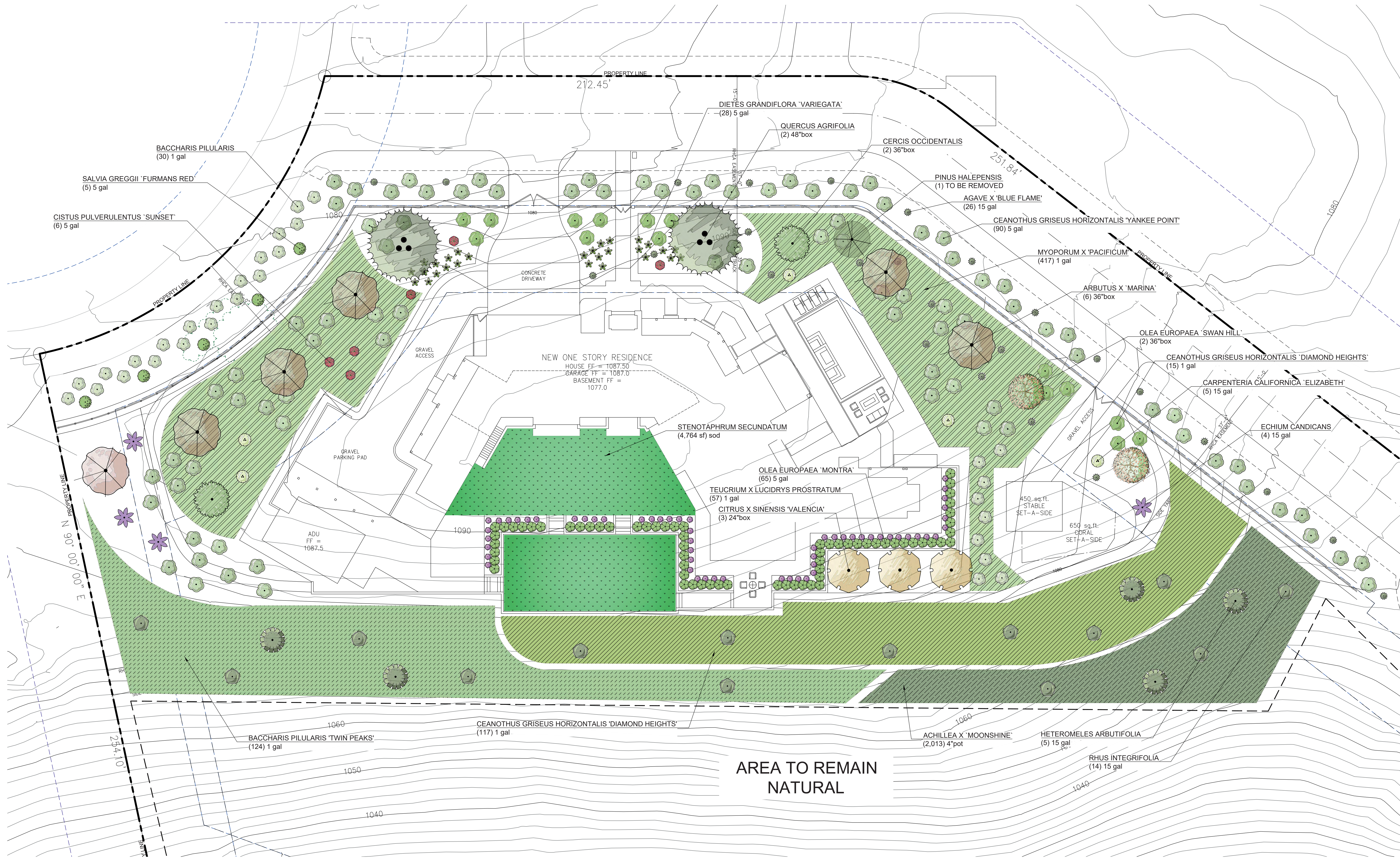
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ROLLING HILLS, CA

