



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

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

AGENDA
Special Planning Commission
Field Trip

PLANNING COMMISSION
Tuesday, June 21, 2022

CITY OF ROLLING HILLS
7:30 AM

-
1. **CALL TO ORDER**
 2. **ROLL CALL**
 3. **PUBLIC COMMENTS ON NON-AGENDA ITEMS**
 4. **FIELD TRIPS**
 - 4.A. **ZONING CASE NO. 22-44: REQUEST FOR APPROVAL OF A SECOND MAJOR MODIFICATION TO A SITE PLAN REVIEW TO RELOCATE THE DRIVEWAY APRON, CONSTRUCT MAXIMUM FIVE-FOOT-HIGH RETAINING WALLS, AND FOR NON-EXEMPT GRADING; CONDITIONAL USE PERMIT TO CONSTRUCT A 750-SQUARE-FOOT STABLE AND CORRAL; AND VARIANCE REQUESTS TO EXCEED THE MAXIMUM PERMITTED DISTURBANCE, CONSTRUCT A STABLE AND CORRAL IN THE FRONT YARD, CONSTRUCT IN THE FRONT SETBACK AREA, AND FOR RETAINING WALLS THAT EXCEED A HEIGHT OF 3 FEET UP TO A MAXIMUM OF 5 FEET IN THE FRONT YARD SETBACK FOR A PROPERTY Â LOCATED AT 8 MIDDLE RIDGE LANE SOUTH (LOT 254-UR), ROLLING HILLS, CA 90274 (CIMMARUSTI)**
RECOMMENDATION: Conduct a field trip and continue to the evening meeting.
 5. **ADJOURNMENT**

Next meeting: June 21, 2022 at 6:30 p.m. via teleconference.

Notice:

Documents pertaining to an agenda item received after the posting of the agenda are available for review in the City

Clerk's office or at the meeting at which the item will be considered.

All zoning case items have been determined to be categorically exempt pursuant to the California Environmental Quality

Act (CEQA) Guidelines unless otherwise stated.



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

**Agenda Item No.: 4.A
Mtg. Date: 06/21/2022**

TO: HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION

FROM: JOHN SIGNO, DIRECTOR OF PLANNING & COMMUNITY SERVICES

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: ZONING CASE NO. 22-44: REQUEST FOR APPROVAL OF A SECOND MAJOR MODIFICATION TO A SITE PLAN REVIEW TO RELOCATE THE DRIVEWAY APRON, CONSTRUCT MAXIMUM FIVE-FOOT-HIGH RETAINING WALLS, AND FOR NON-EXEMPT GRADING; CONDITIONAL USE PERMIT TO CONSTRUCT A 750-SQUARE-FOOT STABLE AND CORRAL; AND VARIANCE REQUESTS TO EXCEED THE MAXIMUM PERMITTED DISTURBANCE, CONSTRUCT A STABLE AND CORRAL IN THE FRONT YARD, CONSTRUCT IN THE FRONT SETBACK AREA, AND FOR RETAINING WALLS THAT EXCEED A HEIGHT OF 3 FEET UP TO A MAXIMUM OF 5 FEET IN THE FRONT YARD SETBACK FOR A PROPERTY LOCATED AT 8 MIDDLE RIDGE LANE SOUTH (LOT 254-UR), ROLLING HILLS, CA 90274 (CIMMARUSTI)

DATE: June 21, 2022

BACKGROUND:

Previous Approvals

On July 16, 2019, the Planning Commission adopted Resolution No. 2019-13 approving Zoning Case No. 956 for a Site Plan Review for grading of 6,790 cubic yards of cut and 5,955 cubic yards of fill with 835 cubic yards of dirt to be exported from the excavation of the basement and pool; to construct a 6,201-square-foot residence with a 3,000-square-foot basement and 880-square-foot attached garage; to construct a 1,172 square foot swimming pool; and to construct a not to exceed 5-foot-high retaining wall along the driveway; a Condition Use Permit (CUP) to construct an 800-square-foot guest house; and Variances to exceed the maximum permitted disturbance of the lot by 9.9% to up to 49.9%, where maximum permitted is 40%; and to cover 33.3% of the front yard setback with a driveway, where the maximum permitted is 20%. The driveway apron was approved by the Traffic Commission. The project also included accompanying administrative approvals to construct the following: 1) 1,222 square feet of covered porches for the residence; 2) 238-square-foot

entryway for the residence; 3) 40 square foot pool equipment area; 4) 100-square-foot water feature; 5) 400-square-foot outdoor kitchen; 6) 100-square-foot service yard area; and 7) 337-square-foot attached porch for the guest house.

