



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

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

City Council

Monday, July 13, 2026, 7:00 PM

Regular Meeting
City of Rolling Hills

Members of the public may participate in-person, by Microsoft Teams, or email.

City Council meetings are live-streamed and indexed archives of meetings are available via the city's official website at <https://rollinghillsca.portal.civicclerk.com/>

To watch meeting live on the city's website: <https://rollinghillsca.portal.civicclerk.com/>

To watch meeting live on YouTube: <https://www.youtube.com/@cityofrollinghills>

Remote Public Participation and Public Comment Instructions

Members of the public may participate remotely in the City Council meeting through Microsoft Teams Webinar. Advance registration is required to participate remotely.

Register in advance for this meeting at: <https://events.teams.microsoft.com/event/f17ca6c9-8171-45b5-bff0-aa1fe9e1a4bd@4e8d6bfc-2bb2-4d4f-9810-b882b37fc685>

After registering, you will receive a confirmation email from Microsoft Teams containing instructions for joining the meeting. The email will include:

- A link to join the meeting using a computer, tablet, or smartphone; and
- Telephone access information, including a phone number and conference ID, for individuals who wish to participate by telephone.

Providing Public Comment

Members of the public attending remotely may provide public comment during designated comment periods. Please use the name provided during registration so City staff can properly identify participants.

Participants joining through Microsoft Teams may indicate they wish to speak by selecting the "Raise Hand" feature. Participants joining by telephone may indicate they wish to speak by pressing *5 on their telephone keypad. When recognized, the meeting host will provide instructions for addressing the City Council.

Email: to participate by written communication, emails must be received before 3:00 p.m. the day of the meeting (emails will not be read out loud)

Written materials pertaining to matters listed on the posted agenda received after the agenda has been published will be added as supplemental materials under the relevant agenda item. Public comments may be submitted by email to cityclerk@cityofrh.net. Emails must be received before 3:00 p.m. On the date of the meeting to ensure council and staff have the ability to review materials prior to the meeting.

AGENDA

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Presentations/Proclamations/Announcements

5. Approve Order of the Agenda

This is the appropriate time for the Mayor or Councilmembers to approve the agenda as is or reorder.

6. 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.A. For Blue Folder Documents approved at the City Council Meeting

RECOMMENDATION: Receive and file.

7. 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.A. Supplemental Public Comment on Non-Agenda Items

RECOMMENDATION: Receive and file.

8. Consent Calendar

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

8.A. Approve Affidavit of Posting for the City Council Regular Meeting of July 13, 2026

RECOMMENDATION: Approve.

8.B. Approve Motion to Read by Title Only and Waive Further Reading of All Ordinances and Resolutions Listed on the Agenda

RECOMMENDATION: Approve.

8.C. Approve the following Minutes of June 22, 2026: City Council Regular Meeting

RECOMMENDATION: Approve as presented.

8.D. Payment of Bills

RECOMMENDATION: Approve as presented.

8.E. Republic Services Recycling Tonnage and Complaint Reports for May 2026

RECOMMENDATION: Recieve and file.

9. Excluded Consent Calendar Items

10. Commission Items

11. Public Hearings

11.A. Zoning Case No. 26-73: Request for a Site Plan Review to develop a vacant lot including non-exempt grading and the construction of a new single-family residence with accessory structures; Conditional Use Permits for a guest house, a stable greater than 200 square feet, a corral greater than 550 square feet and a detached accessory structure greater than 200 square feet; and Variances to allow construction of certain structures in the front yard, to allow a corral to encroach into the front yard setback, to allow retaining walls to exceed the maximum average height of 2.5 feet, to allow a portion of the basement to extend beyond the walls of the residence, and to allow grading export; and finding the project categorically exempt from CEQA for 23 Crest Road East (Lot 132A-MS)(Ogasawara)

RECOMMENDATION: Open the public hearing, take public testimony, close the public hearing, discuss the proposed project, and consider Resolution No. 1418 for approval.

12. Discussion Items

13. Matters From the City Council

14. Matters From Staff

14.A. Consideration of Authorizing the Mayor to sign a Letter of Support for AB 1821 (Pacheco) regarding Agency response timelines under the California Public Records Act

RECOMMENDATION: Staff recommends the City Council provide direction on whether to support AB 1821 (Pacheco) and, if so, authorize the Mayor to sign and submit a letter of support on behalf of the City.

14.B. Receive and File a Status Update on the SAFE Network and SAFE Unit Information Workshop (Verbal)

RECOMMENDATION: Receive and file a verbal update on the SAFE Network and SAFE Unit Information Workshop.

15. Recess to Closed Session

16. Reconvene to Open Session

17. Adjournment

Next regular meeting: Monday, July 27, 2026 at 7:00 p.m. in the City Council Chamber, Rolling Hills City Hall, 2 Portuguese Bend Road, Rolling Hills, California, 90274.

Notice:

Public Comment is welcome on any item prior to City Council action on the item.

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: 6.A.

Meeting Date: 7/13/2026

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

Background:

Discussion:

Fiscal Impact:

Recommendation:

Receive and file.

Attachments:

1. CL_AGN_260713_CC_Item7A
2. CL_AGN_260713_CC_Item11A

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.

CITY COUNCIL MEETING July 13, 2026

7A. Public Comment on Non-Agenda Items

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

[CL_AGN_260713_CC_Item7A_PublicComment01](#)

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.

CITY COUNCIL MEETING July 13, 2026

- 11A. Zoning Case No. 26-73: Request for a Site Plan Review to develop a vacant lot including non-exempt grading and the construction of a new single-family residence with accessory structures; Conditional Use Permits for a guest house, a stable greater than 200 square feet, a corral greater than 550 square feet and a detached accessory structure greater than 200 square feet; and Variances to allow construction of certain structures in the front yard, to allow a corral to encroach into the front yard setback, to allow retaining walls to exceed the maximum average height of 2.5 feet, to allow a portion of the basement to extend beyond the walls of the residence, and to allow grading export; and finding the project categorically exempt from CEQA for 23 Crest Road East (Lot 132A-MS)(Ogasawara)**
From: Christian Horvath, Assistant to the City Manager / City Clerk

[PL ADR 23CrestRdE ZC23-070 240618 DevelopmentTable](#)



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

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

Item: 7.A.

Meeting Date: 7/13/2026

To: City Council
From: Christian Horvath, Assistant to the City Manager / City Clerk
Thru: Karina Bañales, City Manager
Subject: Supplemental Public Comment on Non-Agenda Items

Background:

None.

Discussion:

None.

Fiscal Impact:

None.

Recommendation:

Receive and file.

Attachments:

1. CL_AGN_260713_CC_Item7A_PublicComment01

From: [Mark Nelson \(Home Gmail\)](#)
To: [gmorones@cityofavalon.gov](#); [cityclerk@carsonca.gov](#); [allcityclerks@elsegundo.org](#); [cityclerk@cityofgardena.org](#); [cityclerk@cityofhawthorne.org](#); [pjordan@cityofinglewood.org](#); [executiveoffice@bos.lacounty.gov](#); [k.gregory@lomitacity.com](#); [cityclerk@longbeach.gov](#); [cityclerk@hermosabeach.gov](#); [cityclerk@manhattanbeach.gov](#); [cityclerks@pvestates.org](#); [cityclerk@rpvca.gov](#); [Eleanor Manzano](#); [City Clerk](#); [mayor.helpdesk@lacity.org](#); [cityclerk@cityofsignalhill.org](#); [info](#); [info@allcove.org](#); [Al.Muratsuchi@asm.ca.gov](#); [Ben.Allen@sen.ca.gov](#); [Representative Ted Lieu](#); [CommsDept@latimes.com](#); [publisher@scng.com](#); [info@laxcoastal.com](#); [media@aarp.org](#); [macastillo@alz.org](#); [dblevy@alz.org](#); [info@alzoc.org](#); [media@ph.lacounty.gov](#); [pio@dmh.lacounty.gov](#); [media@dmhc.ca.gov](#); [info@wiseandhealthyaging.org](#); [fscsgero@usc.edu](#); [vbarrington@justiceinaging.org](#); [media@leadingageca.org](#); [alliance@caads.org](#); [MMCOmbudsmanOffice@dhcs.ca.gov](#); [Brad.Waller@redondo.org](#); [Chadwick.Castle@redondo.org](#); [Zein Obagi](#); [Scott Behrendt](#); [Paige Kaluderovic](#)
Subject: Public Comment: Media Coverage of BCHD's Eviction of 100 Dementia Patients
Date: Friday, July 10, 2026 1:14:26 PM
Attachments: [Youssef 25 years.png](#)

PUBLIC COMMENT - NON AGENDA ITEM - NEXT AVAILABLE MEETING - ALL AGENCIES AND ORGANIZATIONS

Note: This document contains significant and cited support data following the messaging.

Media Coverage of BCHD's Eviction of 100 Dementia Patients

Below are links to damning media coverage of Beach Cities Health District's (BCHD) misguided financial transaction to evict 100 memory care and dementia patients to increase annual lease revenue by \$250,000.

Peer-reviewed Research shows that Forced Eviction of memory care patients results in Early Death and Diminished Quality of Life

As a matter of scientific fact, publicly owned Beach Cities Health District, Redondo Beach, CA's action to displace 100 dementia care patients in order to net an \$250,000 additional lease payment per year will cause their early death and quality of life reductions. See the peer reviewed studies below.

Eviction Caused by BCHD's Desire for \$250,000 Net Increase in Lease Revenue per Year

Beach Cities Health District in Redondo Beach, CA has recently made a decision to terminate the \$1M per year lease of Silverado Memory Care and evict the 100 dementia patients housed there. BCHD will be replacing the lease with a Sunrise non-specialized, general assisted living facility for \$1.25M per year. The "deal" by BCHD will increase lease revenue by a net \$250,000 per year.

Eviction Causes Net Loss in Taxpayer Value

The Silverado advanced dementia and memory care facility occupies a 4-story wing of a taxpayer owned building for its \$1M in annual rent payment. The new Sunrise facility will receive a 99-year, 5 acre grant of publicly owned land on the same site for its \$1.25M. The land is valued at approximately \$60M based on estimates from BCHD's former investment bankers. The nearly century long loss of 5 acres of such expensive land creates a large net loss to taxpayers based on the option value of the land that land.

BCHD Claims that the Silverado Facility must be Demolished are False

The health district has been making media claims that the building does not meet seismic standards and that it must be demolished. BCHD's own seismic consultants acknowledge that the building meets every applicable seismic code to provide up to 25 years of continued use under engineering best practices. Further, the consultants acknowledge there are no requires for retrofit nor demolition. BCHD Board and CEO, with no engineering or seismic expertise, are displacing 100 dementia residents due to a desire to increase lease payments by \$250,000 per year.

RESOURCES AND SUPPORT (headings in red color online)

Media Links to Beach Cities Health District's Eviction of 100 Dementia Patients in Redondo Beach, CA

1. **Los Angeles Times** Los Angeles Times. (2026, July 9). *Scores of LA dementia patients set to be evicted; families outraged*. Los Angeles Times. <https://www.latimes.com/california/story/2026-07-09/scores-of-la-dementia-patients-set-to-be-evicted-families-outraged>
2. **Daily Mail** Daily Mail. (2026). *Dementia patients care home eviction Redondo Beach*. Daily Mail. <https://www.dailymail.com/news/article-15965299/dementia-patients-care-home-eviction-redondo-beach.html>
3. **AOL** AOL. (2026). *Nearly 100 dementia patients being...* AOL. <https://www.aol.com/articles/nearly-100-dementia-patients-being-120000000.html>
4. **Easy Reader News (Sunrise Selection)** Meyer, G. (2026, June 8). *Beach Cities Health District board chooses Sunrise to evict Silverado residents in one year*. Easy Reader News. <https://easyreadernews.com/beach-cities-health-district-board-chooses-sunrise-to-evict-silverado-residents-in-one-year>
5. **Easy Reader News (Developers Appeal)** Meyer, G. (2026, July 2). *Would-be BCHD campus developers appeal to Redondo Beach city council*. Easy Reader News. <https://easyreadernews.com/would-be-bchd-campus-developers-appeal-to-redondo-beach-city-council>
6. **Easy Reader News (Silverado Families)** Easy Reader News. (2026, May 26). *Silverado families seek pause on new BCHD Redondo Beach redevelopment plan*. Easy Reader News. <https://easyreadernews.com/silverado-families-seek-pause-on-new-bchd-redondo-beach-redevelopment-plan>
7. **Easy Reader News (Best Senior Care)** Easy Reader News. (n.d.). *Best senior care Silverado Beach Cities care community*. Easy Reader News. <https://easyreadernews.com/best-senior-care-silverado-beach-cities-care-community>
8. **Facebook (North Redondo Beach Group)** North Redondo Beach. (2026). *[Community post regarding BCHD / Silverado]* [Facebook group post]. Facebook. <https://www.facebook.com/groups/NorthRedondoBeach/posts/4368446236746970/>
9. **Streamline Feed** Streamline Feed. (2026). *Tragic eviction crisis threatens 100 dementia patients in Redondo Beach*. Streamline Feed. <https://streamlinefeed.co.ke/news/tragic-eviction-crisis-threatens-100-dementia-patients-in-redondo-beach>
10. **Lavender Hotels** Lavender Hotels. (2026). *Brutal math: Senior care evictions Redondo Beach*. Lavender Hotels Weddings. <https://weddings.lavenderhotels.co.uk/brutal-math-senior-care-evictions-redondo-beach>
11. **Instagram Post 1** Instagram. (2026). *[Post regarding Redondo Beach senior care]* [Instagram photo/video]. Instagram. <https://www.instagram.com/p/DY0QuxTEqI0/>
12. **Silverado Senior Living** Silverado. (n.d.). *Silverado Beach Cities memory care community*. Silverado. <https://www.silverado.com/silverado-bchd/>

13. **Instagram Post 2** Instagram. (2026). *[Post regarding Silverado BCHD updates]* [Instagram photo/video]. Instagram. https://www.instagram.com/p/DY2_87lSvx6/

Peer Reviewed Study Links to Early Death and Reduced Quality of Life for Memory Care and Dementia Patients from Transfer Trauma caused by Forced Relocation

- Holder, J. M., & Jolley, D. (2012). Forced relocation between nursing homes: Residents' health outcomes and potential moderators. *Reviews in Clinical Gerontology*, 22(4), 301–319. <https://doi.org/10.1017/s0959259812000147>
- Robinson, V. (2002). A Brief Literature Review of the Effects of Relocation on the Elderly. Hospital Employees' Union.
- Ryman, F. V. M., Erisman, J. C., Darvey, L. M., Osborne, J., Swartsenburg, E., & Syurina, E. V. (2018). Health effects of the relocation of patients with dementia: A scoping review to inform medical and policy decision-making. *The Gerontologist*, 59(6), e674–e682. <https://doi.org/10.1093/geront/gny031>
- Walker, C., Curry, L. C., & Hogstel, M. O. (2007). Relocation stress syndrome in older adults transitioning from home to a long-term care facility: Myth or reality? *Journal of Psychosocial Nursing and Mental Health Services*, 45(1), 38–45. <https://doi.org/10.3928/02793695-20070101-09>

Seismic Best Practices Allow Up To 25 Years of Continued Silverado Facility Usage per BCHD Consultants

Compliance Timeline

- **3 years** – Submit checklist to determine if building is subject to ordinance
- **10 years** – Submit detailed evaluation
 - Comply w/ordinance requirements
 - Plans for seismic upgrade to comply w/ordinance
 - Plans for demolition
- **25 years** – Complete all retrofit or demolition work

Ordinance represents “Best Practice”

City of Redondo Beach has not adopted ordinance, yet

Any seismic retrofit work for BCHD towers considered voluntary at this time



Silverado Annual Revenue Estimate (Base \$64K/month + Utilities/Common \$24K/month)

According to formal Beach Cities Health District (BCHD) board financial audits and lease summaries, here are the credible details regarding the lease for Silverado Senior Living at 514 N. Prospect Avenue:

Square Footage Leased: Silverado leases **35,008 square feet** of the facility.

- **Monthly Base Rent:** For the FY 2021/22 period, the **monthly base rent** paid by Silverado was **\$63,834**.
- **Annual Recognized Lease Revenue:** BCHD recognized **\$766,008** in direct annual lease revenue from Silverado for that fiscal year (not including an additional \$370,868 accounted for as interest revenue under governmental accounting standards).
- **Lease Term:** The original agreement was dated May 18, 2006, and was slated to run through June 30, 2031.

2026 Lease Update: Note that following the BCHD Board's decision in May 2026 to proceed with Sunrise Senior Living for the campus redevelopment, an early termination clause was triggered. As part of the pre-agreed lease terms, Silverado entered a **one-year rent-free transition period** beginning May 29, 2026, to facilitate resident relocation prior to the scheduled demolition of the 514 building.

The Operating Expense & Reimbursement Structure

According to the **BCHD Annual Comprehensive Financial Reports (ACFR)**, the financial arrangement is not a pure "triple-net" lease where the tenant handles utilities entirely on their own meters; instead, it utilizes a shared reimbursement model:

- **The Baseline Structure:** At the inception of the lease agreement, the baseline payment of **\$24,382** per month was structured specifically to cover both the base building rent *and* a **direct reimbursement to the District for common area operating expenses**.
- **The Escalation Cap:** Both the base rent and the operating expense reimbursements are adjusted annually on a non-compounding basis, tied to the local Consumer Price Index (CPI), capped strictly at a maximum increase of **3% per year**.
- **The Variance Risk:** Because the reimbursement portion is subject to that strict 3% annual CPI cap, BCHD bears the financial risk if actual utility costs spike. For instance, in subsequent mid-term budget cycles, BCHD explicitly noted that higher-than-budgeted utility costs across campus property operations frequently outpaced the capped rental revenue increases.

Sources:

Annual Comprehensive Financial Reports (ACFR)

The primary audited financial data—including the exact square footage, historical rent schedules, and GASB 87 revenue breakdowns—is published in the **Beach Cities Health District Notes to the Basic Financial Statements (Leases section)**:

- **FY 2021-22 Financial Report (Page 43 / Notes Page 69):**

Documents the exact \$63,834 monthly base rent for that specific fiscal period, the \$766,008 recognized lease revenue, the \$370,868 interest revenue standard entry, and the June 30, 2031 legal lease conclusion date.

- *Source URL:* [BCHD ACFR FY21-22 Final Report](#)

- **FY 2022-23 & FY 2023-24 Financial Reports:**

Tracks the subsequent escalation of the base rent to \$80,000 per month while carrying forward the historical 35,008 square footage baseline data.

- *Source URLs:* [BCHD ACFR FY22-23 Report](#) | [BCHD Financial Report FY24](#)

2. Historical Operating and Baseline Expense Clauses

- **FY 2012-13 and FY 2018 CAFR Asset Summaries:**

Details the original May 18, 2006 lease execution, highlighting the initial monthly bundled floor of \$38,126 established for both the base space rent and the dedicated common area operating expense reimbursements.

- *Source URL:* [BCHD CAFR 2018 Report Archive](#)

Sunrise \$1.25M Across 10 Years Credible Estimate from BCHD Presentations

Based on the official proposal submitted by Sunrise Senior Living to the Beach Cities Health District (BCHD) for the Healthy Living Campus ground lease, the rent structure is tier-based during the construction and stabilization phases, followed by a fixed percentage escalation every 5 years.

Proposed Sunrise Ground Lease Schedule (Years 1–10)

The base ground lease rent starts at closing and follows this progression across the first decade:

Lease Year	Phase / Tier	Annual Rent Payment	Monthly Equivalent
Year 1	Initial Construction (Months 1–12)	\$500,000	\$41,667
Year 2	Initial Construction (Months 13–24)	\$500,000	\$41,667
Year	Mid-Construction Tier	\$750,000	\$62,500

3	(Months 25–36)		
Year 4	Mid-Construction Tier (Months 37–48)	\$750,000	\$62,500
Year 5	Stabilized Operations Base (Year 1)	\$1,250,000	\$104,167
Year 6	Stabilized Operations Base (Year 2)	\$1,250,000	\$104,167
Year 7	Stabilized Operations Base (Year 3)	\$1,250,000	\$104,167
Year 8	Stabilized Operations Base (Year 4)	\$1,250,000	\$104,167
Year 9	Stabilized Operations Base (Year 5)	\$1,250,000	\$104,167
Year 10	Post-Stabilization Escalation (7.5% Increase)*	\$1,343,750	\$111,979
Total	First 10 Years Cumulative Revenue	\$9,593,750	<i>(Approx. \$10M)</i>



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

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

Item: 8.A.

Meeting Date: 7/13/2026

To: City Council
From: Christian Horvath, Assistant to the City Manager / City Clerk
Thru: Karina Bañales, City Manager
Subject: Approve Affidavit of Posting for the City Council Regular Meeting of July 13, 2026

Background:

None.

Discussion:

None.

Fiscal Impact:

None.

Recommendation:

Approve.

Attachments:

1. CL_AGN_260713_CC_AffidavitofPosting



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

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

Item: 8.B.

Meeting Date: 7/13/2026

To: City Council

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

Thru: Karina Bañales, City Manager

Subject: Approve Motion to Read by Title Only and Waive Further Reading of All Ordinances and Resolutions Listed on the Agenda

Background:

None.

Discussion:

None.

Fiscal Impact:

None.

Recommendation:

Approve.

Attachments:

None



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

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

Item: 8.C.

Meeting Date: 7/13/2026

To: City Council
From: Christian Horvath, Assistant to the City Manager / City Clerk
Thru: Karina Bañales, City Manager
Subject: Approve the following Minutes of June 22, 2026: City Council Regular Meeting

Background:

None.

Discussion:

None.

Fiscal Impact:

None.

Recommendation:

Approve as presented.

Attachments:

1. CL_MIN_260622_CC_F



1. Call To Order

The City Council of the City of Rolling Hills met in person on the above date at 7:02 p.m. Mayor Dieringer presiding.

2. Roll Call

Councilmembers Present:	Pieper, Mirsch, Wilson, Mayor Dieringer
Councilmembers Absent:	Black
Staff Present:	Karina Bañales, City Manager Christian Horvath, Assistant to the City Manager / City Clerk Samantha Crew, Management Analyst Nicolas Papajohn, City Attorney Benjamin Johnson, Planning Technician / Code Compliance Officer

3. Pledge Of Allegiance – Councilmember Wilson

4. Presentations / Proclamations / Announcements - None

5. Approve Order of the Agenda

Motion by Councilmember Pieper, seconded by Councilmember Mirsch to approve the order of the agenda. Motion carried unanimously with the following vote:

AYES:	Pieper, Mirsch, Wilson, Mayor Dieringer
NOES:	None
ABSENT:	Black

6. Blue Folder Items (Supplemental) - None

7. Public Comment on Non-Agenda Items - None

8. Consent Calendar

8.A. Approve Affidavit of Posting for the City Council Regular Meeting of June 22, 2026

8.B. Approve Motion to Read by Title Only and Waive Further Reading of All Ordinances and Resolutions Listed on the Agenda

8.C. Approve the following Minutes of June 8, 2026: City Council Regular Meeting

8.D. Payment of Bills

8.E. Adopt Resolution No. 1417, Updating the City of Rolling Hills Records Retention Schedule

8.F. Adoption of Amendment to Legal Services Agreement with Best, Best & Krieger regarding Updated Fee Schedule for City Attorney Services and authorization for the City Manager to sign the Agreement

Motion by Councilmember Mirsch, seconded by Councilmember Pieper to approve the Consent Calendar. Motion carried unanimously with the following vote:

AYES: Pieper, Mirsch, Wilson, Mayor Dieringer
NOES: None
ABSENT: Black

9. Excluded Consent Calendar Items - None

10. Commission Items - None

11. Public Hearings

11.A. A Hearing regarding a Nuisance Abatement at 6 Saddleback Road (Lot 18-RH), and consideration of a Resolution of the City Council of the City of Rolling Hills Declaring the condition of the property to be a Public Nuisance and Ordering the Abatement thereof

Presentation by Planning Technician / Code Compliance Officer Johnson.

Motion by Councilmember Pieper, seconded by Councilmember Wilson to approve Resolution No. 1416 as presented and direct staff to return with an update at the July 27 meeting. Motion carried unanimously with the following vote:

AYES: Pieper, Mirsch, Wilson, Mayor Dieringer
NOES: None
ABSENT: Black

12. Discussion Items

12.A. Outdoor Emergency Siren and SAFE Unit Update; Receive and File and Provide Direction Regarding Community Outreach for Potential Future Siren Locations

Presentation by Management Analyst Crew.

Public Comment: Mark Ellers, Dina Swanson-Zelleke, Arlene Honbo, Bill Dilfer, Mary Martha Bernadette, Judith Haenel

Motion by Councilmember Pieper, seconded by Councilmember Mirsch to receive and file; direct staff to hold site specific silhouette viewing opportunities for the public and provide tentative known dates for SAFE unit soft launch events in a small area. Motion carried unanimously with the following vote:

AYES: Pieper, Mirsch, Wilson, Mayor Dieringer
NOES: None
ABSENT: Black

13. Matters From the City Council

13.A. Verbal update regarding additional handrails or guardrails at the Rolling Hills Tennis Courts

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

Motion by Councilmember Pieper, seconded by Councilmember Wilson to receive and file and direct staff to take no further action until the Rolling Hills Community Association completes their Cabana related construction work. Motion carried unanimously with the following vote:

AYES: Pieper, Mirsch, Wilson, Mayor Dieringer
NOES: None
ABSENT: Black

13.B. Consideration and possible action regarding acknowledgment of resident-submitted ideas for publicly funded amenities, including requests for plaques or other forms of recognition.

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

Public Comment: Judith Haenel, Melissa McNabb

Motion by Councilmember Pieper, seconded by Councilmember Mirsch to receive and file. Mayor Dieringer made a friendly amendment, accepted by the motion makers, directing staff bring the matter back for discussion if an individual expresses interest in making a significant donation to the City project that may require revisions to current policies. Motion carried unanimously with the following vote:

AYES: Pieper, Mirsch, Wilson, Mayor Dieringer
NOES: None
ABSENT: Black

14. Matters From Staff

14.A. Receive an update on Phase 1 of the Portuguese Bend Road / Rolling Hills Road 8" Sewer Main Project

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

Motion by Councilmember Pieper, seconded by Councilmember Wilson to receive and file; table the matter until receiving further information regarding possibility of additional funding or other funding sources via follow up with Congressman Lieu's office and the USDA. Motion carried unanimously with the following vote:

AYES: Pieper, Mirsch, Wilson, Mayor Dieringer
NOES: None
ABSENT: Black

15. Recess To Closed Session - None

16. Reconvene To Open Session - None

17. Adjournment: 9:26 P.M.

The meeting was adjourned at 9:26 p.m. on June 22, 2026. The next regular meeting of the City Council is scheduled to be held on Monday, July 13, 2026 beginning at 7:00 p.m. in the City Council Chamber at City Hall, 2 Portuguese Bend Road, Rolling Hills, California. It will also be available via the City's website link at: <https://www.rolling-hills.org/government/agenda/index.php>

All written comments submitted are included in the record and available for public review on the City website.

Respectfully submitted,

Christian Horvath, City Clerk

Approved,

Bea Dieringer, Mayor



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

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

Item: 8.D.

Meeting Date: 7/13/2026

To: City Council
From: Christian Horvath, Assistant to the City Manager / City Clerk
Thru: Karina Bañales, City Manager
Subject: Payment of Bills

Background:

None.

Discussion:

None.

Fiscal Impact:

None.

Recommendation:

Approve as presented.

Attachments:

1. CL_AGN_260713_CC_PaymentOfBills_E

CITY OF ROLLING HILLS

AP27-001, ACH27-001

Check Run 07/08/2026

Check No.	Check Date	Payee	Description	Amount
029228	7/8/2026	Bergeman Group	March 2026-TC ADA Const. Mgmt	12,548.50
029229	7/8/2026	Caballeros Del Rancho Palos Verdes	RH Caballeros Club-Holiday/Hix Reimbursement FY25-26	4,348.67
029230	7/8/2026	Fidelity Builders, Inc.	TCADA-Pay App 007 - Retainage	37,806.61
029231	7/8/2026	Gladwell Governmental Services, Inc.	2026 Election Prep	350.00
029231	7/8/2026	Gladwell Governmental Services, Inc.	Clerk Training	510.00
CHECK TOTAL			\$ 860.00	
029232	7/8/2026	County of LA Dept. of Auditor-Controller	LAFCO Annual Fee FY26-27	111.28
029233	7/8/2026	League of California Cities	LA County Division Dues July 2026 to June 2027	924.00
029234	7/8/2026	Pearce Concrete & Masonry, Inc	C&D Refund-ZC#26-31_2 Spur Lane	1,000.00
029235	7/8/2026	Palos Verdes Peninsula Unified School District	School Security Reimburse 03/20/26-06/25/26	694.88
029236	7/8/2026	South Bay Cities Council of Governments	SBCCOG Dues - FY 2026-2027	8,625.46
029237	7/8/2026	South Bay Chamber Music Society Inc.	South Bay Chamber Music Society Grant - FY26-27	600.00
029238	7/8/2026	Southern Calif Assoc of Governments	SCAG Annual Dues - FY26-27	333.00
ACH-1264	7/13/2026	Alliant Insurance Services Inc.	26-27 ACIP Crime Renewal	1,016.00
ACH-1265	7/13/2026	Bennett Landscape	May 2026 - Irrigation Repairs	211.55
ACH-1266	7/13/2026	Bennett Landscape	June 2026 - Irrigation Repairs	88.15
ACH-1267	7/13/2026	Bennett Landscape	July 2026 - Landscape Maint Serv	1,020.00
ACH-1268	7/13/2026	Best Best & Krieger LLP	June 2026 - General Services	31,189.70
ACH-1269	7/13/2026	Best Best & Krieger LLP	June 2026 - Land Use	1,026.00
ACH-1270	7/13/2026	Best Best & Krieger LLP	June 2026 - 79 Eastfield Dr	400.00
ACH-1271	7/13/2026	California JPIA	FY26-27 Annual Contribution	57,624.00
ACH-1272	6/23/2026	CalPERS	CalPERS Retirement Payroll Ending 06-09-26	4,032.24
ACH-1273	7/13/2026	Civicplus	FY26-27 - Agenda Mgmt	6,570.00
ACH-1274	7/13/2026	Civicplus	FY26-27 - Municode/Online Hosting	1,817.23
ACH-1275	7/8/2026	Cox Communications	July 2026 Phone Service	94.09
ACH-1276	7/6/2026	Delta Dental	July 2026 Dental Coverage	647.64
ACH-1277	7/13/2026	Executive Suite Services Inc.	June 2026 Janitorial Services	1,150.00
ACH-1278	7/10/2026	Forum Info-Tech. Inc./Levelcloud	July 2026 - IT Cloud Hosting	4,301.78

ACH-1279	7/13/2026	Full Compass Systems	FY25-26 - AV Equipment #04	861.97
ACH-1280	7/13/2026	Full Compass Systems	FY25-26 - AV Equipment #02	87.80
ACH-1281	7/13/2026	Full Compass Systems	FY 25-26 - AV Equipment #03	3,451.87
ACH-1282	7/13/2026	Full Compass Systems	FY25-26 - AV Equipment #05	11,225.35
ACH-1283	7/13/2026	IWorQ	FY26-27 CDP Software Mgmt Subscription	7,250.00
ACH-1284	7/13/2026	County of Los Angeles	May 2026 Animal Care Housing Costs	695.35
ACH-1285	7/13/2026	LA County Sheriff's Department	April 2026 LMT Traffic Enforcement Special Event	4,296.58
ACH-1286	7/13/2026	LA County Sheriff's Department	May 2026 LMT Traffic Enforcement Special Event	791.47
ACH-1287	7/1/2026	Nextiva	July 2026 Business Phone	293.87
ACH-1288	7/13/2026	NV5, INC.	June 2026 Services CORH-22-11241 Flow Monitoring	2,637.50
ACH-1289	7/13/2026	Orkin	June 2026 Pest Control	202.00
ACH-1290	7/1/2026	Race Communications	July 2026 Communications Fiber	1,020.00
ACH-1291	6/21/2026	Vantagepoint Transfer Agents - 306580	Deferred Comp Contributions PR Ending 06-09-26	1,375.21
ACH-1292	7/1/2026	Vision Service Plan - (CA)	July 2026 Vision Coverage	107.08
REPORT TOTAL				213,336.83

I, Karina Banales, City Manager of Rolling Hills, California certify that the above demands are accurate and there is available in the General Fund a balance of
\$ 213,336.83 for the payment of above items.

Karina Banales, City Manager



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

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

Item: 8.E.

Meeting Date: 7/13/2026

To: City Council
From: Karina Bañales, City Manager
Thru: Karina Bañales, City Manager
Subject: Republic Services Recycling Tonnage and Complaint Reports for May 2026

Background:

On July 1, 2020, the City entered into an Amended and Restated Agreement with Republic Services for the collection, transportation, recycling, composting, and disposal of solid waste, recyclables, green waste, bulky items, and brush. As part of the Agreement, Republic Services is required to provide periodic operational and performance reports to the City. These reports assist the City in monitoring service levels, recycling activities, diversion compliance, and resident service requests.

Over the past several months, staff has presented information to the City Council regarding Republic Services' reporting requirements and the various reports submitted under the Agreement. These reports provide transparency regarding waste collection operations and support the City's oversight responsibilities.

This evening, staff is presenting reports for May. In addition, Republic Services has provided additional information regarding its reporting requirements and reporting methodologies, which is included in Attachment E.

Discussion:

Republic Services provides several recurring reports to the City, including Recycling Tonnage Reports, Complaint Reports, Red Tag Reports, Missed Pick-Up Reports, Commercial Recycling Recovery Reports, Greenwaste Reports, and Residential Roll-Off Bin Usage Reports.

- *Tonnage Reports*, which document the volume of materials collected and processed and assist the City in monitoring progress toward recycling and waste diversion goals (Attachment A).
 - Greenwaste Reporting, which tracks green waste collection and diversion activities and identifies factors that may impact reported tonnage, including contamination and data-entry corrections.
 - Residential Roll-Off Bin Usage Reports, which document resident utilization of the City's annual free green waste roll-off bin program.
- *Commercial Recycling Recovery Reports*, which document recovery rates from transfer facilities and support compliance reporting requirements (Attachment B).

- *Republic Services Missed Pick-Up Reports*, which provide information regarding missed collections and their subsequent resolution (Attachment C).
- *City of Rolling Hills Complaint Reports*, which track resident concerns, including missed collections and service-related issues, and document corrective actions taken (Attachment D).
- *Red Tag Reports*, which identify contamination issues or other violations associated with waste disposal practices. For May, there were no red tags issued.

Republic Services is contractually required to achieve a minimum annual diversion rate of 30 percent for residential solid waste collection services. Currently, the City meets California's recycling and waste diversion requirements through its overall diversion program, including the diversion of green waste from landfills.

Fiscal Impact:

None.

Recommendation:

Recieve and file.

Attachments:

1. Attachment A - VC_REP_260622_May_TonnageReport
2. Attachment B - VC_REP_260622_May_C&D Report
3. Attachment C - VC_REP_260622_May_CallLog
4. Attachment D - VC_REP_260713_May_ComplaintList
5. Attachment E - VC_REP_260603_RS_Diversion_SB1383Compliance_Report

CITY OF ROLLING HILLS RESIDENTIAL FRANCHISE 2026

Year 2026

Diversion Required

Month	Commodity	Tons Collected	Tons Recovered	Tons Disposed	Diversion %
1	Greenwaste	89.97	89.97	-	100.00%
	Trash	169.33	-	169.33	0.00%
	Greenwaste - Residential Roll Off Bin	26.16	26.16	-	100.00%
	Trash - Residential Roll Off Bin	5.26	-	5.26	0.00%
	1 Total	290.72	116.13	174.59	39.95%
2	Greenwaste	105.57	105.57	-	100.00%
	Trash	133.77	-	133.77	0.00%
	Trash - Residential Roll Off Bin	4.65	-	4.65	0.00%
	2 Total	243.99	105.57	138.42	43.27%
3	Greenwaste	99.86	99.86	-	100.00%
	Trash	195.06	-	195.06	0.00%
	Greenwaste - Residential Roll Off Bin	4.99	4.99	-	100.00%
	Trash - Residential Roll Off Bin	12.13	-	12.13	0.00%
	3 Total	312.04	104.85	207.19	33.60%
4	Greenwaste	133.73	133.73	-	100.00%
	Trash	124.31	-	124.31	0.00%
	Greenwaste - Residential Roll Off Bin	5.19	5.19	-	100.00%
	Trash - Residential Roll Off Bin	6.99	-	6.99	0.00%
	4 Total	270.22	138.92	131.30	51.41%
5	Greenwaste	112.41	112.41	-	100.00%
	Recycle	5.66	2.91	2.75	51.44%
	Trash	146.75	-	146.75	0.00%
	Greenwaste - Residential Roll Off Bin	1.11	1.11	-	100.00%
5 Total		265.93	116.43	149.50	43.78%
Grand Total		1,382.90	581.90	801.00	42.08%

CITY OF ROLLING HILLS NON-FRANCHISE 2026

Year 2026
Diversion Requirement

Month	Commodity	Tons Collected	Tons Recovered	Tons Disposed	Diversion %
1	Recycle	0.16	0.07	0.09	42.94%
	Trash	64.25	-	64.25	0.00%
	Organics	0.02	0.01	0.01	67.20%
	1 Total	64.43	0.08	64.35	0.12%
2	Recycle	0.18	0.09	0.09	50.45%
	Trash	13.48	-	13.48	0.00%
	Organics	0.02	0.01	0.01	61.64%
	2 Total	13.68	0.11	13.57	0.77%
3	Recycle	0.19	0.09	0.09	50.78%
	Trash	83.53	-	83.53	0.00%
	3 Total	83.71	0.09	83.62	0.11%
4	Recycle	0.16	0.09	0.07	55.32%
	Trash	74.09	-	74.09	0.00%
	C&D	11.25	9.24	2.01	82.13%
	4 Total	85.50	9.33	76.18	10.91%
5	Recycle	0.23	0.12	0.11	52.37%
	Trash	77.09	-	77.09	0.00%
	C&D	4.44	3.65	0.79	82.13%
	5 Total	81.76	3.77	77.99	4.61%
Grand Total		329.08	13.37	315.71	4.06%



Republic Services
C&D Report

City of Rolling Hills
Reporting Period May-26

Disposal Site	Material	Loads Taken	Tons Collected
CWS	C&D	1	4.44

Summary	
Row Labels	Sum of Tons Collected
C&D	4.44
Grand Total	4.44



Republic Services Call Log Report

City:	Rolling Hills
Year	2026
Month/Quarter	5

Summary of Calls by Type

Final Call		
Final Call Type	Sub-Type	Total
*No Missed Pick-ups to Report this month	(blank)	1
*No Missed Pick-ups to Report this month Total		1
Grand Total		1



Republic Services Call Log Report

Final Call Type	Sub-Type	Case Number	Date/Time Opened	Date/Time Closed	Created By	Request Description	Resolution Comments	Customer Category	Account Number	Site	Account Name	Site Address	Phone
*No Missed Pick-ups to Report this month													

City of Rolling Hills - May 2026 Republic Services Complaint Log

Date of Issue	Time	Issue/Complaint	Resident Name	Resident Address	Republic contacted	Republic Reponse
5/1/2026	8:30 AM	Missed Trash		33 Portuguese Bend Rd.	Lori Reyna	Lori Reyna
5/6/2026	9:30 AM	Missed Trash and Green Waste		25 Chuckwagon Rd.	Lori Reyna	Lori Reyna
5/7/2026	10:10 AM	Missed Green Waste		18 Buggy Whip Dr.	Lori Reyna	Lori Reyna
5/15/2026	11:05 AM	Missed Trash		10 Saddleback Rd.	Lori Reyna	
5/18/2026	7:45 AM	Missed Green Waste		14 Southfield Dr.	Lori Reyna	Lori Reyna
5/20/2026	3:30 PM	Missed Green Waste		18 Buggy Whip Dr.	Lori Reyna	Lori Reyna
5/26/2026	4:20 PM	Missed Trash and Green Waste		17 Caballeros Rd.	Lori Reyna	Lori Reyna
5/27/2026	9:45 AM	Missed Trash and Green Waste		17 Caballeros Rd.	Lori Reyna	Lori Reyna
5/28/2026	8:00 AM	Missed Trash		25 Caballeros Rd.	Lori Reyna	

Republic Services Diversion and SB 1383 Performance

June 2, 2026

Summary

This report summarizes the City's compliance with State solid waste regulations, including SB 1383, and Republic Services' role in supporting and advancing that performance.

DIVERSION AND SB 1383 COMPLIANCE

1. CalRecycle Disposal Reduction & Diversion Performance

Through its partnership with Republic Services, the City continues to meet and exceed State diversion and disposal reduction requirements:

- Maximum Allowable Disposal Rate (CalRecycle): 16.70 lbs/person/day
- Rolling Hills Actual (2024): 9 lbs/person/day
- State Diversion Benchmark: 50%
- Rolling Hills Diversion Performance: ~73%

This performance reflects substantially lower disposal and higher diversion than required by the State, underscoring Republic's critical role in delivering programs, services, and community engagement that consistently drive measurable results.

2. SB 1383 Compliance

Rolling Hills has been granted a Low Population Waiver based on:

- Annual disposal volumes under 5,000 tons
- Population below 7,500 residents

While this waiver reduces certain regulatory obligations, Republic Services has continued to proactively implement SB 1383-aligned programs, ensuring the City not only maintains compliance but remains well-positioned relative to evolving State expectations:

- Annual SB 1383 education and outreach (newsletter)
- Ongoing direct customer engagement on recycling and waste reduction
- Digital outreach and web-based educational resources

These efforts demonstrate Republic's commitment to going beyond minimum requirements to support the City's long-term compliance and sustainability goals.

3. Local Program Implementation and Service Model

Republic's specialized service model is foundational to the City's success in achieving high diversion and compliance outcomes:

- Collection of customer-owned waste containers
- Collection of bundled green waste
- Use of specialized small-vehicle collection equipment for hillside access
- Routing strategies designed to minimize community impacts

Additional programs that directly contribute to diversion and proper material management include:

- Fire Abatement Support: Roll-off containers for brush clearance
- Residential Green Waste Support: Annual organic material recycling options

These tailored programs increase participation, reduce improper disposal, and directly contribute to the City's strong diversion performance.

4. Contract Diversion Performance (Context)

Republic's impact extends beyond contract metrics:

- State-Reported Diversion Rate: ~72–73%
- Franchise Requirement: 30% minimum diversion
- Current Franchise Performance: 28.98%

It is important to note that State diversion calculations include additional programs and material streams—such as construction and demolition debris, open market services, and source reduction activities—that are not captured in franchise reporting.

As a result, the State-recognized diversion rate more fully reflects Republic's comprehensive service delivery and the City's overall performance, which significantly exceeds State requirements.

CONCLUSION

Republic Services plays a critical and proactive role in supporting the City of Rolling Hills in meeting and exceeding State mandates, including:

- Delivering programs that achieve diversion performance well above State requirements
- Supporting continued SB 1383 alignment, despite reduced regulatory obligations

- Implementing community-specific service solutions that drive participation and results
- Positioning the City for continued compliance with evolving CalRecycle standards

This partnership ensures the City remains a high-performing jurisdiction, with strong environmental outcomes and a clear pathway for sustained compliance.



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

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

Item: 11.A.

Meeting Date: 7/13/2026

To: City Council

From: Whitney Berry, Planning Manager

Thru: Karina Bañales, City Manager

Subject: Zoning Case No. 26-73: Request for a Site Plan Review to develop a vacant lot including non-exempt grading and the construction of a new single-family residence with accessory structures; Conditional Use Permits for a guest house, a stable greater than 200 square feet, a corral greater than 550 square feet and a detached accessory structure greater than 200 square feet; and Variances to allow construction of certain structures in the front yard, to allow a corral to encroach into the front yard setback, to allow retaining walls to exceed the maximum average height of 2.5 feet, to allow a portion of the basement to extend beyond the walls of the residence, and to allow grading export; and finding the project categorically exempt from CEQA for 23 Crest Road East (Lot 132A-MS)(Ogasawara)

Background:

Summary

On October 28, 2024, the City Council approved Zoning Case No. 23-070 for a Site Plan Review, Conditional Use Permits and Variances to develop a vacant lot with a new single-family residence and accessory structures located at 23 Crest Road East. The Applicant is requesting approval of modifications to the original project that are the result of (1) City requirements for the slope of the driveway, (2) RHCA Architectural Committee requirement that the street-facing façade of the residence be fully exposed, and (3) geotechnical and geology requirements that the project implement a non-traditional onsite wastewater treatment system. These modifications primarily affect grading quantities, the finished elevations of the mound in the center of the driveway and the design of the north side of the residence. The proposed modifications are considered “major modifications” that are subject to City Council review and approval pursuant to RHMC [Sections 17.38.065 \(Variances – Subsequent Modification\)](#) and [17.46.070 \(Site Plan Review – Subsequent Modification\)](#), as well as [Planning Commission Policy Criteria for Determining Minor and Major Modifications for Development Projects](#).

Project History

[On December 11, 2023](#), the Traffic Commission reviewed the proposed driveway and apron for the subject project and recommended approval of the new driveway and apron to the City Council.

[On January 16, 2024](#), the Planning Commission conducted duly noticed public hearing to consider the application for the first time at its morning field trip meeting and regular evening meeting. 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 owner were notified of the public hearings and were 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 address the issues.

[On April 16, 2024](#), the Planning Commission conducted a second duly noticed public hearing to consider the application at its morning field trip meeting and regular evening meeting. Neighbors within a 1,000-foot radius were notified of the public hearings and a notice was published in the Daily Breeze on April 5, 2024. The applicant and owner were notified of the public hearings and were 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 address the issues.

[On June 18, 2024](#), the Planning Commission conducted a third duly noticed public hearings to consider the application at its morning field trip meeting and regular evening meeting. Neighbors within a 1,000-foot radius were notified of the public hearings and a notice was published in the Daily Breeze on June 8, 2024. The applicant was notified of the public hearings and was in attendance at the hearings. Evidence was heard and presented at the public hearings from all persons interested in affecting said proposal. On June 18, 2024 the Project was approved by the Planning Commission by 3-0 Vote (two Commissioners were absent) to adopt Resolution No. 2024-06 approving Zoning Case No. 23-070. The action included amending the conditions of approval to address future area drainage, the height of the mound and restricting what can be planted atop, and the orientation of a passageway to the basement.

[On July 22, 2024](#), the City Council considered the Planning Commission's action to approve the proposed Project and the Traffic Commission's action to approve the driveway apron. The City Council voted 5-0 to take the matter under its own jurisdiction.

[On August 12, 2024](#), the City Council conducted a duly noticed public hearing to consider the application at a morning field trip and regular evening meeting. Neighbors within a 1,000-foot radius were notified of the public hearing and a notice was published in the Daily Breeze on August 1, 2024. The applicants and owner were notified of the public hearing and were in attendance at the hearing. The City Council opened the public hearing, took public testimony, and discussed the Project. The City Council then continued the public hearing to October 14, 2024.

[On October 14, 2024](#), the City Council conducted a duly noticed public hearing to consider the application at its regular evening meeting. Neighbors within a 1,000-foot radius were notified of the public hearings and a notice was published in the Daily Breeze on October 4, 2024. The applicants and owner were notified of the public hearings and were in attendance at the hearings. Evidence was heard and presented from all persons interested in affecting said proposal. The City Council opened the public hearing, took public testimony, and discussed the Project. The City Council then continued the public hearing to October 28, 2024.

[On October 28, 2024](#), the City Council conducted a duly noticed public hearing to consider the application at its regular evening meeting. Evidence was heard and presented from all persons interested in affecting said proposal. The City Council opened the public hearing, took public testimony, and discussed the Project. The City Council voted 4-1 to adopt Resolution No. 1376

(Attachment 9) approving Zoning Case No. 23-070 with additional conditions of approval to address landscaping, permitting through LA County only, grading quantities for the “sunset terrace,” stormwater retention cisterns designed for a 100-year storm, a maximum 12’ height above grade for cantilevered decks, prohibiting planting trees on the mound, and modifying Condition AR to require City Council approval of any modification to drainage on the property.

On December 3, 2024, the Applicant submitted conceptual plans to the RHCA Architectural Committee for review. The Applicant subsequently revised and resubmitted plans multiple times, and ultimately received approval of the conceptual designs from the RHCA Architectural Committee on September 30, 2025.

On May 22, 2026, the City received modified grading and architectural plans from Shawn Smith of Crest Real Estate (“Applicant”), on behalf of the property owner Yuki Ogasawara, to request approval of modifications to the previously approved Project. The Applicant has proposed modifications in response to agency reviews that are considered “major modifications,” pursuant to RHMC [Sections 17.38.065 \(Variances – Subsequent Modification\)](#) and [17.46.070 \(Site Plan Review – Subsequent Modification\)](#), as well as [Planning Commission Policy Criteria for Determining Minor and Major Modifications for Development Projects](#).

Discussion:

Site Characteristics

The property located at 23 Crest Road East is zoned RA-S-2 and has a net lot area for development purposes of 6.48 acres or 282,368 SF. The vacant property is located on the south side of Crest Road and is one of the last and most expansive undeveloped lots in the neighborhood (Attachment 2). The property is irregularly shaped and is bordered by residential development to the south, east and west and Crest Road to the north. The lot has a depth of approximately 820 feet and a width of approximately 480 feet, and has an overall elevation change of over 200 feet from Crest Road East to the rear of the property. The property has a 50-foot-wide roadway easement along Crest Road East and a 25-foot-wide Rolling Hills Community Association (RHCA) easement along the east, west and south perimeter of the lot. A natural drainage course is located along the western portion of the lot and a blue line stream, which is a part of the Klondike Canyon System, is located approximately 200 feet south of the southern property line of the lot. The lot is also located in proximity to the Geotechnical Hazardous area of the City, known as the Flying Triangle.

Proposed Project with Modifications

The Applicant requests approval of the modifications to the original project that are responsive to agency requirements, RHCA design review and geological investigations at the site (Attachment 8). The proposed modifications are considered “major modifications” that are subject to City Council review and approval pursuant to RHMC [Sections 17.38.065 \(Variances – Subsequent Modification\)](#) and [17.46.070 \(Site Plan Review – Subsequent Modification\)](#), as well as [Planning Commission Policy Criteria for Determining Minor and Major Modifications for Development Projects](#).

The Project includes the following components:

- 12,070 SF single-family residence with a 7,916 SF basement and 921 SF attached garage;
- 15,500 SF Circular driveway
- 1,226 SF Stable;
- 5,190 SF Corral;
- 612 SF Guest house;
- 693 SF Accessory Dwelling Unit (ADU);

- 280 SF Swimming pool/spa;
- 400 SF Detached trellis;
- Retaining walls;
- Attached covered porches;
- A tunnel egress from the basement;
- Grading with 7,228 cubic yards (CY) of non-exempt export;
- Native landscaping and other improvements.