SHEET DESCRIPTION

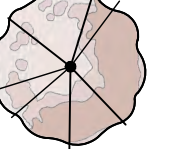
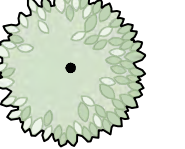
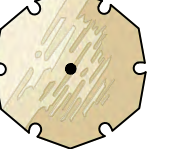
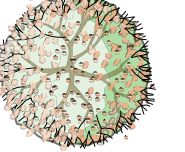
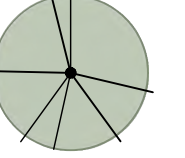
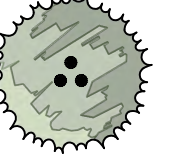
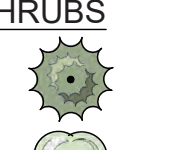
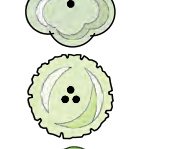
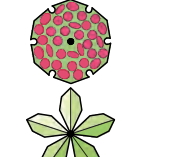
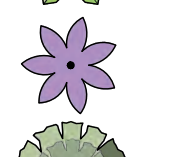
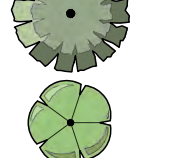
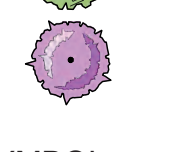
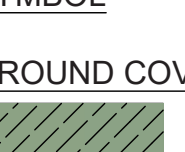
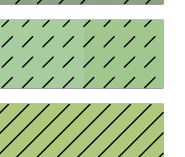
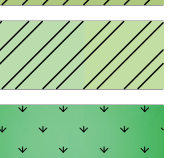
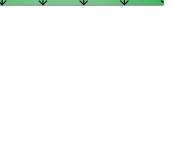
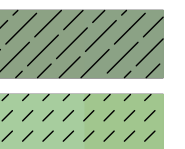
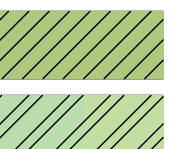
CONCEPTUAL
LANDSCAPE PLAN

SHEET NUMBER L- 1.1
PROJECT NUMBER

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PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	MATURE HEIGHT	MATURE WIDTH	QTY	REMARKS	
TREES									
	Arbutus x 'Marina'	Arbutus Multi-Trunk	36"box	Low	25'	25'	6		
	Cercis occidentalis	Western Redbud Multi-trunk	36"box	Low	15'	15'	2		
	Citrus x sinensis 'Valencia'	Sweet Orange	24"box	Moderate	20'	20'	3		
	Olea europaea 'Swan Hill'	Swan Hill Fruitless Olive	36"box	Low	20'	20'	2		
	Pinus halepensis	Allepo Pine	TO BE REMOVED		15'	15'	1	To be removed	
	Quercus agrifolia	Coast Live Oak	48"box	Low	40'-60'	40'-60'	2		
SHRUBS									
	Agave x 'Blue Flame'	Blue Flame Agave	15 gal	Low	3'	3'	26		
	Baccharis pilularis	Dwarf Coyote Brush	1 gal	Low			30		
	Carpenteria californica 'Elizabeth'	Elizabeth Bush Anemone	15 gal	Low	6'	6'	5		
	Ceanothus griseus horizontalis 'Diamond Heights'	Diamond Heights Carmel Creeper	1 gal	Low	1'	6'	15		
	Ceanothus griseus horizontalis 'Yankee Point'	Yankee Point Carmel Creeper	5 gal	Low	2'	8'	90		
	Cistus pulverulentus 'Sunset'	Rockrose	5 gal	Low	2'	4'	6		
	Diets grandiflora 'Variegata'	Striped Fortnight Lily	5 gal	Low	3'	3'	28		
	Echium candicans	Pride of Madeira	15 gal	Low	6'	8'	4		
	Heteromeles arbutifolia	Toyon	15 gal	Low	15'	15'	5		
	Olea europaea 'Montra'	Little Ollie® Olive	5 gal	Low	6'	3'	65		
	Rhus integrifolia	Lemonade Berry	15 gal	Low	8'	8'	14		
	Salvia greggii 'Furmans Red'	Furman's Red Salvia	5 gal	Low	3'	5'	5		
	Teucrium x lucidrys prostratum	Germander	1 gal	Low	2'	2'	57		
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	HEIGHT	WIDTH	SPACING	QTY	REMARKS
GROUND COVERS									
	Achillea x 'Moonshine'	Moonshine Yarrow	4"pot	Low			18" o.c.	2,013	
	Baccharis pilularis 'Twin Peaks'	Twin Peaks Coyote Brush	1 gal	Low	2'	8'	96" o.c.	124	
	Ceanothus griseus horizontalis 'Diamond Heights'	Diamond Heights Carmel Creeper	1 gal	Low	2'	6'	96" o.c.	117	
	Myoporum x 'Pacificum'	Pacifica Myoprorum	1 gal	Low	1'	5'	60" o.c.	417	
	Stenotaphrum secundatum	St. Augustine Grass	sod	Medium	Moderate			4,764 sf	

WATER USE CALCULATIONS							
Site Information							
Site Name → 1 Storm Hill Lane, Rolling Hills							
Site Type → Residential Allowed ETAF: 0.55							
Annual Eto (inches/yr) → 39.7							
Hydrozone or Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sqft.)	ETAF x Area	Estimated Total Water Use (gal./yr.)
Regular Landscape Areas							
Hydrozone 1 Low Water Shrubs	0.2	Low Drip	0.81	0.25	31,050	7,667	188,707
Hydrozone 2 Low Water Shrubs	0.2	Low Overhead Spray	0.75	0.27	19,950	5,320	130,946
Hydrozone 3 Med Water Grass	0.6	Mod./Ave. Overhead Spray	0.75	0.80	4,600	3,680	90,580
Hydrozone 4 High Water Pool	1	High Other	1	1.00	654	654	16,098
SUBTOTAL →					56,254	17,321	426,331
Special Landscape Areas							
none				1		0	0
SUBTOTAL →					0	0	0
Estimated Total Water Use (ETWU) →							426,331
Maximum Allowed Water Allowance (MAWA) →							761,550

ETAF Calculations			Notes:	
Regular Landscape Areas	Total ETAF x Area	17,321		
		56,254		
	Average ETAF	0.31		
All Landscape Areas	Total ETAF x Area	17,321		
	Total Area	56,254		
	Sitewide ETAF	0.31		

EXISTING PLANTS ON SITE

TREES:

Pinus halepensis (Aleppo Pine)

SHRUBS:

Lupinus perrenis (Wild Lupine)

Brassica nigra (Mustard Grass)

Mallow spp. (Beach Mallow)

Various grasses



DATE 2-4-2026
SCALE AS SHOWN
DRAWN BY SO
CHECKED BY LG

REVISIONS/PLAN LOG

PROJECT AND CLIENT NAME

RESIDENCE

1 STORM HILL LN
ROLLING HILLS, CA

SHEET DESCRIPTION

PLANTING SCHEDULE,
WATER BUDGET
CALCULATIONS,
PLANT PALETTE

SHEET NUMBER L- 1.2
PROJECT NUMBER

PLANT PALETTE

TREES



Arbutus 'Marina'



Cercis occidentalis



Citrus ssp.



Olea europea 'Swan Hill'



Quercus agrifolia

SHRUBS AND GROWDCOVERS



Agave 'Blue Flame'



Baccharis pilularis 'Twin Peaks'



Ceanothus griseus 'Yankee Point'



Ceanothus g. 'Diamond Heights'



Cistus 'Sunset'



Dietes variegata



Echium candicans



Salvia greggii 'Furman's Red'



Stenotaphrum secundatum 'St. Augustine Grass'



Myoporum x 'pacificum'



Achillea m. 'Moonshine'



Heteromeles arbutifolia



Carpenteria 'Elizabeth'



Rhus integrifolia



Teucrium x lucidrys 'prostratum'



DATE 2-4-2026
SCALE AS SHOWN
DRAWN BY SO
CHECKED BY LG

REVISIONS/PLAN LOG

PROJECT AND CLIENT NAME

RESIDENCE

1 STORM HILL LN
ROLLING HILLS, CA

SHEET DESCRIPTION

PLANT PALETTE

SHEET NUMBER L- 1.3
PROJECT NUMBER

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City of Rolling Hills

INCORPORATED JANUARY 24, 1957

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Item: 12.A.

Meeting Date: 7/23/2026

To: Traffic Commission

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

Thru: Karina Bañales, City Manager

Subject: Consideration of moving the November Traffic Commission Meeting to Thursday, November 19, 2026, or another day

Background:

The regularly scheduled Traffic Commission meeting on November 26, 2026, falls on the Thanksgiving holiday. Staff requests that the Commission consider moving the meeting to the previous Thursday, November 19, 2026, or to another date and time suitable for all commissioners.

Staff would recommend that the Commission also consider permanently changing the annual Commission Meeting Calendar to always hold the November meeting on the third Thursday of the month going forward.

Discussion:

None.

Fiscal Impact:

None.

Recommendation:

Approve the recommended November meeting date or an alternative.

Attachments:

None