On August 17, 2021, the Planning Commission adopted Resolution No. 2021-11 granting a two-year time extension for Zoning Case No. 956 to July 16, 2023. The time extension applies to the Site Plan Review, Conditional Use Permit, and Variances.

On April 19, 2022, the Planning Commission adopted Resolution No. 2022-04 approving Zoning Case No. 21-10 for a major modification to a Site Plan Review to relocate the residence and ancillary structures 30 feet to the east. The plan also converted the 800-square-foot guest house to a 1,000-square-foot accessory dwelling unit (ADU) eliminating the need for a CUP. No changes were made to the location of the driveway apron nor to the lot disturbance of 49.9%.

Zoning, Location, and Lot Description

The property is zoned RAS-2 and excluding roadway easement the net lot area is 137,810 square feet (3.16 acres) in size. The lot is vacant. The existing topography of the project site slopes down approximately 40 feet from the upper area of Middleridge Lane South to the lowest portion of the lot.

DISCUSSION:

Applicant's Request

On May 20, 2022, the property owner, Ralph Cimmarusti (Colorado St. Brand Blvd LLC), submitted a major modification request for the Site Plan Review to relocate the driveway apron, construct maximum five-foot-high retaining walls in the front yard setback, construct a new 750-square-foot stable and corral in the front yard, construct in the front and side yard setback areas, and for non-exempt grading.

The proposed project does not affect the major modification for the relocation of the residence and ancillary structures approved by the Planning Commission on April 19, 2022.

Site Plan Review

Site Plan Review is required for a second major modification to relocate the driveway apron, construct maximum five-foot-high retaining walls with an average height of two and one-half feet, and for non-exempt grading of 12,280 cubic yards as identified in Rolling Hills Municipal Code (RHMC) Section 17.46.020.

Driveway Apron

The driveway apron will be relocated from the northwestern corner of the lot approximately 200 feet to the south, which shortens the driveway length by nearly half. The total driveway will be reduced from 10,770 square feet to 6,722 square feet, and the portion of the driveway in the front yard setback will be reduced from 8,500 square feet to 4,452 square feet. This eliminates the variance request approved under Resolution No.2019-13 since the area of the driveway in the front yard setback is reduced from 33.3% to 17.4%, which is less than the 20% maximum permitted.

A secondary driveway will extend from the main driveway to the proposed stable and corral. The secondary driveway will be 10 feet wide and of a permeable material such as decomposed granite. It will be entirely in the front yard setback.

The City's traffic engineer reviewed the driveway apron and advised that landscaping not be in the sight triangle, which is defined as the sight distance 222 feet to the east and 180 feet to the west. This meets and exceeds the 155-foot distance for a 25-mph roadway and 173-foot distance for downgrades exceeding 9% slope. The traffic engineer's report is attached.

On May 26, 2022, the Traffic Commission reviewed the relocation of the driveway apron and recommended approval, 4-0, with a condition that safety improvements be included as advised by the traffic engineer. This includes a restriction that landscaping in the front easement not exceed 24 inches in height and that the front of the driveway be scored or roughened for horses.

Retaining Walls

The project includes three sets of retaining walls: a retaining wall at the stable and corral to support the building pad; a retaining wall adjacent to the driveway and motor court; and a set of retaining walls at the front of the property to support two existing mature trees. The walls will have a maximum height of five feet with an average height of two and one-half feet. The retaining walls will be located in the front yard with the wall supporting the driveway and motor court and the walls supporting the tree wells located in the front yard setback. A variance has been requested for these encroachments which is described below.

Grading

The total grading for the project is proposed to be 12,280 cubic yards (CY): 6,140 CY of cut and 6,140 CY of fill. Grading will be balanced on site. The western portion of the lot includes 961 CY of cut and 752 CY of fill for the driveway; the depth of the cut will be eight feet and the fill will be six feet. The project includes 1,740 CY of overexcavation and 1,740 CY of recompaction.

The applicant is proposing to use the excavated dirt to flatten surrounding areas. No dirt will be exported. Maximizing the amount of fill on the subject property complies with the goals of the General Plan to balance grading on site. A breakdown of the cubic yards of cut and fill is shown in Table 1.