The major modifications affect the previously-approved Site Plan Review and Variances. The project modifications related to the Conditional Use Permits are minor in nature and did not rise to the same level of significance. However, it is more efficient and clearer to keep all Project entitlements on the same timeline as they progress through the development process. Therefore, the requested Conditional Use Permits are being considered anew along with the Site Plan Review and Variances.

The proposed modifications to the Project are considered major because they (1) affect grading export by more than 500 cubic yards, (2) change the slope configuration of the mound in the center of the driveway and (3) include new retaining walls and cut of more than 3 feet in order to expose the north side of the residence:

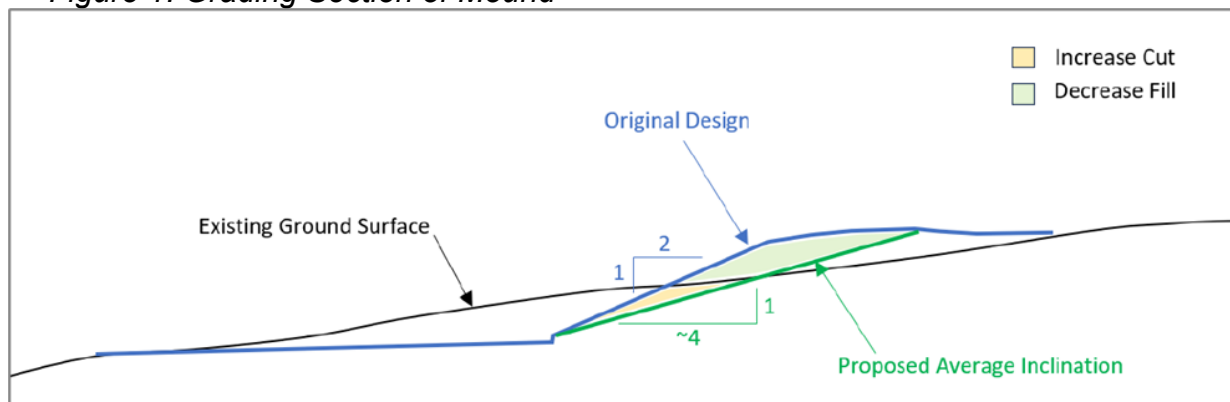
1. Modification to Grading Export: A condition of approval by the City required a maximum slope of seven percent for the driveway entrance from Crest. The implementation of this condition required the raising of onsite grades, increasing fill (Table 1).

Table 1. Grading/Earthwork Comparison

Design	Cut	Fill	Export
Approved	19,052	9,336	9,716
Modified	17,395	1,258	16,137
Delta	(1,657)	(8,078)	6,421

2. Modification of Slope Configuration of the Mound. Due to the downhill side of the mound area being used for surficial onsite wastewater treatment system (OWTS) effluent, geotechnical and geology requirements recommend shallower inclination of this side of the mound. The plan view design of the mound remains the same. However, the downhill side of the mound would be reduced from a 2:1 slope inclination to a shallower slope inclination on the order of 4:1 (Figure 1). While this adjustment overall decreases remedial cut and fill, it will increase export.

Figure 1. Grading Section of Mound



3. Modification to the North Side of the Residence. The Rolling Hills Community Association asked

that the residence be fully exposed on the north or street-facing side, which requires an additional level area and retaining walls as opposed to the original design without a wall (Figures 2 & 3). This also increased the amount of cut in that particular area.

The modifications to the previously-approved project have been evaluated against applicable zoning code requirements and summarized in the attached project comparison chart (Attachment 6). As shown in this chart, the Project substantially conforms to the City's residential development standard, including, but not limited to, height, lot coverage, setbacks, disturbed area and requirements for equestrian facilities.

Figure 2. Site Plan with Proposed Modifications (Zoning Case No. 26-73)

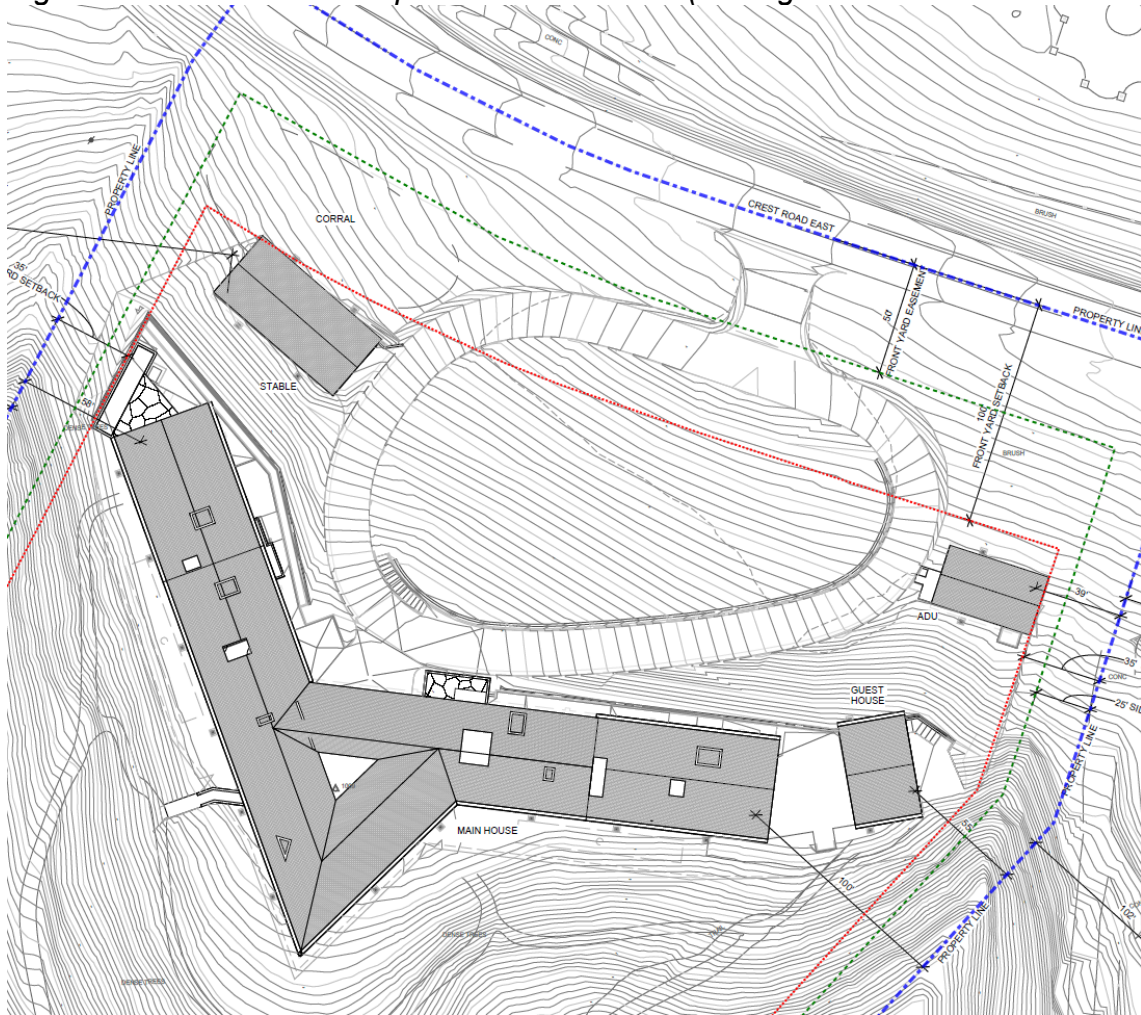
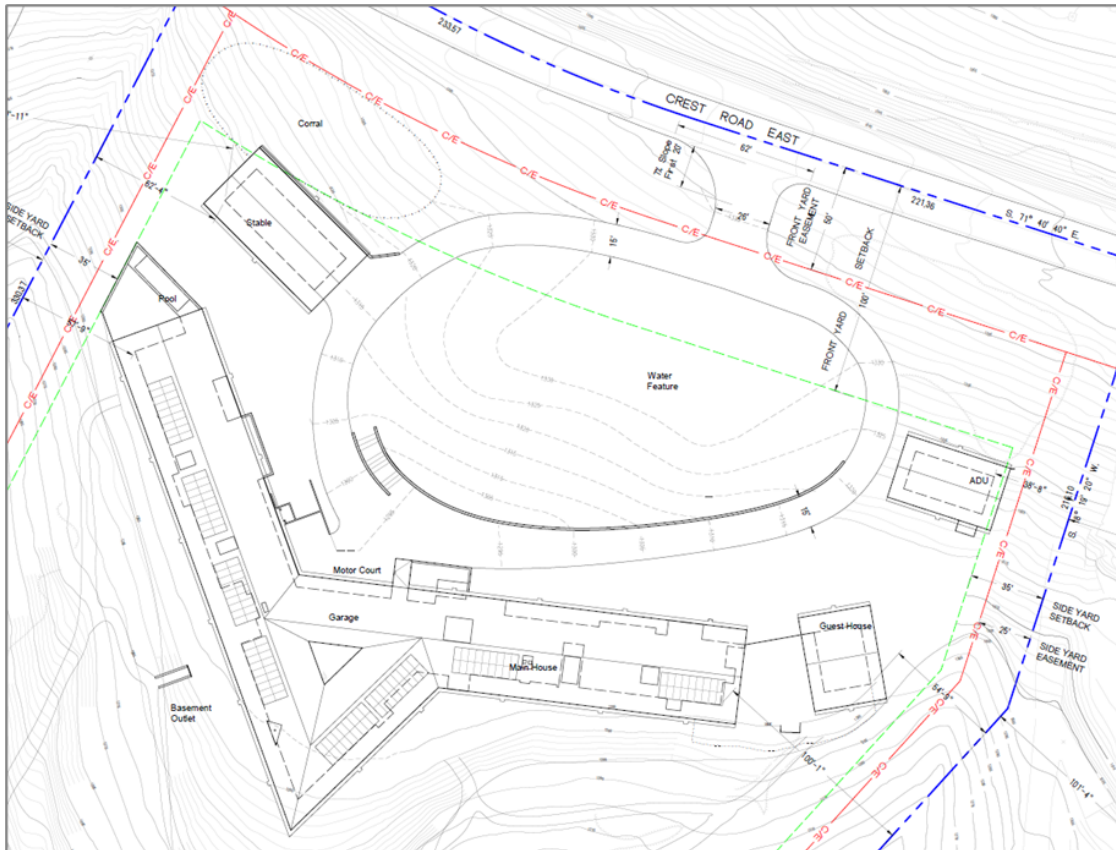


Figure 3. Previously-Approved Site Plan (Zoning Case No. 23-070)



Site Plan Review

The Site Plan Review process is established to provide discretionary review of certain projects in order to ensure that proposed projects are consistent with the City's General Plan, incorporate environmentally and aesthetically sensitive grading practices, preserve existing mature vegetation, is compatible and consistent with the scale, massing and development pattern in the immediate project vicinity; and otherwise preserves and protects the health safety and welfare of the citizens of Rolling Hills.

A Site Plan Review is required for this project due to the proposed construction of a new single-family residence and associated grading. Pursuant to RHMC §17.46.050, the Planning Commission and City Council must make the following findings when considering a Site Plan Review:

1. *The project complies with and is consistent with the goals and policies of the general plan and all requirements of the zoning ordinance;*

The Project complies with and is consistent with the General Plan and zoning ordinance with the exception of the requested variances discussed in the Variance section below. The proposed structures are consistent with General Plan policies requiring low-profile, low-density residential development that is sensitive to the natural environment and provides sufficient open space between surrounding structures. The main residence has been integrated into the existing slope to minimize land disturbance by constructing a long and narrow V-shaped floor plan that closely follows the existing topography, which will reduce the visual impact from neighboring properties. The Project substantially conforms to the residential development standards in the zoning ordinance, including but not limited to height, lot coverage, setbacks, disturbed area and requirements for equestrian facilities (Attachment 6).

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;

The Project conforms to the lot coverage requirements of the zoning ordinance (Attachment 5). The property's net lot area is 282,368 square feet (6.48 acres) per RHMC Section 17.16.060(A). The structural net lot coverage is proposed at 15,885 square feet or 5.6% (20% max. permitted) excluding exempt structures; and the total lot coverage proposed, including flatwork, would be 40,307 square feet or 14.3% (35% max. permitted). The Project will disturbed 38.4% of the area of the lot (40% max permitted).

3. 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 because the design is sensitive to the natural environment and consistent with the overall scale of the neighborhood (Attachment 3). The integration of the residence into the slope following the topography enables the residence to be largely hidden from view from the street and neighboring residences. The proposed slopes have been rounded in an attempt to mimic the existing natural slopes in the area.

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);

The topography and the configuration of the lot have been considered in the design of the residence and the site. The Project will be a sufficient distance from nearby residences so views and privacy of surrounding neighbors will not be impacted. As there is no longer a flat plateau on the mound in the center of the driveway, vistas across the site will be enhanced. The maximum height of the mound is proposed at 1334 feet in elevation and vegetation on the mound is limited to three feet in height.

The main house is sited to minimize grading and minimize impact on the site below the 1293-foot contour line that defines both the Finished Floor level and the precise orientation of the wings of the house. The landscape below this line will not experience any site disturbance and will be utilized to seed and reestablish a palette of native species back into the landscape above the house.

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;

The Project will create three new building pads that have been designed to follow the natural contours of the site and minimize grading to the extent feasible (Attachment 4). The total proposed grading for the Project is 18,653 cubic yards (17,395 CY of cut and 1,258 CY of fill). Excavated material from the site (cut) will be used for the on-site fill and the remaining material will be exported off site. The export due to excavations for the foundation, basement, swimming pool, guest house and ADU foundations totaling 8,909 CY is considered exempt from the Site Plan Review. The remaining 7,228 CY of export is not exempt and therefore subject to Site Plan Review. Export is needed to maintain the existing topography as much as possible, rather than retaining the dirt on the property. Exporting this material has the added benefit of decreasing the weight of soil on the site.

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

The main residence is centered on its site so that runoff is not increased within existing drainage courses on either side of the lot. Sloped areas will be planted with native or drought-tolerant

vegetation to prevent erosion. Infiltration for this project was deemed unfeasible; therefore, control of water from impervious surfaces will be collected in two 35,000-gallon retention tanks that have been designed to hold the 100-year storm rain event (Attachment 7). In case of the tank getting filled, an overflow outlet will be installed to discharge the excess runoff into rip rap downhill of the property. The proposed drainage plans will be reviewed by the County and the Applicant is required to obtain the necessary geotechnical approvals and permits to construct the project.

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;

Surrounding native vegetation and mature trees will not be affected or will be replaced. New vegetation will be installed in accordance with an approved landscape plan that is required to comply with the City's Water Efficient Landscape Ordinance. The Project proposes to use native plants that are well suited to the existing site without the need for irrigation beyond their establishment period of 1 to 2 years. Trees will provide visual buffers and create habitat between neighboring properties while preserving and protecting natural drainage patterns on the site. Proposed trees are restricted to locations that do not hinder views from adjacent lots and must be maintained to a height not to exceed the roof ridge. Additionally, the City Council previously prohibited any trees be planted on the mound in the center of the driveway. The new landscape adjacent to Crest Road focuses largely on the reestablishment of the coastal sage scrub planting community and providing habitat for the local fauna while seamlessly blending the house into the surrounding native hillside without obstructing views.

8. The project is sensitive and not detrimental to the convenient and safe movement of pedestrians and vehicles;

The proposed site plan, driveway and apron are not detrimental to the convenience and safety of pedestrians and vehicles based on field observations and engineering judgment of the City's Traffic Engineer and as determined by the Traffic Commission on December 11, 2023. The proposed continuous driveway allows for the simplest path between all structures, with an attached garage in the main residence accommodating four vehicles, suitable per Rolling Hills guidelines for the main house, guest house and ADU parking requirements. The open agricultural room in the stable will also facilitate storage of maintenance vehicles and equipment, as well as animal transportation equipment.

9. The project conforms to the requirements of the California Environmental Quality Act.

The Project is categorically exempt from further environmental review pursuant to State CEQA Guidelines, Section 15303, Class 3 (New Construction or Conversion of Small Structures). Class 3 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.

Conditional Use Permit

Conditional Use Permits provide for certain uses that, due to the nature, intensity or size of the use, require special review to determine if the proposed use is compatible with surrounding uses or, through the imposition of development and use conditions, can be made compatible with surrounding uses.

The project modifications related to the Conditional Use Permits are minor in nature and did not rise

to the level of “major modifications.” However, Staff believe it is more efficient and clearer to keep all Project entitlements on the same timeline as they progress through the development process. Therefore, the Conditional Use Permits are being approved anew along with the Site Plan Review and Variances.

This Project requires Conditional Use Permits due to the proposed stable being greater than 200 SF per RHMC §17.16.040(A)(6), the proposed corral being greater than 550 SF per RHMC §17.16.040(A)(7), the proposed construction of a guest house greater than 200 SF per RHMC §17.16.040(A)(3), and the proposed detached accessory structure that is greater than 200 SF per RHMC §17.16.200(H). Pursuant to RHMC §17.42.050, the Planning Commission and City Council must rely on the following criteria when considering a conditional use permit:

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

The granting of a Conditional Use Permit for a guest house, stable, corral, and trellis is consistent with the purposes and objectives of the zoning ordinance and General Plan because these residential accessory structures meet the applicable code development standards. The Project is compatible with existing uses on other properties in the same zone which have guest houses, stables, corrals and trellises.

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, buildings 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 guest house, stable, corral, and trellis will be located on the property with sufficient distance to neighboring buildings and structures.

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

The proposed conditional uses substantially comply with the applicable development standards in the RA-S-2 Zone. The approximately seven-acre property is an adequate size to support the proposed uses and buildings and sufficient distance is provided between structures.

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

The proposed conditional uses substantially comply with the applicable development standards of the RA-S-2 Zone, with the exception of the proposed stable and corral located in the front yard. Due to the steep topography of the site, these structures are proposed in the front yard because it is the flattest area of the property. The proposed front yard location of these uses requires Variances, as discussed in the Variance section below.

E. That the proposed use is consistent with the portion of the LA County Hazardous Waste Management Plan relating to siting and siting criteria for hazardous waste facilities.

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

F. That the proposed conditional use observes the spirit and intent of the zoning code.

The proposed Project allows the Applicant the ability to develop their property and construct a single-family residence with accessory structures, a right that is enjoyed by other residents in the City. The proposed uses are consistent with the rural residential character of the City.

Variances

A Variance procedure is provided to grant relief from zoning provisions when, due to special circumstances applicable to a property, including size, shape, topography, location or surroundings, the strict application of the zoning code deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

Variances are required for this project due to the following proposed project components:

1. Stable, corral, swimming pool and retaining walls to encroach into the front yard (RHMC [§17.16.200](#), [§17.18.060](#) and [§17.18.090](#));
2. Corral to encroach into the required 50-foot front setback (RHMC [§17.16.110](#) and [§17.16.200](#));
3. Retaining walls that exceed the maximum average height of 2.5 feet (RHMC [§17.16.190\(F\)](#));
4. Basement with a portion extending beyond the building walls of the residence (RHMC [§17.12.020](#)); and
5. Grading export (RHMC [§17.16.230](#)).

Pursuant to RHMC §17.38.050, the Planning Commission and City Council must make the following findings when granting a Variance:

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.

This finding can be made because the shape and steep topography of the site. The location of the stable and corral between the main house and the street is a design adopted by many neighbors on Crest Road East and would be consistent with other nearby properties. However, this design does require a Variance to allow the stable, corral, swimming pool and retaining wall in the front yard and the corral to encroach into the required 50-foot setback. The area of the site considered the front yard, between the proposed main residence and the street, is the widest and most level part of the site. Locating the proposed pool and retaining walls in the front yard is considerate of the natural slope and avoids additional grading on steeper portions of the lot. The construction of retaining walls to exceed the maximum average height of 2.5 feet, and the light well/tunnel portion of the basement extending beyond the building walls of the residence supports the overall design and access on the steep site. As a result of the shape of the lot, the grading of the Project requires a variance to export non-exempt grading of 7,228 CY of soil to keep the peak of the mound below the height of the street and out of the view of neighbors.

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.

This finding can be made because stables and corrals in the front yard are enjoyed by many neighbors on Crest Road East who similarly position main residences away from the street to create privacy and maximize views from their residences, all while making the equestrian uses visible along

the street. The topographic constraints of the site support the taller than 2.5-foot average retaining walls and walls located in the front yard. The Project's earthwork is unbalanced on site due to the cut required to fully expose the street side of the residence and to accommodate the shallow slopes required for the septic system. The requested Variance to export of 7,228 CY of excess material is warranted due to unavoidable site conditions and in order to minimize view obstruction from neighboring residences.

The Variance request pertaining to the basement extending beyond the walls of the residence is solely for a subterranean egress tunnel connecting the basement to the exterior of the residence at grade. The basement requires a secondary means of egress independent of the primary interior stairway. Due to the site's topography, the basement floor elevation sits below adjacent finished grade on all exposed sides making a conventional window well or direct exterior door impractical without significant grading and retaining wall construction along the building perimeter. The proposed tunnel is angled so as not offer provide a clear view into the basement.

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.

This finding can be made because the Applicant is required to obtain all necessary geotechnical approvals and permits from Los Angeles County and other agencies, as applicable, to construct the project. The requested variances are designed to make the development less intensive in terms of grading, maintain views from Crest Road, maximize privacy and reduce other impacts to the neighborhood to ensure the protection of the public welfare.

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

This finding can be made because the requested Variances will allow the site to be developed with low-density residential development that is harmonious in scale and mass with the site, the natural environment and with adjacent residential development.

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

This finding can be made because the Project proposes residential uses and accessory structures that are allowed in the RA-S-2 zone and are compatible with neighboring properties that have stables, corrals, retaining walls and other accessory structures in the front yard and setbacks. The taller than 2.5-foot average retaining walls at the site are necessary given the steep topography of the site and is a reasonable use enjoyed by other properties in the vicinity. The Project's earthwork is unbalanced on site due to the cut required to fully expose the street side of the residence and to accommodate the shallow slopes required for the septic system which does not constitute special privilege to the applicant. The proposed basement egress tunnel would meet the requirement for a secondary means of egress while minimizing the limits of disturbance and preserving existing grade at the rear of the residence.

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.

This finding can be made because the Project is consistent with the applicable portions of the Los Angeles County Hazardous Waste Management Plan related to siting criteria for hazardous waste facilities. The Project site is not listed on the current State of California Hazardous Waste and Substances Sites List, and the Project does not constitute a hazardous waste facility.

G. That the variance request is consistent with the general plan of the City of Rolling Hills.

This finding can be made because the Project is consistent with the General Plan of the City of Rolling Hills goals to maintain the City's rural residential character, accommodate development that is compatible with and complements existing land uses and is sensitive to the natural environment and accounts for environmental hazards. The Project, together with the Variances, aligns with the goals, objectives and policies specified in the General Plan.

Public Comments

On July 2, 2026, public notice of the project was posted in three locations within the City and mailed to property owners within a 1,000-foot radius of the subject property. Staff has not received any public correspondence since notification has been posted and mailed. Any correspondence received after agenda distribution and prior to the July 13, 2026 City Council meeting will be distributed to the Council via a separate memo.

Rolling Hills Community Association Review

The RHCA Architectural Committee accepted the conceptual design for this project on September 30, 2025.

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 and accessory structures. Here, the Project includes development on a vacant lot of a new single-family residence in a residential zone, with attached garage, driveway, stable, swimming pool, guest house and other residential improvements. Accordingly, the Project qualifies for the exemption pursuant to Section 15303. Further, no exceptions to the exemptions in State CEQA Guidelines Section 15300.2 apply. Specifically, the Project:

- a. Is not located in a particularly sensitive environment. The Project is located in an urbanized area and is not environmentally sensitive.
- b. There is no possibility of a cumulative impact of the same type of project in the same place over time. The Project entails the construction of a 12,070-square-foot single-family residence with accessory structures and landscaping/hardscaping improvements. Once the residence is built, the likelihood of a successive project on this site is low and probability of a cumulative impact is low.
- c. Is not marked by unusual circumstances. There is nothing unusual about the construction of a new single-family residence and accessory structures in a residential area. In addition, the Project will implement the best management practices (BMPs) to prevent erosion and construction pollutants from contacting stormwater.
- d. Would not damage scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.
- e. Is not located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.
- f. Would not cause a substantial adverse change in the significance of a historical resource.

Fiscal Impact:

None.

Recommendation:

Open the public hearing, take public testimony, close the public hearing, discuss the proposed

project, and consider Resolution No. 1418 for approval.

Attachments:

1. Attachment1_ResolutionNo1418_23CrestRoadE_ZC26-73_F
2. Attachment2_23CrestRoadE_ZC26-73_RadiusMap
3. Attachment3_A100_RHCA_2025-09-04 Grading Resubmittal 20260707_11x17web
4. Attachment4_2026-04-09 Crest Road Grading Permit Set_11x17web
5. Attachment5_PL_FRM_23CrestRdE_ZC26-73_260713_DevelopmentTable
6. Attachment6_23CrestRoadE_ZC26-73_ProjectConformanceComparisonChart
7. Attachment7_20260007_Hydrology Report
8. Attachment8_Rigg Letter to City Council for 23 Crest Road East Final
9. Attachment9_ResolutionNo1376_23CrestRoadE_ZC23-070_241028_F_E
10. PL_ADR_23CrestRdE_ZC23-070_240618_DevelopmentTable

RESOLUTION NO. 1418

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF MODIFICATIONS TO A CITY COUNCIL-APPROVED SITE PLAN REVIEW TO DEVELOP A VACANT LOT INCLUDING NON-EXEMPT GRADING AND THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE WITH ACCESSORY STRUCTURES; CONDITIONAL USE PERMITS FOR A GUEST HOUSE, A STABLE GREATER THAN 200 SQUARE FEET, A CORRAL GREATER THAN 550 SQUARE FEET AND A DETACHED ACCESSORY STRUCTURE GREATER THAN 200 SQUARE FEET; AND VARIANCES TO ALLOW CONSTRUCTION OF CERTAIN STRUCTURES IN THE FRONT YARD, TO ALLOW A CORRAL TO ENCROACH INTO THE FRONT YARD SETBACK, TO ALLOW RETAINING WALLS TO EXCEED THE MAXIMUM AVERAGE HEIGHT OF 2.5 FEET, TO ALLOW A PORTION OF THE BASEMENT TO EXTEND BEYOND THE WALLS OF THE RESIDENCE, AND TO ALLOW GRADING EXPORT; AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM CEQA FOR 23 CREST ROAD EAST (LOT 132A-MS)(OGASAWARA)

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

Section 1. On October 28, 2024, the City Council adopted Resolution No. 1376 approving Zoning Case (ZC) No. 23-070 for construction of a new single-family residence with a basement, attached garage, stable, corral, a guest house, a swimming pool, maximum five-foot-high retaining walls, an oval driveway and other improvements (the “Previously-Approved Project”).

On May 22, 2026, an application was filed by the Applicant, Shawn Smith of Crest Real Estate, on behalf of the property owner, Yuki, Ogasawara, to request approval of modified grading and architectural plans for the Previously-Approved Project. The proposed modifications are responsive to agency requirements, Rolling Hills Community Association design review and geotechnical and geological requirements of the site. The proposed modifications are considered “major modifications,” pursuant to RHMC Sections 17.38.065 (Variances – Subsequent Modification) and 17.46.070 (Site Plan Review – Subsequent Modification), as well as Planning Commission Policy Criteria for Determining Minor and Major Modifications for Development Projects. The project modifications related to the Conditional Use Permits are minor in nature and did not rise to the level of “major modifications.” However, it is more efficient and clearer to keep all Project entitlements on the same timeline as they progress through the development process. Therefore, the requested Conditional Use Permits are being considered anew along with the Site Plan Review and Variances.

The proposed Project under Zoning Case (ZC) No. 26-73 includes a new 12,070-square-foot (SF) single-family residences with a 7,916 SF basement, a 921 SF attached garage, a 1,226 SF stable, a 5,190 SF corral, a 612 SF guest house, a 280 SF swimming pool, a 400 SF detached trellis, retaining walls, oval driveway, tunnel egress from the basement, native landscaping and other improvements (the “Project”).

Section 2. The property is zoned RA-S-2 and has a net lot area for development purposes of 6.48 acres or 282,368 SF. The vacant property is located on the south side of Crest Road and is one of the last and most expansive undeveloped lots in the neighborhood. The property is irregularly shaped and is bordered by residential development to the south, east and west and Crest Road to the north. The lot has a depth of approximately 820 feet and a width of approximately 480 feet, and has an overall elevation change of over 200 feet from Crest Road East to the rear of the property. The property has a 50-foot-wide roadway easement along Crest Road East and a 25-foot-wide Rolling Hills Community Association (RHCA) easement along the east, west and south perimeter of the lot. A natural drainage course is located along the western portion of the lot and a blue line stream, which is a part of the Klondike Canyon System, is located approximately 200 feet south of the southern property line of the lot. The lot is also located in proximity to the Geotechnical Hazardous area of the City, known as the Flying Triangle.

Section 3. On December 11, 2023, the Traffic Commission reviewed the proposed driveway and apron located on Crest Road East under the Previously-Approved Project (ZC No. 23-070) and recommended approval of the new driveway and apron to the City Council.

Section 4. On July 13, 2026, the City Council conducted a duly noticed public hearing at its regularly scheduled evening meeting to consider the application. Neighbors within a 1,000-foot radius were notified of the public hearing and notices were posted in three locations within the City. The Applicant and Owner were notified of the public hearing and were in attendance at the hearing. Evidence was heard and presented from all persons interested in affecting said proposal. The City Council opened the public hearing, took public testimony, and discussed the Project.

Section 5. CEQA Findings. The City Council finds that the Project is categorically exempt from further environmental review pursuant to Section 15303 of Title 14 of the California Code of Regulations ("State CEQA Guidelines"), Class 3 "New Construction or Conversion of Small Structures." Class 3 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 involves the construction of a new single-family residence on a vacant lot within a residential zone, along with attached garage, driveway, stable, swimming pool, ADU, guesthouse and other residential improvements. Accordingly, the Project qualifies for the exemption pursuant to Section 15303.

Further, no exceptions to the exemptions in State CEQA Guidelines Section 15300.2 apply. Specifically, the Project:

- a. Is not located in a particularly sensitive environment. The Project is located in an urbanized area and is not environmentally sensitive.
- b. There is no possibility of a cumulative impact of the same type of project in the same place over time. The Project entails the construction of a 12,070-square-foot single-family residence with accessory structures and landscaping/hardscaping improvements. Once the residence is built, the likelihood of a successive project on this site is low and probability of a cumulative impact is low.

- c. Is not marked by unusual circumstances. There is nothing unusual about the construction of a new single-family residence and accessory structures in a residential area. In addition, the Project will implement best management practices (BMPs) to prevent erosion and construction pollutants from contacting stormwater.
- d. Would not damage scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.
- e. Is not located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.
- f. Would not cause a substantial adverse change in the significance of a historical resource.

The City Council directs staff to prepare, execute, and file a Notice of Exemption with the Los Angeles County Clerk and the State Clearinghouse within five (5) working days of the Project's approval and the adoption of this Resolution.

Section 5. Site Plan Review Findings. Site Plan Review is required for construction of any new building or structure pursuant to Rolling Hills Municipal Code (RHMC) Section 17.46.020(A). The Project requires a Site Plan Review (SPR) due to the proposed construction of a new single-family residence, retaining walls that exceed a height of 3 feet, associated grading and other improvements. With respect to the Site Plan Review for the development, the City Council 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 Project complies with and is consistent with the General Plan and zoning ordinance with the exception of the requested variances discussed in the Variance section below. The proposed structures are consistent with General Plan policies requiring low profile, low-density residential development that is sensitive to the natural environment and provides sufficient open space between surrounding structures. The main residence has been integrated into the existing slope to minimize land disturbance by constructing a long and narrow V-shaped floor plan that closely follows the existing topography, which will reduce the visual impact from neighboring properties. The Project substantially conforms to the residential development standards in the zoning ordinance, including but not limited to height, lot coverage, setbacks, disturbed area and requirements for equestrian facilities.

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

The Project conforms to the lot coverage requirements of the zoning ordinance. The property's net lot area is 282,368 square feet (6.48 acres) per RHMC Section 17.16.060(A). The structural net lot coverage is proposed at 15,885 square feet or 5.6% (20% max. permitted) excluding exempt structures; and the total lot coverage proposed, including flatwork, would be

40,307 square feet or 14.3% (35% max. permitted). The Project will disturb 38.4% of the area of the lot (40% max permitted).

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 because the design is sensitive to the natural environment and consistent with the overall scale of the neighborhood. The integration of the residence into the slope following the topography enables the residence to be largely hidden from view from the street and neighboring residences. The proposed slopes have been rounded in an attempt to mimic the existing natural slopes in the area.

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

The topography and the configuration of the lot have been considered in the design of the residence and the site. The Project will be a sufficient distance from nearby residences so views and privacy of surrounding neighbors will not be impacted. As there is no longer a flat plateau on the mound in the center of the driveway, vistas across the site will be enhanced. The maximum height of the mound is proposed at 1334 feet in elevation and vegetation on the mound is limited to three feet in height.

The main house is sited to minimize grading and minimize impact on the site below the 1293-foot contour line that defines both the Finished Floor level and the precise orientation of the wings of the house. The landscape below this line will not experience any site disturbance and will be utilized to seed and reestablish a palette of native species back into the landscape above the house.

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.

The Project will create three new building pads that have been designed to follow the natural contours of the site and minimize grading to the extent feasible. The total proposed grading for the Project is 18,653 cubic yards (17,395 CY of cut and 1,258 CY of fill). Excavated material from the site (cut) will be used for the on-site fill and the remaining material will be exported off site. The export due to excavations for the foundation, basement, swimming pool, guest house and ADU foundations totaling 8,909 CY is considered exempt from the Site Plan Review. The remaining 7,228 CY of export is not exempt and therefore subject to Site Plan Review. Export is needed to maintain the existing topography as much as possible, rather than retaining the dirt on the property. Exporting this material has the added benefit of decreasing the weight of soil on the site.

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

The main residence is centered on its site so that runoff is not increased within existing drainage courses on either side of the lot. Sloped areas will be planted with native or drought-tolerant vegetation to prevent erosion. Infiltration for this project was deemed unfeasible; therefore, control of water from impervious surfaces will be collected in two 35,000-gallon retention tanks that have been designed to hold the 100-year storm rain event. In case of the tank getting filled, an overflow outlet will be installed to discharge the excess runoff into rip rap downhill of the property. The proposed drainage plans will be reviewed by the County and the Applicant is required to obtain the necessary geotechnical approvals and permits to construct the project.

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 or will be replaced. New vegetation will be installed in accordance with an approved landscape plan that is required to comply with the City's Water Efficient Landscape Ordinance. The Project proposes to use native plants that are well suited to the existing site without the need for irrigation beyond their establishment period of 1 to 2 years. Trees will provide visual buffers and create habitat between neighboring properties while preserving and protecting natural drainage patterns on the site. Proposed trees are restricted to locations that do not hinder views from adjacent lots and must be maintained to a height not to exceed the roof ridge. Additionally, the City Council previously prohibited any trees be planted on the mound in the center of the driveway. The new landscape adjacent to Crest Road focuses largely on the reestablishment of the coastal sage scrub planting community and providing habitat for the local fauna while seamlessly blending the house into the surrounding native hillside without obstructing views.

H. The Project is sensitive and not detrimental to the convenient and safe movement of pedestrians and vehicles.

The proposed site plan, driveway and apron are not detrimental to the convenience and safety of pedestrians and vehicles based on field observations and engineering judgment of the City's Traffic Engineer and as determined by the Traffic Commission on December 11, 2023. The proposed continuous driveway allows for the simplest path between all structures, with an attached garage in the main residence accommodating four vehicles, suitable per Rolling Hills guidelines for the main house, guest house and ADU parking requirements. The open agricultural room in the stable will also facilitate storage of maintenance vehicles and equipment, as well as animal transportation equipment.

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

The Project is categorically exempt from further environmental review pursuant to State CEQA Guidelines, Section 15303, Class 3 (New Construction or Conversion of Small Structures). Class 3 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. Further, no exceptions to the exemptions in State CEQA Guidelines, section 15300.2, apply.

Section 8. Conditional Use Permit Findings. Conditional Use Permits provide for certain uses that require special review to determine if the proposed use is compatible with surrounding uses or can be made compatible with surrounding uses through the imposition of conditions pursuant to RHMC Chapter 17.42. This Project requires Conditional Use Permits due to the proposed stable being greater than 200 SF per RHMC §17.16.040(A)(6), the proposed corral being greater than 550 SF per RHMC §17.16.040(A)(7), the proposed construction of a guest house greater than 200 SF per RHMC §17.16.040(A)(3), and the proposed detached accessory structure that is greater than 200 SF per RHMC §17.16.200(H). Given the foregoing, in accordance with RHMC Section 17.42.050, the City Council makes the following findings:

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

The granting of a Conditional Use Permit for a guest house, stable, corral, and trellis is consistent with the purposes and objectives of the zoning ordinance and General Plan because these residential accessory structures meet the applicable code development standards. The Project is compatible with existing uses on other properties in the same zone which have guest houses, stables, corrals and trellises.

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 guest house, stable, corral, and trellis will be located on the property with sufficient distance to neighboring buildings and structures.

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 uses substantially comply with the applicable development standards in the RA-S-2 Zone. The approximately seven-acre property is an adequate size to support the proposed uses and buildings and sufficient distance is provided between structures.

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

The proposed conditional uses substantially comply with the applicable development standards of the RA-S-2 Zone, with exception of the proposed stable and corral located in the front yard. Due to the steep topography of the site, these structures are proposed in the front yard because it is the flattest area of the property. The proposed front yard location of these uses requires Variances, as discussed in the Variance section below.

E. 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.

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

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

The proposed Project allows the Applicant the ability to develop their property and construct a single-family residence with accessory structures, a right that is enjoyed by other residents in the City. The proposed uses are consistent with the rural residential character of the City.

Section 9. Variance Findings. A Variance procedure is provided to grant relief from zoning provisions when, due to special circumstances applicable to a property, including size, shape, topography, location or surroundings, the strict application of the zoning code deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification. Variances are required for this project due to the following proposed project components:

1. Stable, corral, swimming pool and retaining walls to encroach into the front yard (RHMC §17.16.200, §17.18.060 and §17.18.090);
2. Corral to encroach into the required 50-foot front setback (RHMC §17.16.110 and §17.16.200);
3. Retaining walls that exceed the maximum average height of 2.5 feet (RHMC §17.16.190(F));
4. Basement with a portion extending beyond the building walls of the residence (RHMC §17.12.020); and
5. Grading export (RHMC 17.16.230).

Given the foregoing, in accordance with RHMC Section 17.38.050, the City Council makes the following findings:

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.

This finding can be made because the shape and steep topography of the site. The location of the stable and corral between the main house and the street is a design adopted by many neighbors on Crest Road East and would be consistent with other nearby properties. However, this design does require a Variance to allow the stable, corral, swimming pool and retaining wall in the front yard and the corral to encroach into the required 50-foot setback. The area of the site considered the front yard, between the proposed main residence and the street, is the widest and most level part of the site. Locating the proposed pool and retaining walls in

the front yard is considerate of the natural slope and avoids additional grading on steeper portions of the lot. The construction of retaining walls to exceed the maximum average height of 2.5 feet, and the light well/tunnel portion of the basement extending beyond the building walls of the residence supports the overall design and access on the steep site. As a result of the shape of the lot, the grading of the Project requires a variance to export non-exempt grading of 7,228 CY of soil to keep the peak of the mound below the height of the street and out of the view of neighbors.

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.

This finding can be made because stables and corrals in the front yard are enjoyed by many neighbors on Crest Road East who similarly position main residences away from the street to create privacy and maximize views from their residences, all while making the equestrian uses visible along the street. The topographic constraints of the site support the taller than 2.5-foot average retaining walls and walls located in the front yard. The Project's earthwork is unbalanced on site due to the cut required to fully expose the street side of the residence and to accommodate the shallow slopes required for the septic system. The requested Variance to export of 7,228 CY of excess material is warranted due to unavoidable site conditions and in order to minimize view obstruction from neighboring residences.

The Variance request pertaining to the basement extending beyond the walls of the residence is solely for a subterranean egress tunnel connecting the basement to the exterior of the residence at grade. The basement requires a secondary means of egress independent of the primary interior stairway. Due to the site's topography, the basement floor elevation sits below adjacent finished grade on all exposed sides making a conventional window well or direct exterior door impractical without significant grading and retaining wall construction along the building perimeter. The proposed tunnel is angled so as not offer provide a clear view into the basement.

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.

This finding can be made because the Applicant is required to obtain all necessary geotechnical approvals and permits from Los Angeles County and other agencies, as applicable, to construct the project. The requested variances are designed to make the development less intensive in terms of grading, maintain views from Crest Road, maximize privacy and reduce other impacts to the neighborhood to ensure the protection of the public welfare.

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

This finding can be made because the requested Variances will allow the site to be developed with low-density residential development that is harmonious in scale and mass with the site, the natural environment and with adjacent residential development.

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

This finding can be made because the Project proposes residential uses and accessory structures that are allowed in the RA-S-2 zone and are compatible with neighboring properties that have stables, corrals, retaining walls and other accessory structures in the front yard and setbacks. The taller than 2.5-foot average retaining walls at the site are necessary given the steep topography of the site and is a reasonable use enjoyed by other properties in the vicinity. The Project's earthwork is unbalanced on site due to the cut required to fully expose the street side of the residence and to accommodate the shallow slopes required for the septic system which does not constitute special privilege to the applicant. The proposed basement egress tunnel would meet the requirement for a secondary means of egress while minimizing the limits of disturbance and preserving existing grade at the rear of the residence.

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.

This finding can be made because the Project is consistent with the applicable portions of the Los Angeles County Hazardous Waste Management Plan related to siting criteria for hazardous waste facilities. The Project site is not listed on the current State of California Hazardous Waste and Substances Sites List, and the Project does not constitute a hazardous waste facility.

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

This finding can be made because the Project is consistent with the General Plan of the City of Rolling Hills goals to maintain the City's rural residential character, accommodate development that is compatible with and complements existing land uses and is sensitive to the natural environment and accounts for environmental hazards. The Project, together with the Variances, aligns with the goals, objectives and policies specified in the General Plan.

Section 10. Based upon the foregoing findings, and the evidence in the record, the City Council hereby approves Zoning Case No. 26-73 subject to the following conditions:

A. Approval for the Site Plan Review, Conditional Use Permits, and Variances shall expire within two years from the effective date of approval as defined in RHMC §§ 17.38.070, 17.42.070, and 17.46.080 of the Zoning Ordinance unless otherwise extended pursuant to the requirements of this section.

B. If any condition of this resolution is violated, the entitlement granted by this resolution shall be suspended and the privileges granted hereunder shall lapse and upon receipt of written notice from the City, all construction work being performed on the subject property shall immediately cease, other than work determined by the City Manager or his/her designee required to cure the violation. The suspension and stop work order will be lifted once the Applicant cures the violation to the satisfaction of the City Manager or his/her designee. In the event that the Applicant disputes the City Manager or his/her designee's determination that a violation exists or disputes how the violation must be cured, the Applicant may request a hearing before the City Council. The hearing shall be scheduled at the next regular meeting of the City Council for which the agenda has not yet been posted; the Applicant shall be provided written notice of the hearing. The stop work order shall remain in effect during the pendency of the hearing. The City Council shall make a determination as to whether a violation of this Resolution has occurred. If the Council determines that a violation has not occurred or has been cured by the time of the hearing, the Council will lift the suspension and the stop work order. If the Council determines that a violation has occurred and has not yet been cured, the Council shall provide the Applicant with a deadline to cure the violation; no construction work shall be performed on the property until and unless the violation is cured by the deadline, other than work designated by the Council to accomplish the cure. If the violation is not cured by the deadline, the Council may either extend the deadline at the Applicant's request or schedule a hearing for the revocation of the entitlements granted by this Resolution pursuant to Chapter 17.58 of the Rolling Hills Municipal Code (RHMC).

C. All requirements of the Building and Construction Ordinance, the Zoning ordinance, and of the zone in which the subject property is located must be complied with unless otherwise a variance to such requirement has been approved.

D. The lot shall be developed and maintained in substantial conformance with the site plan on file at City Hall and approved by the City Council on July 13, 2026, except as otherwise provided in these conditions. The working drawings submitted to the Department of Building and Safety for plan check review shall conform to the approved development plan. All conditions of the Site Plan Review, Conditional Use Permits, 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 City Council after a public hearing. Applicant shall not implement modifications or changes to the approved Project without the appropriate approval from the City Manager or designee or the City Council, as required.

E. Prior to submittal of final working drawings to Building and Safety Department for issuance of building and grading permits, the final plans for the Project shall be submitted to City staff for verification of conformance to the City Council-approved plans.

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 18,205 square feet or 6.94% of the net lot area (20% maximum). The flatwork coverage is 18,385 square feet or 7.01%. The total lot coverage proposed, including structures and flatwork, shall not exceed 36,590 square feet or 13.95% (35% maximum).

H. The total disturbed area will be 87,770 square feet or 33.45% (maximum 40%). Grading for this Project shall not exceed 19,052 cubic yards of cut and 9,337 cubic yards of fill for a total of 28,389 cubic yards. Total export of 9,715 cubic yards, Variance granted for non-exempt 6,584 cubic yards, and export of exempt 3,131 cubic yards for the basement and swimming pool.

I. The total proposed building pad coverage for the residential main pad 1 (32,610 square foot area) is 17,799 square feet or 54.58% which is above the 30% maximum guideline. The total proposed building pad coverage for the ADU pad 2 (1,610 square foot area) will be 700 square feet or 43.48%, which exceeds the maximum 30% guideline. The total proposed for stable pad 3 (2,900 square foot area) is 1,340 square feet or 46.21% which exceeds the maximum 30% guideline.

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

K. Access to the stable and to the corral shall be decomposed granite or 100% pervious roughened material; it 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, including the detached garage and stable, or as otherwise required by the Fire Department.

M. The applicant shall comply with all requirements of the Low Impact Development requirements for storm water management on site (RHMC Chapter 8.32).

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 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.

P. 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 development with vegetation not to exceed 10 feet in height, and that the vegetation used for screening shall be planted in an off-set manner, so as 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.

Q. 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.

A Certificate of Completion shall be submitted by the Project designer or contractor to the City prior to final landscape installation inspection.

R. The landscaping shall be subject to all current and applicable City standards, including the requirements of the City's Water Efficient Landscape Ordinance, (Chapter 13.18 of the RHMC).

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

T. 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.

U. Perimeter easements, including roadway easements and trails, if any, shall remain free and clear of any improvements to advance equestrian use and emergency preparedness for evacuation within the City. Where RHCA has demonstrated authority over the easement, the City Manager or their designee 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.

V. 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.

W. *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.

X. *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.

Y. *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.

Z. 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.

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

AB. Development 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. In the event a storm drain pipe is installed to divert water flows through Klondike Canyon, the property owner shall use reasonable efforts to investigate the viability of creating a connection between the water overflow from the two retention tanks on the property and the installed storm drain pipe.

AC. *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.

AD. *During construction*, an Erosion Control Plan containing the elements set forth in Section 7010 of the 2025 County of Los Angeles Uniform Building Code shall be followed to minimize erosion and to protect slopes and channels to control storm water pollution.

AE. 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 the onsite wastewater treatment system.

AF. 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.

AG. 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 City Council approved plans. In addition, any modifications made to the Project during construction, shall be depicted on the “as built/as graded” plan.

AH. The applicants shall execute an Affidavit of Acceptance of all conditions of the Variance, Conditional Use Permits, and Site Plan Review approvals, or the approval shall not be effective.

AI. 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.

AJ. 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.

AK. To the extent permitted by law, 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 permit. 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.

AL. The stable and corral shall comply with all requirements in Sections 17.18.060 and 17.18.090, unless otherwise approved herein.

AM. Future expansion of the driveway or motor court is prohibited unless previously approved by the City.

AN. New landscaping in the Rolling Hills Community Association (RHCA) easement is prohibited unless previously approved by RHCA. Landscaping not approved by RHCA in the easement shall be removed from the final landscape plan.

AP. The mound at the center of the driveway shall have a maximum elevation of 1334 feet. Landscaping on the mound shall be planted in accordance with the approved landscape plan on file at City Hall. Three-foot-high shrubs shall be allowed atop the mound. Landscaping shall be reviewed and approved by the City's landscape consultant prior to issuance of a grading permit.

AQ. The passageway on the western side of the basement shall be angled or zigzagged. The passageway shall be on the plans and reviewed and approved by the Planning Department prior to submittal to building plan check.

AR. The applicant, irrespective of any approval, direction or other information from the County of Los Angeles or other relevant permitting agency, shall not modify any part or portion of the Project that impacts, deals with or is related to the drainage on the Property, including the size and scope of the proposed cisterns on the Property, without prior City Council approval.

AT. The applicant shall process the Project's post entitlement permits such as building permits and any other required permits through Los Angeles County only as opposed to any qualified private consultant under contract with the City.

AU. The decks attached/adjacent to the main residence shall not be cantilevered in excess of 12' above grade.

AV. No trees shall be planted on the mound.

AW. The project modifications related to the Conditional Use Permits are minor in nature and did not rise to the level of "major modifications." However, it is more efficient and clearer to keep all Project entitlements on the same timeline as they progress through the development process. Therefore, the requested Conditional Use Permits are being considered anew along with the Site Plan Review and Variances.

Section 11. Previous Approvals. Rolling Hills City Council Resolution No. 1376 is hereby rescinded and the previously approved entitlements for the site are void.

Section 12. Custodian of Records: The documents and materials associated with this Resolution that constitute the record of proceedings on which these findings are based are located at Rolling Hills City Hall, 2 Portuguese Bend Road, Rolling Hills, California 90274. The Planning Manager is the custodian of records for the record of proceedings.

Section 13. Protest of Fees, Dedications, Reservations or Other Exactions: Pursuant to Government Code Section 66020, the applicant may protest the imposition of fees, dedications, reservations, or other exactions imposed on this development project by taking the necessary steps and following the procedures established by Sections 66020 through 66022 of the California Government Code.

PASSED, APPROVED AND ADOPTED THIS 13th DAY OF JULY 2026.

BEA DIERINGER, MAYOR

ATTEST:

CHRISTIAN HORVATH, CITY CLERK

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

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

I certify that the foregoing Resolution No. 1418 entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF MODIFICATIONS TO A CITY COUNCIL-APPROVED SITE PLAN REVIEW TO DEVELOP A VACANT LOT INCLUDING NON-EXEMPT GRADING AND THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE WITH ACCESSORY STRUCTURES; CONDITIONAL USE PERMITS FOR A GUEST HOUSE, A STABLE GREATER THAN 200 SQUARE FEET, AND A CORRAL GREATER THAN 550 SQUARE FEET; AND VARIANCES TO ALLOW CONSTRUCTION OF CERTAIN STRUCTURES IN THE FRONT YARD, TO ALLOW A PORTION OF THE CORRAL TO ENCROACH INTO THE FRONT YARD SETBACK, TO ALLOW RETAINING WALLS TO EXCEED THE MAXIMUM AVERAGE HEIGHT OF 2.5 FEET, TO ALLOW A PORTION OF THE BASEMENT TO EXTEND BEYOND THE WALLS OF THE RESIDENCE, AND TO ALLOW GRADING EXPORT AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM CEQA FOR 23 CREST ROAD EAST (LOT 132A-MS) (OGASAWARA).

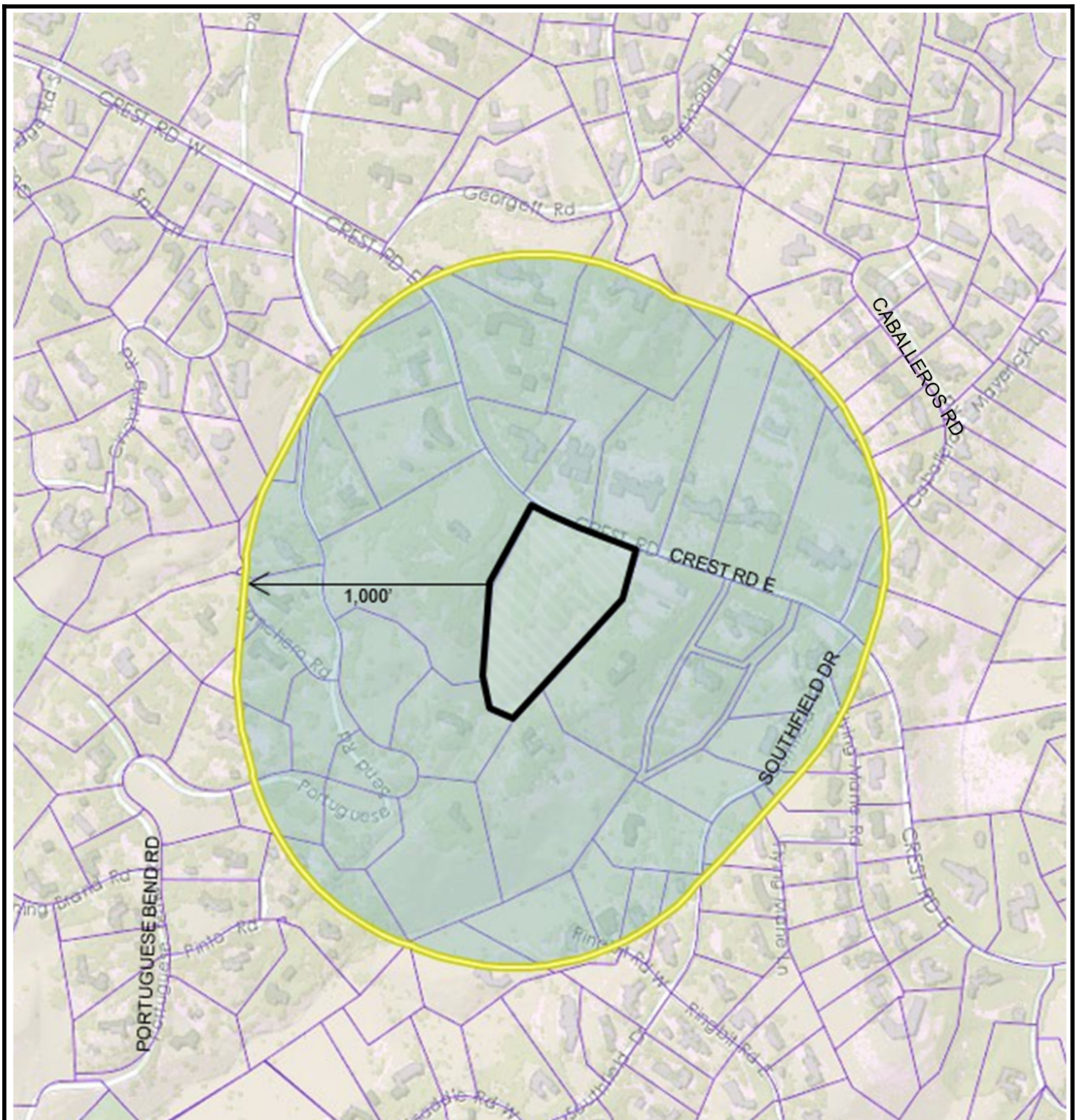
was approved and adopted at a regular meeting of the City Council on July 13, 2026, by the following roll call vote:

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

ROLLING HILLS, CA 90274

TITLE RADIUS MAP

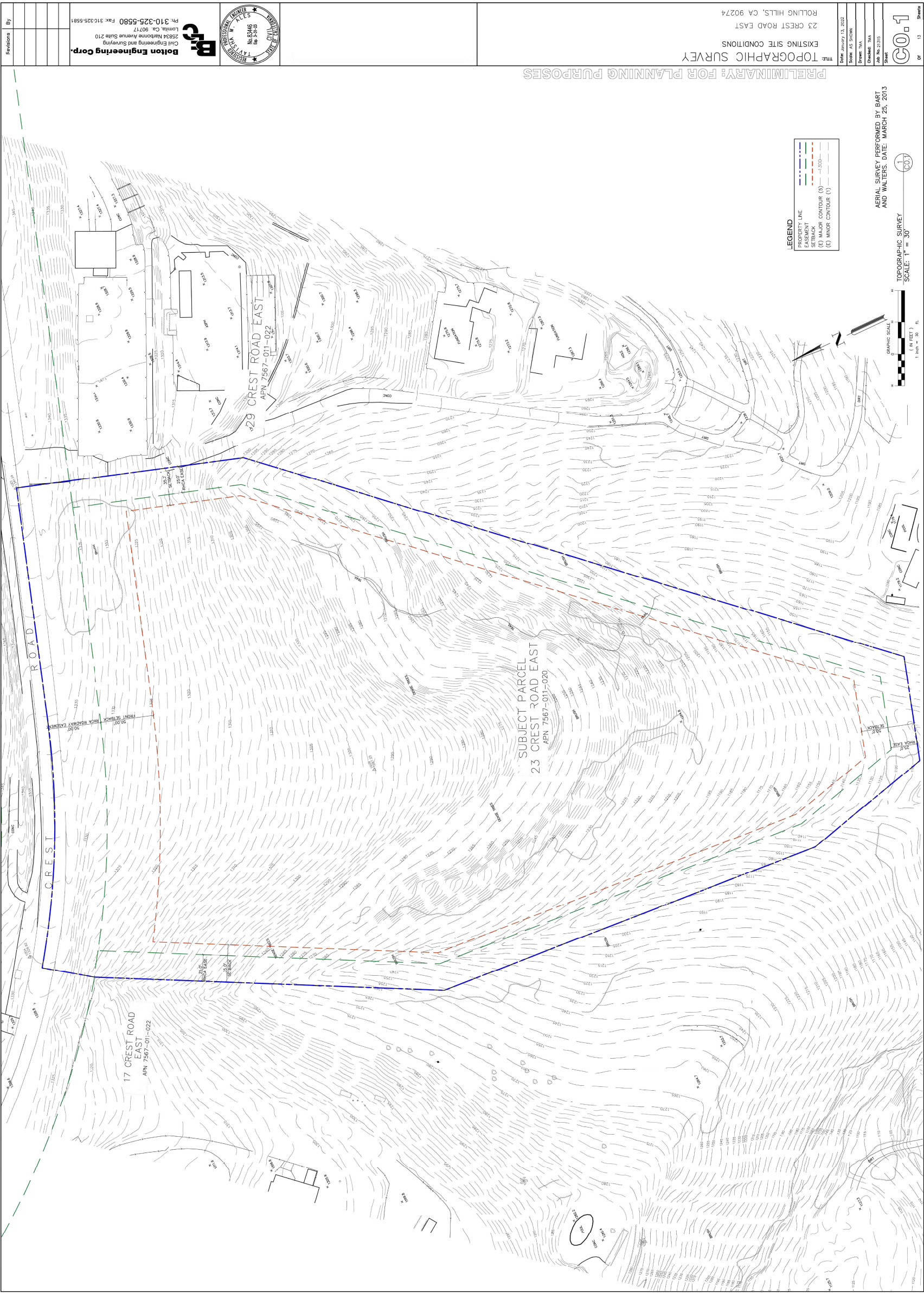
CASE NO. Zoning Case No. 26-73

Site Plan Review, Conditional Use Permit, Variance

OWNER OGASAWARA

ADDRESS 23 CREST ROAD EAST, ROLLING HILLS, CA 90274





DATE: January 13, 2022
SCALE: 1/8" = 1'-0"
PROJECT: 23 CREST ROAD EAST
SHEET: 13 OF 13
DRAWN BY: JLB
CHECKED BY: JLB
DATE: 1/13/22

DATE: January 13, 2022
SCALE: 1/8" = 1'-0"
PROJECT: 23 CREST ROAD EAST
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DATE: January 1

NOTES

NOTES

STAMPS

20250522 TELCA Revenue

TEL 12345 Telephone

Qasawara

Residence

12345 Main St

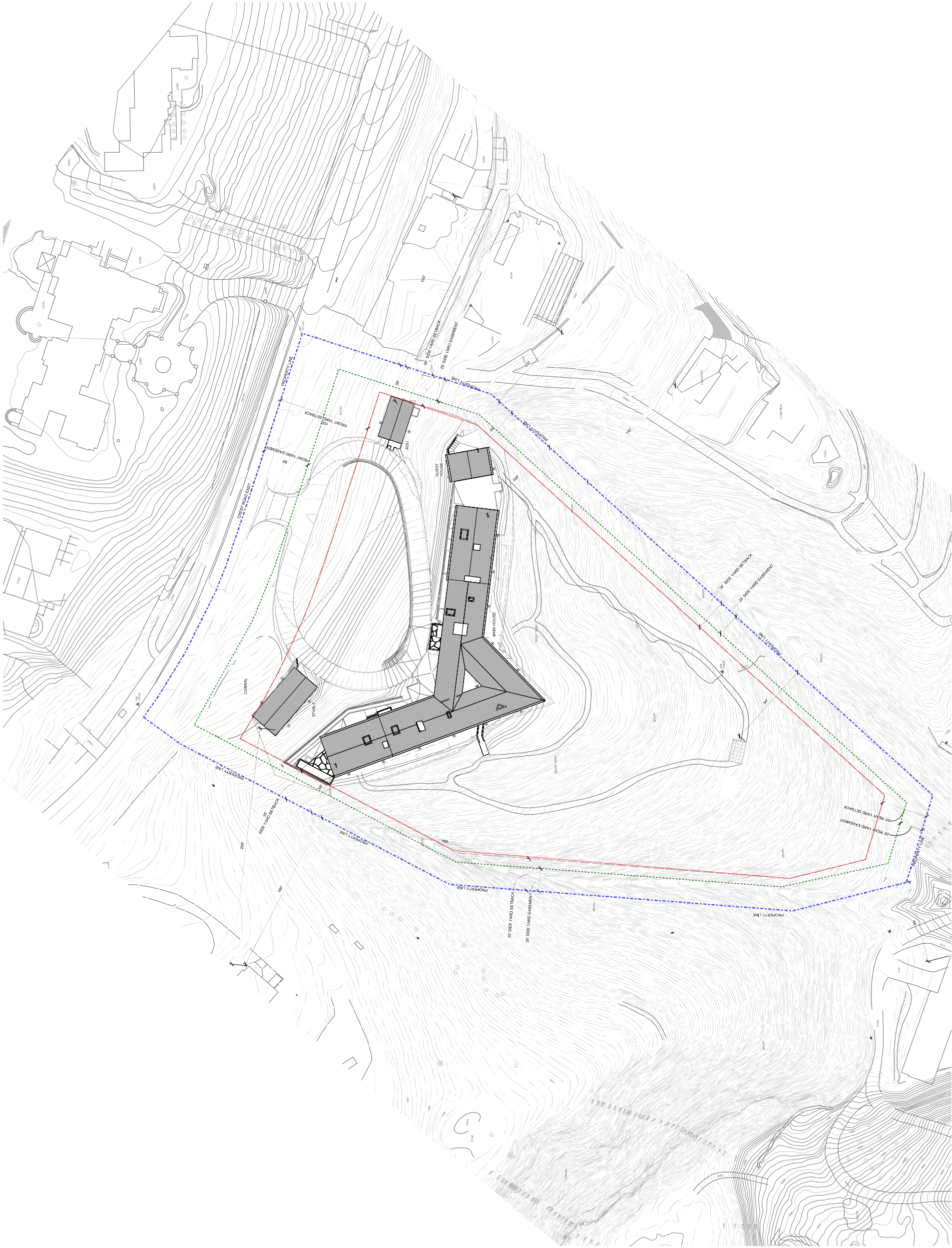
San Francisco, CA 94101

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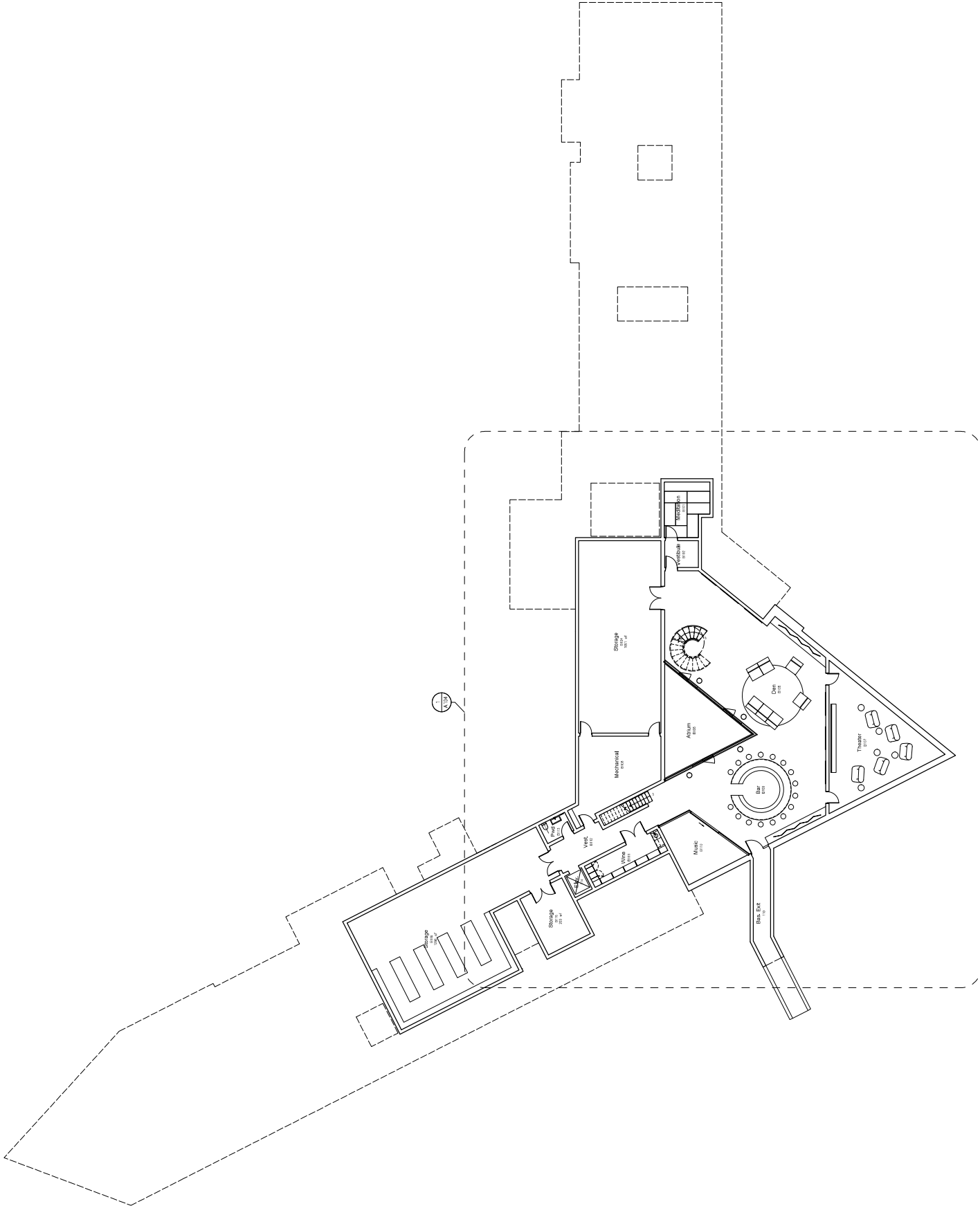


Date: 2020/06/10
Drawn: A. Krasov
Checked: CHK

Basement Plan

COMPANY © ESCHER GUNEVARDENA ARCHITECTURE, INC.

A101



OWNED BY: Ogasawara
31110 N. Hollywood Blvd.
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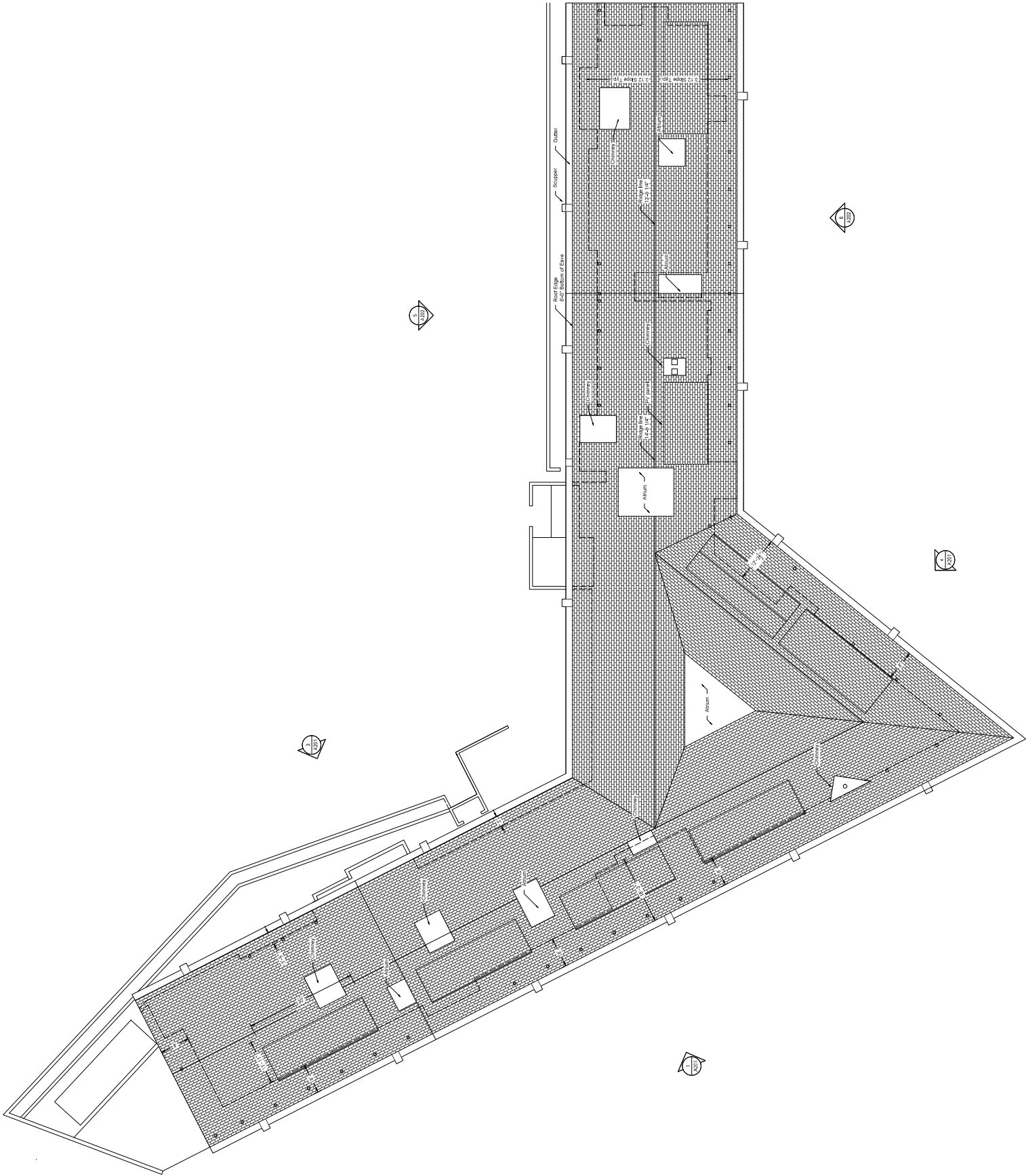
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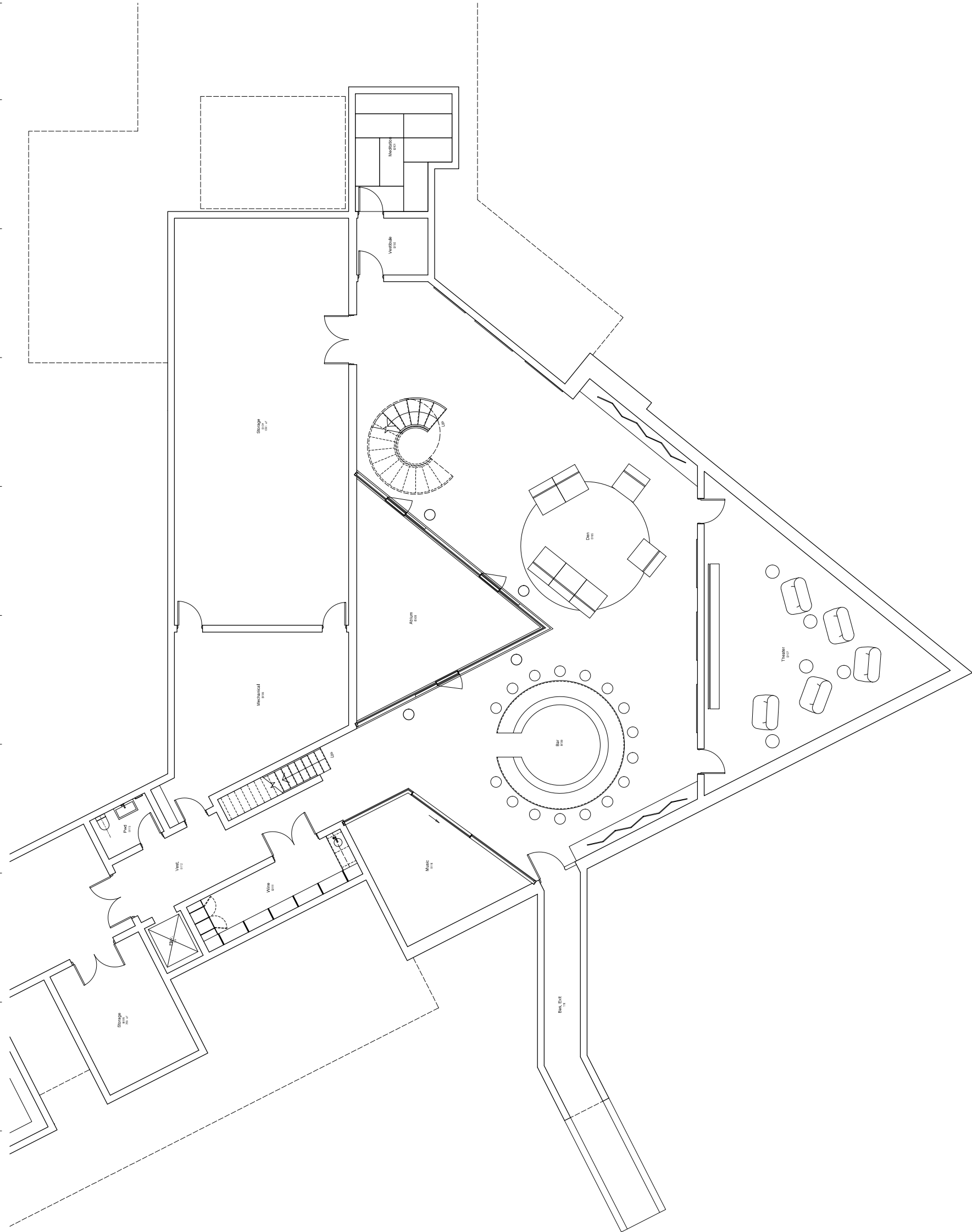
Ogasawara
Residence

21.06.2021
31110 N. Hollywood Blvd.
Los Angeles, CA 90028
Tel: 323.665.9103
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2020/06/10
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NOTES





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1000 Wilshire Blvd.
Los Angeles, CA 90017

MECHANICAL ENGINEER
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1400 Wilshire Blvd.
Los Angeles, CA 90017

MEP ENGINEER
1000
1000 Wilshire Blvd.
Los Angeles, CA 90017

ARCHITECT
1400
1400 Wilshire Blvd.
Los Angeles, CA 90017

**Escher
GuneVardena
Architecture**
815 Silver Lake Boulevard
Los Angeles, CA 90026
Tel: 323 665 9100
Fax: 323 665 9103

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STAMPS

23 Crest Road
Rolling Hills, CA 90274

Ogasawara Residence

250902	RHCA REVIEW
No. Date	Issuance

PREPARED WITHOUT WRITTEN COMMENT ON

NOTES

NOTES

3151 Ocean View Boulevard
Los Angeles, CA 90026
Tel: 323.655.9103
Fax: 323.655.9103

**Fischer
GuneVardena
Architecture**

ARCHITECT OF RECORD

OWNER: Ogasawara
3151 Ocean View Blvd
Hawthorne, CA 90244

GENERAL CONTRACTOR:
J&J Construction, Inc.
10000 Wilshire Blvd, Suite 200
Los Angeles, CA 90024

STRUCTURAL ENGINEER:
HKS Engineering
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Los Angeles, CA 90024

CIVIL ENGINEER:
HKS Engineering
10000 Wilshire Blvd, Suite 200
Los Angeles, CA 90024

M/E/P ENGINEER:
HKS Engineering
10000 Wilshire Blvd, Suite 200
Los Angeles, CA 90024

LANDSCAPE ARCHITECT:
HKS Engineering
10000 Wilshire Blvd, Suite 200
Los Angeles, CA 90024

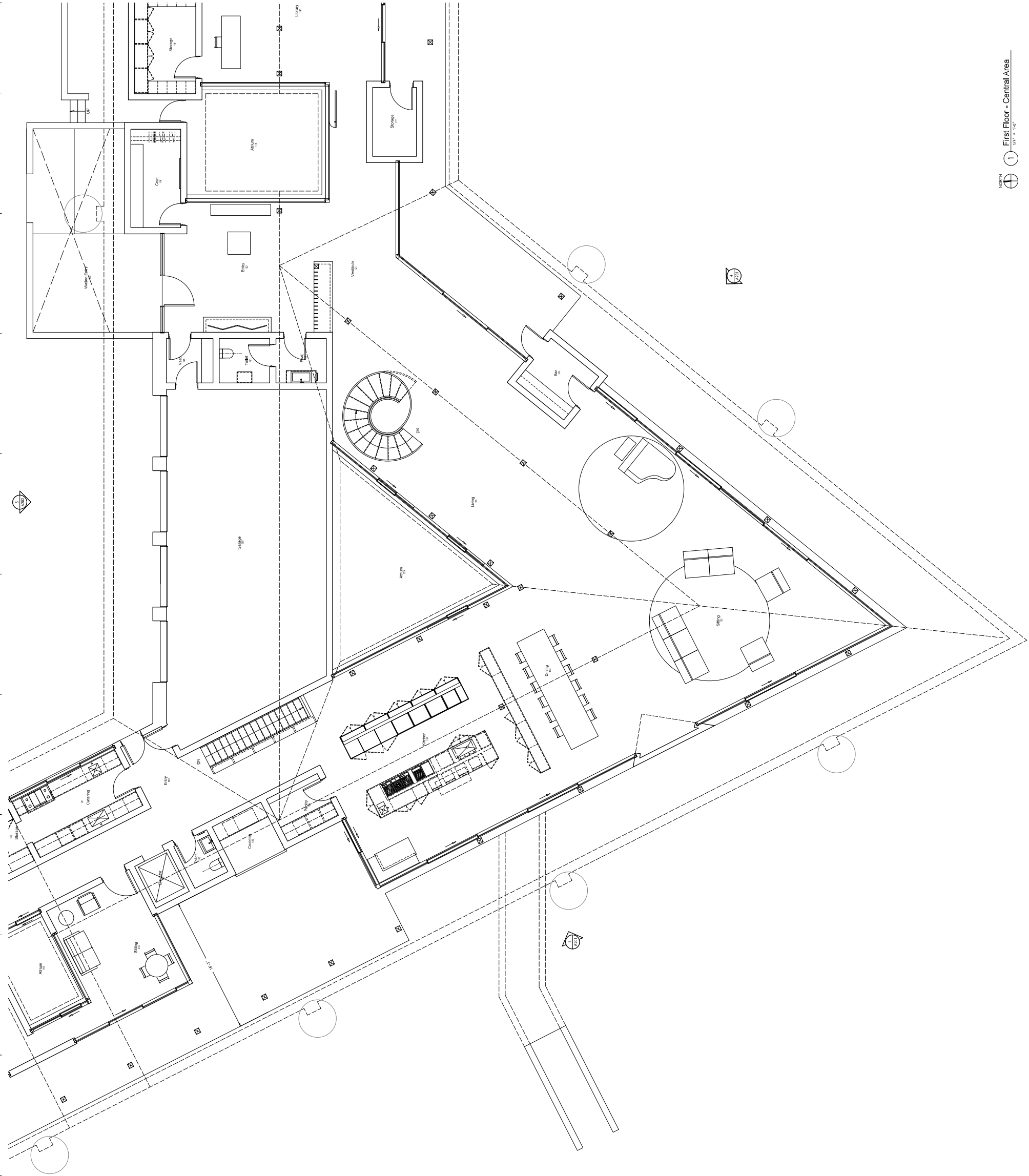
25/09/2023 BRN/CA Review
No. 0488 Revision 01

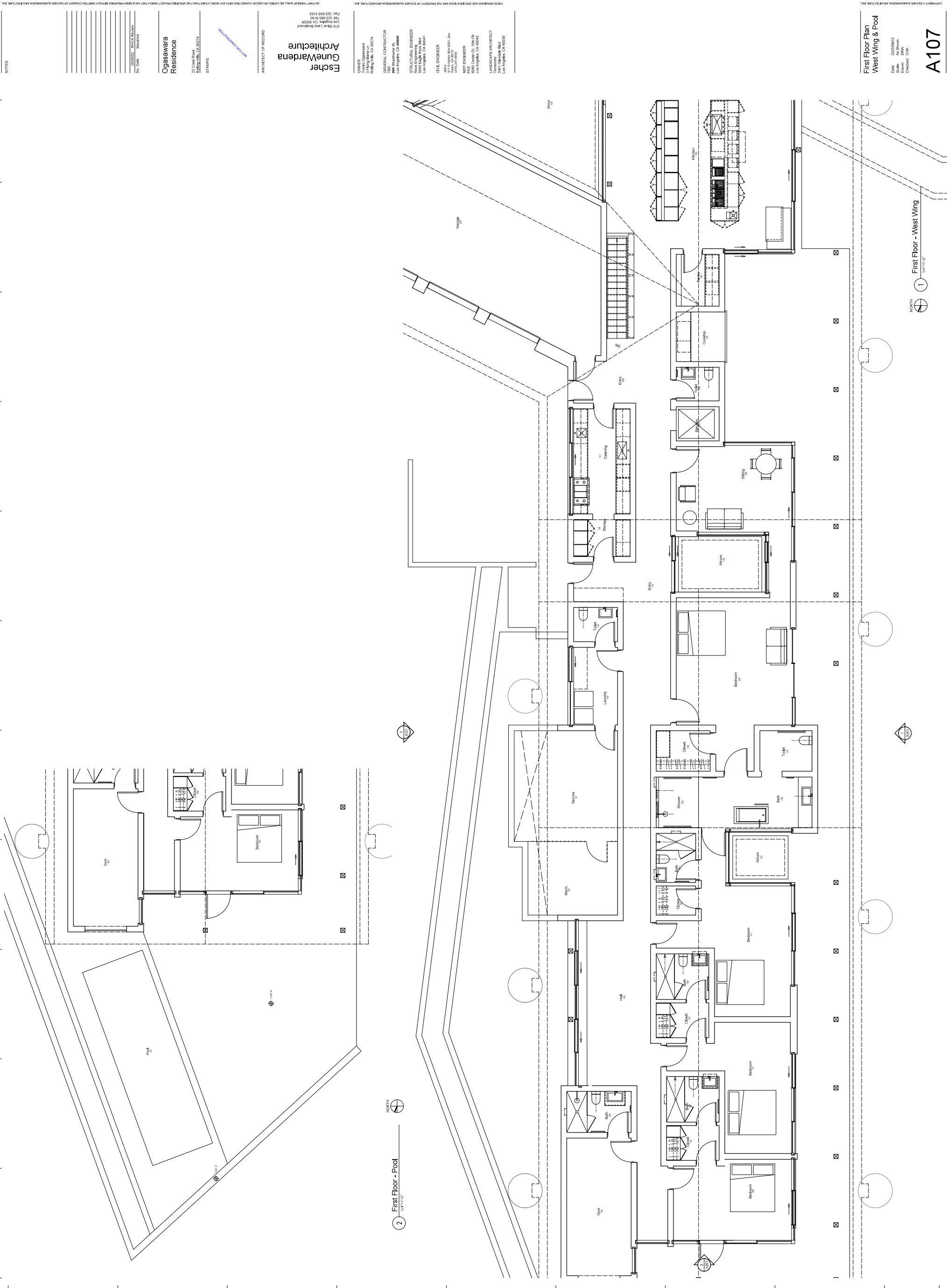
**Ogasawara
Residence**

21 Ocean View
Beverly Hills, CA 90212

STAMPS

NO ARCHITECTURAL
REVISIONS





NOTES

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OWNER: Ogasawara
3111 Wilshire Blvd, Suite 100
Los Angeles, CA 90048
Tel: 323.655.9103

GENERAL CONTRACTOR: J. F. Fanning, Inc.
1111 Wilshire Blvd, Suite 100
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Tel: 323.655.9103

STRUCTURAL ENGINEER: Nave Engineering
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Los Angeles, CA 90048
Tel: 323.655.9103

CIVIL ENGINEER: Nave Engineering
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Los Angeles, CA 90048
Tel: 323.655.9103

M/E/P ENGINEER: Nave Engineering
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Los Angeles, CA 90048
Tel: 323.655.9103

LANDSCAPE ARCHITECT: Nave Engineering
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Los Angeles, CA 90048
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ARCHITECT OF RECORD

Fisher Gunewardena Architecture

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Tel: 323.655.9103

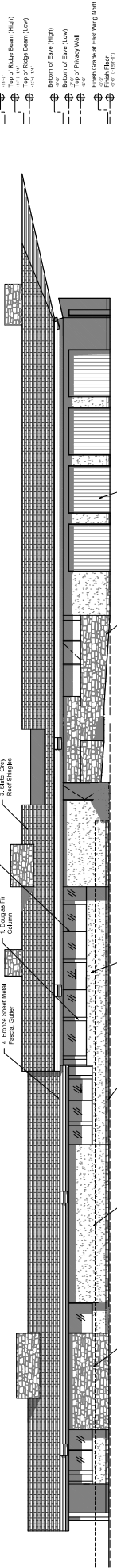
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DRAWN BY: J. Fanning
CHECKED BY: J. Fanning

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West Wing & Pool

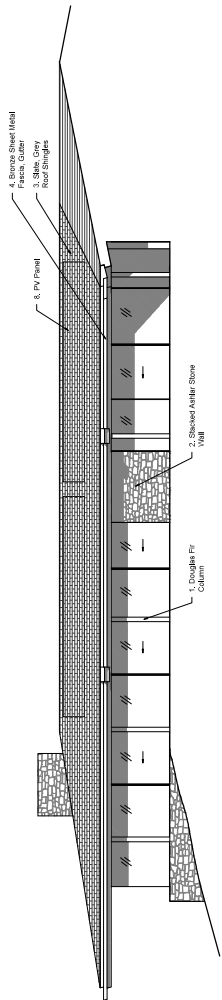
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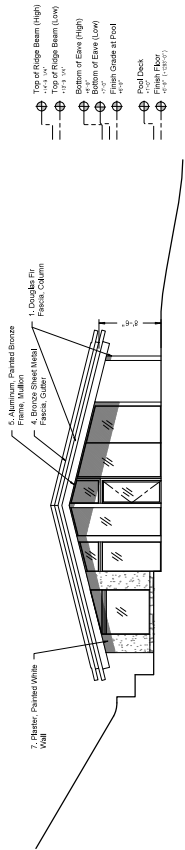
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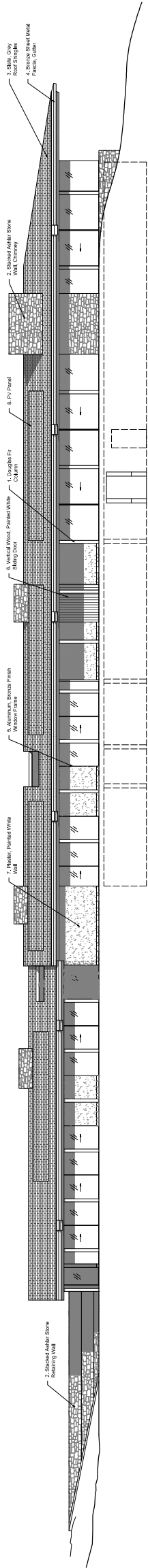
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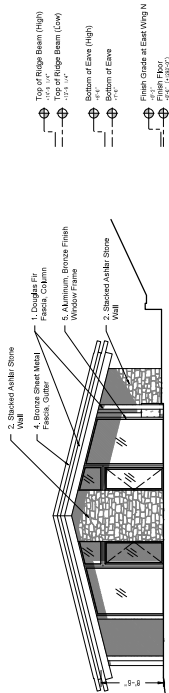
4 Southeast Building Elevation
1/8"=1'-0"



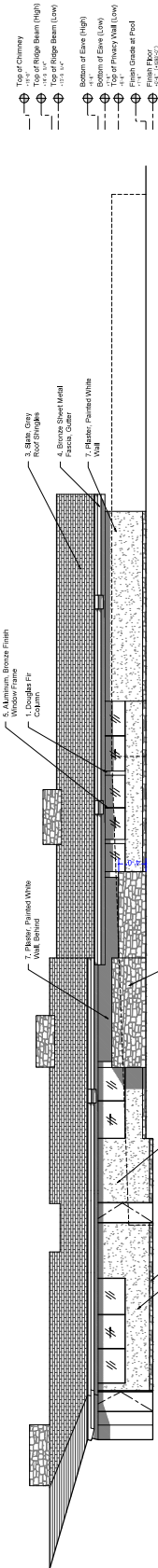
2 Northwest Building Elevation
1/8"=1'-0"



1 Southwest Building Elevation
1/8"=1'-0"



7 East Building Elevation
1/8"=1'-0"



3 Northeast Building Elevation
1/8"=1'-0"

Escher
GuneVardena
Architecture

ARCHITECT OF RECORD

GENERAL CONTRACTOR

STRUCTURAL ENGINEERS

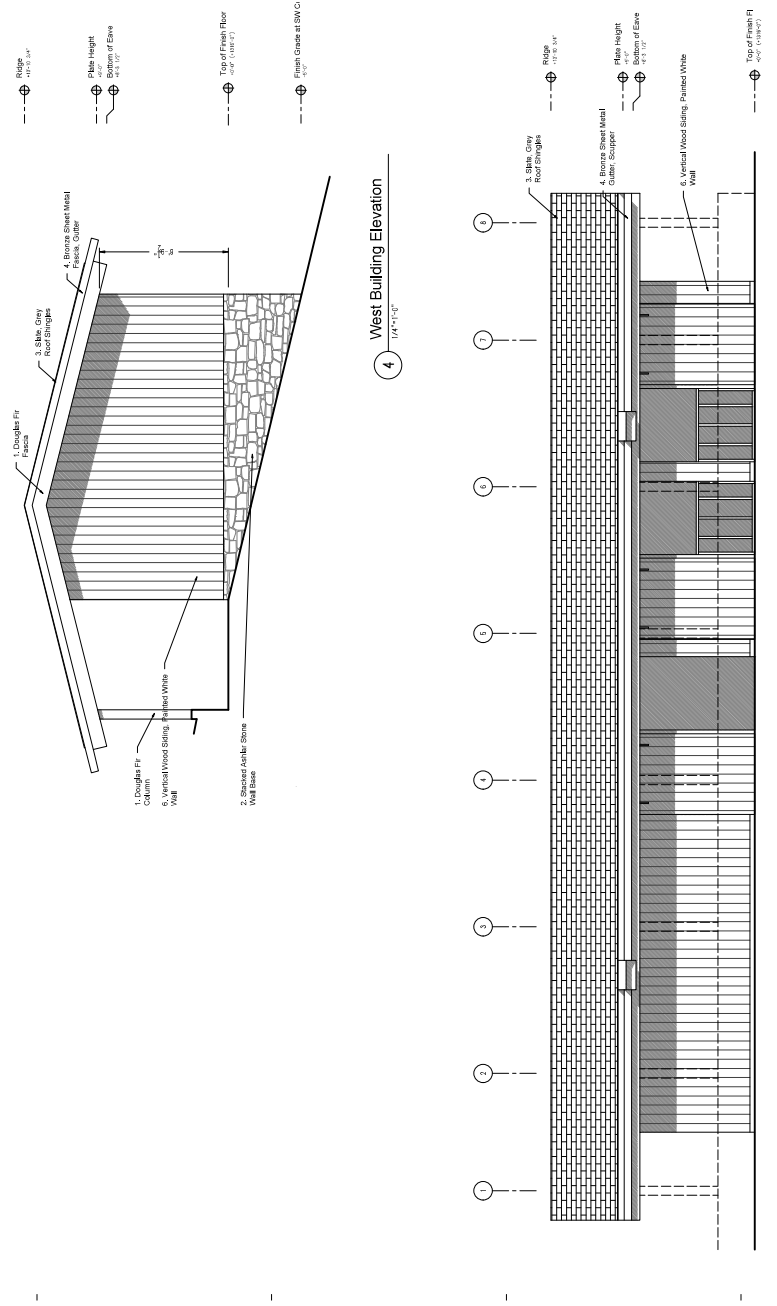
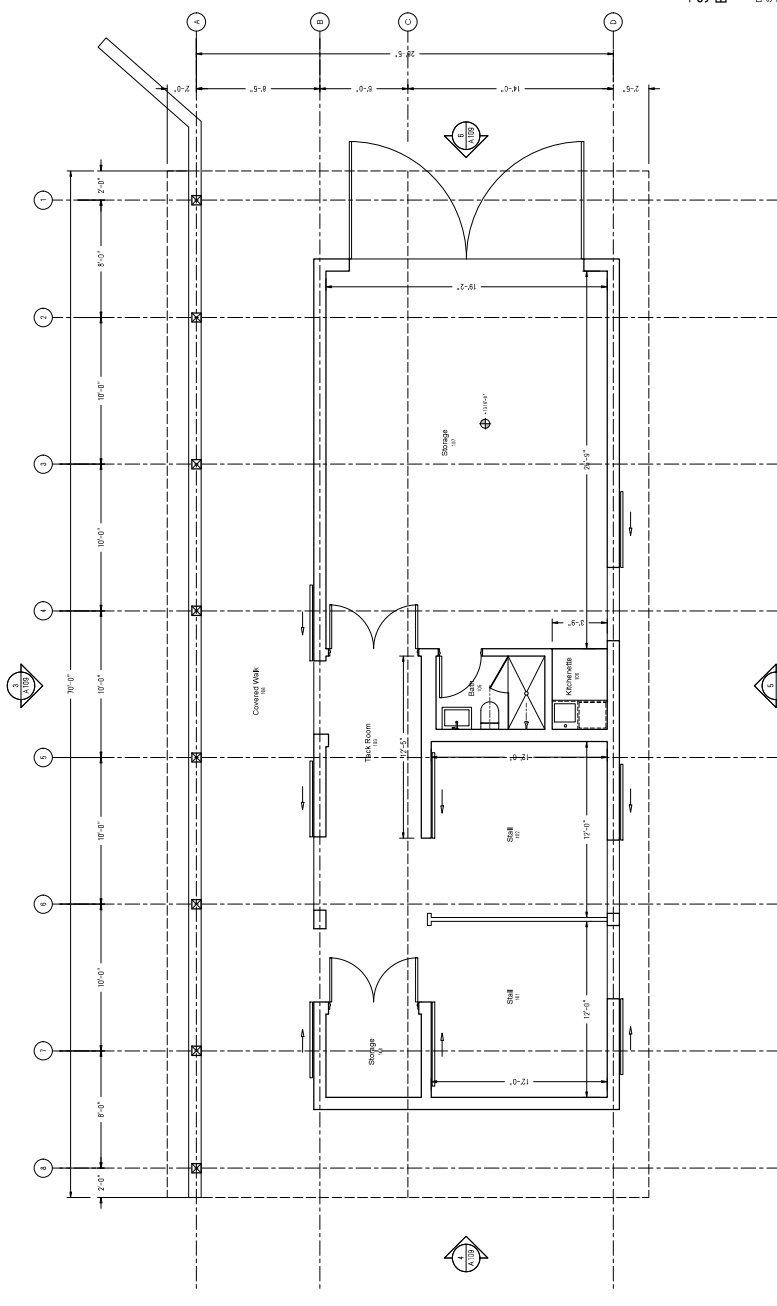
MEP ENGINEER

LANDSCAPE ARCHITECT

Main Residence
Building Elevations

Date: 2/23/2010
Drawn: [Name]
Checked: [Name]

A108



NOTES

25/05/2023

BRN/CA/Residence

No. 0488

Residence

Ogasawara

Residence

21. Ogasawara Blvd

28802 Talbot, CA 90234

STAMPS

ARCHITECT OF RECORD

ESCHER GUNEVARDENA

3150 Shreve Lane Boulevard

Los Angeles CA 90028

Ph: 323.655.6913

OWNER

Ogasawara

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CIVIL ENGINEER

ATC

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M/E/P ENGINEER

PAE

10000 Wilshire Blvd

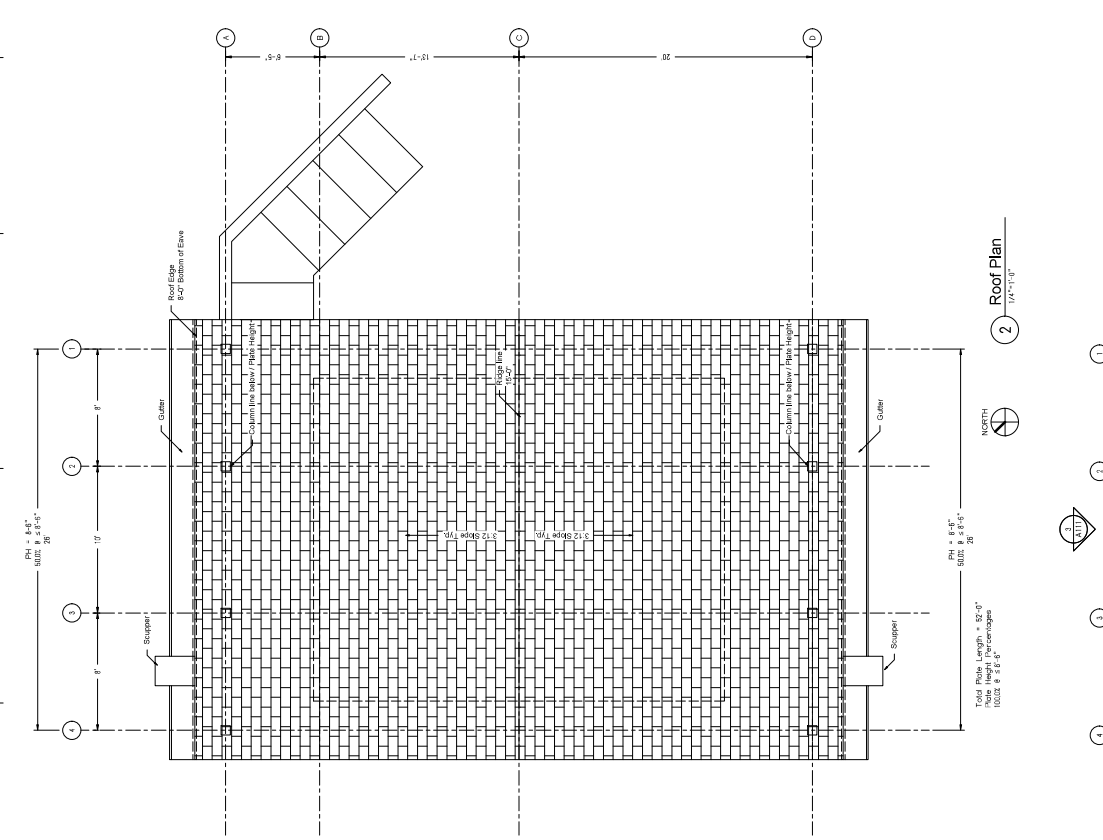
Los Angeles, CA 90024

LANDSCAPE ARCHITECT

TERRENO

10000 Wilshire Blvd

Los Angeles, CA 90024



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3150 Shreve Lane
Los Angeles, CA 90028
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GENERAL CONTRACTOR: HAAS INC. CA 90234
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STRUCTURAL ENGINEER: NOVA ENGINEERING
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Los Angeles, CA 90024

CIVIL ENGINEER: ATC
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Guest House and Trellis Plans and Elevations

Date: 2023/05/10

Drawn by: A. Kishimoto

Checked: CHK

1

First Floor Plan

1/4"=1'-0"

3

North Building Elevation

1/4"=1'-0"

10

Trellis Section A-A

1/4"=1'-0"

9

Trellis South Elevation

1/4"=1'-0"

4

West Building Elevation

1/4"=1'-0"

5

South Building Elevation

1/4"=1'-0"

6

East Building Elevation

1/4"=1'-0"

7

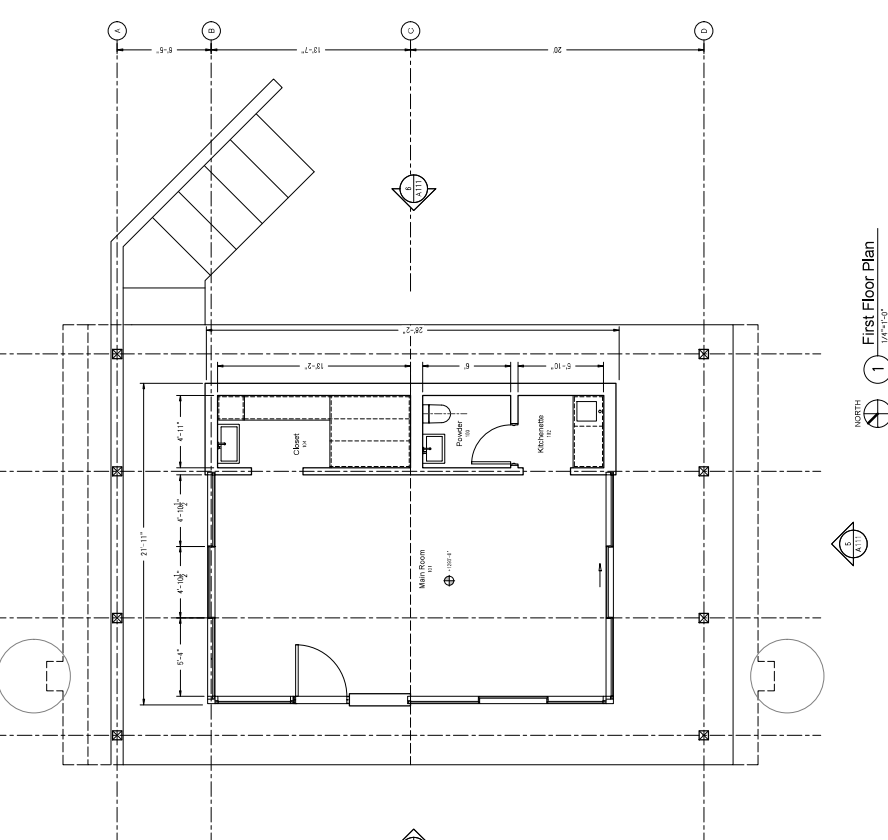
Trellis Roof Plan

1/4"=1'-0"

8

Trellis Floor Plan

1/4"=1'-0"



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SITE PREPARATION AND GRADING

EXISTING CONSTRUCTION DEBRIS, UNDOCUMENTED FILL, DISTURBED SOILS PRIOR TO GRADING OPERATIONS, IT WILL BE NECESSARY TO REMOVE DESIGNATED EXISTING CONSTRUCTION, INCLUDING ANY REMAINING BURIED OBSTRUCTIONS, WHICH MAY BE IN THE AREAS OF PROPOSED CONSTRUCTION. CONCRETE FLATWORK SHOULD ALSO BE REMOVED FROM AREAS OF PROPOSED CONSTRUCTION. CONCRETE FRAGMENTS FROM SITE DEMOLITION OPERATIONS SHOULD BE DISPOSED OF OFF-SITE. ANY UNDOCUMENTED FILL OR DISTURBED SOILS IN AREAS OF PROPOSED FOUNDATIONS AND SLAB ON GRADE CONSTRUCTION SHOULD BE EXCAVATED TO FULL DEPTH.

REMEDIAL GRADING

THE PROPOSED BUILDINGS SHALL BE SUPPORTED BY FOUNDATIONS INTO BEDROCK. GRADING TO SUPPORT ANCILLARY IMPROVEMENTS LOCATED AWAY FROM SLOPES SHOULD BE COMPACTED TO A MINIMUM OF 90 PERCENT RELATIVE COMPACTION ABOVE OPTIMUM MOISTURE CONTENT FOR CLAYEY SOILS AND NEAR OPTIMUM MOISTURE CONTENT FOR GRANULAR SOILS. A SIX-INCH SCARIFICATION AND RECOMPACTION OF IN-PLACE SOILS TO 90 PERCENT RELATIVE COMPACTION ABOVE OPTIMUM MOISTURE CONTENTS MAY BE TAKEN EQUIVALENT TO SIX-INCHES OF APPROVED COMPACTED FILL, WHEN COMPUTING TOTAL EXCAVATION REQUIREMENTS. EXPANSIVE CLAY SUBGRADE SHALL BE PRE-SOAKED PRIOR TO SLAB CONSTRUCTION.

THE DEPTH OF OVER EXCAVATION SHOULD BE REVIEWED BY THE GEOTECHNICAL CONSULTANT DURING CONSTRUCTION. ANY SUBSURFACE OBSTRUCTION, BURIED STRUCTURAL ELEMENTS, AND UNSUITABLE MATERIAL ENCOUNTERED DURING GRADING, SHOULD BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE GEOTECHNICAL CONSULTANT FOR PROPER EXPOSURE, REMOVAL AND PROCESSING, AS RECOMMENDED. EXPOSED EXCAVATION BOTTOMS SHOULD BE OBSERVED BY THE GEOTECHNICAL CONSULTANT OR HIS REPRESENTATIVE.

HILLSIDE GRADING

HILLSIDE GRADING RECOMMENDATIONS ARE PROVIDED BELOW.

- ALL GRADING SHALL BE PERFORMED ACCORDING TO COUNTY AND CITY GRADING CODES, APPROVED PLANS AND SPECIFICATIONS, AND THE BELOW RECOMMENDATIONS, WHICHEVER IS MORE RESTRICTIVE.
- PRIOR TO COMMENCEMENT OF WORK, A PRE-GRADING MEETING SHALL BE HELD BETWEEN THE CONTRACTOR, THE OWNER OR THEIR REPRESENTATIVE, AND THE GEOTECHNICAL ENGINEER FOR THE PURPOSE OF ADHERING TO REPORT RECOMMENDATIONS.
- A SURVEYOR SHALL BE RETAINED TO LAYOUT THE PROPOSED GRADING INCLUDING BUT NOT LIMITED TO LOCATING ALL KEYS, TOP OF CUTS, TOE OF FILLS, STABILITY FILLS, SETBACKS, EASEMENTS AND AREAS REQUIRING OVER EXCAVATION OF THE CUT PORTIONS OF THE BUILDING PADS.
- HILLSIDE FILLS SHALL HAVE A KEY PLACED AT THE TOE OF THE PROPOSED FILL SLOPE. THE KEY SHOULD BE CUT (3) FEET INTO COMPETENT BEDROCK. THE BASE OF THE KEY SHALL BE SLOPED BACK INTO THE HILL. THE KEY SHOULD BE A MINIMUM OF (10) FEET WIDE, EXCEPT WHERE SLOPE STABILITY ANALYSES RESULTS IN A WIDER KEY. WHERE SLOPES ARE STEEPER THAN 5:1 (H:V), HORIZONTAL BENCHES SHALL BE CUT INTO COMPETENT BEDROCK IN ORDER TO PROVIDE BOTH LATERAL AND VERTICAL STABILITY.
- ALL AREAS TO RECEIVE COMPACTED FILL, INCLUDING ALL REMOVAL AREAS, KEYS AND BENCHES, SHALL BE REVIEWED AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING COMPACTED FILL.
- MATERIALS EXCAVATED UPHILL FROM WHERE FILLS ARE TO BE PLACED, SHALL NOT BE CAST OVER THE SLOPE INTO THE FILL AREA. MATERIALS SHALL BE CHANNLED DOWN A RAMP TO THE AREA TO RECEIVE COMPACTED FILL AND THE SPREAD IN HORIZONTAL LAYERS. AS COMPACTED FILLS ARE PLACED, THIS RAMP WILL BE TRIMMED OUT TO EXPOSE THE DENSE, TIGHT MATERIALS APPROVED BY THE GEOTECHNICAL ENGINEER. THE MINIMUM VERTICAL HEIGHT OF BENCH IN APPROVED MATERIALS SHALL BE (3) FEET. THIS WILL MAINTAIN THE PROPER BENCHING, AS FILL IS PLACED UP THE SLOPE. THE RAMP WILL BE SHIFTED PERIODICALLY DURING THE GRADING OPERATIONS TO ALLOW FOR COMPLETE REMOVAL OF THE LOOSE FILL MATERIAL AND FOR THE PROPER BENCHING.
- THE FILL SOILS SHALL CONSIST OF SELECT MATERIALS APPROVED BY THE GEOTECHNICAL ENGINEER. THESE MATERIALS MAY BE OBTAINED FROM THE EXCAVATION AREAS AND ANY OTHER APPROVED SOURCES, AND BY BLENDING SOILS FROM ONE OR MORE SOURCES. THE MATERIAL USED SHALL BE FREE FROM ORGANIC VEGETABLE MATTER AND OTHER DELETERIOUS MATERIAL AND SHALL NOT CONTAIN ROCKS GREATER THAN (4) INCHES.
- ON-SITE AND IMPORT MATERIALS APPROVED FOR USE SHOULD BE PLACED IN HORIZONTAL LIFTS NOT EXCEEDING 8-INCHES IN LOOSE THICKNESS, MOISTURE CONDITIONED TO NEAR OPTIMUM MOISTURE CONTENTS, AND COMPACTED TO A MINIMUM OF 90 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE LATEST EDITION OF ASTM TEST METHOD D1557. THE GRADE THAT IS DETERMINED TO BE SATISFACTORY FOR THE SUPPORT OF THE FILLED GROUND SHALL BE SCARIFIED TO A DEPTH OF AT LEAST SIX INCHES, MOISTURE CONDITIONED AND COMPACTED TO THE ABOVE STANDARD.
- REVIEW OF THE FILL PLACEMENT SHOULD BE PROVIDED BY THE GEOTECHNICAL ENGINEER DURING GRADING. IN GENERAL, DENSITY TESTS WILL BE MADE AT INTERVALS NOT EXCEEDING (2) FEET OF FILL HEIGHT OR EVERY 500 CUBIC YARDS OF FILL PLACED.

HILLSIDE GRADING (CONT.)

- THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN A MINIMUM COMPACTION OF 90 PERCENT OUT TO THE FINISH FACE OF 2:1 FILL SLOPES. COMPACTION ON SLOPES MAY BE ACHIEVED BY OVERBUILDING THE SLOPE AND CUTTING BACK TO THE COMPACTED CORE OR BY DIRECT COMPACTION OF THE SLOPE FACE WITH SUITABLE EQUIPMENT. DIRECT COMPACTION ON THE SLOPE FACES SHALL BE ACCOMPLISHED BY BACK-ROLLING THE SLOPES IN (3) FOOT TO (4) FOOT INCREMENTS OF ELEVATION GAIN.
- DURING THE INCLEMENT PART OF THE YEAR, OR DURING PERIODS WHEN RAIN IS THREATENING, ALL FILL THAT HAS BEEN SPREAD AND AWAITS COMPACTION SHALL BE COMPACTED BEFORE STOPPING WORK FOR THE DAY OR BEFORE STOPPING BECAUSE OF INCLEMENT WEATHER. THESE FILLS, ONCE COMPACTED, SHALL HAVE THE SURFACES SLOPED TO DRAIN TO AN AREA WHERE WATER CAN BE REMOVED.
- WORK MAY START AGAIN, AFTER THE RAINY PERIOD, ONCE THE SITE HAS BEEN REVIEWED BY THE GEOTECHNICAL ENGINEER AND AUTHORIZATION IS GIVEN TO RESUME. LOOSE MATERIALS NOT COMPACTED PRIOR TO THE RAIN SHALL BE REMOVED AND AERATED SO THAT THE MOISTURE CONTENT OF THESE FILLS WILL BE WITHIN (3) PERCENT ABOVE THE OPTIMUM MOISTURE CONTENT.
- SURFACE MATERIALS PREVIOUSLY COMPACTED BEFORE THE RAIN SHALL BE SCARIFIED, BROUGHT TO THE PROPER MOISTURE CONTENT AND RECOMPACTED PRIOR TO PLACING ADDITIONAL FILL, IF DEEMED NECESSARY BY THE GEOTECHNICAL ENGINEER.
- HILLSIDE FILL SHALL HAVE BACK DRAINS INSTALLED AT THE COMPACTED FILL/COMPETENT BEDROCK CONTACT TO DISSIPATE POTENTIAL SUBSURFACE POREWATER PRESSURE BUILDUP. BACKDRAINS SHALL CONSIST OF (4) INCH PERFORATED PIPES; PLACED WITH PERFORATIONS DOWN. THE PIPE SHOULD BE ENCASED WITH AT LEAST (1) FOOT OF GRAVEL AROUND THE PIPE. THE MINIMUM COVER ON THE PIPE SHOULD BE (1) FOOT. THE GRAVEL SHOULD CONSIST OF (3/4) TO (1) INCH CRUSHED ROCK. THE FIRST DRAIN SHALL BE PLACED NO HIGHER THAN (3) FEET ABOVE THE FRONT CUT OF THE KEY EXCAVATION. ADDITIONAL BACK DRAINS SHALL BE PLACED AT INTERVALS ROUGHLY EQUIVALENT TO FEET OF VERTICAL RISE IN ELEVATION OR WHERE DEEMED NECESSARY BY THE PROJECT SOILS ENGINEER. FOR SLOPES WHERE LESS THAN (20) FEET OF COMPACTED FILL IS PLACED THE DRAINS SHALL BE PLACED IN THE BASE OF THE KEYWAY AND AT MID-SLOPE. EACH DRAIN SHALL BE PLACED INTO A TRENCH EXCAVATED ALONG THE BACK OF A HORIZONTAL BENCH AT THE COMPACTED FILL/COMPETENT BEDROCK CONTACT. THE TRENCH BOTTOM SHALL SLOPE DOWNWARD TO EACH EXIT DRAIN WITH A MINIMUM GRADIENT OF (2) PERCENT. THE EXIT PIPE SHALL CONSIST OF A (4) INCH DIAMETER NON-PERFORATED PIPE. THIS PIPE NEED NOT BE ENCASED IN GRAVEL. IT SHALL EXIT AT A MINIMUM GRADIENT OF (2) PERCENT TO THE FINISH FACE OF THE FILL SLOPE. EXIST DRAINS SHALL BE PLACED AT INTERVALS NOT EXCEEDING (50) FEET. A CUTOFF WALL CONSISTING OF CONCRETE OR SOIL CEMENT SHALL BE PLACED AT THE JUNCTION OF THE PERFORATED PIPE AND THE EXIT DRAINS TO STOP SEEPAGE AND FORCE THE WATER BEING REMOVED INTO THE PERFORATED PIPE.

NEW FILLS

THE UPPER ONE FOOT OF SITE SOILS SHOULD BE EXCAVATED AND RECOMPACTED TO A MINIMUM OF 90 PERCENT RELATIVE COMPACTION NEAR OPTIMUM MOISTURE CONTENT PRIOR TO PLACEMENT OF ANY NEW FILLS, WHERE REQUIRED, TO ACHIEVE FINISH GRADE ELEVATIONS. EXPOSED EXCAVATION BOTTOMS SHOULD BE SCARIFIED A MINIMUM 6-INCHES AND RECOMPACTED TO AT LEAST 90 PERCENT RELATIVE COMPACTION AT NEAR OPTIMUM MOISTURE CONTENT. EXCAVATION BOTTOMS SHOULD BE FIRM AND UNYIELDING PRIOR TO BACKFILLING.

BACKFILLING AND COMPACTION REQUIREMENTS

ON-SITE AND IMPORT MATERIALS APPROVED FOR USE SHOULD BE PLACED IN HORIZONTAL LIFTS NOT EXCEEDING 8-INCHES IN LOOSE THICKNESS, MOISTURE CONDITIONED TO ABOVE OPTIMUM MOISTURE CONTENT FOR CLAYEY SOILS AND NEAR OPTIMUM MOISTURE CONTENT FOR GRANULAR SOIL, AND COMPACTED TO A MINIMUM OF 90 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE LATEST EDITION OF ASTM TEST METHOD D1557. EXISTING SITE SOILS, UNLESS INDICATED OTHERWISE, ARE CONSIDERED SUITABLE FOR RE-USE DURING SITE GRADING AND BACKFILLING, PROVIDED THEY ARE FREE OF DEBRIS, PARTICLES GREATER THAN 4 INCHES IN MAXIMUM DIMENSION, ORGANIC MATTER OR OTHER DELETERIOUS MATERIALS, AND ARE TO A SUITABLE MOISTURE CONDITION TO PERMIT ACHIEVING THE REQUIRED COMPACTION.

UTILITY TRENCHES

ALL TRENCHES SHOULD BE BACKFILLED WITH APPROVED FILL MATERIAL, COMPACTED TO RELATIVE COMPACTION OF NOT LESS THAN 90 PERCENT OF MAXIMUM DENSITY. CARE SHOULD BE TAKEN DURING BACKFILLING TO PREVENT UTILITY LINE DAMAGE. THE ON-SITE SOILS MAY BE USED FOR BACKFILLING UTILITY TRENCHES FROM ONE FOOT ABOVE THE TOP OF PIPE TO THE SURFACE, PROVIDED THE MATERIAL IS FREE OF ORGANIC MATTER AND DELETERIOUS SUBSTANCES. ANY SOFT AND/OR LOOSE MATERIALS OR FILL ENCOUNTERED AT A PIPE INVERT SHOULD BE REMOVED AND REPLACED WITH PROPERLY COMPACTED FILL OR ADEQUATE BEDDING MATERIAL. IMPORTED SOILS FOR PIPE BEDDING SHOULD CONSIST OF NON- EXPANSIVE GRANULAR SOILS. THE WALLS OF TEMPORARY CONSTRUCTION TRENCHES MAY NOT BE STABLE WHEN EXCAVATED NEARLY VERTICALLY DUE TO THE POTENTIAL FOR CAVING. SHORING OF EXCAVATED WALLS OR FLATTENING OF SLOPES WILL BE REQUIRED FOR TEMPORARY EXCAVATIONS DEEPER THAN 4 FEET. ALL WORK ASSOCIATED WITH TRENCHES, EXCAVATIONS AND SHORING MUST CONFORM TO THE STATE OF CALIFORNIA SAFETY CODE.

TEMPORARY EXCAVATIONS

EXCAVATIONS OF SITE SOILS 4 FEET OR DEEPER SHOULD BE TEMPORARILY SHORED OR SLOPED IN ACCORDANCE WITH CAL OSHA REQUIREMENTS. FOR THE PURPOSE OF CAL OSHA SOIL CLASSIFICATION AND SHORING DESIGN, SITE SOILS SHOULD BE CONSIDERED AS TYPE B.

A. TEMPORARY SLOPES:
IN AREAS WHERE EXCAVATIONS DEEPER THAN 4 FEET ARE NOT ADJACENT TO EXISTING STRUCTURES OR PUBLIC RIGHT-OF-WAYS, SLOPING PROCEDURES MAY BE UTILIZED FOR TEMPORARY EXCAVATIONS. IT IS RECOMMENDED THAT TEMPORARY SLOPES IN NATIVE SOILS BE GRADED NO STEEPER THAN 1:1 (H:V) FOR EXCAVATIONS UP TO 15 FEET IN DEPTH. THE ABOVE TEMPORARY SLOPE CRITERIA IS BASED ON LEVEL SOIL CONDITIONS BEHIND TEMPORARY SLOPES WITH NO SURCHARGE LOADING (STRUCTURES, TRAFFIC) WITHIN A LATERAL DISTANCE BEHIND THE TOP OF SLOPE EQUIVALENT TO THE SLOPE HEIGHT.

IT IS RECOMMENDED THAT EXCAVATED SOILS BE PLACED A MINIMUM LATERAL DISTANCE FROM TOP OF SLOPE EQUAL TO THE HEIGHT OF SLOPE. A MINIMUM SETBACK DISTANCE EQUIVALENT TO THE SLOPE HEIGHT SHOULD BE MAINTAINED BETWEEN THE TOP OF SLOPE AND HEAVY EXCAVATING/GRADING EQUIPMENT.

SHOULD ADVERSE CONDITIONS BE EXPERIENCED DURING EXCAVATION OPERATIONS, FLATTENING OF CUT SLOPE FACES, OR OTHER SPECIAL PROCEDURES, MAY BE REQUIRED TO ACHIEVE STABLE, TEMPORARY SLOPES.

SOIL CONDITIONS SHOULD BE REVIEWED BY THE GEOTECHNICAL CONSULTANT AS EXCAVATION PROGRESSES TO VERIFY ACCEPTABILITY OF TEMPORARY SLOPES. FINAL TEMPORARY CUT SLOPE DESIGN WILL BE DEPENDENT UPON THE SOIL CONDITIONS ENCOUNTERED, CONSTRUCTION PROCEDURES AND SCHEDULE.

B. SHORING:
TEMPORARY SHORING WILL BE REQUIRED FOR THOSE EXCAVATIONS WHERE TEMPORARY SLOPE CUTS AS SPECIFIED ABOVE ARE NOT FEASIBLE.

TEMPORARY CANTILEVER SHORING, IF USED, SHOULD BE DESIGNED TO RESIST ACTIVE EARTH PRESSURES OF 35 POUNDS PER CUBIC FOOT EQUIVALENT FLUID PRESSURE FOR LEVEL CONDITIONS BEHIND SHORING.

THE DESIGN OF SHORING SHOULD ALSO INCLUDE SURCHARGE LOADING EFFECTS OF EXISTING STRUCTURES AND ANTICIPATED TRAFFIC, INCLUDING DELIVERY AND CONSTRUCTION EQUIPMENT, WHEN LOADING IS WITHIN A DISTANCE FROM THE SHORING EQUAL TO THE DEPTH OF EXCAVATION.

IN ADDITION TO THE ABOVE, A MINIMUM UNIFORM LATERAL PRESSURE OF 100 POUNDS PER SQUARE FOOT IN THE UPPER TEN FEET OF SHORING SHOULD BE INCORPORATED IN THE DESIGN WHEN NORMAL TRAFFIC IS PERMITTED WITHIN TEN FEET OF THE SHORING.

SLAB-ON-GRADE

BUILDING SLABS SHALL BE STRUCTURAL, FULLY SUPPORTED BY THE FOUNDATION SYSTEM.

INCIDENTAL CONCRETE SLABS SHOULD BE SUPPORTED ON PROPERLY COMPACTED SOILS IN ACCORDANCE WITH THE SITE PREPARATION AND GRADING SECTION OF THIS REPORT. SLAB SUBGRADE SOILS SHOULD NOT BE ALLOWED TO DRY OUT AND SHOULD BE MAINTAINED AT THE PLACEMENT MOISTURE CONDITION UNTIL CONCRETING. FROM A GEOTECHNICAL STANDPOINT, AS A MINIMUM, SLABS SHOULD BE 5-INCHES THICK AND REINFORCED WITH #4 REINFORCING BARS SPACED AT 12-INCHES ON CENTER EACH WAY.

EXPANSIVE STRUCTURAL SLAB AND SLAB-ON-GRADE SUBGRADE SHOULD BE PRE-SATURATED JUST PRIOR TO CONSTRUCTION.

ANY INTERIOR SLAB TO RECEIVE A MOISTURE-SENSITIVE FLOOR COVERING SHOULD INCLUDE A MOISTURE MEMBRANE SYSTEM. THE VAPOR BARRIER SHALL CONSIST OF STEGO WRAP VAPOR BARRIER 15 MIL EXTRUDED POLYOYLEFIN PLASTIC, OR EQUIVALENT. NO RECYCLED CONTENT OR WOVEN MATERIALS ARE PERMITTED. PERMEANCE AS TESTED BEFORE AND AFTER MANDATORY CONDITIONING (ASTM E 1745 SECTION 7.1 AND SUB-PARAGRAPHS 7.1.1 – 7.1.5): LESS THAN 0.01 PERMS [GRAINS/(FT2 · HR · INHG)] AND COMPLY WITH THE ASTM E 1745-11 CLASS A REQUIREMENTS. INSTALL VAPOR BARRIER ACCORDING TO ASTM E 1643-11 AND THE MANUFACTURES RECOMMENDATIONS, UNLESS DIRECTED OTHERWISE BY THE PROJECT STRUCTURAL ENGINEER.

SLABS SHOULD BE PROPERLY DESIGNED AND REINFORCED FOR THE CONSTRUCTION AND SERVICE LOADING CONDITIONS. THE STRUCTURAL DETAILS, SUCH AS SLAB THICKNESS, CONCRETE STRENGTH, AMOUNT, AND TYPE OF REINFORCEMENTS, JOINT SPACING, ETC., SHOULD BE ESTABLISHED BY THE PROJECT STRUCTURAL ENGINEER.

DATE:

BY:

REVISIONS:

NO.

REGISTERED PROFESSIONAL ENGINEER

STATE OF CALIFORNIA

Exp. 6-30-2026

No. 57815

PROJECT NO.

20250007

SCALE

1"= 20'

DATE

04/09/25

DESIGNED BY

KA

DRAWN BY

CLM

CHECKED BY

KH

SHEET NO.

C-1.1

2 OF 14 SHTS

JMC²

CIVIL + STRUCTURAL ENGINEERING

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GENERAL NOTES

PROJECT NO. 20250007

Rolling Hills, CA 90274

R3 Crest Rd E

FILE NAME: C:\Users\Cearns\OneDrive\Work\Nextcloud\projects\23 Crest Road\CAD\Civil\20260007-C-1-1.GN, SAVE DATE:3/10/2026, PLOT DATE:4/9/2026

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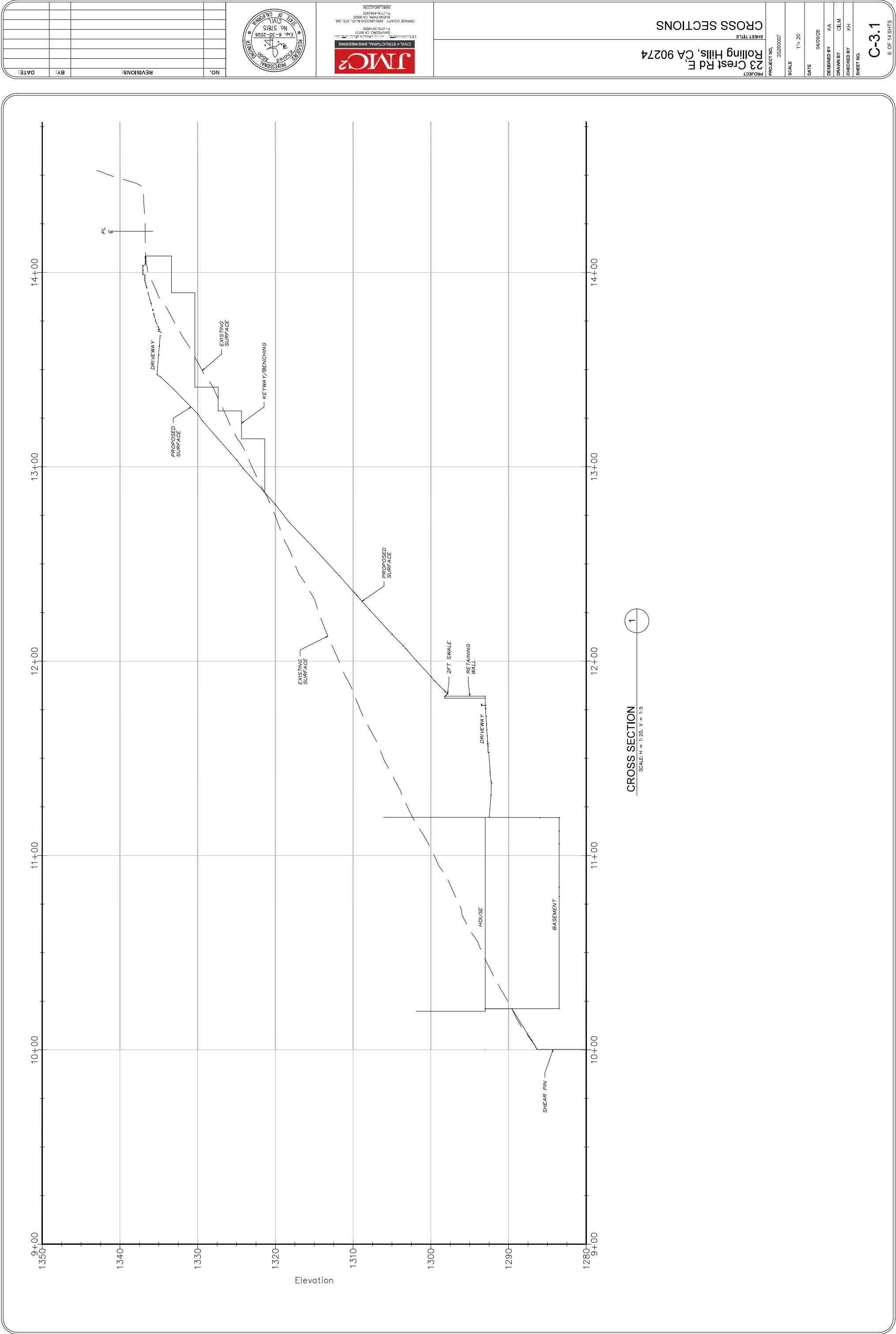
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DESIGNED BY	K.A.	04/09/26	
DATE			
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PROJECT		23 Crest Rd E, Rolling Hills, CA 90274	
SHEET TITLE		GRADING PLAN	

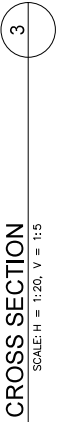
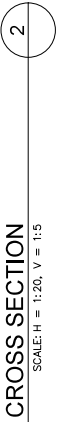




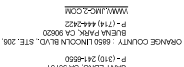
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C-3.2



NO.	REVISIONS:	BY:	DATE:

PROJECT

R3 Crest Rd E,
Rolling Hills, CA 90274

SHEET TITLE

CROSS SECTIONS

PROJECT NO.

20260007

SCALE

1"= 20'

DATE

04/09/26

DESIGNED BY

KA

DRAWN BY

CJM

CHECKED BY

KH

SHEET NO.

C-3.4

9 OF 14 SHTS

PROFESSOR

REGISTERED

ENGINEER

STATE OF CALIFORNIA

Exp. 6-30-2026

No. 57815

LA. Professional Seal

111 N. Mission Ave., Suite 200

San Pedro, CA 90731

P: (310) 244-6600

F: (310) 444-2620

BLANK PARK, CA 90620

ORANGE COUNTY - 6869 LINCOLN BLVD., STE. 200

P: (714) 444-2620

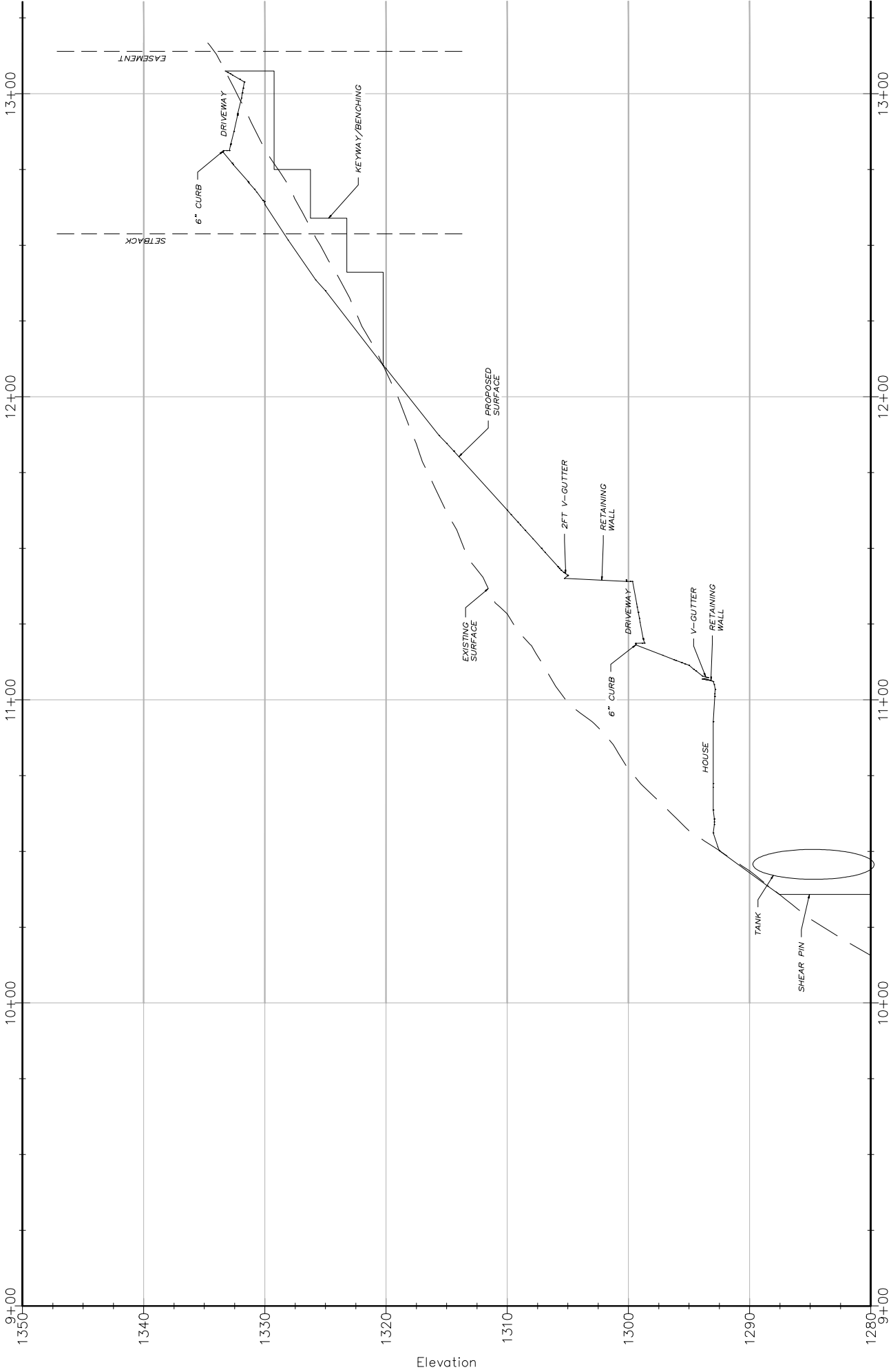
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REVISIONS:

BY:

DATE:

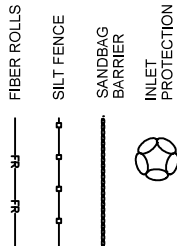


CROSS SECTION
SCALE: H = 1:20, V = 1:5

5

- | | |
|----|---|
| 1 | INSTALL STABILIZED CONSTRUCTION ENTRANCE WITH METAL SHAKERS PER CASQO STD. TC-1 |
| 2 | INSTALL FIBER ROLLS PER CASQO SE-5 |
| 3 | INSTALL INLET FILTER PER CASQO SE-10 AND DETAIL 1 ON THIS SHEET |
| 4 | INSTALL SILT FENCE PER CASQO SE-2 |
| 5 | STREET SWEEPING & VACUUMING PER CASQO SE-7 |
| 6 | MATERIALS STORAGE AND MATERIAL USE PER CASQO WM-1 AND WM-2 |
| 7 | SOLID WASTE PER CASQO WM-5 |
| 8 | HAZARDOUS WASTE PER PER CASQO WM-6 |
| 9 | CONCRETE WASTE PER CASQO WM-8 |
| 10 | SANITARY/SEPTIC WASTE PER CASQO WM-9 |
| 11 | WIND EROSION CONTROL PER CASQO WE-1 |
| 12 | STOCKPILE MANAGEMENT PER CASQO WM-3 |
| 13 | SANDBAG BARRIER PER CASQO SE-8 |

LEGEND



MATCH LINE SEE SHEET C-4.0

BEST MANAGEMENT PRACTICE

1. EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NON-STORMWATER FROM THE PROJECT SITE AT ALL TIMES.
2. 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.
3. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
4. 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.
5. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROMISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
6. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
7. 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 SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
8. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
9. THE FOLLOWING BMPs AS OUTLINED IN BUT NOT LIMITED TO THE LATEST EDITION OF THE CALIFORNIA BMP HANDBOOK (CONSTRUCTION) OR CALTRANS STORMWATER QUALITY HANDBOOKS (CONSTRUCTION SITE BMP MANUAL), MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY THE PROJECT ENGINEER OR THE BUILDING OFFICIAL):
10. CONTRACTOR TO PROVIDE DUST CONTROL AT ALL TIMES. FAILURE TO COMPLY WITH THIS DIRECTIVE WILL RESULT IN A STOP OF WORK ORDER NOTICE ISSUED BY CITY INSPECTOR

EROSION CONTROL

EC1 - SCHEDULING
EC2 - PRESERVATION OF EXISTING VEGETATION
EC3 - HYDRAULIC MULCH
EC4 - HYDROSEEDING
EC5 - SOIL BINDERS
EC6 - STRAW MULCH
EC7 - GEOTEXTILES & MATS
EC8 - WOOD MULCHING
EC9 - EARTH DIKES AND DRAINAGES SWALES
EC10 - VELOCITY DISSIPATION DEVICES
EC11 - SLOPE DRAINS
EC12 - STREAMBANK STABILIZATION
EC13 - RESERVED
EC14 - COMPOST BLANKETS
EC15 - SOIL PREPARATION/ROUGHENING
EC16 - NON-VEGETATED STABILIZATION

TEMPORARY SEDIMENT CONTROL

SE1 - SILT FENCE	SE10 - STORM DRAIN INLET PROTECTION
SE2 - SEDIMENT BASIN	SE11 - ACTIVE TREATMENT SYSTEMS
SE3 - SEDIMENT TRAP	SE12 - TEMPORARY SILT DIKE
SE4 - CHECK DAM	SE13 - COMPOST SOCKS & BERMS
SE5 - FIBER ROLLS	SE14 - BIOFILTER BAGS
SE6 - GRAVEL BAG BERM	
SE7 - STREET SWEEPING AND VACUUMING	
SE8 - SANDBAG BARRIER	
SE9 - STRAW BALE BARRIER	

WIND EROSION CONTROL

WE1 - WIND EROSION CONTROL

NON-STORMWATER MANAGEMENT

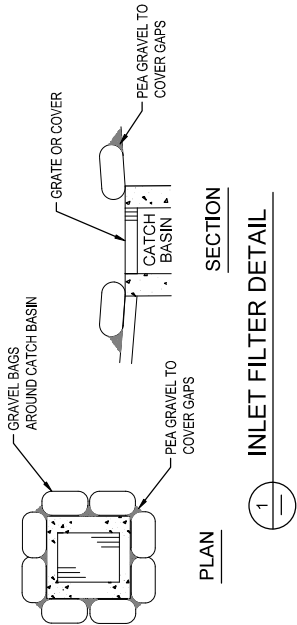
NS1 - WATER CONSERVATION PRACTICES
NS2 - DEWATERING OPERATIONS
NS3 - PAVING AND GRINDING OPERATIONS
NS4 - TEMPORARY STREAM CROSSING
NS5 - CLEAR WATER DIVERSION
NS6 - ILLICIT CONNECTION/DISCHARGE
NS7 - POTABLE WATER IRRIGATION
NS8 - VEHICLE AND EQUIPMENT CLEANING
NS9 - VEHICLE AND EQUIPMENT FUELING
NS10 - VEHICLE AND EQUIPMENT MAINTENANCE
NS11 - FLEET DRIVING OPERATIONS
NS12 - CONCRETE CURING
NS13 - CONCRETE FINISHING
NS14 - MATERIAL AND EQUIPMENT USE
NS15 - DEMOLITION ADJACENT TO WATER
NS16 - TEMPORARY BATCH PLANTS

TEMPORARY TRACKING CONTROL

TC1 - STABILIZED CONSTRUCTION ENTRANCE EXIT
TC2 - STABILIZED CONSTRUCTION ROADWAY
TC3 - ENTRANCE/OUTLET TIRE WASH

WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL

- WM1 - MATERIAL DELIVERY AND STORAGE
- WM2 - MATERIAL USE
- WM3 - STOCKPILE MANAGEMENT
- WM4 - SPILL PREVENTION AND CONTROL
- WM5 - SOLID WASTE MANAGEMENT
- WM6 - HAZARDOUS WASTE MANAGEMENT
- WM7 - CONTAMINATION SOIL MANAGEMENT
- WM8 - CONCRETE WASTE MANAGEMENT
- WM9 - SANITARY/SEPTIC WASTE MANAGEMENT
- WM10 - LIQUID WASTE MANAGEMENT



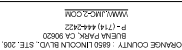


Know what's **below**.
Call before you dig.

60 INSTALL 6" PVC SCH 40 SEWER LINE

61 INSTALL 6" PVC SCH 40 SEWER CLEANOUT WITH STUB FOR CONNECTION.

62 INSTALL MICROSEPTIC ES25 TERTIARY TREATMENT TANK, REFER TO ONSITE WASTEWATER PLAN

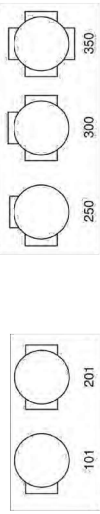
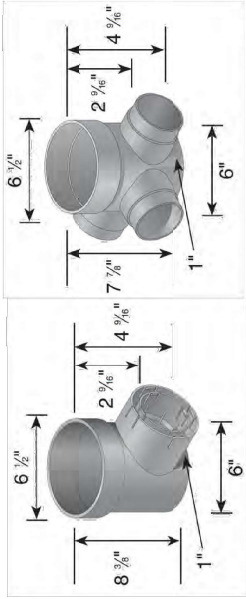


20260007
SCALE 1"= 20'
DATE 04/09/20
DESIGNED BY
DRAWN BY
CHECKED BY
SHEET NO.

C-5.0

TECHNICAL SPECIFICATIONS

SPEE-D® BASINS



Material: Styrene
Colors: Black
Weight: #101 - 1.5 lbs, #201 - 1.825 lbs
Outlets: 1 - 3" & 4" Locking Outlet (101)
2 - 3" & 4" Locking Outlet (201)
Fits: 3" Triple wall, ASTM-2729, SDR-35, Corrugated Pipes
4" ASTM-2729, SCH-40, SDR-35, Corrugated Pipes
Use 6" SDR-35 Pipe as a riser.

881 N. Harvard Avenue
Lodi, CA 93247
800-726-1994

Visit ndspro.com for specs, detail drawings, and case studies

NDS
WE PUT WATER IN ITS PLACE

6" ROUND CATCH BASIN

SCALE: NTS

1

TECHNICAL SPECIFICATIONS

6" ROUND BRASS GRATE WITH STYRENE COLLAR



Material: Brass
Colors: Silver Brass (S188), Polished Brass (S1998)
Fits: Use with Spee-D Basin, 6" Sewer and Drain fittings, 5" Class 100 pipe
Opening: 13.15in² open space
Will accommodate: 60.07 gallons per minute with 1/2" c head



Load Recommendation Guide

Class A

- Loads of 140 psf.
- Recommended for pedestrians, bicycles and light street traffic.

ADA Compliance

NDS provides a wide selection of grates that are compliant with the Americans with Disabilities Act (ADA). The ADA requires that new and existing public facilities be accessible to people with disabilities. We are pleased to provide grates that comply with these requirements, so that no individual is excluded from the ground and floor grates. Visit our website for more information on ADA compliant grates.

To see if a grate is ADA compliant, please check the description of the product in our NDS Drainage Catalog. Products that meet these requirements are marked "ADA Compliant."

For more information about ADA compliance and NDS' dedication to your satisfaction, visit our website.

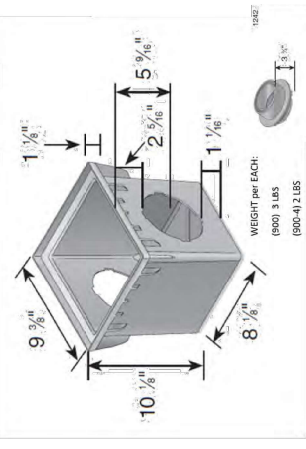
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800-726-1994

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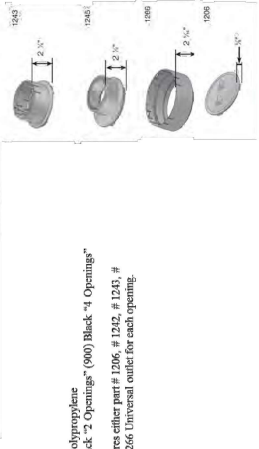
NDS
WE PUT WATER IN ITS PLACE

TECHNICAL SPECIFICATIONS

9" x 9" SQUARE CATCH BASIN



Material: Polypropylene
Colors: Black "2" Openings" (900) Black "4" Openings" (900-4)
Fits: Requires either part # 1206, # 1242, # 1243, # 1245 or #1266. Universal outlet for each opening.



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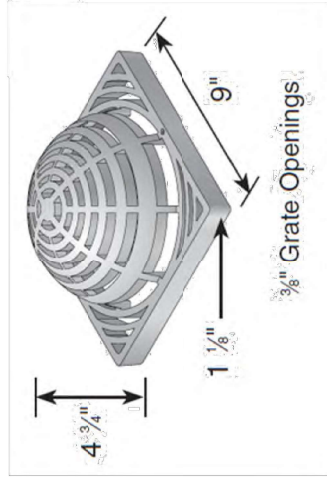
9" SQUARE CATCH BASIN

SCALE: NTS

3

TECHNICAL SPECIFICATIONS

9" X 9" ATRIUM GRATE



Material: HDPE
Colors: Black (901), Green (991)
Fits: 9" x 9" Atrium Series
Opening: 31.50 in² open space
Will accommodate: 136.28 gallons per minute with 1" of head

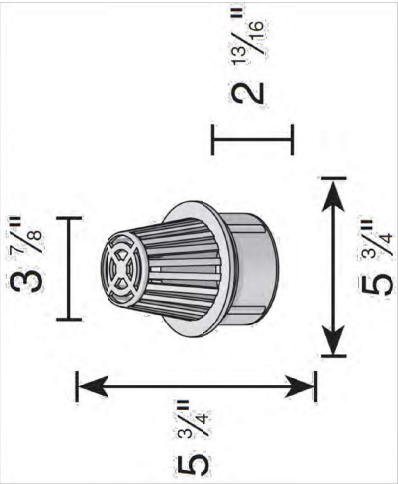
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TECHNICAL SPECIFICATIONS

6" Atrium Brass Grate



Part #: 901B
Material: Brass
Color: Brass
Fits: Spee-D Basin, 6" sewer, drain, pipe & fittings, 6"
Corrosion: Resistant
Open Surface Area: 22.5 Sq. Inches
Head Pressure / Flow Rate:
Head (inches) - Max Elong
0.5" = 68.8 GPM
Weight Per Each: 5.10 lbs.

881 N. Harvard Avenue
Lodi, CA 93247
800-726-1994

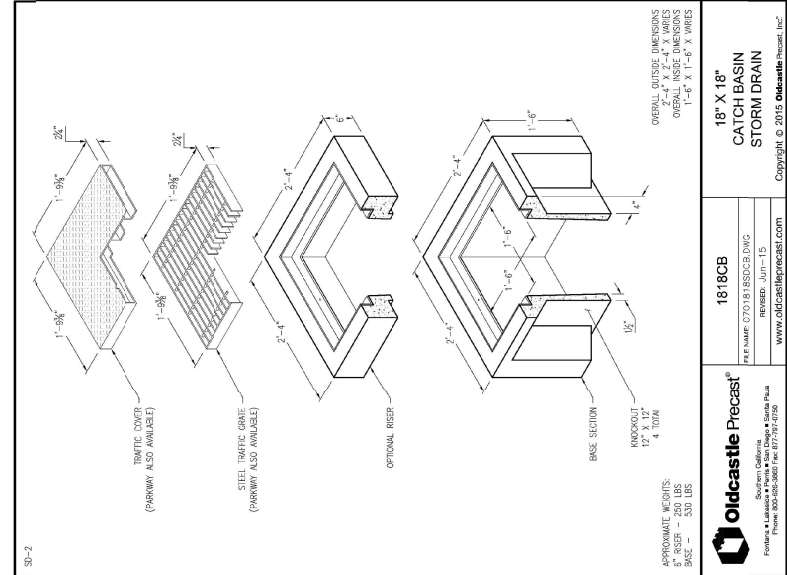
Visit ndspro.com for specs, detail drawings, and case studies

NDS
WE PUT WATER IN ITS PLACE

6" ATRIUM GRATE

SCALE: NTS

2



Approximate Weights:
Basin - 300 lbs
Grate - 50 lbs
Base - 50 lbs

Oldcastle Precast®
Southern California
Fountain & Lathrop & Western & San Diego & Santa Paula
Phone: 800-858-8888 Fax: 805-735-8358

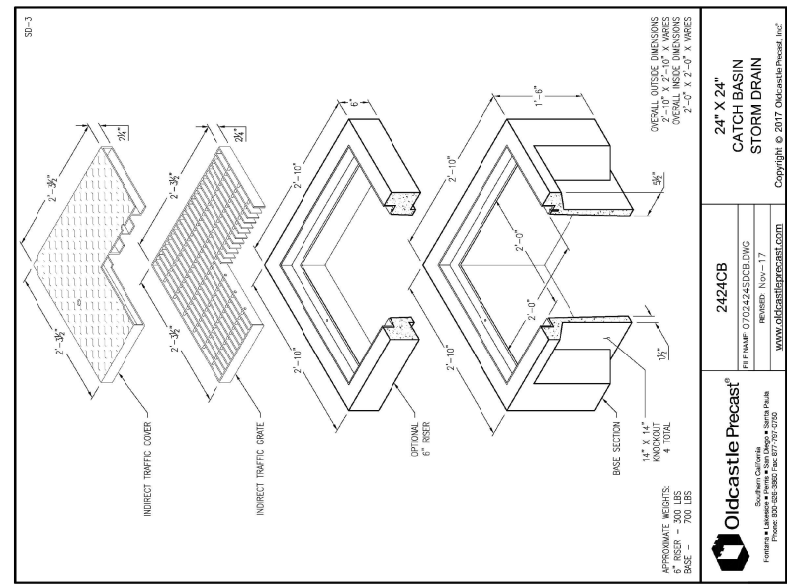
1818CB
Part Name: 07101818DCB.DWG
Revised: July-15
www.oldcastleprecast.com

18" X 18" CATCH BASIN STORM DRAIN
Copyright © 2015 Oldcastle Precast, Inc.

18" SQUARE CATCH BASIN

SCALE: NTS

5



Approximate Weights:
Basin - 300 lbs
Grate - 50 lbs
Base - 50 lbs

Oldcastle Precast®
Southern California
Fountain & Lathrop & Western & San Diego & Santa Paula
Phone: 800-858-8888 Fax: 805-735-8358

2424CB
Part Name: 07102424DCB.DWG
Revised: Nov-17
www.oldcastleprecast.com

24" X 24" CATCH BASIN STORM DRAIN
Copyright © 2017 Oldcastle Precast, Inc.

24" SQUARE CATCH BASIN

SCALE: NTS

6

PROJECT
R3 Crest Rd E,
Rolling Hills, CA 90274

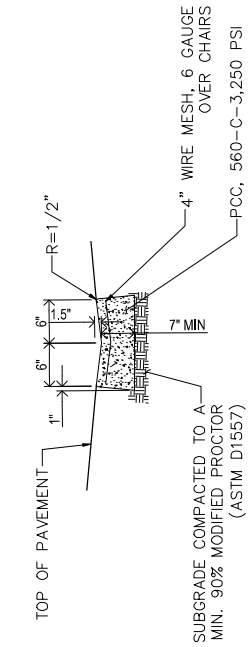
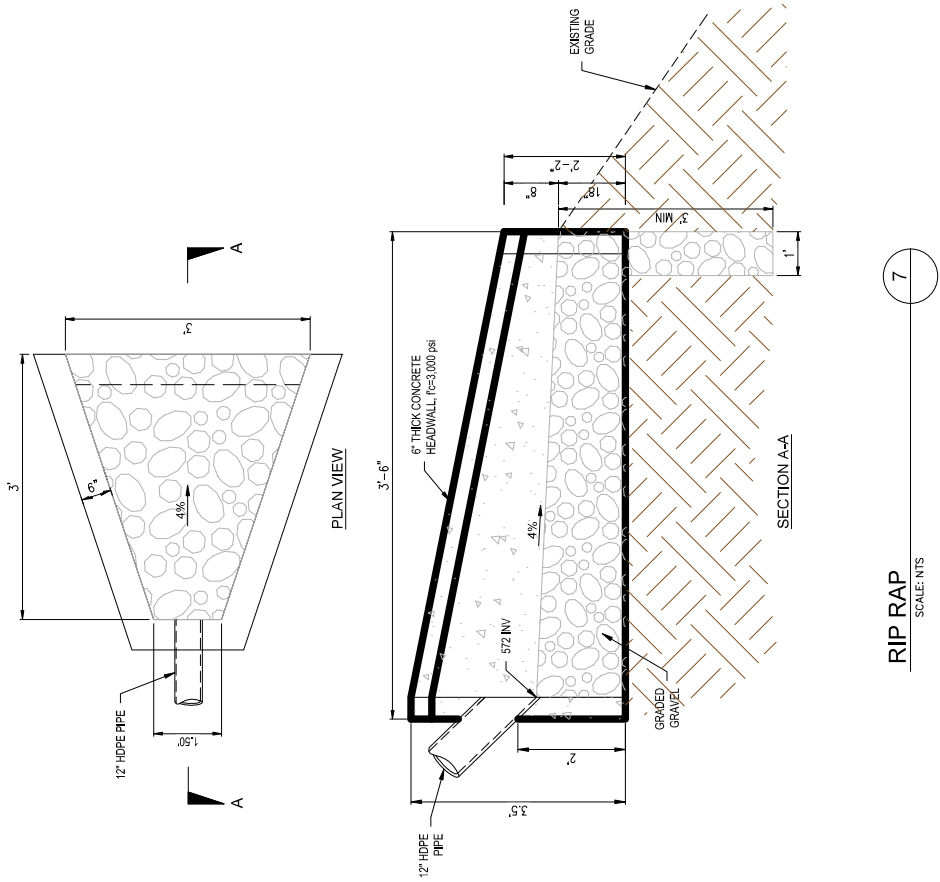
SHEET TITLE
CONSTRUCTION DETAILS

PROJECT NO. 20260007	SCALE 1"= 20'
DATE 04/09/26	DRAWN BY KA
CHECKED BY KH	SHEET NO. C-6.0
13 OF 14 SHTS	

NO.	REVISIONS:	BY:	DATE:

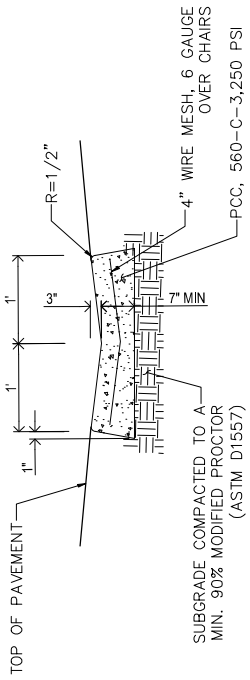


JMC2 CIVIL + STRUCTURAL ENGINEERING
1111 N. Harvard Avenue
Lodi, CA 93247
800-726-1994
WWW.JMC2.COM



NOTES:
ALL EXPOSED CORNERS SHALL BE ROUNDED WITH $\frac{1}{4}$ " RADIUS.
TRANSVERSE JOINT SPACING MAY BE ADJUSTED TO NO LESS THAN 10" AND NO MORE THAN 14"

1' V-GUTTER



NOTES:
ALL EXPOSED CORNERS SHALL BE ROUNDED WITH $\frac{3}{4}$ " RADIUS.
TRANSVERSE JOINT SPACING MAY BE ADJUSTED TO NO LESS THAN 10'; AND NO MORE THAN 14'.

2' V-GUTTER

SCALE: NTS

9



SAV PEDRO, CA 90731
P (310) 241-6650
ORANGE COUNTY : 6650 LINCOLN BLVD., STE. 205,
BUENA PARK, CA 90620
P (714) 444-2622
WWW.JIMC-2.COM



NO.	REVISIONS:	BY:	DATE:

PROJECT
23 Crest Rd E,
Rolling Hills, CA 90274

SHEET TITLE

CONSTRUCTION DETAILS

PROJECT NO.

SCALE

DATE _____

DESIGNED BY

CHECKED BY

C-6.1

14 OF 14 SHTS

Development Table
Zoning Case No. 26-73
23 CREST ROAD EAST

	EXISTING	PROPOSED	TOTAL
RA-S-2 Zone	Vacant	Single-family residence with basement, attached garage, stable & corral, guest house, swimming pool, detached trellis	
Net Lot Area	282,368 SF	282,368 SF	282,368 SF
Residence		12,070 SF	12,070 SF
Garage		912 SF	912 SF
Swimming Pools/Spa		580 SF	580 SF
Pool Equipment		155 SF	155 SF
Guest House		616 SF	616 SF
Cabana		SF	SF
Stable (450 SF Min. set aside)		1,226 SF	1,226 SF
Corral (550 SF Min. set aside)		5,190 SF	5,190 SF
Recreation Court		SF	SF
Attached Covered Porches		480 SF	480 SF
Entryway/Porte Cochere, Breezeways		SF	SF
Detached Trellises		400 SF	400 SF
Raised Deck + Water Feature + Fire Pit		SF	SF
Service Yard (Min. 96 SF)		96 SF	96 SF
Other		SF	SF
Basement Area		7,774 SF	7,774 SF
Depth of Basement		SF	SF
Primary Driveway		15,500 SF	15,500 SF
Paved walkways/Patio Areas/Courtyards		6,272 SF	6,272 SF
Pool Decking		1,110 SF	1,110 SF
Other Paved Driveways, Road Easements, Parking Pads		1,540 SF	1,540 SF
Grading (must be balanced onsite)		17,395 CY CUT 1,258 CY FILL	18,653 CY TOTAL
Structural Lot Coverage (20% Max)		15,885 SF (5.6%)	15,885 (5.6%)
Flatwork Lot Coverage (15% Max)		24,422 SF (8.6%)	24,422 SF (8.6%)
Total Lot Coverage Structures + Flatwork (35% Max)		40,307 SF (14.3%)	40,307 SF (14.3%)
Total Disturbed Area (40% Max.)		108,575 SF (38.4%)	108,575 SF (38.4%)
Building Heights Maximum (21 FT Max.)		14 FT 9.25 IN	14 FT 9.25 IN

Applicable Development Standard	Conformance with Standard	Previous Application Comparison
Height Limitation: One story, ≤ 21 feet.	Conforms. The proposed height of the one-story residence is under 16 feet from the finished floor elevation to the roof ridge elevation. -Residence height: < 16 feet -Guest house height: 15'-0" -Stable height: 13'-11" -Trellis height: 9'-6"	Previously-approved project conformed to code requirements, and included the following heights: - Residence height: < 16 feet - Guest house height: 15'-0" - Stable height: 14'-2" - Trellis height: 9'-0"
Setbacks: Front: 50 feet Side: 35 feet Rear: 50 feet	Conforms for main residence, Variance requested for the corral within front setback. Same as previous. A Variance is requested to locate the corral within the front setback, as discussed in more detail in the Variance section below.	Previously-approved project also conformed to required setbacks for main residence and was granted a Variance for a corral in the front setback.
Lot Coverage: By structures: ≤ 20% By structures & flatwork: ≤ 35%	Conforms (minor increase over previous) -5.6% (15,885 SF) by structures -8.6% (24,422 SF) by flatwork -14.3% (40,307 SF) by structures and flatwork	Previously-approved project included -6.94% (18,205 SF) by structures -7.01% (18,385 SF) by flatwork -13.95% (36,590 SF) by structures and flatwork
Setback Area Coverage by Driveway/Parking: Front setback area coverage: ≤ 20% Side setback area coverage: ≤ 20%	Conforms, same as previous. -13% of front setback area covered -0% of side setback area covered	Previously-approved project included: -13% of front setback area covered -0% of side setback area covered
Maximum Disturbed Area: 40% of the lot	Conforms (more than previous) 108,575SF of 38.4% disturbance of the lot.	Previously-approved project included 33.45% disturbance of the lot.
Driveway: Each developed lot is permitted one driveway, except as otherwise permitted. Driveways shall be no wider than 20 feet. The first 20 feet must have no more than 7% grade, and the remainder of the driveway may not exceed 12% grade unless otherwise approved by the Planning Commission.	Conforms. The proposed driveway will be 20 feet wide and have a 7% slope for the first 20 feet. Portions of the driveway will exceed 12% grade, same as previous.	Previously-approved project included a 13,480 SF circular driveway that had a steeper than 7% slope within the first 20 feet of the apron. In addition, previously-approved driveway included portions that exceeded 12% grade.
Off Street Parking: Aboveground two-car garage minimum	Conforms (same as previous). The project includes an attached four-car garage that is aboveground.	Previously-approved project included an attached four-car garage that
Swimming Pool: Swimming pool may not be located in the front yard or in any setback. Pool equipment must be screened from view from other properties.	Variance requested (same as previous). The project proposes to locate a 280 SF pool in the front yard.	Variance was previously granted for a 280 SF pool in front yard.
Stable: Stable must be a minimum of 200 square feet and setback 25 feet from side and rear property lines. May not be permitted in the front yard.	Conditional Use Permit and Variance requested (same as previous). The project proposes a 1,226 SF stable located in the front yard. The stable is setback more than 25 feet from the side and rear property lines. A Variance is requested to locate the stable in the front yard, as discussed in more detail in the Variance section below. A CUP is requested for a stable greater than 200 SF in size, as discussed in the Conditional Use Permit section below.	Variance and Conditional Use Permit were previously granted for stable larger than 200 SF and located in the front yard.

Applicable Development Standard	Conformance with Standard	Previous Application Comparison
Corral: Corral must be a minimum of 550 square feet, with slope no greater than 4:1, contiguous to a stable, fenced, setback 25 feet from side and rear property lines. May not be permitted in the front yard. Must be located a minimum of 35 feet from any residential structure.	Conditional Use Permit and Variances requested (same as previous). The project proposes a 5,190 SF corral located in the front yard and partially within the front setback. The corral is contiguous to the proposed stable and is setback more than 25 feet from the side and rear property lines, and is more than 35 feet from any residential structure. A Variance is requested to locate the corral in the front yard and encroach into the 50-foot front setback, as discussed in more detail in the Variance section below. A CUP is requested for a corral greater than 550 SF in size, as discussed in the Conditional Use Permit section below.	Variance and Conditional Use Permit were previously granted for stable larger than 200 SF and located in the front yard.
Stable and Corral Set Access: A minimum six-foot wide accessway providing access to stable and corral; may not exceed 25% slope.	Conforms (same as previous). Accessway is more than six-feet wide, less than 25% slope, and is provided from the driveway.	Previously-approved project included an accessway included same width, slope and location.
Trellis: Certain detached accessory structures that are more than 200 SF require a CUP.	Conditional Use Permit requested for a rectilinear, 400 SF detached trellis in the same location as previous approval.	Conditional Use Permit was previously approved for a round, 400 SF detached trellis.
Guest House: A Conditional Use Permit is required for a guest house.	Conditional Use Permit requested for a 612 SF guest house in the same location as previous approval.	Conditional Use Permit was previously approved for a 650 SF guest house in the same location.
Basement: By definition, basement walls across any elevation, except for walls within light wells, may not exceed a height of 5 feet above finished grade at any point immediately adjacent to the basement exterior. Basement well(s) must be incorporated into the overall design of the building so that it does not give an appearance of a separate story.	Variance requested (same as previous). The project proposes a portion of the basement to extend beyond the building walls of the residence for a passageway allowing ingress and egress as required by the building code. A Variance is requested to construct a portion of the basement beyond the building walls of the residence, as discussed in more detail in the Variance section below.	Variance was previously approved for a basement passageway extending beyond the building walls of the residence to allow for ingress and egress as required by the building code; The Previously-approved project included a Condition of Approval AQ requiring that this passageway to be angled or zig-zagged.
Retaining Walls: Maximum permitted wall height is five feet, with an overall average of 2.5 feet. A wall above three feet shall be subject to site plan review.	Variance requested (same as previous). The project includes retaining walls that exceed the maximum average height of 2.5 feet. A Variance is requested to construct retaining walls in the front yard, and to allow the walls across the site to exceed an overall average of 2.5 feet in height.	Variance was previously approved for retaining walls to exceed the maximum average height of 2.5 feet.
Grading: The preliminary grading plan shall show all cut and fill slopes, existing and proposed building pads, and shall calculate grading volumes	Variance requested, increase from previous. A Variance is requested to allow 7,228 cubic yards of export.	Variance was previously approved for 6,584 cubic yards of export.
Drainage: The preliminary drainage plan shall show existing and proposed drainage.	Same as previous, two retention tanks (cisterns) are proposed with sufficient capacity to hold the 100-year storm rain event.	Previously approved project included a Condition of Approval that the retention cisterns be designed to store excess runoff from a 100-year storm

Applicable Development Standard	Conformance with Standard	Previous Application Comparison
Decks: Defined as any platform elevated above the ground by means of pylons, posts or supporting walls, that is unenclosed, designed for persons to walk, sit or stand upon, and that is at least five feet in width or at least one foot in height measured from the top of the platform to the ground.	Same as previous, proposed attached/adjacent decks do not exceed 12' above grade.	Previous approval include Condition AW - Decks adjacent/attached to residence may not by cantilevered in excess of 12' above grade.
Mound: Project-specific element located in the center of the circular driveway. No zoning code requirements for this element other than consideration of view obstruction.	Elevation at driveway apron has been raised to accommodate a 7% slope at the entrance, resulting in the max elevation of approximately 1334 feet. Crest Road East has an elevation greater than 1335 where the new driveway apron will be placed. Overall mound has been "flattened" to a shallower grade to accommodate the septic system, and as a result there is no longer a flat plateau which will improve vistas across the site. Staff have included a Condition of Approval limiting the max elevation of the mound at 1334 feet in accordance with the civil plans provided by the Applicant.	Previous approval include Condition AX - no trees planted on mound Also Condition AP - mound shall have max elevation of 1330 with 3-ft tall shrubs allowed.



HYDROLOGY & HYDRAULICS LID REPORT

FOR
23 Crest Road East
Rolling Hills, CA 90274

03/25/2026



Prepared For:

Escher Gunewardena Architecture
815 Silver Lake Blvd.
509 432 4786
Attn: Zeke Jones

Project No	20260007
Prepared by:	Cesar Israel Lopez Martinez
Checked by:	Khaled Abdo, PE
P.E. No.	57815

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1. INTRODUCTION

This report has been prepared as the hydrology study for the proposed building within the City of Rolling Hills, County of Los Angeles. The project site is located at 23 Crest Road East, Rolling Hills, California: between Portuguese Bend Road and Southfield Drive. The site is currently an undeveloped hill and is surrounded by single family residence buildings.

The site is approximately a 7-acre undeveloped terrain on a hill side; natural grade slopes range from 12% to 50% and elevations go from 1100 ft at the bottom of the property to 1340 ft above mean sea level at the crown of Crest Road East north of the property. In the Post development condition, a 6-bedroom main residence building, a Guest House, an ADU, a stable and a driveway will be constructed. The net disturbed construction area for the proposed development is measured to be 2.26 acres. Flow patterns, tributary areas, imperviousness percentage and runoff will be analyzed and discussed herein.

2. HYDROLOGY ANALYSIS

For hydrological reasons, the project site will be divided into two tributary areas: TA-1 and TA 2:

TA-1 encompasses the west half of the development. It includes approximately half of the roof of the main residence, around 40% of the main concrete motor court loop, the stable, the pool deck and surrounding hardscape features. TA-1 has a total area of 46540 sq. ft. (1.07 acre) with an impervious area of 21,265 sq ft. (45.7 % impervious). Using a combination of laminar flow as well as catch basins and a storm drain system, the whole area discharges into the south center-west of the main residence where a Hydrodynamic separator and a cistern (Tank 1) will be located.

TA-2 encompasses the east half of the development. It includes approximately half of the roof of the main residence, around 60% of the main concrete motor court loop, the roof of the Guest House, the roof of the ADU and surrounding hardscape features. TA-2 has a total area of 52036 sq. ft. (1.19 acre) with an impervious area of 23,595 sq ft. (45.3 %

impervious). Using a combination of laminar flow as well as catch basins and a storm drain system, the whole area discharges into the south center-east of the main residence where a Hydrodynamic separator and a cistern (Tank 2) will be located.

Since the property is on a hill, there will be a combination of garden walls & retaining walls, across the project site, as well as a basement for the main residence. Perforated sub drains will be installed to collect any moisture behind the retaining structures and also, be connected to the main storm drain system. Both retention tanks will be equipped with irrigation pumps per the landscape architect's recommendation and an overflow HDPE storm drainpipe that will discharge into a rip rap downhill of the property.

Refer to Grading and Drainage Plans (Appendix H) and LID plan (Appendix I) for general drainage patterns and site layout.

Using LA County's Department of public works' Hydrocalc Software, based a 50-yr 24-hr rainfall intensity of 4.9-inches, we calculated that the 25-year storm rain event yields the total storm water flow of $Q_{25 \text{ TOTAL}} = 5.02 \text{ cfs}$ for the pre and 5.11 cfs for the post-development condition. The peak mitigated flow rate, based on the 85th percentile, is calculated 0.72 cfs. The calculation of the design volume and LID solutions will be discussed in section 4 and full calculation worksheets can be found on Appendix F.

3. METHODOLOGY

The method used to determine the potential run-off for a study area is based upon record information that has been collected by the Los Angeles County Department of Public Works (LACDPW). The methods used to calculate the run-off rates are also provided by LACDPW.

Information for this study has been obtained from the County of Los Angeles Public Works Low Impact Development Standards Manual (2025).

A 100-year storm frequency was adopted to calculate LID run-off flow rates for this project.

4. HYDROLOGY CALCULATIONS

4.1 Design Capture Volume Calculation

Calculations were made for different design storm frequencies: 25 years, 50 years, 100 years, as well as the 85th percentile storm rain event. The results of the calculations are summarized on the table below. Refer to Appendix F for the full Hydrocalc worksheets.

The LID capture volume was calculated as the difference between the 100-year storm 24-hr clear runoff volume of the existing condition versus the proposed condition, totaling about 10300 Cubic Feet (approx. 77000 gallons). The capture volume will be divided into two detention tanks as mentioned in section 2.

Table 1. Hydrology calculation summary.

Storm	Condition	Rainfall Intensity (Inch)	Pre-development Volume (CF)	Pre-development Flow (CFS)	Post-development Volume (CF)	Post-development Flow (CFS)	Difference Volume (CF)
85th Percentile	TA-1	1			1873.81	0.37	
	TA-2	1			2070.33	0.36	
	Total				3944.15	0.72	
25-year	TA-1	4.9	5285.67	2.38	9633.40	2.42	4347.73
	TA-2	4.9	5878.45	2.64	10670.51	2.69	4792.06
	Total		11164.12	5.02	20303.91	5.11	9139.79
50-year	TA-1	4.9	6652.73	2.75	11318.96	2.78	4666.23
	TA-2	4.9	7398.83	3.06	12541.93	3.09	5143.10
	Total		14051.56	5.82	23860.89	5.88	9809.33
100-year	TA-1	4.9	8184.01	3.13	13094.58	3.14	4910.57
	TA-2	4.9	9101.84	3.48	14514.27	3.49	5412.42
	Total		17285.85	6.60	27608.85	6.63	10323.00

Notes:

- *Torrance 50-year 24-hour Isohyet Map (1-H1.18) is included in Appendix XX.*
- *LA County Department of Public Works Runoff Coefficient Curve included in Appendix XX.*
- *Hydrology GIS maps included in Appendix XX.*
- *Refer to LID Map for general tributary areas and drainage patterns in Appendix XX.*

▪ **4.2 STORM DRAIN CALCULATION**

The 100-year storm rain event was used as the most critical case to calculate storm drain piping sizing. Bentley System's FlowMaster software was used to calculate the two main storm drain systems, the West Storm Drain Main and East Storm Drain Main. Both drains were designed as a 12" PVC pipes with a 1% slope and with the pipes being around 65% full (design flow of 3.14 and 3.49 cfs respectively).

to Appendix G for the full Calculation worksheets

5. LID SELECTION

Infiltration for this project was deemed unfeasible due to the following reasons.

- The project site is on a steep hill side.
- The project site is near an existing slide fracture zone (refer to Geotechnical Report by Hamilton & Associates dated May 23rd, 2024. Project No. 23-3282).

Two hydrodynamic Separators alongside two 35000-gallon storage tanks have been selected as the LID solution for this project. The Hydrodynamic Separator unit will take care of removing all trash and debris from the runoff and the tank will hold the 100-year storm rain event. In case of the tank getting filled, an overflow outlet will be installed to discharge the excess runoff into the nearby ravine. Refer to Drainage plans in Appendix H for more details.

Refer to plans by EPB for LID systems models and configurations.

6. LID NARRATIVES

- Conserve Natural Areas – 14% of the subject site is to be developed into a hardscape structure.
- Minimize Storm Water Pollutants of Concern – The possible pollutants that could be found on a new project would be oil, grease, sediments, and fertilizers. The general pre-development drainage patterns will remain. The proposed stormwater conveyance system has been designed to minimize the introduction of site runoff pollutants by utilizing the landscape/planter areas, designed to collect sediment, debris, metals and hydrocarbons from stormwater runoff.
- Protect Slopes and Channels – If applicable, sloped areas will be vegetated with native or drought tolerant vegetation to prevent erosion.
- Provide Storm Drain System Stenciling and Signage – You (as project owner) must stencil “NO DUMPING – DRAINS TO OCEAN” at all storm drain inlets and catch basins, install signs and prohibitive language and/or graphical icons to prohibit illegal dumping at public access points, and maintain these items.
- Properly Design Outdoor Material Storage Areas – Outdoor material storage should be maintained within a sandbagged “storage area” that blocks construction material from draining from the site.
- Properly Design Trash Storage Areas – Trash storage area should be placed within the property and construction trash shall be picked up and placed in commercial trash bins daily during construction.
- Properly Design to Limit Oil Contamination and Perform Maintenance – The project owners must treat to remove oil and petroleum at the construction parking area and provide maintenance of the treatment system in order to ensure proper project compliance.
- Hazardous Waste Management – Many of chemicals used on site can be hazardous materials which become hazardous waste upon disposal. These wastes may include 1) paints and solvents; 2) petroleum products such as oils, fuels and grease; 3) herbicides and pesticides. The following steps will help reduce storm water pollution from hazardous wastes.

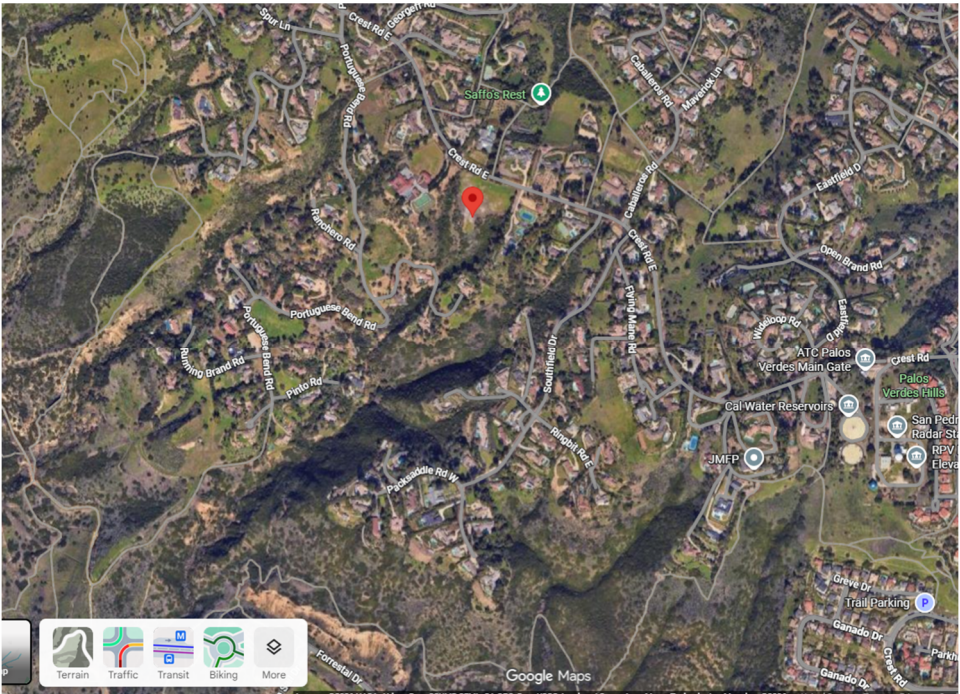
- Use the entire product before disposing of the container.
- Do not remove the original product label; it contains important safety and disposal information. Follow all of manufacture's instructions.
- Do not over-apply herbicides and pesticides. Prepare only the amount needed. Follow the recommended usage instructions. Apply surface dressings in several smaller applications, as opposed to one large application, to allow time for infiltration and to avoid excess material being carried off-site by runoff. Do not apply these chemicals just before it rains. People applying pesticides must be certified in accordance with federal and state regulations.
- Do not clean brushes or rinse paint containers into the dirt, street, gutter, storm drain, or stream. "Paint out" the brushes as much as possible. Rinse water-based paints into the sanitary sewer. Filter and reuse thinners and solvents. Dispose of excess oil-based paints and sludge as hazardous waste.
- Hazardous materials and wastes should be stored in covered containers and protected from vandalism.
- Place hazardous waste containers in secondary containment.
- Arrange for regular waste collection before containers overflow.

7. APPENDIX

A. LOCATION MAP



B. VICINITY MAP



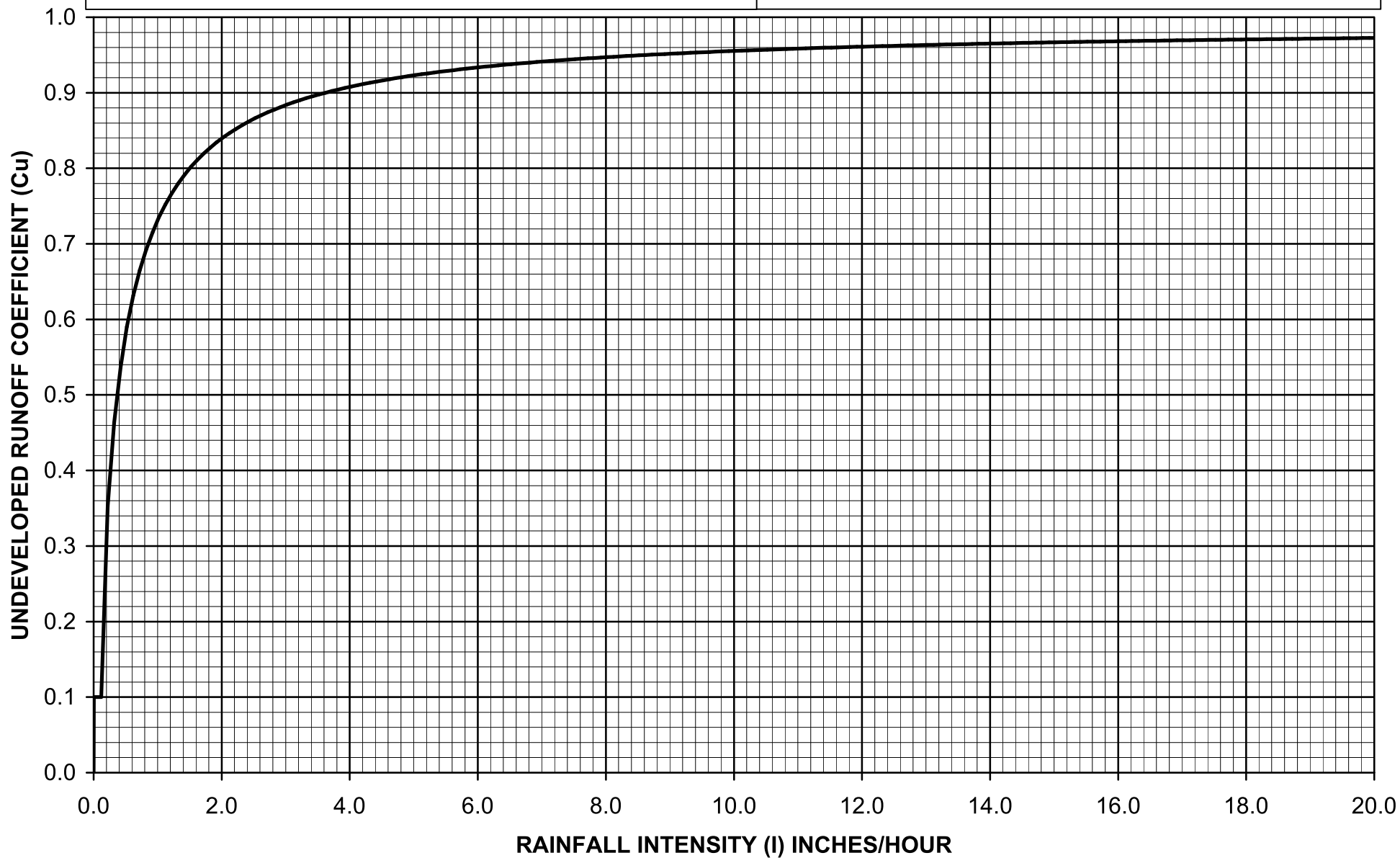
C. RUNOFF COEFFICIENT CURVE

$C_D = (0.9 * IMP) + (1.0 - IMP) * C_U$
 Where: C_D = Developed Runoff Coefficient
 IMP = Proportion Impervious
 C_U = Undeveloped runoff coefficient



Los Angeles County Department of Public Works

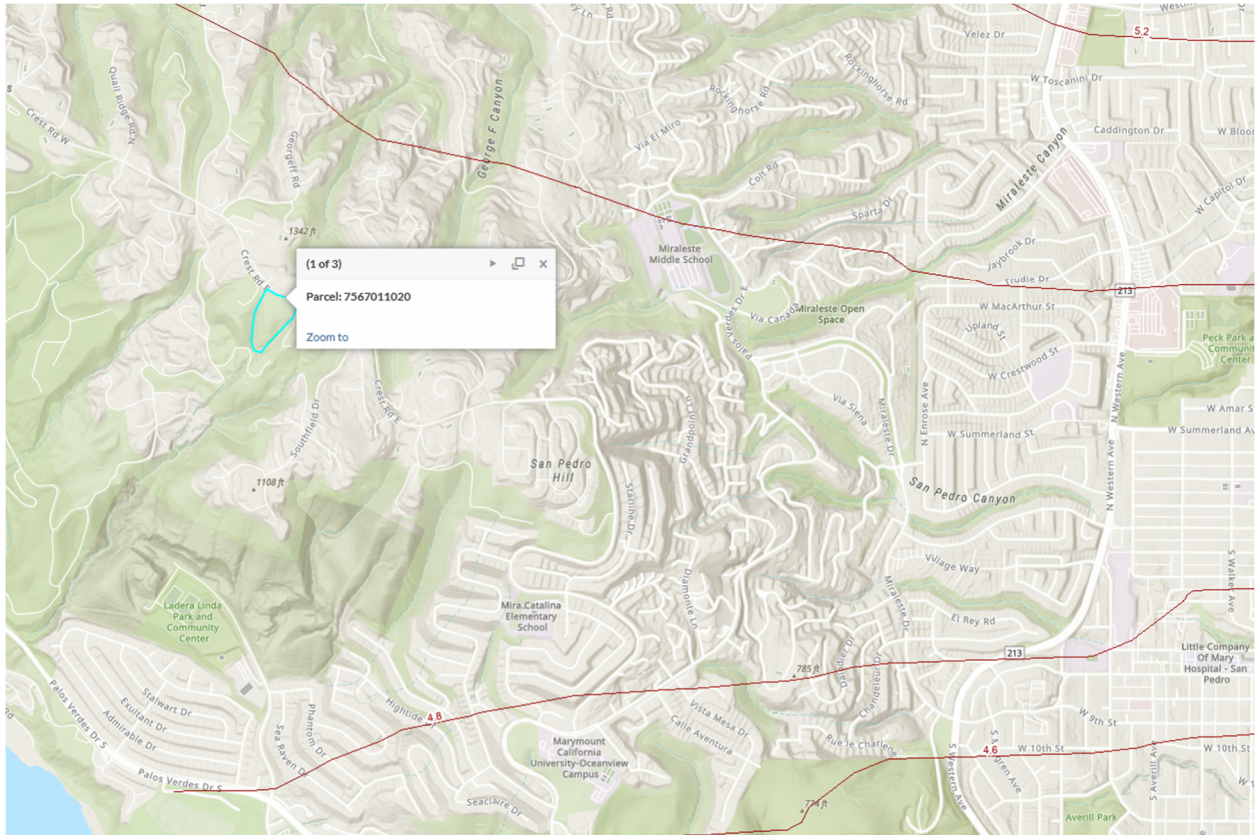
RUNOFF COEFFICIENT CURVE
SOIL TYPE NO. 002



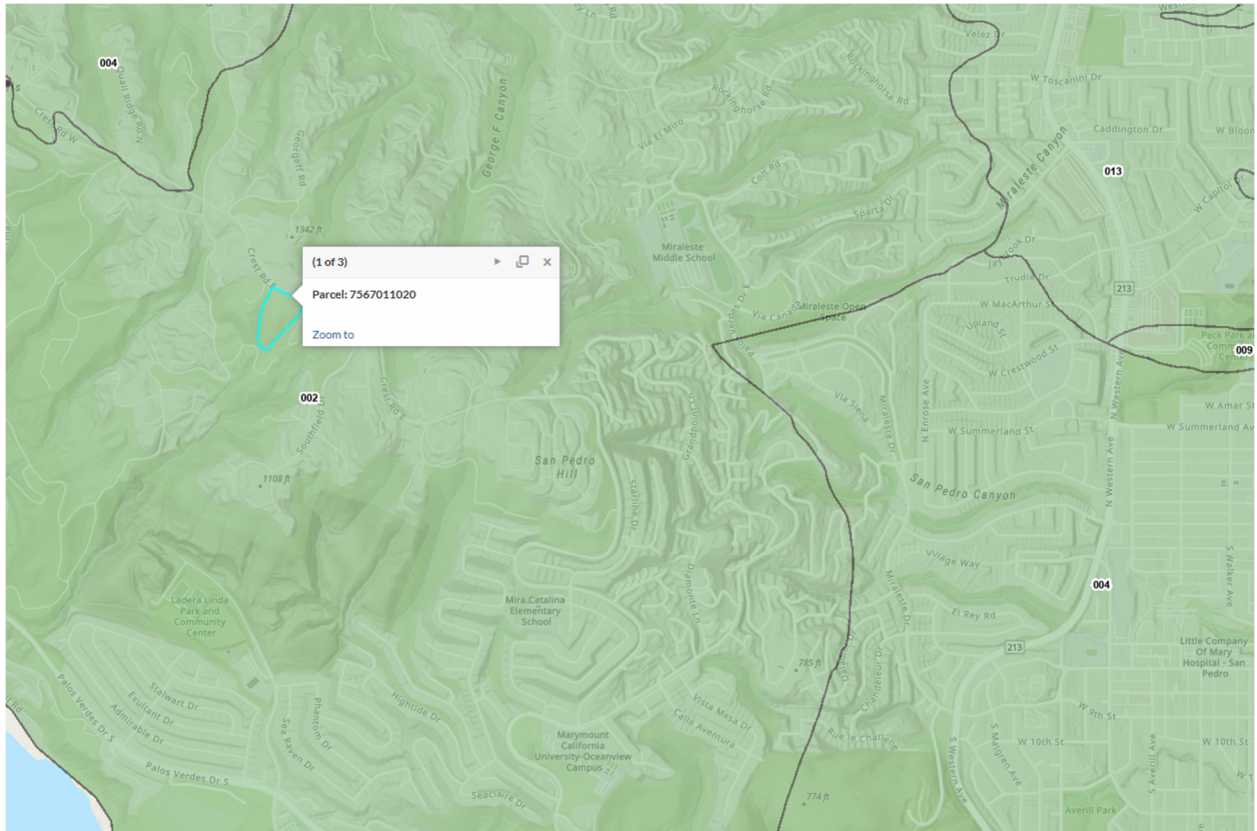
D. HYDROLOGY GIS.

50yr Two Tenths (Rainfall)

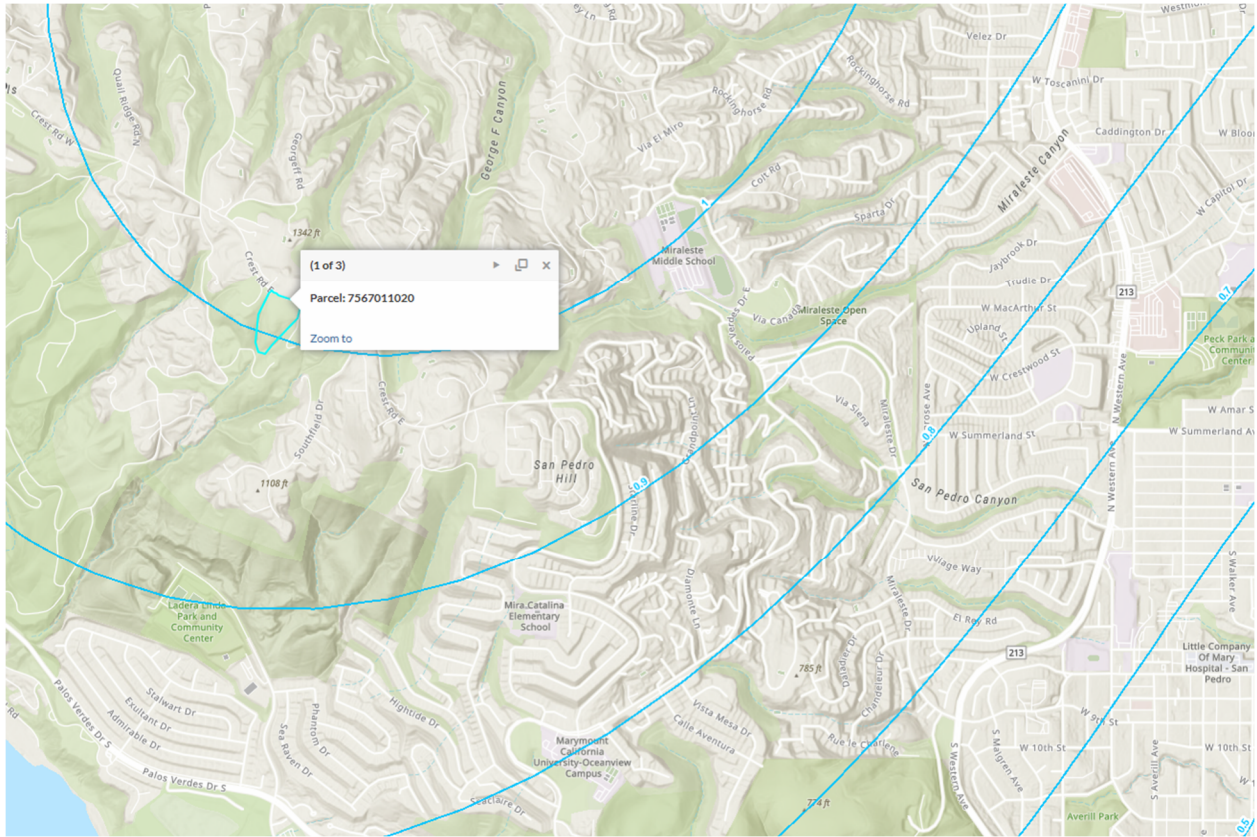
4.9 Inches



Soil Type 002

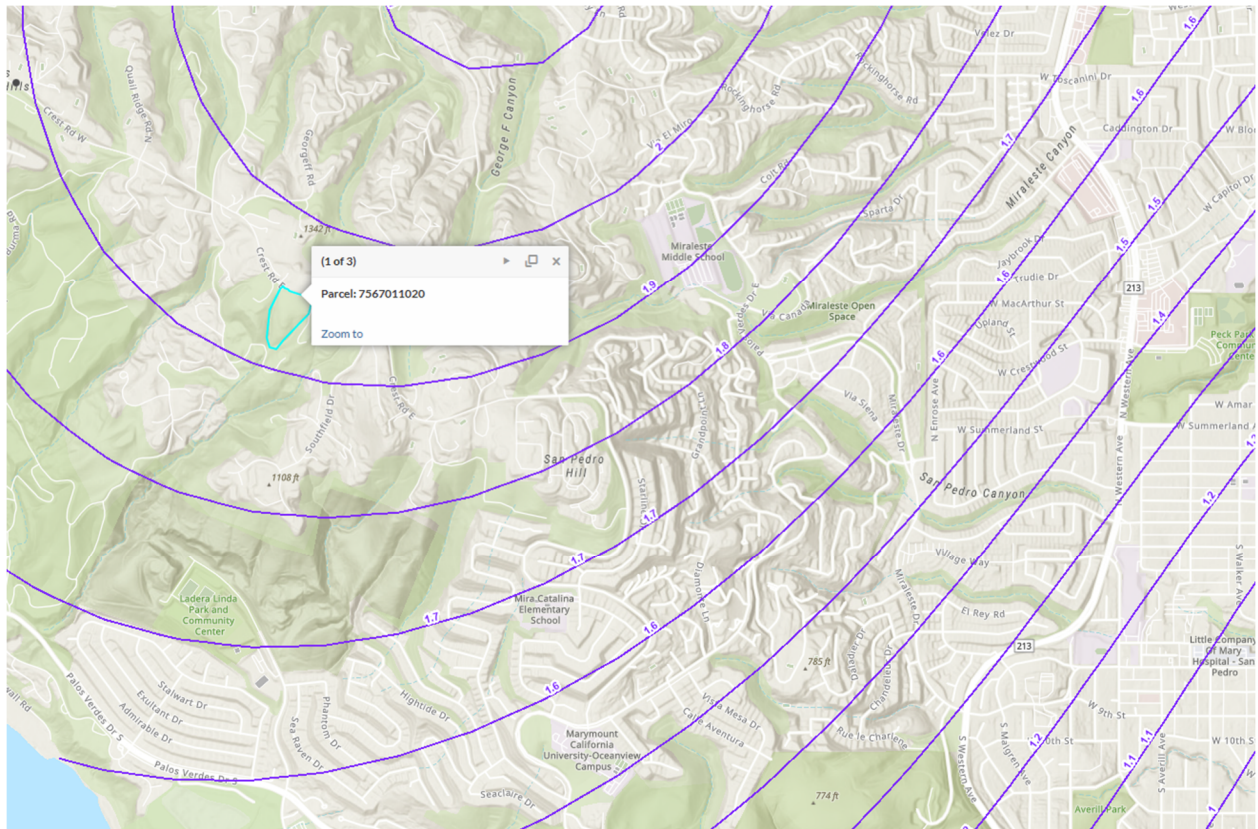


1 Inch



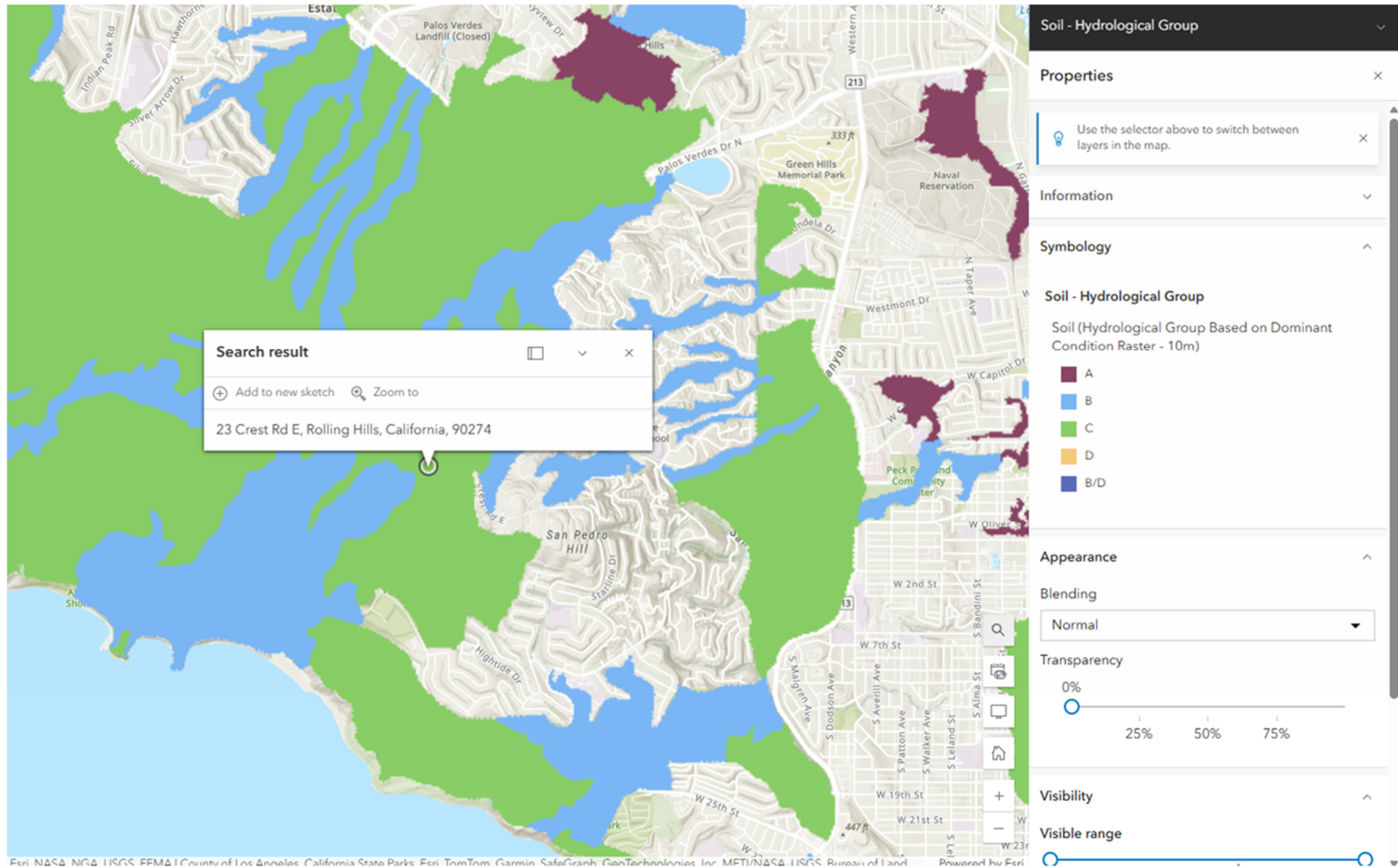
Final 95th Percentile, 24-hr Rainfall

1.95 inch



Hydrology Soil Group

Soil Group C



E. 85TH PERCENTILE 24-HOUR ISOHYET MAP

33° 52' 30"

INGLEWOOD 1-H1.8

-118° 22' 30"

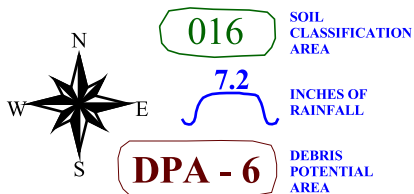
REDONDO BEACH 1-H1.3

LONG BEACH 1-H1.5

-118° 15' 00"

SAN PEDRO 1-H1.2

33° 45' 00"



1 0 1 2 Miles

25-YEAR 24-HOUR ISOHYET REDUCTION FACTOR: 0.878
 10-YEAR 24-HOUR ISOHYET REDUCTION FACTOR: 0.714

TORRANCE 50-YEAR 24-HOUR ISOHYET

1-H1.4



F. HYDROLOGY CALCULATIONS

Peak Flow Hydrologic Analysis

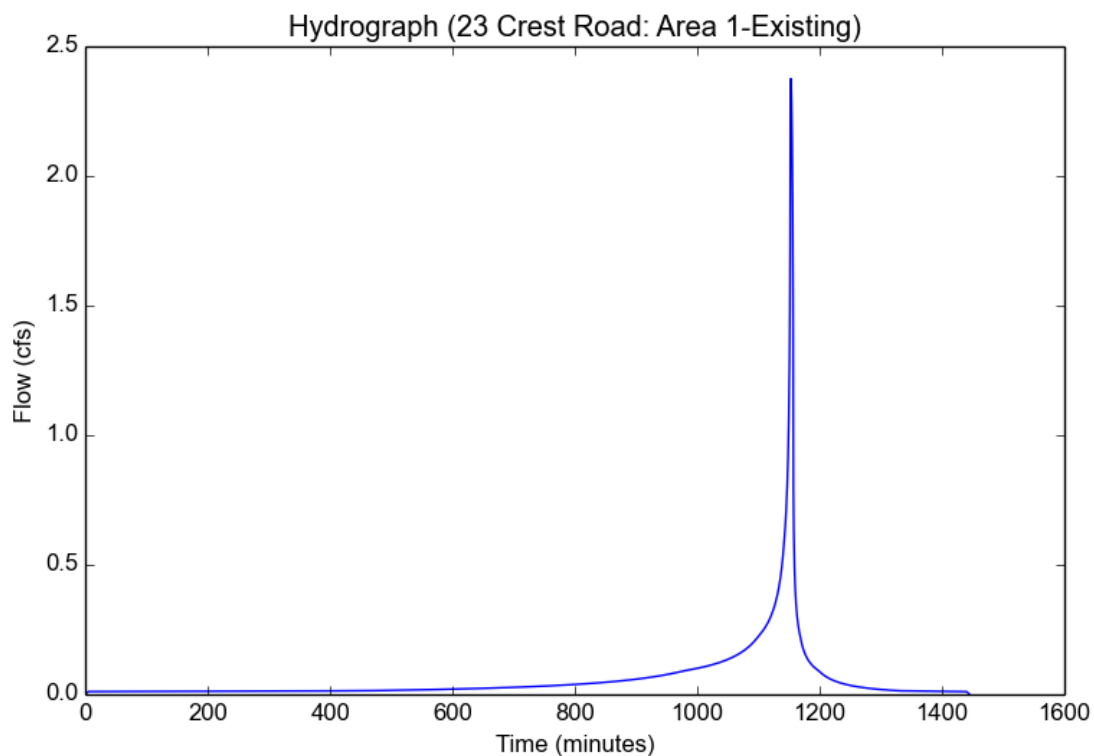
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Version: HydroCalc 1.0.3

Input Parameters

Project Name	23 Crest Road
Subarea ID	Area 1-Existing
Area (ac)	1.07
Flow Path Length (ft)	233.5
Flow Path Slope (vft/hft)	0.139
50-yr Rainfall Depth (in)	4.9
Percent Impervious	0.01
Soil Type	2
Design Storm Frequency	25-yr
Fire Factor	0
LID	False

Output Results

Modeled (25-yr) Rainfall Depth (in)	4.3022
Peak Intensity (in/hr)	2.5668
Undeveloped Runoff Coefficient (Cu)	0.8645
Developed Runoff Coefficient (Cd)	0.8649
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	2.3754
Burned Peak Flow Rate (cfs)	2.3754
24-Hr Clear Runoff Volume (ac-ft)	0.1213
24-Hr Clear Runoff Volume (cu-ft)	5285.665



Peak Flow Hydrologic Analysis

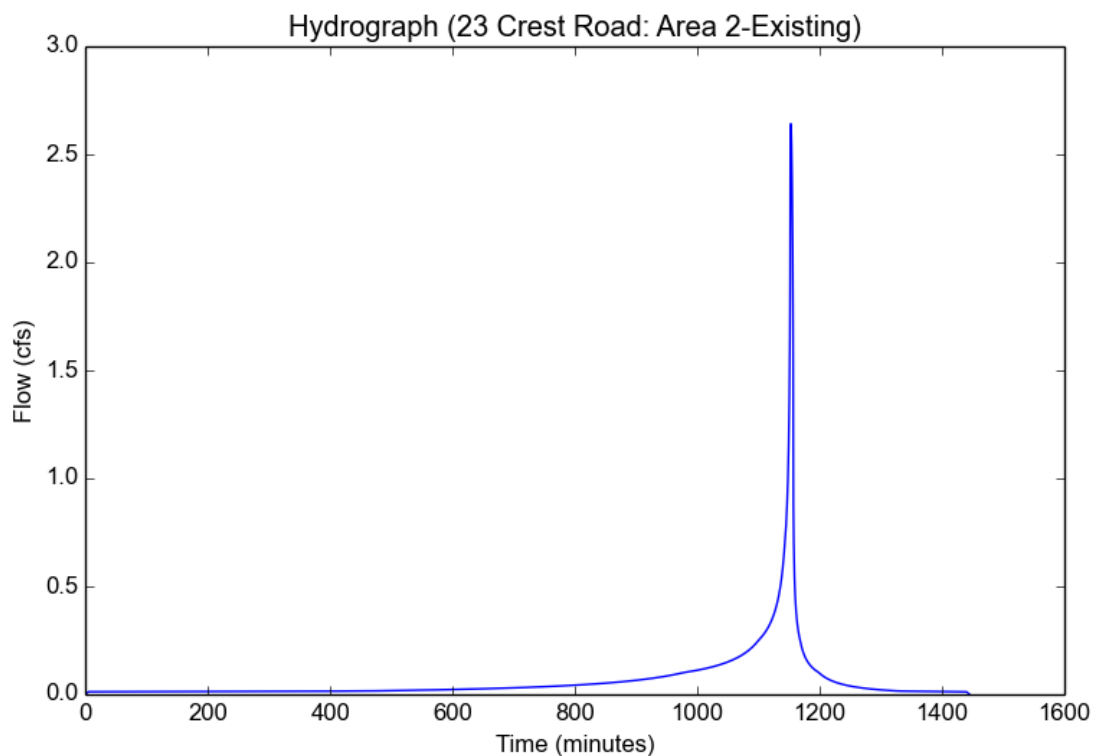
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Version: HydroCalc 1.0.3

Input Parameters

Project Name	23 Crest Road
Subarea ID	Area 2-Existing
Area (ac)	1.19
Flow Path Length (ft)	243.0
Flow Path Slope (vft/hft)	0.161
50-yr Rainfall Depth (in)	4.9
Percent Impervious	0.01
Soil Type	2
Design Storm Frequency	25-yr
Fire Factor	0
LID	False

Output Results

Modeled (25-yr) Rainfall Depth (in)	4.3022
Peak Intensity (in/hr)	2.5668
Undeveloped Runoff Coefficient (Cu)	0.8645
Developed Runoff Coefficient (Cd)	0.8649
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	2.6417
Burned Peak Flow Rate (cfs)	2.6417
24-Hr Clear Runoff Volume (ac-ft)	0.135
24-Hr Clear Runoff Volume (cu-ft)	5878.4499



Peak Flow Hydrologic Analysis

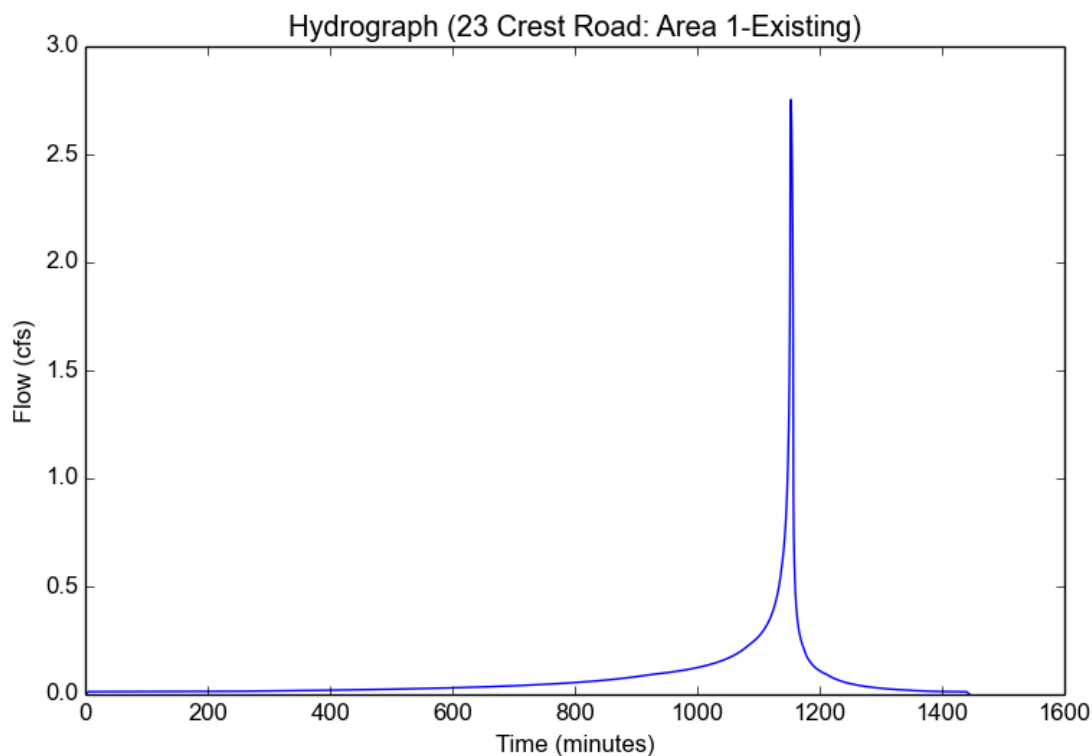
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Version: HydroCalc 1.0.3

Input Parameters

Project Name	23 Crest Road
Subarea ID	Area 1-Existing
Area (ac)	1.07
Flow Path Length (ft)	233.5
Flow Path Slope (vft/hft)	0.139
50-yr Rainfall Depth (in)	4.9
Percent Impervious	0.01
Soil Type	2
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	4.9
Peak Intensity (in/hr)	2.9235
Undeveloped Runoff Coefficient (Cu)	0.8803
Developed Runoff Coefficient (Cd)	0.8805
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	2.7543
Burned Peak Flow Rate (cfs)	2.7543
24-Hr Clear Runoff Volume (ac-ft)	0.1527
24-Hr Clear Runoff Volume (cu-ft)	6652.7314



Peak Flow Hydrologic Analysis

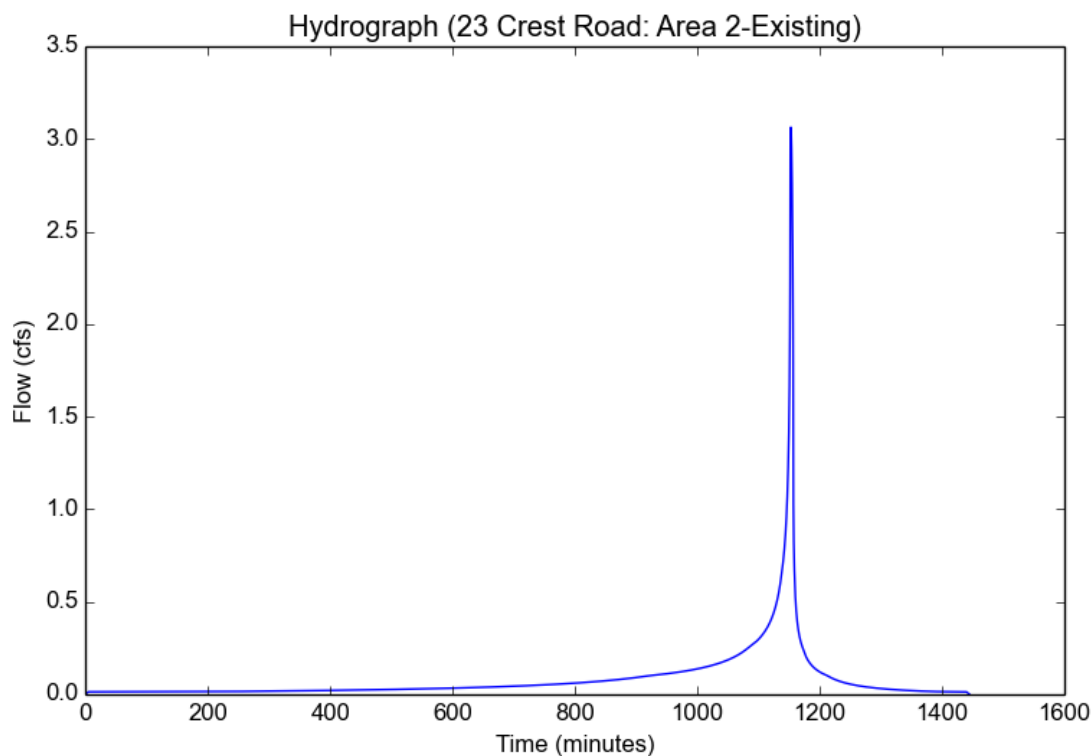
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Version: HydroCalc 1.0.3

Input Parameters

Project Name	23 Crest Road
Subarea ID	Area 2-Existing
Area (ac)	1.19
Flow Path Length (ft)	243.0
Flow Path Slope (vft/hft)	0.161
50-yr Rainfall Depth (in)	4.9
Percent Impervious	0.01
Soil Type	2
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	4.9
Peak Intensity (in/hr)	2.9235
Undeveloped Runoff Coefficient (Cu)	0.8803
Developed Runoff Coefficient (Cd)	0.8805
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	3.0631
Burned Peak Flow Rate (cfs)	3.0631
24-Hr Clear Runoff Volume (ac-ft)	0.1699
24-Hr Clear Runoff Volume (cu-ft)	7398.8321



Peak Flow Hydrologic Analysis

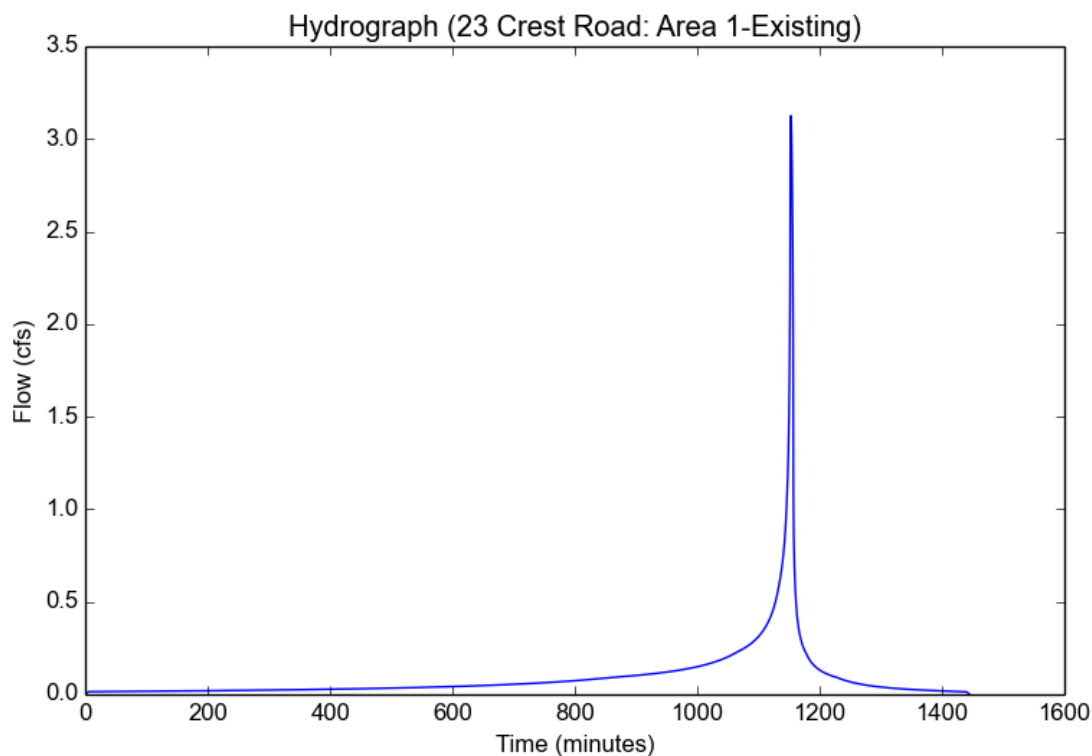
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Version: HydroCalc 1.0.3

Input Parameters

Project Name	23 Crest Road
Subarea ID	Area 1-Existing
Area (ac)	1.07
Flow Path Length (ft)	233.5
Flow Path Slope (vft/hft)	0.139
50-yr Rainfall Depth (in)	4.9
Percent Impervious	0.01
Soil Type	2
Design Storm Frequency	100-yr
Fire Factor	0
LID	False

Output Results

Modeled (100-yr) Rainfall Depth (in)	5.4978
Peak Intensity (in/hr)	3.2801
Undeveloped Runoff Coefficient (Cu)	0.8904
Developed Runoff Coefficient (Cd)	0.8905
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	3.1255
Burned Peak Flow Rate (cfs)	3.1255
24-Hr Clear Runoff Volume (ac-ft)	0.1879
24-Hr Clear Runoff Volume (cu-ft)	8184.0107



Peak Flow Hydrologic Analysis

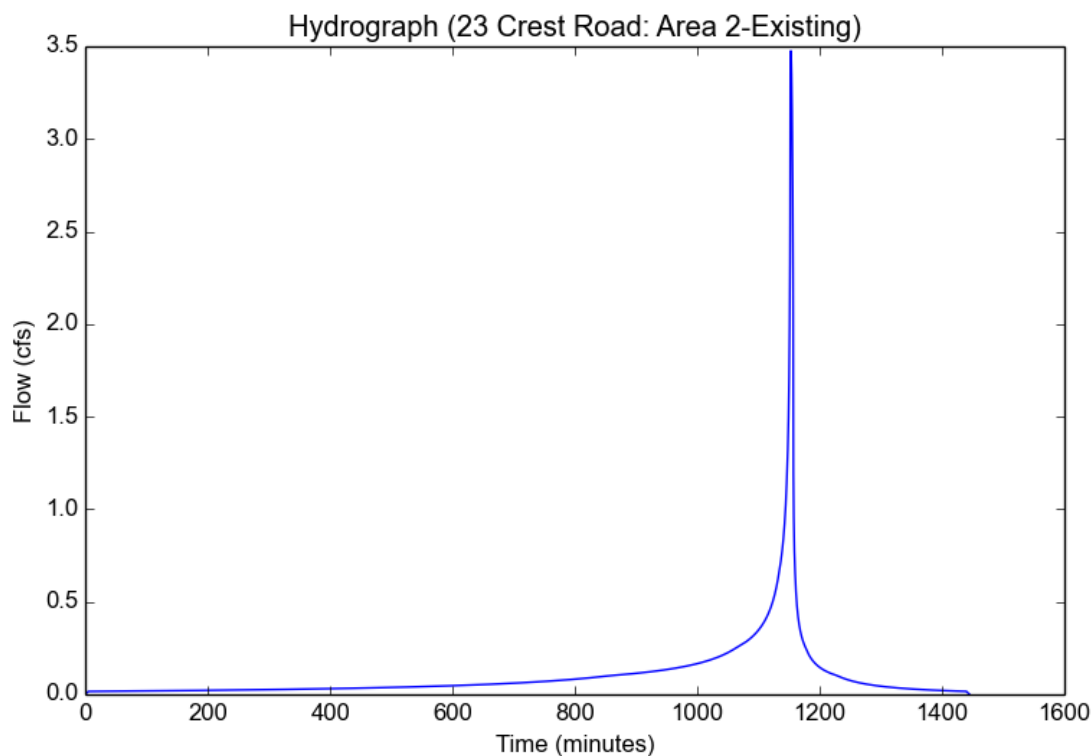
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Version: HydroCalc 1.0.3

Input Parameters

Project Name	23 Crest Road
Subarea ID	Area 2-Existing
Area (ac)	1.19
Flow Path Length (ft)	243.0
Flow Path Slope (vft/hft)	0.161
50-yr Rainfall Depth (in)	4.9
Percent Impervious	0.01
Soil Type	2
Design Storm Frequency	100-yr
Fire Factor	0
LID	False

Output Results

Modeled (100-yr) Rainfall Depth (in)	5.4978
Peak Intensity (in/hr)	3.2801
Undeveloped Runoff Coefficient (Cu)	0.8904
Developed Runoff Coefficient (Cd)	0.8905
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	3.4761
Burned Peak Flow Rate (cfs)	3.4761
24-Hr Clear Runoff Volume (ac-ft)	0.2089
24-Hr Clear Runoff Volume (cu-ft)	9101.8436



Peak Flow Hydrologic Analysis

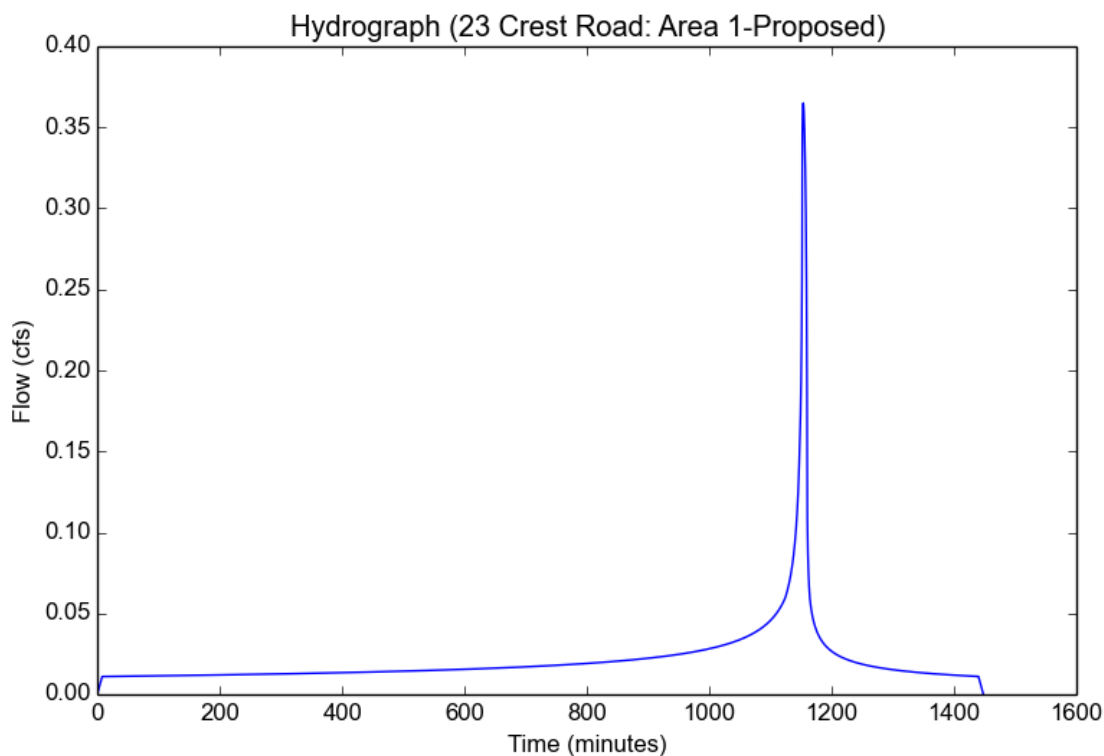
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Version: HydroCalc 1.0.3

Input Parameters

Project Name	23 Crest Road
Subarea ID	Area 1-Proposed
Area (ac)	1.07
Flow Path Length (ft)	178.0
Flow Path Slope (vft/hft)	0.25
85th Percentile Rainfall Depth (in)	1.0
Percent Impervious	0.457
Soil Type	2
Design Storm Frequency	85th percentile storm
Fire Factor	0
LID	True

Output Results

Modeled (85th percentile storm) Rainfall Depth (in)	1.0
Peak Intensity (in/hr)	0.4784
Undeveloped Runoff Coefficient (Cu)	0.5557
Developed Runoff Coefficient (Cd)	0.7131
Time of Concentration (min)	8.0
Clear Peak Flow Rate (cfs)	0.365
Burned Peak Flow Rate (cfs)	0.365
24-Hr Clear Runoff Volume (ac-ft)	0.043
24-Hr Clear Runoff Volume (cu-ft)	1873.8142



Peak Flow Hydrologic Analysis

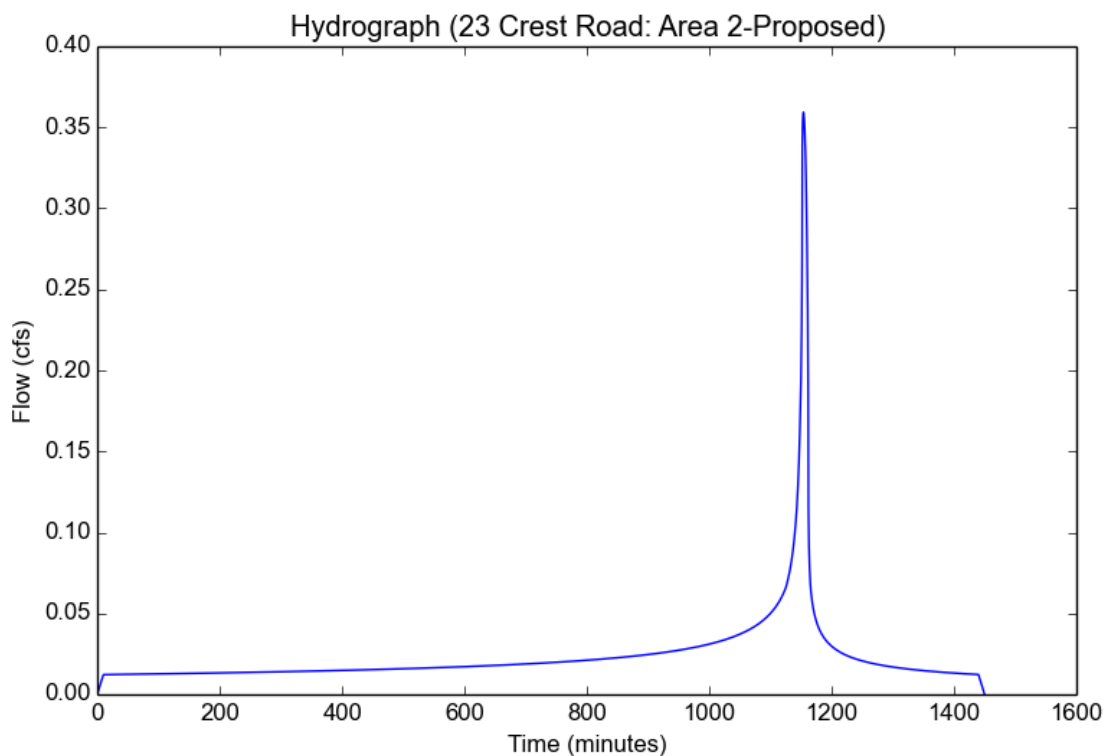
File location: C:/Users/KhaledAbdo/Nextcloud/projects/23 Crest Road/Calcs and Reports/Hydrology/23 Crest Road - Area 2-Proposed-85th.pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	23 Crest Road
Subarea ID	Area 2-Proposed
Area (ac)	1.19
Flow Path Length (ft)	233.0
Flow Path Slope (vft/hft)	0.25
85th Percentile Rainfall Depth (in)	1.0
Percent Impervious	0.453
Soil Type	2
Design Storm Frequency	85th percentile storm
Fire Factor	0
LID	True

Output Results

Modeled (85th percentile storm) Rainfall Depth (in)	1.0
Peak Intensity (in/hr)	0.4307
Undeveloped Runoff Coefficient (Cu)	0.5363
Developed Runoff Coefficient (Cd)	0.701
Time of Concentration (min)	10.0
Clear Peak Flow Rate (cfs)	0.3593
Burned Peak Flow Rate (cfs)	0.3593
24-Hr Clear Runoff Volume (ac-ft)	0.0475
24-Hr Clear Runoff Volume (cu-ft)	2070.3315



Peak Flow Hydrologic Analysis

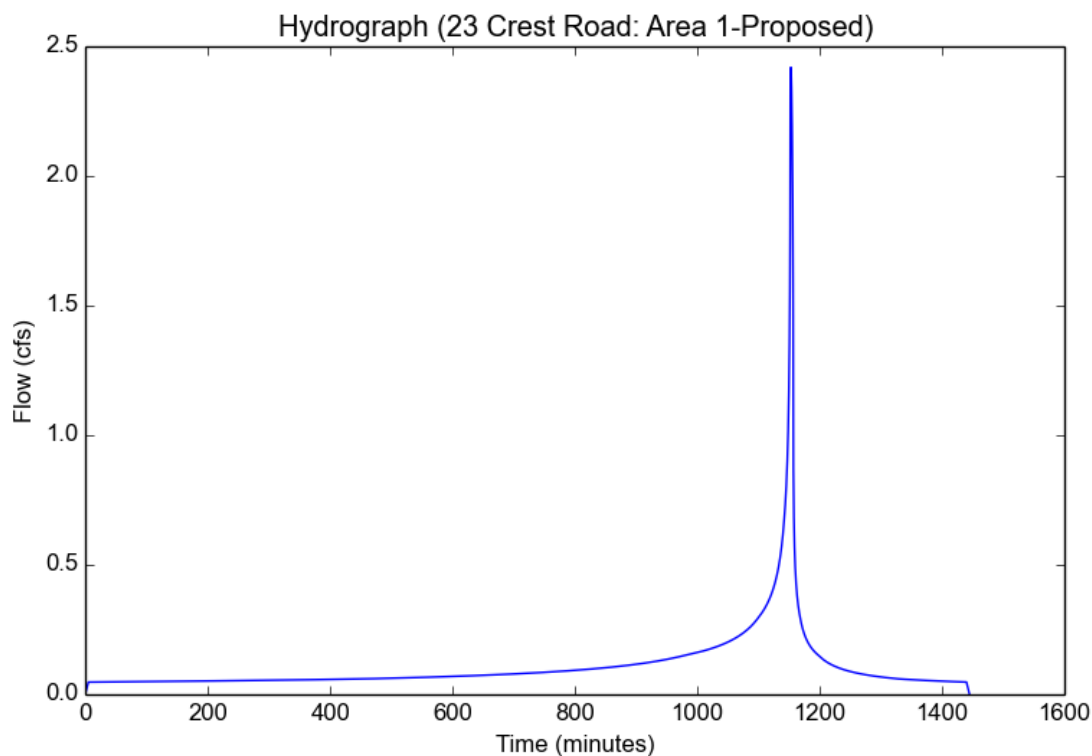
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Version: HydroCalc 1.0.3

Input Parameters

Project Name	23 Crest Road
Subarea ID	Area 1-Proposed
Area (ac)	1.07
Flow Path Length (ft)	178.0
Flow Path Slope (vft/hft)	0.25
50-yr Rainfall Depth (in)	4.9
Percent Impervious	0.457
Soil Type	2
Design Storm Frequency	25-yr
Fire Factor	0
LID	False

Output Results

Modeled (25-yr) Rainfall Depth (in)	4.3022
Peak Intensity (in/hr)	2.5668
Undeveloped Runoff Coefficient (Cu)	0.8645
Developed Runoff Coefficient (Cd)	0.8807
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	2.4189
Burned Peak Flow Rate (cfs)	2.4189
24-Hr Clear Runoff Volume (ac-ft)	0.2212
24-Hr Clear Runoff Volume (cu-ft)	9633.3977



Peak Flow Hydrologic Analysis

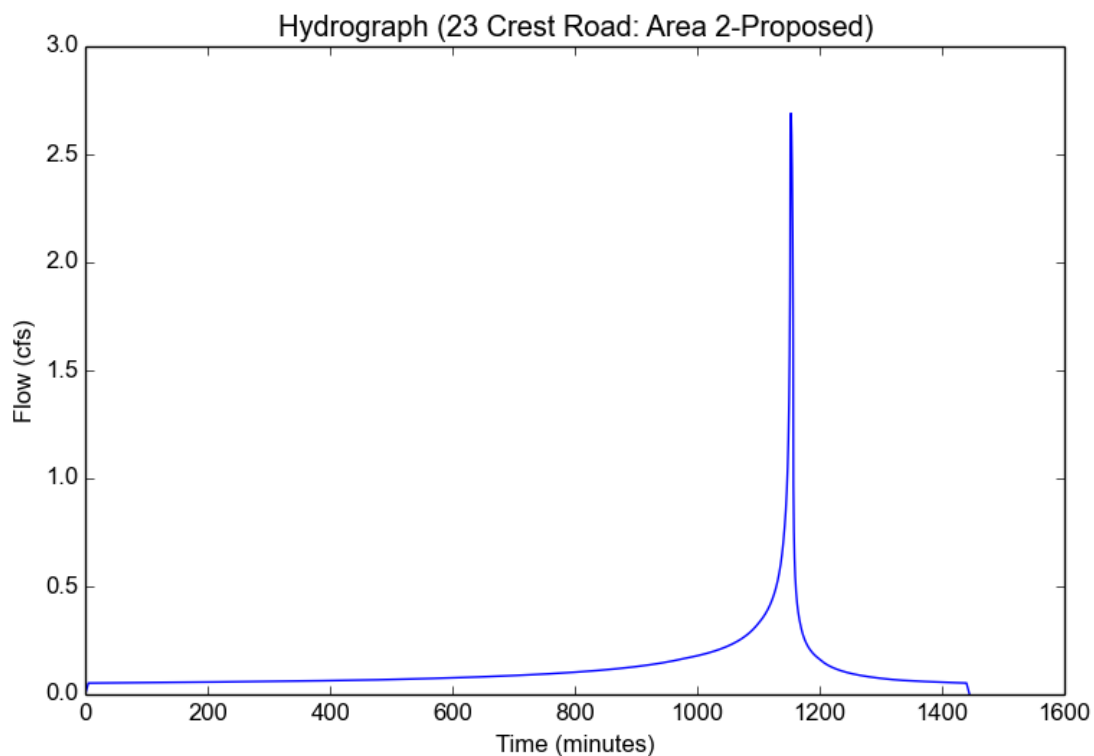
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Version: HydroCalc 1.0.3

Input Parameters

Project Name	23 Crest Road
Subarea ID	Area 2-Proposed
Area (ac)	1.19
Flow Path Length (ft)	280.0
Flow Path Slope (vft/hft)	0.25
50-yr Rainfall Depth (in)	4.9
Percent Impervious	0.453
Soil Type	2
Design Storm Frequency	25-yr
Fire Factor	0
LID	False

Output Results

Modeled (25-yr) Rainfall Depth (in)	4.3022
Peak Intensity (in/hr)	2.5668
Undeveloped Runoff Coefficient (Cu)	0.8645
Developed Runoff Coefficient (Cd)	0.8806
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	2.6898
Burned Peak Flow Rate (cfs)	2.6898
24-Hr Clear Runoff Volume (ac-ft)	0.245
24-Hr Clear Runoff Volume (cu-ft)	10670.5096



Peak Flow Hydrologic Analysis

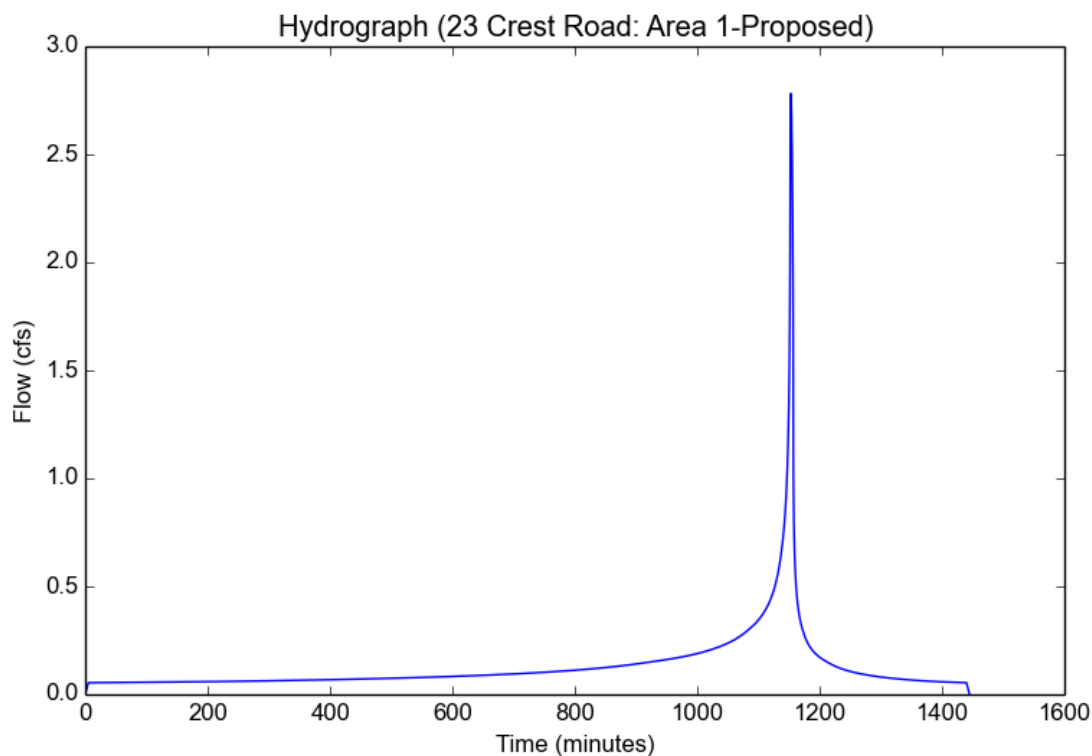
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Version: HydroCalc 1.0.3

Input Parameters

Project Name	23 Crest Road
Subarea ID	Area 1-Proposed
Area (ac)	1.07
Flow Path Length (ft)	178.0
Flow Path Slope (vft/hft)	0.25
50-yr Rainfall Depth (in)	4.9
Percent Impervious	0.457
Soil Type	2
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	4.9
Peak Intensity (in/hr)	2.9235
Undeveloped Runoff Coefficient (Cu)	0.8803
Developed Runoff Coefficient (Cd)	0.8893
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	2.7818
Burned Peak Flow Rate (cfs)	2.7818
24-Hr Clear Runoff Volume (ac-ft)	0.2598
24-Hr Clear Runoff Volume (cu-ft)	11318.9571



Peak Flow Hydrologic Analysis

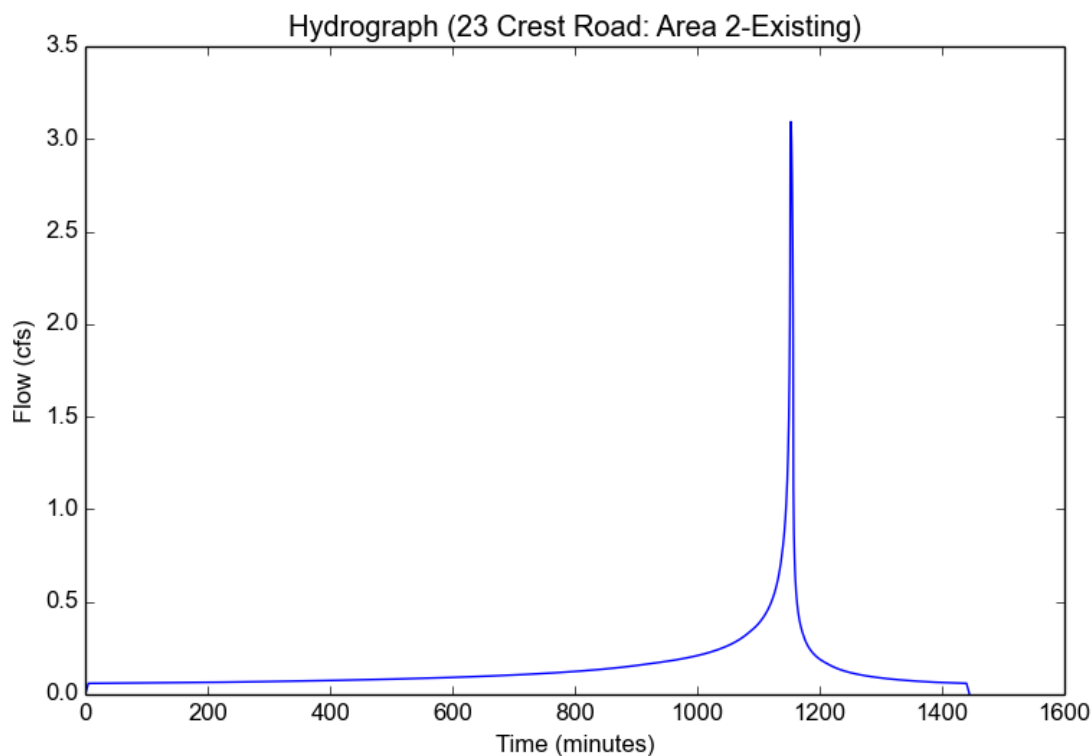
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Version: HydroCalc 1.0.3

Input Parameters

Project Name	23 Crest Road
Subarea ID	Area 2-Proposed
Area (ac)	1.19
Flow Path Length (ft)	280.0
Flow Path Slope (vft/hft)	0.25
50-yr Rainfall Depth (in)	4.9
Percent Impervious	0.453
Soil Type	2
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	4.9
Peak Intensity (in/hr)	2.9235
Undeveloped Runoff Coefficient (Cu)	0.8803
Developed Runoff Coefficient (Cd)	0.8892
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	3.0935
Burned Peak Flow Rate (cfs)	3.0935
24-Hr Clear Runoff Volume (ac-ft)	0.2879
24-Hr Clear Runoff Volume (cu-ft)	12541.934



Peak Flow Hydrologic Analysis

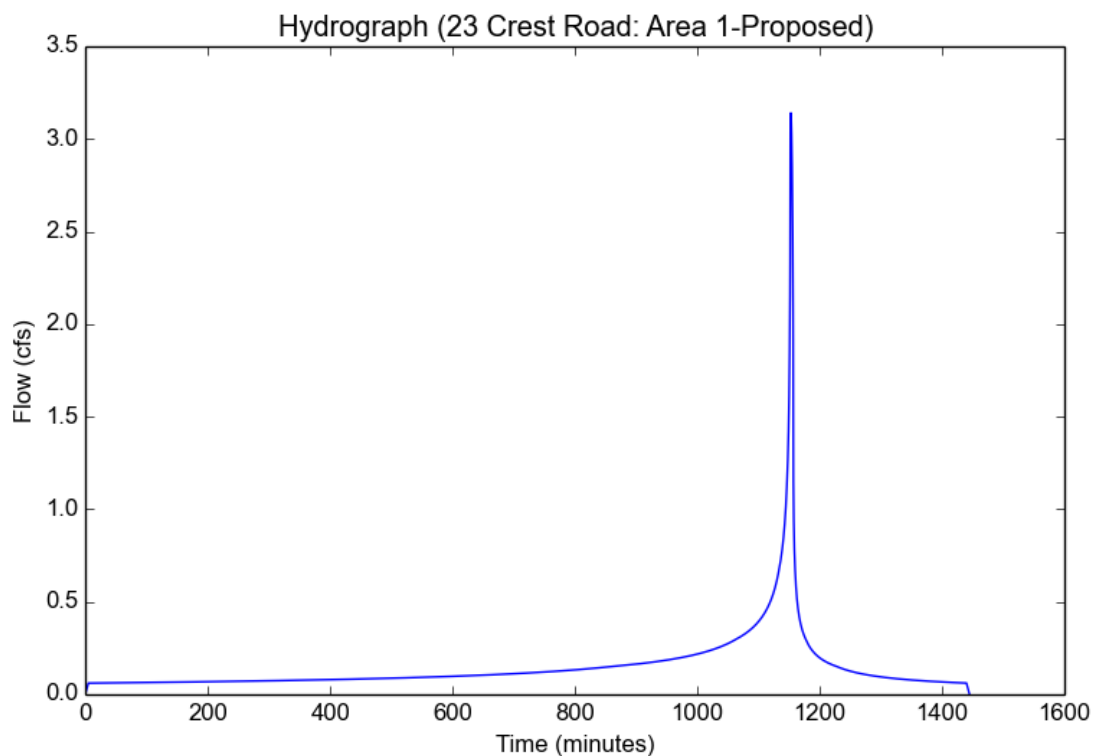
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Version: HydroCalc 1.0.3

Input Parameters

Project Name	23 Crest Road
Subarea ID	Area 1-Proposed
Area (ac)	1.07
Flow Path Length (ft)	178.0
Flow Path Slope (vft/hft)	0.25
50-yr Rainfall Depth (in)	4.9
Percent Impervious	0.457
Soil Type	2
Design Storm Frequency	100-yr
Fire Factor	0
LID	False

Output Results

Modeled (100-yr) Rainfall Depth (in)	5.4978
Peak Intensity (in/hr)	3.2801
Undeveloped Runoff Coefficient (Cu)	0.8904
Developed Runoff Coefficient (Cd)	0.8948
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	3.1405
Burned Peak Flow Rate (cfs)	3.1405
24-Hr Clear Runoff Volume (ac-ft)	0.3006
24-Hr Clear Runoff Volume (cu-ft)	13094.5849



Peak Flow Hydrologic Analysis

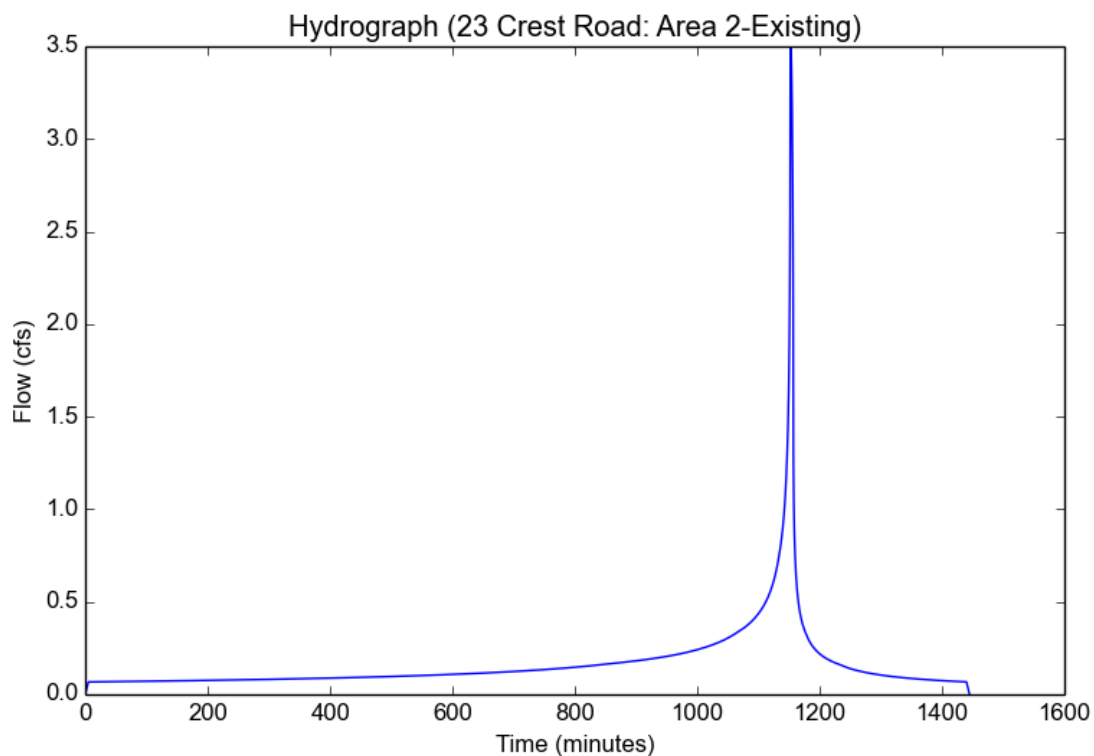
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Version: HydroCalc 1.0.3

Input Parameters

Project Name	23 Crest Road
Subarea ID	Area 2-Proposed
Area (ac)	1.19
Flow Path Length (ft)	280.0
Flow Path Slope (vft/hft)	0.25
50-yr Rainfall Depth (in)	4.9
Percent Impervious	0.453
Soil Type	2
Design Storm Frequency	100-yr
Fire Factor	0
LID	False

Output Results

Modeled (100-yr) Rainfall Depth (in)	5.4978
Peak Intensity (in/hr)	3.2801
Undeveloped Runoff Coefficient (Cu)	0.8904
Developed Runoff Coefficient (Cd)	0.8948
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	3.4926
Burned Peak Flow Rate (cfs)	3.4926
24-Hr Clear Runoff Volume (ac-ft)	0.3332
24-Hr Clear Runoff Volume (cu-ft)	14514.2658



G. STORM DRAIN CALCULATIONS

23 Crest Road - East Storm Drain Main

Project Description	
Friction Method	Manning
Solve For	Formula Normal Depth
Input Data	
Roughness Coefficient	0.010
Channel Slope	0.010 ft/ft
Diameter	12.0 in
Discharge	3.49 cfs
Results	
Normal Depth	7.8 in
Flow Area	0.5 ft ²
Wetted Perimeter	1.9 ft
Hydraulic Radius	3.5 in
Top Width	0.95 ft
Critical Depth	9.6 in
Percent Full	64.8 %
Critical Slope	0.006 ft/ft
Velocity	6.48 ft/s
Velocity Head	0.65 ft
Specific Energy	1.30 ft
Froude Number	1.520
Maximum Discharge	4.98 cfs
Discharge Full	4.63 cfs
Slope Full	0.006 ft/ft
Flow Type	Supercritical
GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0
GVF Output Data	
Upstream Depth	0.0 in
Profile Description	Dry
Profile Headloss	0.00 ft
Average End Depth Over Rise	0.0 %
Normal Depth Over Rise	64.8 %
Downstream Velocity	∞ ft/s
Upstream Velocity	∞ ft/s
Normal Depth	7.8 in
Critical Depth	9.6 in
Channel Slope	0.010 ft/ft
Critical Slope	0.006 ft/ft

23 Crest Road - West Storm Drain Main

Project Description	
Friction Method	Manning
Solve For	Formula Normal Depth
Input Data	
Roughness Coefficient	0.010
Channel Slope	0.010 ft/ft
Diameter	12.0 in
Discharge	3.50 cfs
Results	
Normal Depth	7.8 in
Flow Area	0.5 ft ²
Wetted Perimeter	1.9 ft
Hydraulic Radius	3.5 in
Top Width	0.95 ft
Critical Depth	9.6 in
Percent Full	65.0 %
Critical Slope	0.006 ft/ft
Velocity	6.48 ft/s
Velocity Head	0.65 ft
Specific Energy	1.30 ft
Froude Number	1.518
Maximum Discharge	4.98 cfs
Discharge Full	4.63 cfs
Slope Full	0.006 ft/ft
Flow Type	Supercritical
GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0
GVF Output Data	
Upstream Depth	0.0 in
Profile Description	Dry
Profile Headloss	0.00 ft
Average End Depth Over Rise	0.0 %
Normal Depth Over Rise	65.0 %
Downstream Velocity	∞ ft/s
Upstream Velocity	∞ ft/s
Normal Depth	7.8 in
Critical Depth	9.6 in
Channel Slope	0.010 ft/ft
Critical Slope	0.006 ft/ft

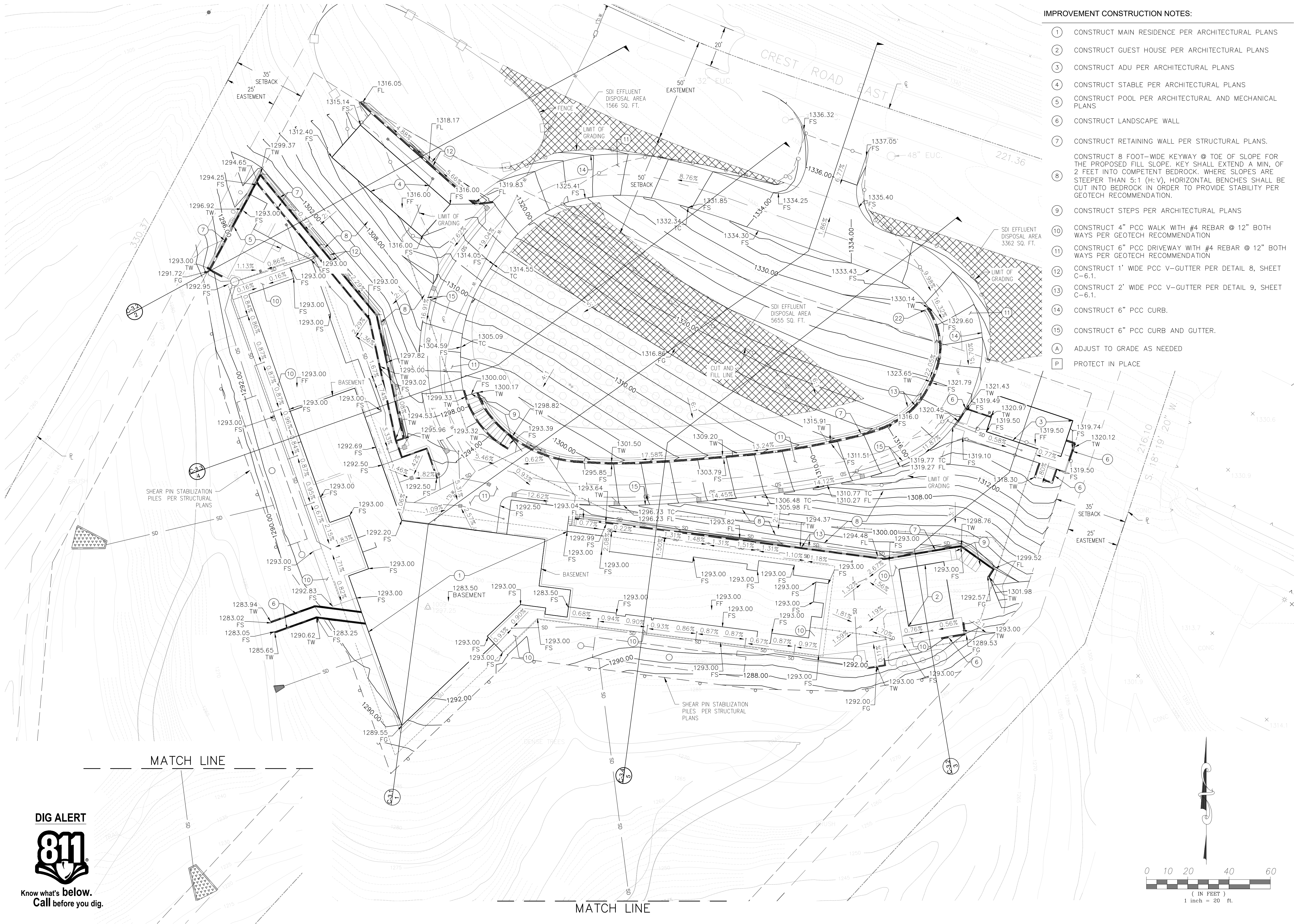
H. GRADING & DRAINAGE PLANS

FILE NAME: C:\Users\CesarIsraelLopez-Mor\Nexcloud\projects\23 Crest Road\CAD\Civil\20260007_C-2.0_GD_SAVE DATE:3/25/2026, PLOT DATE:3/25/2026

DIG ALERT

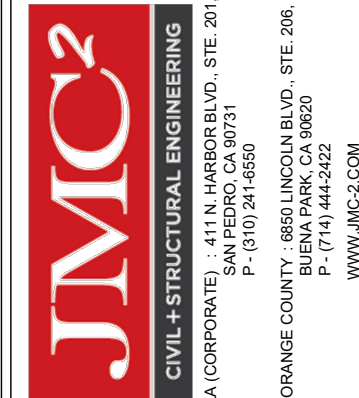


Know what's below.
Call before you dig.



IMPROVEMENT CONSTRUCTION NOTES:

1. CONSTRUCT MAIN RESIDENCE PER ARCHITECTURAL PLANS
 2. CONSTRUCT GUEST HOUSE PER ARCHITECTURAL PLANS
 3. CONSTRUCT ADU PER ARCHITECTURAL PLANS
 4. CONSTRUCT STABLE PER ARCHITECTURAL PLANS
 5. CONSTRUCT POOL PER ARCHITECTURAL AND MECHANICAL PLANS
 6. CONSTRUCT LANDSCAPE WALL
 7. CONSTRUCT RETAINING WALL PER STRUCTURAL PLANS.
 8. CONSTRUCT 8 FOOT-WIDE KEYWAY @ TOE OF SLOPE FOR THE PROPOSED FILL SLOPE. KEY SHALL EXTEND A MIN. OF 2 FEET INTO COMPETENT BEDROCK. WHERE SLOPES ARE STEEPER THAN 5:1 (H:V), HORIZONTAL BENCHES SHALL BE CUT INTO BEDROCK IN ORDER TO PROVIDE STABILITY PER GEOTECH RECOMMENDATION.
 9. CONSTRUCT STEPS PER ARCHITECTURAL PLANS
 10. CONSTRUCT 4" PCC WALK WITH #4 REBAR @ 12" BOTH WAYS PER GEOTECH RECOMMENDATION
 11. CONSTRUCT 6" PCC DRIVEWAY WITH #4 REBAR @ 12" BOTH WAYS PER GEOTECH RECOMMENDATION
 12. CONSTRUCT 1' WIDE PCC V-GUTTER PER DETAIL 8, SHEET C-6.1.
 13. CONSTRUCT 2' WIDE PCC V-GUTTER PER DETAIL 9, SHEET C-6.1.
 14. CONSTRUCT 6" PCC CURB.
 15. CONSTRUCT 6" PCC CURB AND GUTTER.
- (A) ADJUST TO GRADE AS NEEDED
(P) PROTECT IN PLACE



PROJECT
23 Crest Rd E,
Rolling Hills, CA 90274

SHEET TITLE
GRADING PLAN

PROJECT NO.
20260007

SCALE
1" = 20'

DATE
03/25/26

DESIGNED BY
KA

DRAWN BY
CILM

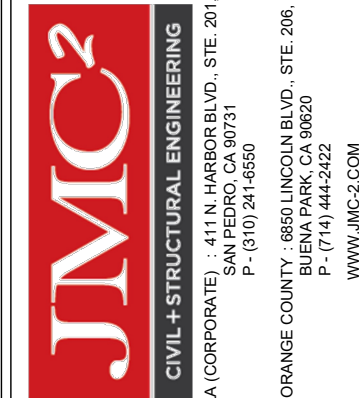
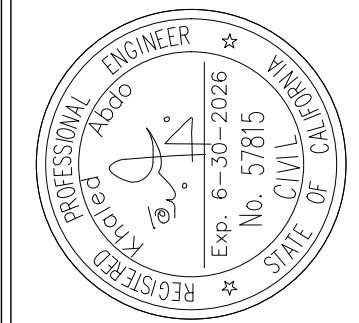
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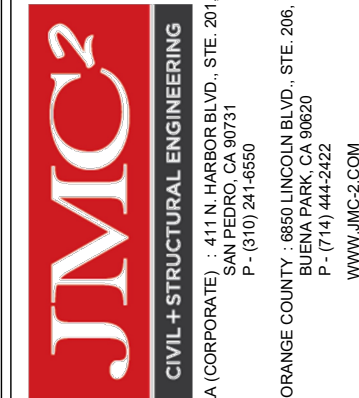
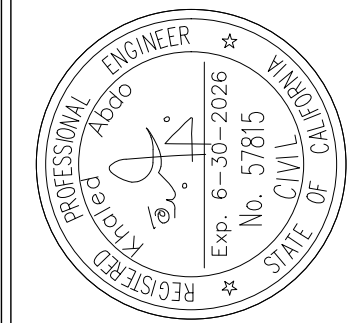
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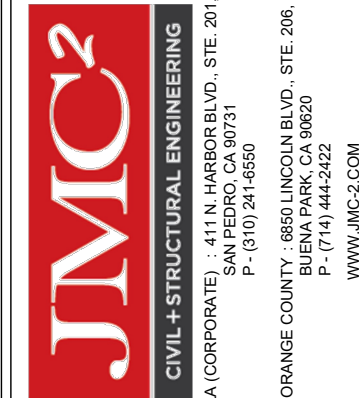
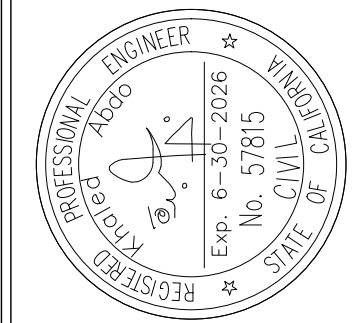
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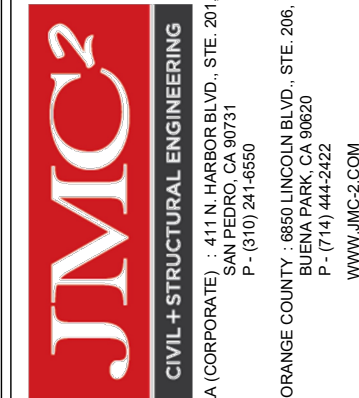
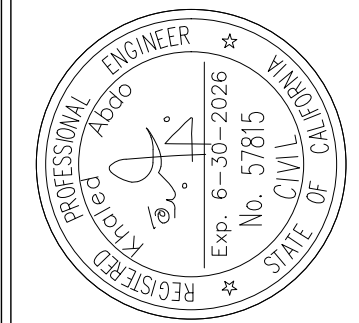
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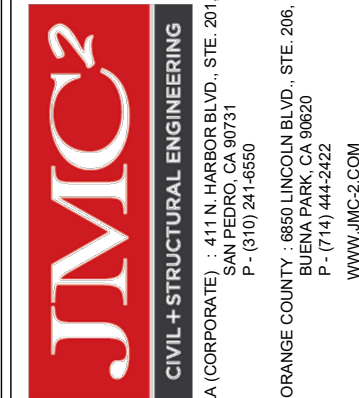
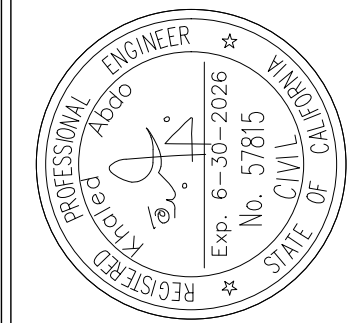
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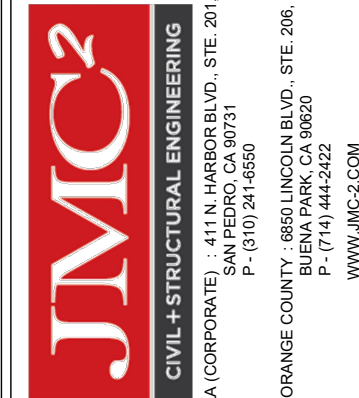
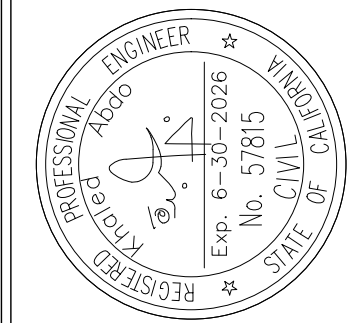
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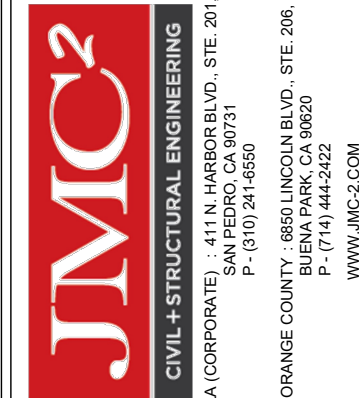
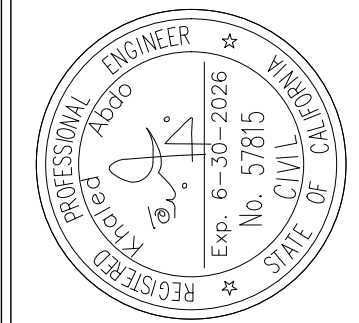
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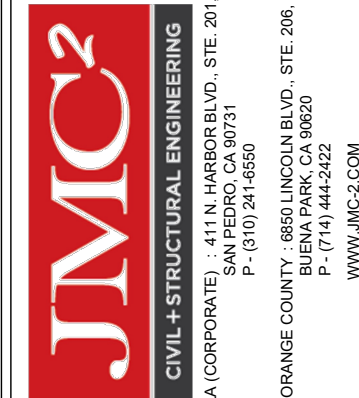
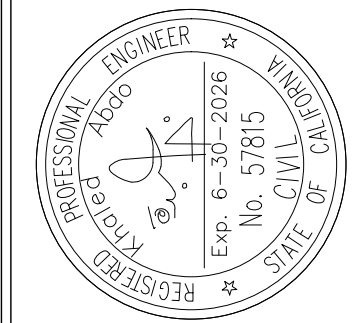
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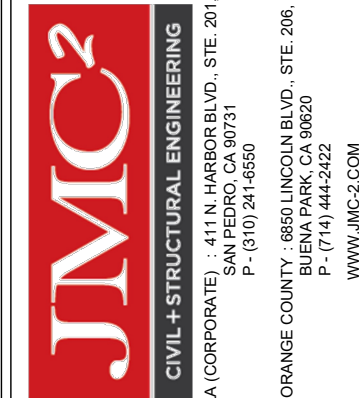
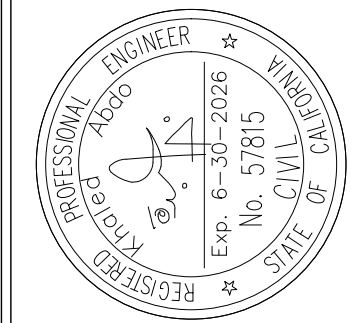
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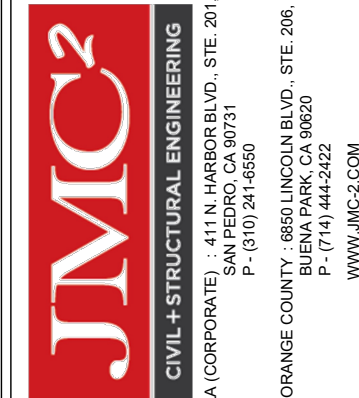
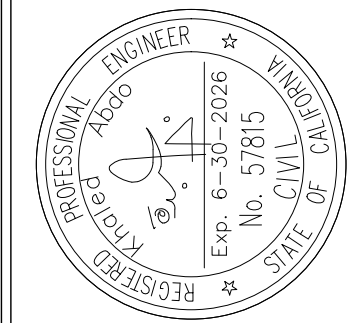
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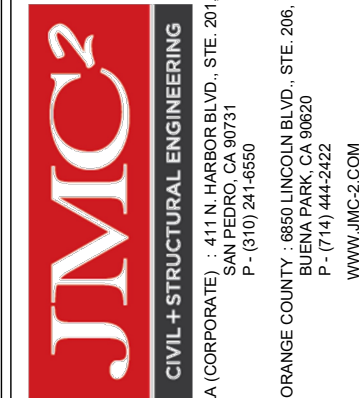
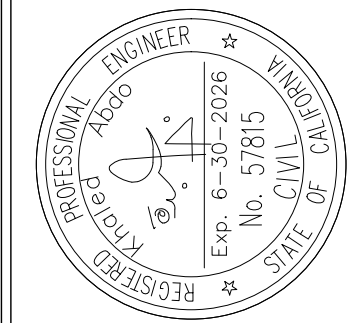
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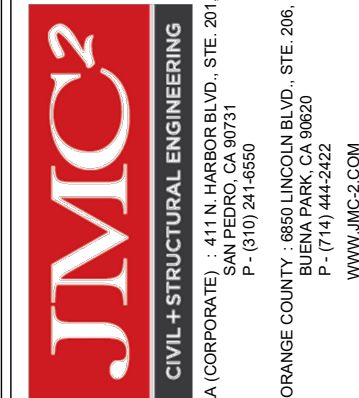
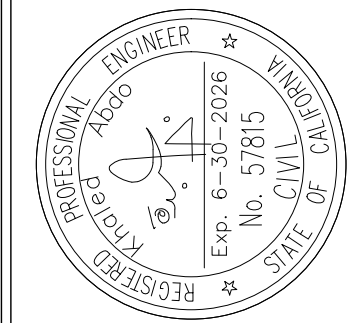
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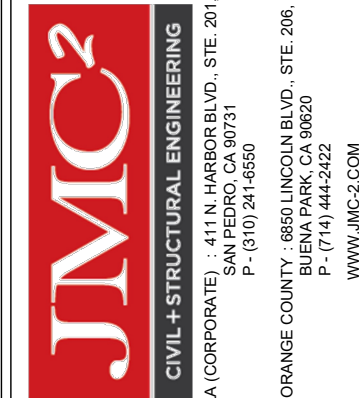
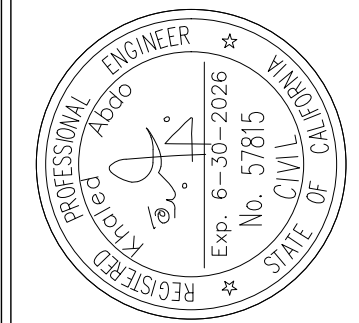
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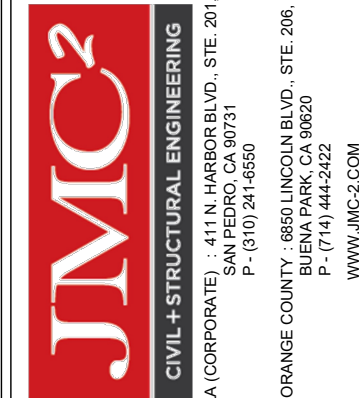
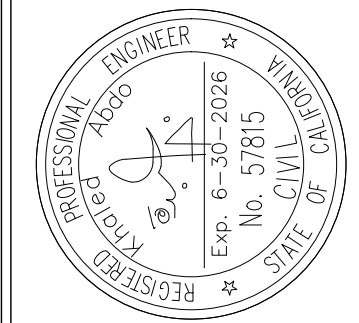
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SHEET NO.

C-2.0

3 OF 14 SHTS

DATE:
BY:
REVISIONS:
NO.



PROJECT
23 Crest Rd E,
Rolling Hills, CA 90274

SHEET TITLE
GRADING PLAN

PROJECT NO.
20260007

SCALE
1" = 20'

DATE
03/25/26

DESIGNED BY
KA

DRAWN BY
CILM

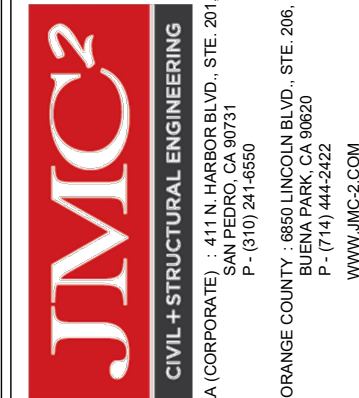
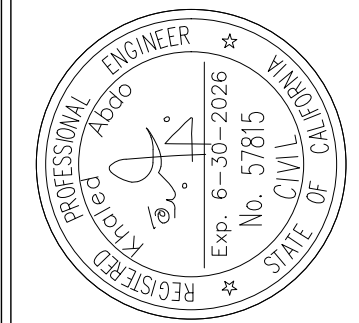
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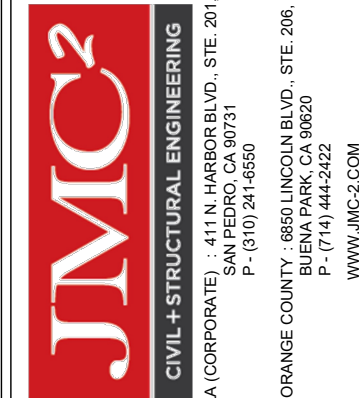
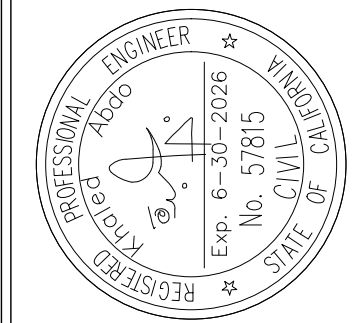
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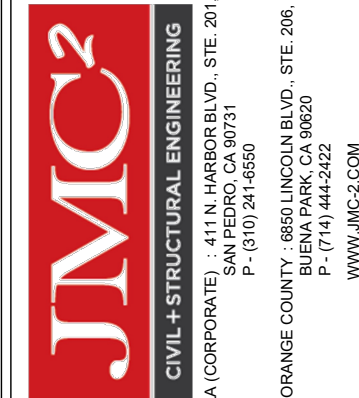
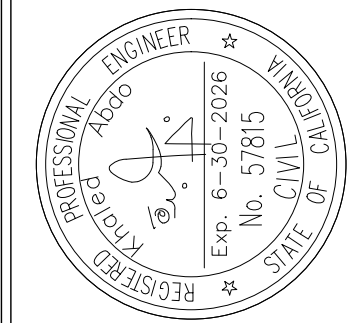
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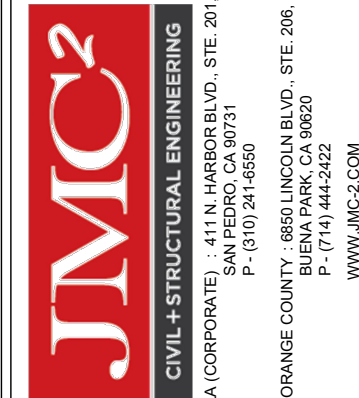
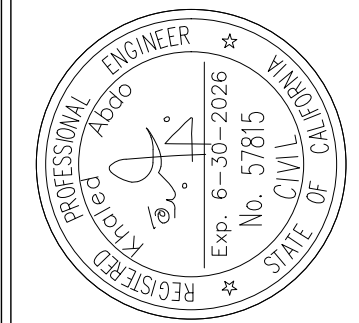
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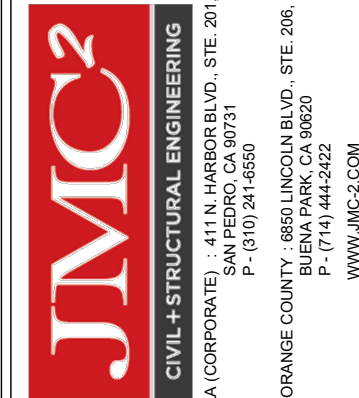
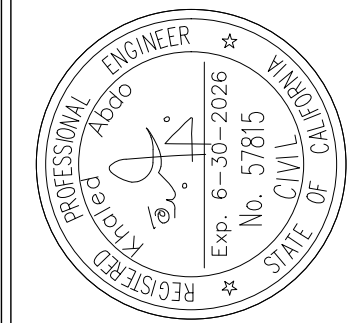
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Rolling Hills, CA 90274

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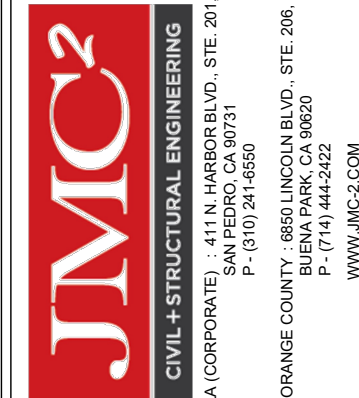
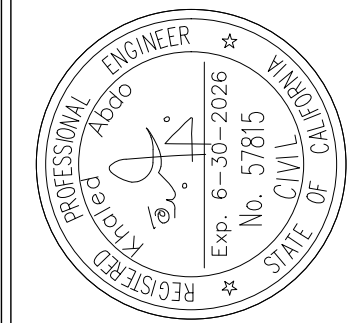
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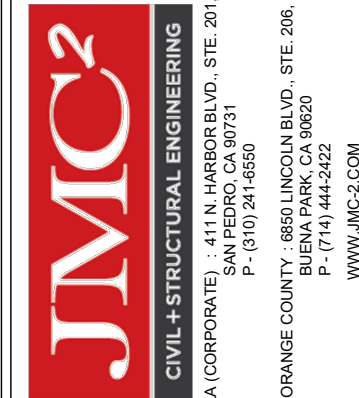
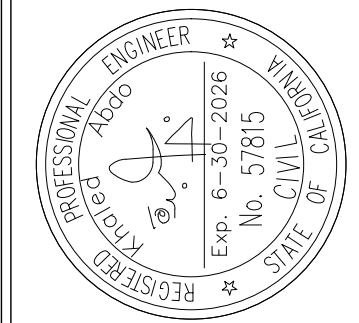
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REVISIONS:
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Rolling Hills, CA 90274

SHEET TITLE
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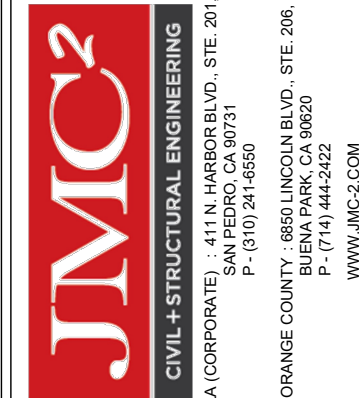
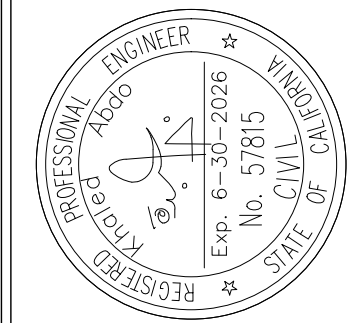
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Rolling Hills, CA 90274

SHEET TITLE
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PROJECT NO.
20260007

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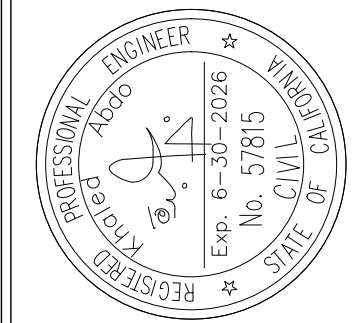
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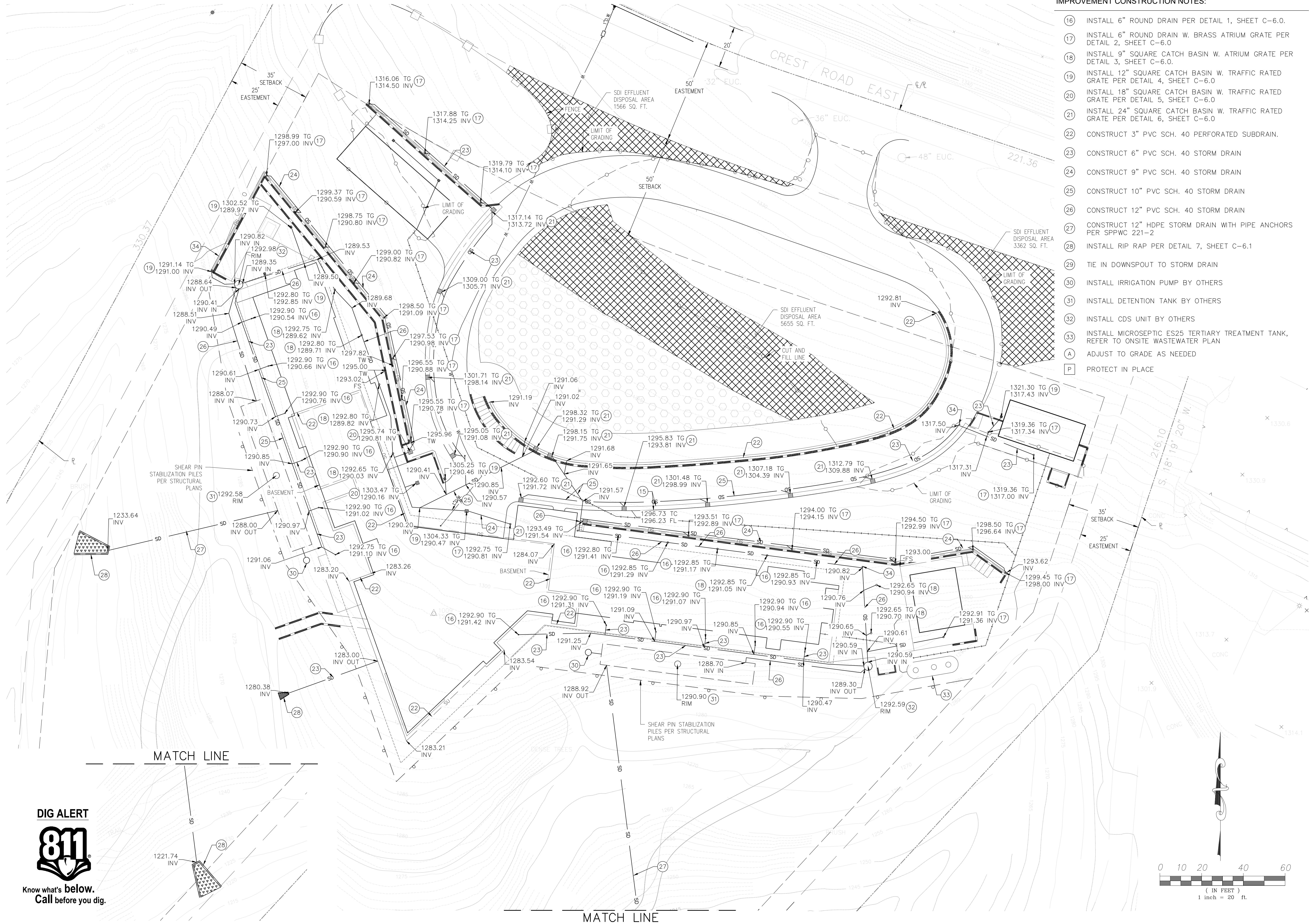


FILE NAME: C:\Users\CesarIsraelLopez-Mor\Nexcloud\projects\23 Crest Road\CAD\Civil\20260007_C-2.1_DR_SAVE DATE:3/25/2026, PLOT DATE:3/25/2026

DIG ALERT

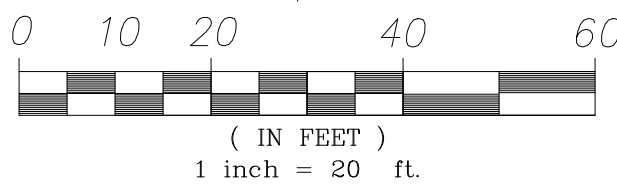


Know what's below.
Call before you dig.

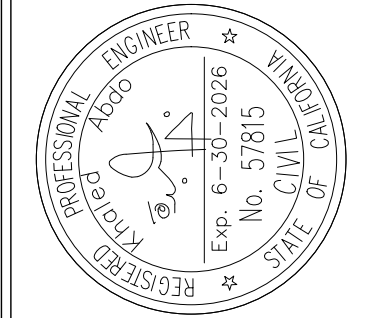


IMPROVEMENT CONSTRUCTION NOTES:

- 16 INSTALL 6" ROUND DRAIN PER DETAIL 1, SHEET C-6.0.
- 17 INSTALL 6" ROUND DRAIN W. BRASS ATRIUM GRATE PER DETAIL 2, SHEET C-6.0
- 18 INSTALL 9" SQUARE CATCH BASIN W. ATRIUM GRATE PER DETAIL 3, SHEET C-6.0.
- 19 INSTALL 12" SQUARE CATCH BASIN W. TRAFFIC RATED GRATE PER DETAIL 4, SHEET C-6.0
- 20 INSTALL 18" SQUARE CATCH BASIN W. TRAFFIC RATED GRATE PER DETAIL 5, SHEET C-6.0
- 21 INSTALL 24" SQUARE CATCH BASIN W. TRAFFIC RATED GRATE PER DETAIL 6, SHEET C-6.0
- 22 CONSTRUCT 3" PVC SCH. 40 PERFORATED SUBDRAIN.
- 23 CONSTRUCT 6" PVC SCH. 40 STORM DRAIN
- 24 CONSTRUCT 9" PVC SCH. 40 STORM DRAIN
- 25 CONSTRUCT 10" PVC SCH. 40 STORM DRAIN
- 26 CONSTRUCT 12" PVC SCH. 40 STORM DRAIN
- 27 CONSTRUCT 12" HDPE STORM DRAIN WITH PIPE ANCHORS PER SPPWC 221-2
- 28 INSTALL RIP RAP PER DETAIL 7, SHEET C-6.1
- 29 TIE IN DOWNSPOUT TO STORM DRAIN
- 30 INSTALL IRRIGATION PUMP BY OTHERS
- 31 INSTALL DETENTION TANK BY OTHERS
- 32 INSTALL CDS UNIT BY OTHERS
- 33 INSTALL MICROSEPTIC ES25 TERTIARY TREATMENT TANK, REFER TO ONSITE WASTEWATER PLAN
- A ADJUST TO GRADE AS NEEDED
- P PROTECT IN PLACE



DATE:	
BY:	
REVISIONS:	
NO.	



JMC2
CIVIL & STRUCTURAL ENGINEERING
15111 N. MARSHFIELD, STE. 201
SAN JOSE, CA 95131
P: (415) 241-6600
F: (415) 241-6601
WWW.JMC2.COM

PROJECT
**23 Crest Rd E,
Rolling Hills, CA 90274**

SHEET TITLE
DRAINAGE PLAN

PROJECT NO.
20260007

SCALE
1"= 20'

DATE
03/25/26

DESIGNED BY
KA

DRAWN BY
CILM

CHECKED BY
KH

SHEET NO.
C-2.1
4 OF 14 SHTS

I. HYDROLOGY MAP

FILE NAME: C:\Users\CesarIraola\OneDrive\Projects\23 Crest Road\CAD\Civil\20260007_C-70_LID_SAVE DATE:3/25/2026, PLOT DATE:3/25/2026

AREA 1
AREA (EX/PRO) =46,540 SF
1.07 AC

IMPERVIOUS AREA =21,265 SF
(45.7%)

Q85th = 0.36 CFS
VOLUME = 1,874 CF

Qex25 = 2.37 CFS
VOLUME = 5,285 CF

Qpro25 = 2.42 CFS
VOLUME = 9,633 CF

Qex100 = 3.13 CFS
VOLUME = 8184 CF

Qpro100 = 3.14 CFS
VOLUME = 13095 CF

LEGEND:

AREA 1 IMPERVIOUS ZONE

AREA 2 IMPERVIOUS ZONE

AREA 1

	EXISTING	PROPOSED	DIFFERENCE	
LID 85th	—	1,874 CF		
25 yr	5,285 CF	9,633 CF	4,348 CF	33,000 GALLON
100 yr	8,184 CF	13,095 CF	4,911 CF	37,000 GALLON

AREA 2

	EXISTING	PROPOSED	DIFFERENCE	
LID 85th	—	2,070 CF		
25 yr	5,878 CF	10,670 CF	4,792 CF	36,000 GALLON
100 yr	9,102 CF	14,514 CF	5,412 CF	40,500 GALLON

DIG ALERT

Know what's below.
Call before you dig.

0 10 20 40 60

(IN FEET)

1 inch = 20 ft.

AREA 2
AREA (EX/PRO) =52,036 SF
1.19 AC

IMPERVIOUS AREA =23,595 SF
(45.3%)

Q85th = 0.36 CFS
VOLUME = 2,070 CF

Qex25 = 2.64 CFS
VOLUME = 5,878 CF

Qpro25 = 2.69 CFS
VOLUME = 10,670 CF

Qex100 = 3.48 CFS
VOLUME = 9,102 CF

Qpro100 = 3.49 CFS
VOLUME = 14,514 CF

LEGEND:

AREA 1 IMPERVIOUS ZONE

AREA 2 IMPERVIOUS ZONE

PROJECT
23 Crest Rd E,
Rolling Hills, CA 90274

SHEET TITLE
HYDROLOGY MAP

PROJECT NO.
20260007

SCALE
1"= 20'

DATE
03/24/26

DESIGNED BY
KA

DRAWN BY
CILM

CHECKED BY
KH

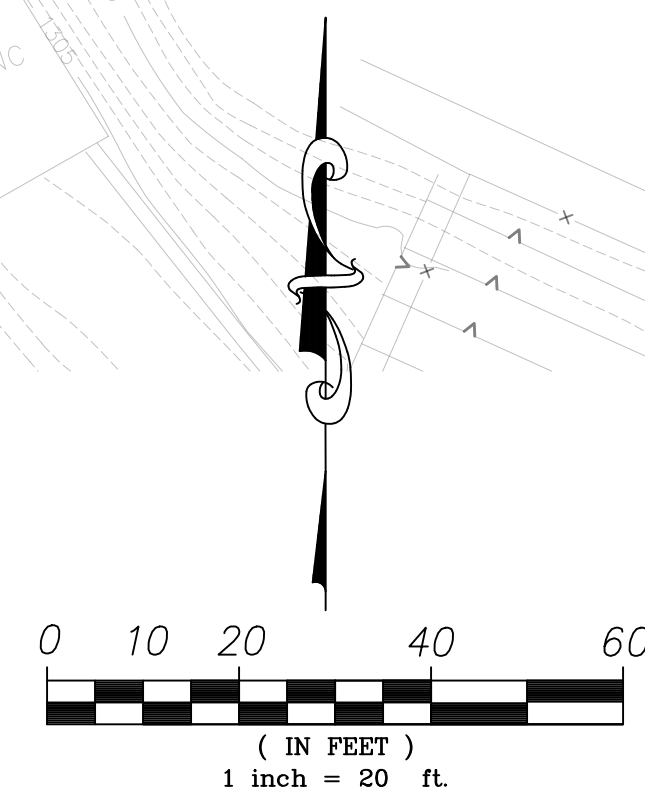
SHEET NO.
C-1.0

1 OF 1 SHTS



Know what's **below**.
Call before you dig.

AREA 1					AREA 2				
	EXISTING	PROPOSED	DIFFERENCE			EXISTING	PROPOSED	DIFFERENCE	
LID 85th	—	1,874 CF			LID 85th	—	2,070 CF		
25 yr	5,285 CF	9,633 CF	4,348 CF	33,000 GALLON	25 yr	5,878 CF	10,670 CF	4,792 CF	36,000 GALLON
100 yr	8,184 CF	13,095 CF	4,911 CF	37,000 GALLON	100 yr	9,102 CF	14,514 CF	5,412 CF	40,500 GALLON



PROJECT
23 Crest Rd E,
Rolling Hills, CA 90274

SHEET TITLE
HYDROLOGY MAP

PROJECT NO.	20260007
SCALE	1"= 20'
DATE	03/24/2
DESIGNED BY	
DRAWN BY	
CHECKED BY	
SHEET NO.	

C-1.0

1 OF 1 SHTS

Page 142 of 18

Rigg Consulting, Inc.

June 18, 2026

Rigg Consulting
6415 Via Canada
Rancho Palos Verdes, CA 90275

Rolling Hills City Council
2 Portuguese Bend Road
Rolling Hills, CA 90274

Re: 23 Crest Road East

Dear Mayor Dieringer and Councilmembers,

In October of 2024, we came before you with a proposal for a new home at 23 Crest Road East, after receiving approvals from the City's Traffic Commission and the Planning Commission. We were pleased and thankful to receive your approval on the proposed home on October 28, 2024.

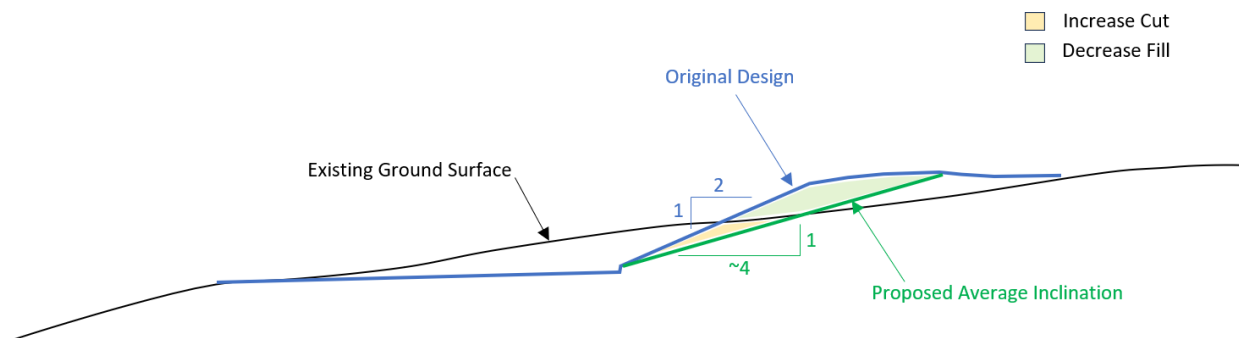
Following that approval, we have first been working with the RHCA Design Review Committee to perform final design on the home. After receiving their approval on September 30, 2025, we have been finalizing the site plan, the septic system, the grading plan, the storm drains, detention tanks, and irrigation system that reuses stormwater detained during rains. All of these have been done with our geologist's input and scrutiny. Additionally, we have worked with the Rolling Hills Community Association to gain their approval of the project.

Due to variety of design changes in these processes, the grading quantities have changed. These only impacted the grading quantities of the "mound", which is the area surrounded by the circular driveway. The mound location and use still exists as proposed, however, the slope inclination of primarily the downhill side of the mound is shallower, as depicted below. The reasons for the changes are as follows:

- A condition of approval by the City required a maximum slope of seven percent for the driveway entrance from Crest. This was due to a Fire Department requirement and the implementation required the raising onsite grades, increasing fill.
- The Rolling Hills Community Association asked that the house be fully exposed on the street side, requiring an additional level area and additional retaining walls as opposed to the original design without a wall. This also increased the amount of cut in that particular area.

Rigg Consulting, Inc.

- This stage of our design process included testing and design of the surficial OWTS system proposed in the mound area. Due to the downhill side of the mound area being used for surficial OWTS effluent, geotechnical and geology requirements recommend shallower inclination of the downhill side of the mound. The plan view design of the mound remains the same, however the downhill side of the mound would be reduced from a 2:1(H:V) slope inclination to a shallower slope inclination on the order of 4:1(H:V), as depicted below. In percent, the inclination of the downhill side of the mound will be reduced from 26.6% to 14%. While this adjustment overall decreases remedial cut and fill, it increases export.



Below is a comparison of the earthwork quantities in cubic yards per the approved plans and per the modified plans:

Design	Cut	Fill	Export
Approved	19,052	9,336	9,716
Modified	17,395	1,258	16,137
Delta	(1,657)	(8,078)	6,421

We recognize the increase in export is significant, but have found an avenue to decrease its impacts on the community. A contractor for a proposed nearby project is in need of significant amounts of fill material. We have made arrangements for our export to be transferred to their site. This will reduce the distance the trucks for both projects will need to travel through the city and a net decrease in miles traveled.

One other benefit is the elimination of the “mound” which will increase vista from Crest Road East. Condition AP of the City’s resolution approving the project provided that the maximum height of the mound to be 1330 feet in elevation and further limited vegetation on the mound to three feet. As there is no longer a flat plateau, vistas across the site will be enhanced.

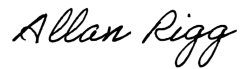
Rigg Consulting, Inc.

Removing additional dirt will also decrease the weight of soil on the site in the neighborhood of 6,500 tons. We are aware of the concerns of neighbors downhill from the property and this should be viewed as a positive for the overall geologic stability of the area.

Finally, we are approaching two years from the date of the City Council approval and have not yet pulled building permits. We would ask for a two-year extension to our previous approvals granted by the City Council.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in cursive script that reads "Allan Rigg".

Allan Rigg, PE AICP
Principal

RESOLUTION NO. 1376

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF ZONING CASE NO. 23-070 FOR A SITE PLAN REVIEW TO DEVELOP A VACANT LOT INCLUDING NON-EXEMPT GRADING AND THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE WITH ACCESSORY STRUCTURES FOR A PROPERTY LOCATED AT 23 CREST ROAD EAST, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO STATE CEQA GUIDELINES SECTION 15303 (LOT 132A-MS) (OGASAWARA).

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

I. Recitals

Section 1. On June 2, 2023, an application was filed by the applicant, Frank Escher of Escher, Gune, Wardena Architecture on behalf of the property owner Yuki Ogasawara, to request approval to construct on the vacant lot at 23 Crest Road East. The proposed Project under Zoning Case (ZC) No. 23-070 includes a new 14,270-square-foot (SF) single-family residence with a 7,428 SF basement, 1,000 SF attached garage, 1,225 SF stable, 5,190 SF corral, 700 SF accessory dwelling unit (ADU), 650 SF guest house, 280 SF swimming pool, 155 pool equipment, 480 square feet of attached covered porches, service yard, lightwells, maximum five-foot-high retaining walls, walkways, native landscaping, and other improvements (the "Project"). There is a proposed 13,480-square-foot oval driveway with access to the residence, ADU, and stable.

Section 2. The property is zoned RAS-2 and the gross lot area is 7.05 acres or 307,098 SF. The net lot area for development purposes is 6.02 acres or 262,368 SF. The lot is currently undeveloped and vacant. The lot is irregularly shaped and has a depth of approximately 820 feet and a width of approximately 480 feet. The property slopes downward from Crest Road East to the rear of the property. The grade elevation between the proposed main building pad and the street is approximately 42 feet. The lot is located in the southern portion of the City, and has views of the Pacific Ocean. A natural drainage course is located along the western portion of the lot and a blue line stream, which is a part of the Klondike Canyon System, is located approximately 200 feet south of the southern property line of the lot. The lot is also located in proximity to the Geotechnical Hazardous area of the City, known as the Flying Triangle.

Section 3. The Planning Commission conducted duly noticed public hearings to consider the application at its morning field trip meeting and regular meeting for the first time 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 owner were notified of the public hearings and were 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 address the issues.

The Planning Commission conducted duly noticed public hearings to consider the application at its morning field trip meeting and regular meeting for a second time on April 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 April 5, 2024. The applicant and owner were notified of the public hearings and were 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 address the issues.

Subsequently, the applicant revised the Project, and it was brought back to the Planning Commission. The Planning Commission conducted duly noticed public hearings to consider the application at its field trip meeting and regular meeting for a third time on June 18, 2024. Neighbors within a 1,000-foot radius were notified of the public hearings and a notice was published in the Daily Breeze on June 8, 2024. The applicant was notified of the public hearings and was in attendance at the hearings. Evidence was heard and presented at the public hearings from all persons interested in affecting said proposal. On June 18, 2024 the Project was approved by the Planning Commission by 3-0 Vote (2 Commissioner were absent) to adopt Resolution No. 2024-06 approving Zoning Case No. 23-070. The action included amending the conditions of approval to address future area drainage, the height of the mound and what can be planted atop, and the orientation of a passageway to the basement.

On July 22, 2024, the City Council considered the Planning Commission's action to approve the proposed Project and the Traffic Commission's action to approve the driveway apron. The City Council voted 5-0 to take the matter under its own jurisdiction.

The City Council conducted a duly noticed public hearings to consider the application at a morning field trip on August 12, 2024, and regularly scheduled evening meetings on August 12, 2024. The City Council then continued the item and heard it again on October 14 and 28, 2024. Neighbors within a 1,000-foot radius were notified of the public hearings and a notice was published in the Daily Breeze on August 1, 2024, and October 4, 2024. The applicants and owner were notified of the public hearings and were in attendance at the hearings. Evidence was heard and presented from all persons interested in affecting said proposal. The City Council opened the public hearing, took public testimony, and discussed the Project.

Section 4. On February 13, 2017, the City Council adopted Resolution No. 1202 approving Zoning Case (ZC) No. 902 for construction of an 11,500 SF new single-family residence with an 11,500 SF basement and appurtenances. On December 12, 2018, the Planning Commission granted a two-year time extension for ZC No. 902 to January 23, 2021. Due to COVID-19 entitlements were placed on hold and Assembly Bill 1561 created an automatic time extension. As such, the expiration date for ZC No. 902 was extended to July 22, 2022, but the permit was not used and expired.

On November 9, 2021, an application was received for development of a new 8,460-square-foot residence, basement, accessory dwelling unit (ADU), guest house, stable,

swimming pool, spa, and other improvements (ZC No. 21-11). On March 15, 2022, the Planning Commission conducted a field trip and evening meeting and continued the item to April 19, 2022. However, before the April 19, 2022 meeting could take place, the applicant requested the item be pulled because the property had been sold and there was no interest in moving forward with the Project as proposed. As such, the item did not return to the Planning Commission and ZC No. 21-11 was closed. Thus, the Project was never approved.

Section 5. On December 11, 2023, the Traffic Commission reviewed the proposed driveway and apron located on Crest Road East under the current application (ZC No. 23-070). The Traffic Commission recommended approval of the new driveway and apron to City Council.

II. Findings

Section 6. CEQA Findings. The City Council finds that the Project is categorically exempt from further environmental review pursuant to Section 15303 of Title 14 of the California Code of Regulations ("State CEQA Guidelines"), Class 3 "New Construction or Conversion of Small Structures." Class 3 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 involves the construction of a new single-family residence on a vacant lot within a residential zone, along with attached garage, driveway, stable, swimming pool, ADU, guesthouse and other residential improvements. Accordingly, the Project qualifies for the exemption pursuant to Section 15303.

Further, no exceptions to the exemptions in State CEQA Guidelines Section 15300.2 apply. Specifically, the Project:

- a. Is not located in a particularly sensitive environment. The Project is located in an urbanized area and is not environmentally sensitive.
- b. There is no possibility of a cumulative impact of the same type of project in the same place over time. The Project entails the construction of a 14,270-square-foot single-family residence with accessory structures and landscaping/hardscaping improvements. Once the residence is built, the likelihood of a successive project on this site is low and probability of a cumulative impact is low.
- c. Is not marked by unusual circumstances. There is nothing unusual about the construction of a new single-family residence and accessory structures in a residential area. In addition, the Project will implement best management practices (BMPs) to prevent erosion and construction pollutants from contacting stormwater.
- d. Would not damage scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.
- e. Is not located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.
- f. Would not cause a substantial adverse change in the significance of a historical resource.

The City Council directs staff to prepare, execute, and file a Notice of Exemption with the Los Angeles County Clerk and the State Clearinghouse within five (5) working days of the Project's approval and the adoption of this Resolution.

Section 7. Site Plan Review Findings. Site Plan Review is required for construction of any new building or structure pursuant to Rolling Hills Municipal Code (RHMC) Section 17.46.020(A). The Project requires a Site Plan Review (SPR) in order to develop a vacant lot including non-exempt grading, for the construction of a new single-family residence, basement, attached garage, retaining walls that exceed a height of 3 feet (up to a maximum of 5 feet), oval driveway with portions that exceed a width of 20 feet, and other improvements. With respect to the Site Plan Review for the development, the City Council 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 – sans the requested variances. The proposed structures comply with the General Plan requirement of low profile, low-density residential development with sufficient open space between surrounding structures. The Project maintains the maximum possible distances from adjacent neighbors. The main residence has been integrated into the existing slope to minimize grading and land disturbance by constructing a long and narrow V-shaped floor plan that closely follows the existing topography, which will reduce the visual impact from neighboring properties. The Project complies with all of the City of Rolling Hills Development standards with the exception of requiring Variances for the structures to encroach into the front yard as discussed below in this Resolution.

The Project conforms to Zoning Code lot coverage requirements. The net lot area of the lot is 262,368 square feet (6.02 acres) per RHMC Section 17.16.060(A). The structural net lot coverage is proposed at 18,205 square feet or 6.94% (20% max. permitted) excluding exempt structures; and the total lot coverage proposed, including flatwork, would be 36,590 square feet or 13.95% (35% max. permitted). The disturbed area is 87,770 square feet or 33.45% (40% max permitted).

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

The 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 built on new building pads 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 main house is sited to minimize grading and minimize impact on the site below the 1293-foot contour line that defines both the Finished Floor level and the precise orientation of the wings of the house. The landscape below this line will not experience any site disturbance and will be utilized to seed and reestablish a pallet of native species back into the landscape above the house. The Project

includes three new building pads: Pad #1 is for the main residence for a total of 32,610 SF; Pad #2 is for the ADU for a total of 1,610 SF; and Pad #3 is for the stable for a total of 2,900 SF.

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 proposed site plan is harmonious with the site conditions of the existing lot and neighboring lots. The integration of the into the slope following the topography enables the residence to be largely hidden from view from the street and neighboring residences, maximizing the distance between the main house and the street. The slopes being created have been rounded and it was attempted to mimic the existing natural slopes in the area.

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 significant changes to the overall drainage features on the lot. There will be minimal impact to site design, vegetation, and mature trees. The property will be landscaped in accordance with the approved landscape plan.

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.

The total proposed grading for the Project is 28,389 cubic yards (19,052 CY of cut and 9,337 CY of fill). The excavation for the basement (3,026 CY) and pool (105 CY) are exempt from the Site Plan Review. The non-exempt grading totaling 25,258 CY is subject to Site Plan Review. The grading will be balanced on site with exception to 6,584 CY of non-exempt export. Rather than retaining the dirt on the property, export is needed to maintain the existing topography as much as possible. The Project has been designed to follow natural contours of the site and minimize grading to the extent feasible.

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 balanced on site with exception to 9,715 CY of export (3,131 CY exempt and 6,584 CY non-exempt). Grading has been minimized by integrating the main residence into the natural slope. The width of the main residence is limited to 25 feet, and the result is a long and narrow ranch house rambling along the 1293-foot contour line. The main residence is centered on its site so that runoff is not increased within existing drainage courses on either side of the lot. Control of water collected by impervious surfaces will utilize large cisterns to collect and redistribute storm-water in a controlled manner that does not alter drainage courses or runoff loads from the undeveloped state of the lot. These cisterns are designed to retain runoff in the event of a 100-year storm event.

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 or will be replaced. New vegetation will be installed in accordance with the approved landscape plan. 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. The new landscape will utilize this plant community as the framework for all new plantings in the landscape that will enhance the existing habitat and ecological community already present on site. These native plants are well suited to the existing site without the need for irrigation beyond their establishment period of 1 to 2 years. The trees will provide visual buffers and habitat creation between neighboring properties while preserving and protecting natural drainage patterns on the site. The new landscape adjacent to Crest Road focuses largely on the reestablishment of the coastal sage scrub planting community and providing habit for the local fauna while seamlessly blending the house into the surrounding native hillside without obstructing views

H. The Project is sensitive and not detrimental to the convenient and safe movement of pedestrians and vehicles.

The proposed site plan is not detrimental to convenience and safety of pedestrians and vehicles. The proposed continuous driveway allows for the simplest path between all structures, with an attached garage in the main residence accommodating four vehicles, suitable per Rolling Hills guidelines for the main house, guest house and ADU parking requirements. The open agricultural room in the stable will also facilitate storage of maintenance vehicles and equipment, as well as animal transportation equipment.

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

The Project is categorically exempt from further environmental review pursuant to State CEQA Guidelines, Section 15303, Class 3 (New Construction or Conversion of Small Structures). Class 3 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 development on a vacant lot of a new single-family residence in a residential zone, with attached garage, driveway, stable, swimming pool, ADU, guesthouse and other residential improvements. Accordingly, the Project qualifies for the exemption pursuant to Section 15303. Further, no exceptions to the exemptions in State CEQA Guidelines, section 15300.2, apply.

Section 8. Conditional Use Permit Findings. RHMC Section 17.16.040 and 17.16.200 require a Conditional Use Permit per RHMC Section 17.16.040(A)(3) for a guest house, per RHMC Section 17.16.040(A)(6) for a stable over 200 square feet, per RHMC Section 17.16.040(A)(7) for corral over 550 square feet, and per 17.16.200(H) for a 400 SF detached trellis, respectively. The Applicant is proposing a 650 SF guesthouse located at the eastern

portion of the main building pad. The Applicant is also proposing a 1,225 SF stable with two stalls and a tack room, and a 5,190 SF corral. Given the foregoing, in accordance with RHMC Section 17.42.050, the City Council makes the following findings:

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

The granting of a Conditional Use Permit for a guesthouse, stable, corral, and trellis 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 guest house and stable.

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 guest house, stable, corral, and trellis will be located on the property with sufficient proximity to neighboring buildings and structures.

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 uses comply with all applicable development standards in the RAS-2 Zone. The net lot area is 262,368 SF (6.02 acres) and is adequate to support the proposed uses. The area of the site considered the "front yard", between the proposed main residence and the street, is the widest and most level part of the site. The exception to this is the location of the stable in the front yard, and the corral in the front yard setback, both are subject to variances. The property will be developed and adequate in size and shape to accommodate the proposed uses and buildings.

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

The proposed conditional uses comply with all applicable development standards of the RAS-2 Zone, with exception to the variances requested herein.

E. 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.

Granting the proposed conditional use 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. The proposed Project would not constitute a hazardous waste facility.

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

The proposed Project allows the Applicant the ability to enjoy rights enjoyed by other residents in the City – the development and construction of a single-family home. The proposed uses are consistent with the residential character of the City.

Section 9. Variance Findings. Section 17.38.050 sets forth the required findings for granting Variances to allow:

1. Stable, corral, swimming pool, and retaining walls to encroach into the front yard (RHMC Section 17.16.200);
2. Corral to encroach into the required 50-foot front setback (RHMC Section 17.16.110 and 17.16.200);
3. Retaining walls that exceed the maximum average height of two-and-one-half feet (RHMC Section 17.16.190(F));
4. Basement with a portion extending beyond the building walls of the residence (RHMC Section 17.12.020); and
5. Grading export (RHMC Section 17.16.230).

With respect to this request for Variances, the City Council 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 location of stable and corral between the main house and the street is a design adopted by many neighbors on Crest Road East and would be consistent with other nearby properties. However, this design does require a variance to allow the stable, corral, swimming pool and retaining wall in the front yard and the corral to encroach into the required 50-foot setback. The area of the site considered the "front yard", between the proposed main residence and the street, is the widest and most level part of the site. Allowing the proposed pool and retaining walls to encroach into the front yard will be consistent with the natural slope of the existing property and reduce the need for additional grading. The construction of retaining walls to exceed the maximum average height of two-and-one-half feet, and the light well/tunnel portion of the basement extending beyond the building walls of the residence, will minimize grading and support the development. As a result of the shape of the lot, the grading of the Project requires a variance to export non-exempt grading of 3,131 CY of soil to keep the peak of the knoll below the height of the street and out of the view of neighbors.

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.

Developments similar to the proposed Project, with stables and corrals in the front yard, are enjoyed by many neighbors on Crest Road East who similarly position main residences

away from the street to create privacy and maximize views from their residences, all while making the equestrian uses of the neighborhood visible along the street. The variance requests are necessary for preservation and enjoyment of property rights consistent with other properties in the same vicinity and zone with the same types of structures and improvements in similar areas of the project. The variance request pertaining to the basement extending beyond the walls of the residence is solely for a light well type area that allows ingress and egress to the basement area as required by the building code. This subterranean tunnel type design minimizes grading and allows access to the basement area as depicted on the project plans.

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 a variance for the Project will not be detrimental to the public welfare and will not be injurious to properties in the vicinity because it is consistent with the encroachments by the existing residences and structures and contributes to a consistent and equitable treatment of development in the surrounding area. The requested variances are designed to make the development less intensive in terms of grading, maximize privacy and reduce other impacts to the neighborhood to ensure the protection of the public welfare.

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

The granting of the variance will allow for a development that is harmonious in scale and mass with the site, the proposed Project is visually harmonious with adjacent properties and in scale with adjacent residential development.

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

The variance does not grant special privileges for the Applicant; the proposed Project is similar to other properties on Crest Road East that have stables and corrals in the front yard and setbacks. The Project, together with the variance, will be compatible with the objectives, policies, and general land uses 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. The proposed Project would not constitute a hazardous waste facility.

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

Approvals granting the variance to allow encroachments into the front yard setback will be consistent with the General Plan of the City of Rolling Hills, which encourages residential and equestrian uses.

Section 10. Based upon the foregoing findings, and the evidence in the record, the City Council hereby approves Zoning Case No. 23-070 subject to the following conditions:

A. Approval for the Site Plan Review, Conditional Use Permits, and Variances shall expire within two years from the effective date of approval as defined in RHMC Section 17.38.070 of the Zoning Ordinance unless otherwise extended pursuant to the requirements of this section.

B. If any condition of this resolution is violated, the entitlement granted by this resolution shall be suspended and the privileges granted hereunder shall lapse and upon receipt of written notice from the City, all construction work being performed on the subject property shall immediately cease, other than work determined by the City Manager or his/her designee required to cure the violation. The suspension and stop work order will be lifted once the Applicant cures the violation to the satisfaction of the City Manager or his/her designee. In the event that the Applicant disputes the City Manager or his/her designee's determination that a violation exists or disputes how the violation must be cured, the Applicant may request a hearing before the City Council. The hearing shall be scheduled at the next regular meeting of the City Council for which the agenda has not yet been posted; the Applicant shall be provided written notice of the hearing. The stop work order shall remain in effect during the pendency of the hearing. The City Council shall make a determination as to whether a violation of this Resolution has occurred. If the Council determines that a violation has not occurred or has been cured by the time of the hearing, the Council will lift the suspension and the stop work order. If the Council determines that a violation has occurred and has not yet been cured, the Council shall provide the Applicant with a deadline to cure the violation; no construction work shall be performed on the property until and unless the violation is cured by the deadline, other than work designated by the Council to accomplish the cure. If the violation is not cured by the deadline, the Council may either extend the deadline at the Applicant's request or schedule a hearing for the revocation of the entitlements granted by this Resolution pursuant to Chapter 17.58 of the Rolling Hills Municipal Code (RHMC).

C. All requirements of the Building and Construction Ordinance, the Zoning ordinance, and of the zone in which the subject property is located must be complied with unless otherwise a variance to such requirement has been approved.

D. The lot shall be developed and maintained in substantial conformance with the site plan on file at City Hall and approved by the City Council on October 28, 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, Conditional Use Permits, 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 City Council after a public hearing. Applicant shall not implement modifications or changes to the approved Project without the appropriate approval from the City Manager or designee or the City Council, 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 City Council.

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 18,205 square feet or 6.94% of the net lot area (20% maximum). The flatwork coverage is 18,385 square feet or 7.01%. The total lot coverage proposed, including structures and flatwork, shall not exceed 36,590 square feet or 13.95% (35% maximum).

H. The total disturbed area will be 87,770 square feet or 33.45% (maximum 40%). Grading for this Project shall not exceed 19,052 cubic yards of cut and 9,337 cubic yards of fill for a total of 28,389 cubic yards. Total export of 9,715 cubic yards, Variance granted for non-exempt 6,584 cubic yards, and export of exempt 3,131 cubic yards for the basement and swimming pool.

I. The total proposed building pad coverage for the residential main pad 1 (32,610 square foot area) is 17,799 square feet or 54.58% which is above the 30% maximum guideline. The total proposed building pad coverage for the ADU pad 2 (1,610 square foot area) will be 700 square feet or 43.48%, which exceeds the maximum 30% guideline. The total proposed for stable pad 3 (2,900 square foot area) is 1,340 square feet or 46.21% which exceeds the maximum 30% guideline.

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

K. Access to the stable and to the corral shall be decomposed granite or 100% pervious roughened material; it 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, including the detached garage and stable, or as otherwise required by the Fire Department.

M. The applicant shall comply with all requirements of the Low Impact Development requirements for storm water management on site (RHMC Chapter 8.32).

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 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.

P. 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 development with vegetation not to exceed 10 feet in height, and that the vegetation used for screening shall be planted in an off-set manner, so as 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.

Q. 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.

A Certificate of Completion shall be submitted by the Project designer or contractor prior to final landscape installation inspection.

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

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

T. 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.

U. Perimeter easements, including roadway easements and trails, if any, shall remain free and clear of any 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.

V. 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.

W. *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.

X. *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.

Y. *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.

Z. 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.

AA. 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.

AB. Development 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. In the event a storm drain pipe is installed to divert water flows through Klondike Canyon, the property owner shall use reasonable efforts to investigate the viability of creating a connection between the water overflow from the two cisterns on the property and the installed storm drain pipe.

AC. *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.

AD. *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.

AE. 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.

AF. 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.

AG. 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 City Council approved plans. In addition, any modifications made to the Project during construction, shall be depicted on the "as built/as graded" plan.

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

AI. 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.

AJ. 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.

AK. To the extent permitted by law, 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 permit. 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.

AL. The stable and corral shall comply with all requirements in Sections 17.18.060 and 17.18.090, unless otherwise approved herein.

AM. Future expansion of the driveway or motor court is prohibited unless previously approved by the City. Connection to the stable and corral shall be decomposed granite or 100% pervious roughened material; it shall not be less than 6 feet wide and no wider than 12 feet.

AN. New landscaping in the Rolling Hills Community Association (RHCA) easement is prohibited unless previously approved by RHCA. Landscaping not approved by RHCA in the easement shall be removed from the final landscape plan.

AO. The ADU will require Evergreen landscape screening that must be planted and maintained between the ADU and adjacent parcels. The plant specimens for screening must not exceed the maximum roofline height of the ADU. All landscaping must be drought-tolerant. All landscaping must be from the City's approved plant list.

AP. The mound shall have a maximum elevation of 1330 feet. Landscaping on the mound shall be planted in accordance with the approved landscape plan on file at City Hall. Three-foot-high shrubs shall be allowed atop the mound. Landscaping shall be reviewed and approved by the City's landscape consultant prior to issuance of a grading permit.

AQ. The passageway on the western side of the basement shall be angled or zigzagged. The passageway shall be redesigned on the plans and reviewed and approved by the Planning Department prior to submittal to building plan check.

AR. The applicant, irrespective of any approval, direction or other information from the County of Los Angeles or other relevant permitting agency, shall not modify any part or portion of the Project that impacts, deals with or is related to the drainage on the Property, including the size and scope of the proposed cisterns on the Property, without prior City Council approval.

AS. The applicant shall install and maintain all landscaping in accordance with all current and applicable City requirements.

AT. The applicant shall process the Project's post entitlement permits such as building permits and any other required permits through Los Angeles County only as opposed to any qualified private consultant under contract with the City.

AU. The approved grading plans shall be updated to include the 8 cubic yards of cut and 9 cubic yards of fill in the "sunset terrace" covered patio located downslope from the main residence.

AV. The underground cisterns for the Project shall be designed to store excess runoff from a 100-year storm.

AW. The decks attached/adjacent to the main residence shall not be cantilevered in excess of 12' above grade.

AX. No trees shall be planted on the berm.

Section 11. Custodian of Records: The documents and materials associated with this Resolution that constitute the record of proceedings on which these findings are based are located at Rolling Hills City Hall, 2 Portuguese Bend Road, Rolling Hills, California 90274. The Director of Planning and Community Services is the custodian of records for the record of proceedings.

Section 12. Protest of Fees, Dedications, Reservations or Other Exactions: Pursuant to Government Code Section 66020, the applicant may protest the imposition of fees, dedications, reservations, or other exactions imposed on this development project by taking the necessary steps and following the procedures established by Sections 66020 through 66022 of the California Government Code.

PASSED, APPROVED AND ADOPTED THIS 28th DAY OF OCTOBER 2024.


LEAH MIRSCH, MAYOR

ATTEST:


CHRISTIAN HORVATH, CITY CLERK

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

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

I certify that the foregoing Resolution No. 1376 entitled:

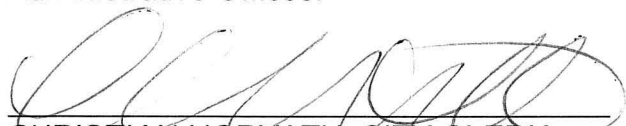
**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS
GRANTING APPROVAL OF ZONING CASE NO. 23-070 FOR A SITE PLAN
REVIEW TO DEVELOP A VACANT LOT INCLUDING NON-EXEMPT GRADING
AND THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE WITH
ACCESSORY STRUCTURES FOR A PROPERTY LOCATED AT 23 CREST
ROAD EAST, AND FINDING THE PROJECT CATEGORICALLY EXEMPT
FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)
PURSUANT TO STATE CEQA GUIDELINES SECTION 15303 (LOT 132A-MS)
(OGASAWARA)**

was approved and adopted at a regular meeting of the City Council on October 28, 2024, by the following roll call vote:

AYES: Black, Dieringer, Pieper, Mayor Mirsch
NOES: Wilson
ABSENT:
ABSTAIN:

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

Administrative Offices.


CHRISTIAN HORVATH, CITY CLERK

Development Table for 23 Crest Road East Zoning Case No. 23-070_Planning Commission Meeting June 18, 2024

Site Plan Review, Conditional Use Permit Variance	EXISTING	PROPOSED PAD NO. 1	PROPOSED PAD NO. 2	PROPOSED PAD NO. 3	TOTAL
New 14,680 SF single family residence with 7,849 SF basement, atrium, 1,000 SF garage, 600 SF guest house, 1,225 SF stable, 280 SF pool, new driveway apron, circular driveway, decks, motor court, retaining walls, concrete stairs, and landscape	Vacant Lot	Main Residence, Garage, Guest House, Swimming Pool, Decks, Retaining Walls, Entryways, Atrium, Water feature	Accessory Dwelling Unit (ADU)	Structure Stable with Agricultural Storage and Corral	
RA-S- 2 Zone Setbacks Front: 50 ft. from front easement line Side: 35 ft. from side property line Rear: 50 ft. from rear easement line					
Net Lot Area	262,368 SF	—	—	—	262,368 SF
Residence	0 SF	14,680 SF	—	—	14,680 SF
Garage	0 SF	1,000 SF	—	—	1,000 SF
Swimming Pool/Spa	0 SF	280 SF	—	—	280 SF
Pool Equipment	0 SF	155 SF	—	—	155 SF
Guest House	0 SF	600 SF	—	—	600 SF
Accessory Dwelling Unit (ADU)	0 SF	—	700 SF	—	700 SF
Stable	0 SF	—	—	1,225 SF	1,225 SF
Basement	0 SF	7,849 SF	—	—	7,849 SF
Depth of Basement	0 SF	10 FT	—	—	10 FT
Entryway, Breezeway	0 SF	0 SF	—	—	0 SF
Attached Covered Porches	0 SF	480 SF	—	—	480 SF
Detached Structures:					
Guest House	0 SF	600 SF	—	—	600 SF
Water Feature	0 SF	115 SF	—	—	115 SF
Trellis	0 SF	415 SF	—	—	415 SF
Raised Deck	0 SF	0 SF	—	—	0 SF

Development Table for 23 Crest Road East Zoning Case No. 23-070_Planning Commission Meeting June 18, 2024

Service Yard	0 SF	95 SF	—	—	95 SF
	EXISTING	PROPOSED PAD NO. 1	PROPOSED PAD NO. 2	PROPOSED PAD NO. 3	TOTAL
Grading	0 CY	19,052 CY Cut 9,337 CY Fill	—	—	28,389 CY
Structural Coverage (20 % maximum)	0 SF	18,970 SF (7.23%)	—	—	18,970 SF (7.23%)
Flatwork Coverage (15% maximum)	0 SF	18,385 SF (7.01%)	—	—	18,385 SF (7.01%)
Total Structural & Flatwork Coverage (35% maximum)	0 SF	37,355 SF (14.24%)	—	—	37,355 SF (14.24%)
Disturbance (40% maximum)	0 SF	87,770 SF (33.45%)	—	—	87,770 SF (33.45%)
Building Pad 1 Area	0 SF	32,610 SF	—	—	32,610 SF
Building Pad Coverage	0 SF	17,799 SF (54.58%)	—	—	17,799 SF (54.58%)
Building Pad 2 Area	0 SF	—	1,610 SF	—	1,610 SF
Building Pad Coverage	0 SF	—	700 SF (43.48%)	—	700 SF (43.48%)
Building Pad 3 Area	0 SF	—	—	2,900 SF	2,900 SF
Building Pad Coverage	0 SF	—	—	1,340 SF (46.21%)	1,340 SF (46.21%)



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

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

Item: 14.A.

Meeting Date: 7/13/2026

To: City Council

From: Téa Takaoka, Administrative Assistant

Thru: Christian Horvath, Assistant to the City Manager / City Clerk, Karina Bañales, City Manager

Subject: Consideration of Authorizing the Mayor to sign a Letter of Support for AB 1821 (Pacheco) regarding Agency response timelines under the California Public Records Act

Background:

The California Public Records Act (CPRA) is a vital tool that promotes the public's access to maximum disclosure of the conduct of governmental operations. Assembly Bill (AB) 1821 (Attachment A) provides an important and practical clarification to CPRA response deadlines. The bill's shift from "calendar days" to "business days" for initial determinations and extensions is a common-sense update that reflects the operational realities of local agencies.

In 2025, the City of Rolling Hills processed approximately 43 requests for public records, almost doubling 2024's 23 requests and tripling 2023's 14 requests. The City is currently on track to process at least 55 requests by the end of 2026 and does not have a designated full-time employee allocated specifically for processing Public Records Act requests.

Public records responsibilities are carried out by the City Clerk in coordination with staff members and, when necessary, support from the City Attorney's firm at great expense. Legal review is required to determine the applicability of exemptions, ensure compliance with the PRA, and review proposed redactions. Although staff time cannot be precisely quantified, the City's legal view costs provide a measurable indicator of the increasing resources required to process requests especially with a short turnaround.

Discussion:

Government agencies across the state of California are seeing a trending rise in the volume of public record requests received paired with increased complexity of said requests. On April 7, 2026, the California State Association of Counties (CSAC), League of California Cities (Cal Cities), and the California Municipal Clerks Association (CMCA), co-signed a letter of support for AB 1821 (Attachment C) by Assemblymember Blanca Pacheco. The letter recognized that agencies are committed to transparency and providing timely access to public records, while at the same time, the volume, complexity, and format of public records have changed significantly.

CPRA requests received by the City generate far more disclosable records, including emails, text, and internal messages due to modern government operations that are required to be reviewed closely for responsiveness. These requests are also assessed for legally exempted information which may require redaction of sensitive information such as attorney-client communication, personal identifiers, and sensitive data. Complying with the existing CPRA 10-calendar-day deadline to make an initial determination is a challenge for staff because the timeframe includes weekends and holidays, limiting actual working days that can be utilized to make the required determination.

For the City of Rolling Hills, AB 1821 would assist the City's limited staff who manage public records responsibilities as well as support public meetings, elections, boards and commissions, agenda management, contract routing, records management, and other core services. Local governments must absorb the full cost of increasingly time-intensive requests. This Bill ensures the City will have a reasonable opportunity to identify responsive records, determine whether exemptions apply, protect confidential and legally protected information, and provide accurate responses.

As a smaller agency that has seen a dramatic increase in expansive requests for public records, the City of Rolling Hills would benefit from this proposed clarification. This clarification aims to preserve access for public-interest requesters while recognizing the significant staff time and public resources that may be required to process certain requests.

AB 1821 (Pacheco) was amended in the Senate on June 25, 2026, removing proposed provisions previously added on June 10, 2026, related to:

- Designated methods for submitting public records requests, including a required physical office location and specified email address.
- Clarifications that requests submitted outside an agency's designated submission method may not trigger the same CPRA response timelines unless otherwise specified in the bill.
- Fees for search and review time for commercial use requests, with exemptions for certain requesters, including educational or noncommercial scientific institutions, government agencies, and representatives of the news media.
- A court process for determining whether a request was submitted with malicious intent before an agency may impose search and review fees in that circumstance.

The City of Rolling Hills Estates approved this item for City Council consideration at their June 23, 2026 meeting (Attachment D). Additionally, the City of Rancho Palos Verdes submitted its letter of support for AB 1821 on May 7, 2026 (Attachment E).

This bill supports the important balance of promptly providing public access to requested records while exercising careful legal compliance. A draft letter of support is included for City Council review and consideration (Attachment B).

Fiscal Impact:

None.

Recommendation:

Staff recommends the City Council provide direction on whether to support AB 1821 (Pacheco) and, if so, authorize the Mayor to sign and submit a letter of support on behalf of the City.

Attachments:

1. Attachment A - CL_AGN_260713_CC_AB1821
2. Attachment B - CC_AGN_260713_CC_AB1821_SupportLetter_D
3. Attachment C - CC_AGN_260713_CC_CSAC-LCC-CMCA_AB1821_SupportLetter
4. Attachment D - CL_AGN_260713_CC_AB1821_RHE_SupportLetter
5. Attachment E - CL_AGN_260713_CC_AB1821_RPV_SupportLetter

AMENDED IN SENATE JUNE 25, 2026

AMENDED IN SENATE JUNE 10, 2026

AMENDED IN ASSEMBLY APRIL 6, 2026

AMENDED IN ASSEMBLY MARCH 16, 2026

CALIFORNIA LEGISLATURE—2025–26 REGULAR SESSION

ASSEMBLY BILL

No. 1821

Introduced by Assembly Member Pacheco

February 11, 2026

An act to amend ~~Sections 7922.530 and~~ *Section* 7922.535 of the Government Code, relating to public records.

LEGISLATIVE COUNSEL'S DIGEST

AB 1821, as amended, Pacheco. California Public Records Act: ~~methods of submission, fees, and~~ agency response time.

Existing law, the California Public Records Act, requires each state or local agency, upon a request for a copy of records that reasonably describes an identifiable record or records, to make the records promptly available to any person upon payment of fees covering direct costs of duplication, or a statutory fee if applicable, except with respect to public records exempt from disclosure by express provisions of law.

~~This bill would require an agency to designate a physical office location and a specified email address for the submission of requests, and authorize an agency to designate other reasonable methods for the submission of requests, including submission to a physical mailing address, subject to certain requirements, including that the agency accept upon receipt any request that is submitted at the designated physical office location or through the designated email address during the~~

agency's normal business hours. If an agency designates any method for the submission of requests, the bill would deem a request as properly requested for purposes of specified provisions only if the request was submitted through a method of submission that was designated by the agency. If the agency finds that a request was not submitted through a method of submission that was designated by the agency, the bill would deem the request as not properly requested at the time of submission and not subject to specified timelines otherwise applicable to the request had it been properly requested, except as specified. The bill would require an agency to provide notice to the public of any updates or changes to any method for the submission of requests designated by the agency by posting the updates or changes on its internet website.

If an agency determines that a request is a commercial use request, as defined, the bill would require a requester to submit to the agency, in addition to any other applicable fees, a payment of fees to cover the search and review time, as defined, for the request. The bill would exempt from that fee requirement any request made by an educational or noncommercial scientific institution, as specified, a government agency, and a representative of the news media, as defined. The bill would authorize an agency to petition the superior court for a determination that a requester submitted a request with malicious intent, as specified. If the court determines that the request was submitted with malicious intent, the bill would authorize the agency to impose on the requester, in addition to any other applicable fees, a payment of fees to cover the search and review time for the request. The bill would suspend an agency's duty to respond to a request during the pendency of any court proceeding under that provision. The bill would specify that the payment of fees by a requester to cover the search and review time for a request for these purposes includes an administrative fee and a professional fee, as specified.

Existing law requires each agency, within 10 days of a request for a copy of records, to determine whether the request seeks copies of disclosable public records in possession of the agency and to promptly notify the person of the determination and the reasons therefor. Existing law authorizes that time limit to be extended by no more than 14 days under unusual circumstances, as defined.

This bill would instead require each agency to determine whether the request seeks copies of disclosable public records in possession of the agency and to promptly notify the person as described above within 10 business days of a request for a copy of records. The bill would instead

authorize the time period for each agency to respond to be extended by no more than 14 business days.

The California Constitution requires local agencies, for the purpose of ensuring public access to the meetings of public bodies and the writings of public officials and agencies, to comply with a statutory enactment that amends or enacts laws relating to public records or open meetings and contains findings demonstrating that the enactment furthers the constitutional requirements relating to this purpose.

This bill would make legislative findings to that effect.

Existing constitutional provisions require that a statute that limits the right of access to the meetings of public bodies or the writings of public officials and agencies be adopted with findings demonstrating the interest protected by the limitation and the need for protecting that interest.

This bill would make legislative findings to that effect.

Vote: majority. Appropriation: no. Fiscal committee: yes.
State-mandated local program: no.

The people of the State of California do enact as follows:

1 ~~SECTION 1. Section 7922.530 of the Government Code is~~
2 ~~amended to read:~~
3 ~~7922.530. (a) (1) Except with respect to public records exempt~~
4 ~~from disclosure by express provisions of law, each state or local~~
5 ~~agency, upon a request for a copy of records that reasonably~~
6 ~~describes an identifiable record or records, shall make the records~~
7 ~~promptly available to any person upon payment of fees covering~~
8 ~~direct costs of duplication and any fees to cover the search and~~
9 ~~review time for a request described in paragraph (3), or a statutory~~
10 ~~fee if applicable. Upon request, an exact copy shall be provided~~
11 ~~unless impracticable to do so.~~
12 ~~(2) (A) An agency shall designate a physical office location~~
13 ~~and a specified email address for the submission of requests, and~~
14 ~~may designate other reasonable methods for the submission of~~
15 ~~requests, including, but not limited to, submission to a specified~~
16 ~~physical mailing address or through a specified online portal,~~
17 ~~subject to both of the following requirements:~~
18 ~~(i) The agency shall accept upon receipt any request that is~~
19 ~~submitted in person at the designated physical office location or~~

1 through the designated email address during the agency's normal
2 business hours.

3 (ii) ~~An agency shall make any method of submission that was~~
4 ~~designated by the agency clearly available on its internet website.~~

5 (B) (i) ~~If an agency designates any method for the submission~~
6 ~~of requests, a request shall be deemed as properly requested for~~
7 ~~purposes of this chapter only if the request was submitted through~~
8 ~~a method of submission that was designated by the agency.~~

9 (ii) ~~If the agency finds that a request was not submitted through~~
10 ~~a method of submission that was designated by the agency, the~~
11 ~~request shall not be deemed as properly requested at the time of~~
12 ~~submission and shall not be subject to any timelines under this~~
13 ~~chapter otherwise applicable to the request had it been properly~~
14 ~~requested. This clause shall not apply if the agency had a~~
15 ~~reasonable basis to be aware of the request.~~

16 (C) ~~An agency shall provide notice to the public of any updates~~
17 ~~or changes to any method for the submission of requests designated~~
18 ~~by the agency by posting the updates or changes on its internet~~
19 ~~website.~~

20 (3) (A) (i) ~~If an agency determines that a request is a~~
21 ~~commercial use request, the requester shall submit to the agency,~~
22 ~~in addition to any other applicable fees, a payment of fees to cover~~
23 ~~cost of the search and review time for the request.~~

24 (ii) ~~Clause (i) shall not apply to any request made by any of the~~
25 ~~following:~~

26 (I) ~~An educational or noncommercial scientific institution whose~~
27 ~~purpose is scholarly or scientific research.~~

28 (II) ~~A government agency.~~

29 (III) ~~A representative of the news media.~~

30 (B) ~~An agency may petition the superior court for a~~
31 ~~determination that a requester submitted a request with malicious~~
32 ~~intent, including for the purpose of delaying the agency. If the~~
33 ~~court determines that the request was submitted with malicious~~
34 ~~intent, the agency may impose on the requester, in addition to any~~
35 ~~other applicable fees, a payment of fees to cover the search and~~
36 ~~review time for the request. The agency's duty to respond to the~~
37 ~~request shall be suspended during the pendency of any court~~
38 ~~proceedings under this subparagraph.~~

1 ~~(C) The payment of fees by a requester to cover the search and~~
2 ~~review time for a request pursuant to subparagraphs (A) and (B)~~
3 ~~shall be as follows:~~

4 ~~(i) The payment of fees shall include both of the following fees:~~

5 ~~(I) An administrative fee in the amount of twenty-two dollars~~
6 ~~and thirty-five cents (\$22.35) per hour, which may be increased~~
7 ~~by a cost-of-living adjustment.~~

8 ~~(II) A professional fee in the amount of sixty-six dollars and~~
9 ~~twenty-six cents (\$66.26) per hour, which may be increased by a~~
10 ~~cost-of-living adjustment.~~

11 ~~(ii) For purposes of clause (i), both of the following shall apply:~~

12 ~~(I) Any charges that are for less than a full hour shall be billed~~
13 ~~in quarter-hour segments.~~

14 ~~(II) The United States city average of the “Consumer Price Index~~
15 ~~for all Urban Consumers,” as published by the United States~~
16 ~~Bureau of Statistics, shall be used as the basis for determining~~
17 ~~changes in the cost of living.~~

18 ~~(D) For purposes of this paragraph, all of the following~~
19 ~~definitions apply:~~

20 ~~(i) “Commercial use request” means a request from or on behalf~~
21 ~~of a person who seeks information for a use or purpose that furthers~~
22 ~~the commercial, trade, or profit interests of the requester or the~~
23 ~~person on whose behalf the request is made. In determining~~
24 ~~whether a requester properly belongs in this category, the agency~~
25 ~~may ask the requester to provide information regarding the use to~~
26 ~~which a requester will put the documents requested. If the requester~~
27 ~~does not promptly provide this information, the agency may infer~~
28 ~~that the records have been requested for commercial use. When~~
29 ~~the agency has reasonable cause to doubt the requester’s stated~~
30 ~~use of the records sought, or where the use is not clear from the~~
31 ~~request itself, the agency will seek additional clarification before~~
32 ~~assigning the request to a category.~~

33 ~~(ii) “Representative of the news media” means a person who~~
34 ~~regularly gathers, prepares, collects, photographs, records, writes,~~
35 ~~edits, reports, or publishes news or information that concerns local,~~
36 ~~national, or international events or other matters of public interest~~
37 ~~for dissemination to the public for a substantial portion of the~~
38 ~~person’s livelihood or for substantial financial gain.~~

39 ~~(iii) “Search and review time” means the actual time spent~~
40 ~~identifying and locating records, including material within~~

1 documents, responsive to a request, determining whether any
2 portions are exempt from disclosure, and performing all tasks
3 necessary to prepare the records for disclosure, including redacting
4 portions exempt from disclosure.

5 (b) A requester who inspects a disclosable record on the
6 premises of the agency has the right to use the requester's
7 equipment on those premises, without being charged any fees or
8 costs, to photograph or otherwise copy or reproduce the record in
9 a manner that does not require the equipment to make physical
10 contact with the record, unless the means of copy or reproduction
11 would result in either of the following:

12 (1) Damage to the record.

13 (2) Unauthorized access to the agency's computer systems or
14 secured networks by using software, equipment, or any other
15 technology capable of accessing, altering, or compromising the
16 agency's electronic records.

17 (c) The agency may impose any reasonable limits on the use of
18 the requester's equipment that are necessary to protect the safety
19 of the records or to prevent the copying of records from being an
20 unreasonable burden to the orderly function of the agency and its
21 employees. In addition, the agency may impose any limit that is
22 necessary to maintain the integrity of, or ensure the long-term
23 preservation of, historic or high-value records.

24 SEC. 2.

25 SECTION 1. Section 7922.535 of the Government Code is
26 amended to read:

27 7922.535. (a) Each agency, upon a request for a copy of
28 records, shall, within 10 business days from receipt of the request,
29 determine whether the request, in whole or in part, seeks copies
30 of disclosable public records in the possession of the agency and
31 shall promptly notify the person making the request of the
32 determination and the reasons therefor. If the agency determines
33 that the request seeks disclosable public records, the agency shall
34 also state the estimated date and time when the records will be
35 made available.

36 (b) In unusual circumstances, the time limit prescribed in this
37 article and Article 1 (commencing with Section 7922.500) may
38 be extended by written notice from the head of the agency or a
39 designee to the person making the request, setting forth the reasons
40 for the extension and the date on which a determination is expected

1 to be dispatched. The notice shall not specify a date that would
2 result in an extension for more than 14 business days.

3 (c) As used in this section, “unusual circumstances” means the
4 following, but only to the extent reasonably necessary to the proper
5 processing of the particular request:

6 (1) The need to search for and collect the requested records
7 from field facilities or other establishments that are separate from
8 the office processing the request.

9 (2) The need to search for, collect, and appropriately examine
10 a voluminous amount of separate and distinct records that are
11 demanded in a single request.

12 (3) The need for consultation, which shall be conducted with
13 all practicable speed, with another agency having substantial
14 interest in the determination of the request or among two or more
15 components of the agency having substantial subject matter interest
16 therein.

17 (4) The need to compile data, to write programming language
18 or a computer program, or to construct a computer report to extract
19 data.

20 (5) The inability of the agency, because of a cyberattack, to
21 access its electronic servers or systems in order to search for and
22 obtain a record that the agency believes is responsive to a request
23 and is maintained on the servers or systems in an electronic format.

24 (A) This paragraph does not relieve the agency of its obligation
25 to comply with subdivision (a) when the requested record is
26 maintained in a location other than on the electronic server or
27 system affected by the cyberattack, or maintained in a nonelectronic
28 format.

29 (B) This paragraph applies only until the agency regains its
30 ability to access its electronic servers or systems and search for
31 and obtain electronic records that may be responsive to a request.

32 (6) The need to search for, collect, and appropriately examine
33 records during a state of emergency proclaimed by the Governor
34 in the jurisdiction where the agency is located when the state of
35 emergency currently and directly affects, due to the state of
36 emergency, the agency’s ability to timely respond to requests due
37 to staffing shortages or closure of facilities where the requested
38 records are located.

1 (A) This paragraph shall not apply to a request for records
2 created during and related to the state of emergency proclaimed
3 by the Governor.

4 (B) For purposes of this paragraph, “state of emergency” means
5 a state of emergency proclaimed pursuant to Section 8625 of the
6 California Emergency Services Act (Chapter 7 (commencing with
7 Section 8550) of Division 1 of Title 2).

8 ~~SEC. 3.~~

9 *SEC. 2.* The Legislature finds and declares that Section 1 of
10 this act, which amends Section ~~7922.530 of the Government Code,~~
11 ~~and Section 2 of this act, which amends Section 7922.535 of the~~
12 ~~Government Code,~~ *further, furthers*, within the meaning of
13 paragraph (7) of subdivision (b) of Section 3 of Article I of the
14 California Constitution, the purposes of that constitutional section
15 as it relates to the right of public access to the meetings of local
16 public bodies or the writings of local public officials and local
17 agencies. Pursuant to paragraph (7) of subdivision (b) of Section
18 3 of Article I of the California Constitution, the Legislature makes
19 the following findings:

20 This act balances the right of the public to access public records
21 in a timely manner while ~~providing public agencies the ability to~~
22 ~~designate methods to receive, obtain proper compensation for, and~~
23 ~~sufficient time to respond to, public record requests.~~ *acknowledging*
24 *that state and local agencies provide a variety of public services*
25 *and may need additional time to properly respond to requests.*

26 ~~SEC. 4.~~

27 *SEC. 3.* The Legislature finds and declares that Section 1 of
28 this act, which amends Section ~~7922.530 of the Government Code,~~
29 ~~and Section 2 of this act, which amends Section 7922.535 of the~~
30 ~~Government Code,~~ *impose imposes* a limitation on the public’s
31 right of access to the meetings of public bodies or the writings of
32 public officials and agencies within the meaning of Section 3 of
33 Article I of the California Constitution. Pursuant to that
34 constitutional provision, the Legislature makes the following
35 findings to demonstrate the interest protected by this limitation
36 and the need for protecting that interest:

37 This act balances the right of the public to access public records
38 in a timely manner while ~~providing public agencies the ability to~~
39 ~~designate methods to receive, obtain proper compensation for, and~~
40 ~~sufficient time to respond to, public record requests.~~ *acknowledging*

- 1 *that state and local agencies provide a variety of public services*
- 2 *and may need additional time to properly respond to requests.*

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City of Rolling Hills

INCORPORATED JANUARY 24, 1957

NO. 2 PORTUGUESE BEND ROAD
ROLLING HILLS, CA 90274
(310) 377-1521
FAX (310) 377-7288

July 13, 2026

The Honorable Blanca Pacheco
California State Assembly
1021 O Street, 4510
Sacramento, CA 95814

Re: Assembly Bill 1821 — California Public Records Act: Methods of Submission, Fees, and Agency Response Time — SUPPORT (As Amended June 25, 2026)

Dear Assemblymember Pacheco:

The City of Rolling Hills write in support of Assembly Bill 1821, which would make several important updates to the California Public Records Act, including preserving the clarification that certain agency response periods are calculated in business days rather than calendar days.

Public agencies are committed to transparency and providing timely access to public records. At the same time, the volume, complexity, and format of public records have changed significantly. Requests now routinely involve large volumes of email, text messages, electronic files, audio and video recordings, body-worn camera footage, and other digital records that must be searched, reviewed, and, when legally required, redacted before release. This work often requires coordination among multiple departments, information technology staff, legal counsel, and records personnel.

Current law requires an agency to make its initial determination within 10 calendar days, with a possible 14-calendar-day extension under unusual circumstances. Because those timeframes include weekends and holidays, agencies may not receive the full number of working days needed to conduct a careful and legally compliant review. AB 1821 would provide a more practical and consistent framework by changing those periods to 10 business days and 14 business days. This important change remains in the bill as amended June 10, 2026.

This adjustment is especially important for local agencies where staffing is limited and public records responsibilities are often carried out by employees who also support public meetings, elections, boards and commissions, agenda management, contract routing, records management, and other core services. A business-day standard would not reduce an agency's obligation to respond to records requests or make disclosable records available. Rather, it would help ensure that agencies have a reasonable opportunity to identify responsive records, determine whether exemptions apply, protect confidential or legally protected information, and provide accurate responses.



For The City of Rolling Hills, public records requests have increased in recent years. Even when staff work diligently, weekends and holidays can materially reduce the actual time available to complete the required review. AB 1821 would provide a more realistic timeline while preserving the public's right to access disclosable public records.

For these reasons, the City of Rolling Hills supports AB 1821 and we thank you for your leadership on this most important issue.

Sincerely,

Bea Dieringer
Mayor
City of Rolling Hills

cc:
Honorable Members of the Senate Judiciary Committee
Senator Ben Allen
Assembly Member Al Muratsuchi
California Municipal Clerks Association
City of Rolling Hills City Council



April 7, 2026

The Honorable Ash Kalra
Chair, Senate Judiciary Committee
1020 N Street, Room 104
Sacramento, CA 95814

**RE: AB 1821 (Pacheco) California Public Records Act: agency response time.
As Amended April 6, 2026 – SUPPORT
To be heard in the Assembly Judiciary Committee**

The California State Association of Counties (CSAC), the League of California Cities (Cal Cities), and the California Municipal Clerks Association (CMCA) are pleased to support Assembly Bill (AB) 1821 by Assemblymember Blanca Pacheco.

The California Public Records Act (CPRA) is a vital tool that enables the public to hold government accountable. Local agencies take these responsibilities seriously and devote substantial resources to responding thoroughly and promptly to public records requests. Our members are committed to transparency and accountability.

AB 1821 provides an important and practical clarification to CPRA response timelines. The bill's shift from "calendar days" to "business days" for initial determinations and extensions is a common-sense update that reflects the operational realities of local agencies. Public agencies generally do not have staff available on weekends or holidays, yet current law continues to toll CPRA deadlines during these periods. A business-day standard ensures agencies have the full, intended number of working days to conduct thorough and accurate searches for disclosable records.

Under existing law, agencies must determine within 10 days whether a request seeks disclosable records, with a possible 14-day extension in unusual circumstances. Neither timeframe accounts for weekends or holidays when staff are unavailable. AB 1821 corrects this discrepancy by converting these periods to business days, helping agencies comply with the law more effectively and consistently.

Local agencies across California have seen a sharp rise in both the volume and complexity of CPRA requests, reporting a 73% increase over five years and noting that more than 90% of agencies have had to divert staff time away from core services to meet these demands. Modern government operations now generate far more disclosable records, including emails, texts, and internal messages, which require extensive searching, review, and redaction of sensitive information such as attorney-client communications, personal identifiers, and medical or criminal data. At

the same time, agencies have lost key revenue sources that once offset these costs: Proposition 42 eliminated state reimbursement for CPRA compliance, and a 2020 California Supreme Court ruling restricted agencies from recovering staff time or technical costs associated with producing records. As a result, local governments must absorb the full cost of increasingly time-intensive requests.

Prior to the April 6 amendments, AB 1821 would have addressed this critical issue by allowing agencies to recover reasonable costs for exceptionally burdensome searches. While that provision is no longer included, we appreciate the author's efforts and remain committed to continued conversations about broader CPRA reform. The business-day clarification that remains in the bill is a narrow but meaningful improvement that will help agencies comply with the law more effectively and consistently.

For these reasons, CSAC, Cal Cities, and CMCA are pleased to support AB 1821 and respectfully request your AYE vote. If you have any questions regarding our position, please do not hesitate to contact us.

Sincerely,



Eric Lawyer
Senior Legislative Advocate
California State Association of
Counties
elawyer@counties.org



Johnnie Pina
Legislative Advocate
League of California Cities
Jpina@calcities.org



Ethan Nagler
Legislative Representative
California Municipal Clerks Association
enagler@publicpolicygroup.com

cc: The Honorable Blanca Pacheco, Member, California State Assembly
Members, Assembly Judiciary Committee
Nicholas Liedtke, Chief Counsel, Assembly Judiciary Committee
Liz Enea, Consultant, Assembly Republican Caucus



**City of
Rolling Hills Estates**

Frank V. Zerunyan
Mayor

Pam Brown Schachter
Mayor Pro Tem

Britt Huff
Council Member

Velveth Schmitz
Council Member

Debby Stegura
Council Member

The Honorable Blanca Pacheco
California State Assembly
1021 O Street, 4510
Sacramento, CA 95814

**Re: Assembly Bill 1821 — California Public Records Act: Methods
of Submission, Fees, and Agency Response Time — SUPPORT
(As Amended June 10, 2026)**

Dear Assemblymember Pacheco:

On behalf of the City of Rolling Hills Estates, I write in support of Assembly Bill 1821, which would make several important updates to the California Public Records Act, including preserving the clarification that certain agency response periods are calculated in business days rather than calendar days. As amended June 10, 2026, the bill also addresses designated methods for submitting public records requests and limited fee authority for commercial use requests and requests determined by a court to have been submitted with malicious intent.

Public agencies are committed to transparency and providing timely access to public records. At the same time, the volume, complexity, and format of public records have changed significantly. Requests now routinely involve large volumes of email, text messages, electronic files, audio and video recordings, body-worn camera footage, and other digital records that must be searched, reviewed, and, when legally required, redacted before release. This work often requires coordination among multiple departments, information technology staff, legal counsel, and records personnel.

Current law requires an agency to make its initial determination within 10 calendar days, with a possible 14-calendar-day extension under unusual circumstances. Because those timeframes include weekends and holidays, agencies may not receive the full number of working days needed to conduct a careful and legally compliant review. AB 1821 would provide a more practical and consistent framework by changing those periods to 10 business days and 14 business days. This important change remains in the bill as amended June 10, 2026.

The June 10 amendments also recognize the importance of clear intake procedures for public records requests. AB 1821 would require agencies to designate a physical office location and specified email address for submission of requests, while allowing agencies to identify other reasonable submission methods, such as a mailing address or online portal. This would help provide clarity to both requesters and agencies, reduce confusion about whether a request has been properly submitted, and support timely processing through established public-facing channels.

This adjustment is especially important for local agencies where staffing is limited and public records responsibilities are often carried out by employees

who also support public meetings, elections, boards and commissions, agenda management, contract routing, records management, and other core services. A business-day standard would not reduce an agency's obligation to respond to records requests or make disclosable records available. Rather, it would help ensure that agencies have a reasonable opportunity to identify responsive records, determine whether exemptions apply, protect confidential or legally protected information, and provide accurate responses.

AB 1821 would also provide limited authority to recover search and review costs for commercial use requests, while exempting requests made by educational or non-commercial scientific institutions, government agencies, and representatives of the news media. The bill would also allow an agency to petition the superior court for a determination that a request was submitted with malicious intent before imposing search and review fees in that circumstance. These provisions are aimed at preserving access for public-interest requesters while recognizing the significant staff time and public resources that may be required to process certain requests.

For Rolling Hills Estates, public records requests have increased significantly and have become more complex in recent years. In 2025, the City received approximately 45 requests for the year. For the first half of 2026, the City has already received over 60 requests, and many requests required review of thousands of citywide emails. Even when staff work diligently, weekends and holidays can materially reduce the actual time available to complete the required review. AB 1821 would provide a more realistic timeline while preserving the public's right to access disclosable public records.

California's local agency clerks, records managers, and other public records professionals see firsthand how important it is to balance prompt public access with careful legal compliance. AB 1821 supports that balance. It recognizes that public records work is not simply a matter of locating a document; it frequently requires thoughtful review to protect privacy, privileged communications, confidential information, and other records exempt from disclosure under state or federal law.

For these reasons, the City of Rolling Hills Estates supports AB 1821 and we thank you for your leadership on this most important issue.

Please do not hesitate to contact Lauren Pettit, City Clerk should you have any questions or wish to discuss our position.

Sincerely,



Greg Grammer
City Manager

cc:

Mayor and City Council, City of Rolling Hills Estates
Honorable Members of the Senate Judiciary Committee
Senator Ben Allen, 24th District
Assemblymember Al Muratsuchi, 66th District
California Municipal Clerks Association



PAUL SEO, MAYOR
STEPHEN PERESTAM, MAYOR PRO TEM
DAVID L. BRADLEY, COUNCILMEMBER
BARBARA FERRARO, COUNCILMEMBER
GEORGE LEWIS, COUNCILMEMBER

May 7, 2026

The Honorable Blanca Pacheco
California State Assembly 1021 O Street,
4510 Sacramento, CA 95814

Re: Support for AB 1821 — California Public Records Act: Agency Response Time (As Amended April 6, 2026)

Dear Assemblymember Pacheco:

On behalf of the City of Rancho Palos Verdes, I write in support of Assembly Bill 1821, which would make an important clarification to the California Public Records Act (PRA).

Current law requires an agency to produce public records within 10 calendar days, with a possible 14-calendar-day extension under unusual circumstances. Because those timeframes include weekends and holidays, agencies may not receive the full number of working days needed to conduct a careful and legally compliant review. AB 1821 would provide a more practical and consistent framework by changing those periods from calendar to business days.

Public agencies are committed to transparency and providing timely access to public records. At the same time, the volume, complexity, and format of public records have changed significantly since the PRA was first adopted. Requests now routinely involve large volumes of email, text messages, electronic files, audio and video recordings, body-worn camera footage, and other digital records that must be searched, reviewed, and, when legally required, redacted before release. This work often requires coordination among multiple departments, information technology staff, legal counsel, and records personnel.

In 2025, the City of Rancho Palos Verdes received approximately 400 requests, and many contracts, and personnel-related records. AB 1821 would provide a more realistic timeline while preserving the public's right to access disclosable public records. A business-day standard would not reduce an agency's obligation to respond to records requests or make disclosable records available. Rather, it would help ensure that agencies have a reasonable

opportunity to identify responsive records, determine whether exemptions apply, protect confidential or legally protected information, and provide accurate responses.

For these reasons, the City of Rancho Palos Verdes supports AB 1821 and we thank you for your leadership on this most important issue.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Seo". The signature is fluid and cursive, with the first name "Paul" and last name "Seo" clearly distinguishable.

Paul Seo
Mayor

cc: Honorable Members of the Assembly Committee on Appropriations
California Municipal Clerks Association



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

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

Item: 14.B.

Meeting Date: 7/13/2026

To: City Council
From: Samantha Crew, Management Analyst
Thru: Karina Bañales, City Manager
Subject: Receive and File a Status Update on the SAFE Network and SAFE Unit Information Workshop (Verbal)

Background:

None.

Discussion:

None.

Fiscal Impact:

None.

Recommendation:

Receive and file a verbal update on the SAFE Network and SAFE Unit Information Workshop.

Attachments:

None