Table 1. Grading

Area of Grading	CY of Cut	Depth of Cut	CY of Fill	Depth of Fill	Total CY of Grading
Walls	142	7.7'	224	3.8'	366
Driveway	961	8'	752	6'	1,713
Yard	230	2.7'	121	3.2'	351

Area of Grading	CY of Cut	Depth of Cut	CY of Fill	Depth of Fill	Total CY of Grading
Main Residence	128	2'	0	0	128
Basement	2,392	14.3'	0	0	2,392
ADU	191	7.1'	12	2.2'	203
Pool and Spa	306	8.1'	0	0	306
Stable	20	1'	190	4'	210
Pathway to Stable	0	0'	430	10.3'	430
Slope Grading	1,770	10	4,411	11'	6,181
Total (Grading Balanced on-site)	6,140	n/a	6,140	n/a	12,280

Source: Grading calculations provided by applicant

Lot and Building Pad Coverage

- Net Lot Area: 137,810 square feet (3.16 acres)
- Structural Coverage: 12,147 square feet or 8.8%, excluding exempt structures (20% max. permitted)
- Flatwork (including driveways and walkways): 12,812 square feet or 9.3%
- Total Lot Coverage (structures and flatwork): 24,959 square feet or 18.1%, excluding exempt structures
- Total Disturbed Area: 72,646 square feet or 52.7% of the lot (40% maximum permitted; variance required)

Variance

Zoning Case No. 956 approved under Resolution No. 2019-13 includes variance requests from Section 17.16.070 for lot disturbance and exceeding the 20% maximum permitted coverage in the front setback with a driveway. The project will increase the lot disturbance from 49.9% to 52.7%, thus necessitating a new variance. However, the project will reduce the driveway coverage in the front yard setback from 33.3% to 17.4%, thus eliminating the need for a variance since coverage will be less than the 20% maximum permitted.

The project also includes variance requests to construct a stable and corral in the front yard identified in Sections 17.18.060(A)(2) and 17.18.090(3), construct in the front yard setback area identified in Sections 17.16.110, and to construct a five-foot-high retaining wall in the side and front yard setbacks identified in Section 17.16.150(F). Findings to support the variance requests are included in the resolution.

Conditional Use Permit

Zoning Case No. 956 approved under Resolution No. 2019-13 included a conditional use permit (CUP) for a guest house. However, the guest house has been converted to an ADU eliminating the need for a CUP since ADUs are not subject to discretionary review.

Pursuant to RHMC Section 17.18.060, the proposed 750-square-foot stable with an attached

300-square-foot covered porch does require a CUP. Findings to support approval of the CUP are included in the resolution.

Environmental Review

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

Rolling Hills Community Association Review

Rolling Hills Community Association will review this project at a later date.

Traffic Commission Review

On May 26, 2022, the Traffic Commission reviewed the relocation of the driveway apron and recommended approval, 4-0. At the advice of the traffic engineer, the Traffic Commission recommended a restriction that landscaping in the front easement not exceed 24 inches in height and the front of the driveway be scored or roughened for horses.

Public Participation

No written correspondence received.

SITE PLAN REVIEW CRITERIA

17.46.010 Purpose.

The site plan review process is established to provide discretionary review of certain development projects in the City for the purposes of ensuring that the proposed project is consistent with the City's General Plan; incorporates environmentally and aesthetically sensitive grading practices; preserves 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.

17.46.50 Required Findings.

1. The Commission shall be required to make findings in acting to approve, conditionally approve, or deny a site plan review
2. No project which requires site plan review approval shall be approved by the Commission, or by the City Council on appeal, unless the following findings can be made:
3. The project complies with and is consistent with the goals and policies of the general plan and all requirements of the zoning ordinance; 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;
4. The project is harmonious in scale and mass with the site, the natural terrain and surrounding residences;
5. 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);

6. Grading has been designed to follow natural contours of the site and to minimize the amount of grading required to create the building area;
7. Grading will not modify existing drainage channels nor redirect drainage flow, unless such flow is redirected into an existing drainage course;
8. 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;
9. The project is sensitive and not detrimental to the convenient and safe movement of pedestrians and vehicles; and
10. The project conforms to the requirements of the California Environmental Quality.

CRITERIA FOR APPROVAL OF CONDITIONAL USE PERMIT

17.42.050 Basis for approval or denial of Conditional Use Permit.

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

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

CRITERIA FOR VARIANCES

17.38.050 Required Variance findings.

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

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

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

FISCAL IMPACT:

None.

RECOMMENDATION:

Conduct a field trip and continue to the evening meeting.

ATTACHMENTS: