



**AGENDA  
ADJOURNED REGULAR MEETING  
OF THE PLANNING COMMISSION  
CITY OF ROLLING HILLS  
7:30 AM  
TUESDAY, NOVEMBER 19, 2019  
MEET AT 13 EASTFIELD DRIVE AT 7:30 AM**

1. CALL MEETING TO ORDER
2. ROLL CALL
3. COMMENTS FROM THE PUBLIC ON ITEMS NOT ON THE AGENDA
4. FIELD TRIPS

**ZONING CASE NO. 960.** Request for a Site Plan Review to construct a 1,789 square foot house addition and 324 square foot garage addition, and to attach an existing 978 square foot guest house to the residence for a total of 7,519 square foot residence and 1,030 square foot garage and grading of 50 cubic yards of dirt; and a Conditional Use permit (CUP) to construct a 799 square foot guest house at a property located at **13 Eastfield Drive** (Lot 53-EF) Rolling Hills, CA, (Birkett).

**RECOMMENDED ACTION:**

Take brief public testimony and continue the public hearing to the November 19, 2019, Planning Commission evening meeting at 6:30 p.m.

5. ADJOURNMENT

*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

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

**Agenda Item No.: 4A FT**  
**Mtg. Date: 11/19/2019**

**TO: HONORABLE CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION**

**FROM: YOLANTA SCHWARTZ, PLANNING DIRECTOR**  
**MEREDITH ELGUIRA, PLANNING AND COMMUNITY SERVICES DIRECTOR**

<b>APPLICATION NO.</b>	<b>ZONING CASE NO. 960</b>
<b>SITE LOCATION:</b>	<b>13 EASTFIELD DRIVE (LOT 53-EF)</b>
<b>ZONING AND SIZE:</b>	<b>RAS-1, 3.21 ACRES (EXCL. ROADWAY EASEMENT)</b>
<b>APPLICANT:</b>	<b>MR. AND MRS. BIRKETT</b>
<b>REPRESENTATIVE:</b>	<b>DMHA, ARCHITECTS</b>
<b>PUBLISHED:</b>	<b>OCTOBER 3, 2019</b>

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The Planning Commission reviewed this case at the October 15, 2019 meeting and scheduled a field visit to the site on November 19, 2019.

## REQUEST

The applicants request a Site Plan Review to construct a 1,789 square foot house addition and 324 square foot garage addition, and to attach an existing 978 square foot guest house to the residence for a total of 7,519 square foot residence and 1,030 square foot garage and grading of 50 cubic yards of dirt; and a Conditional Use permit (CUP) to construct a 799 square foot guest house. The project includes associated major remodel and demolition of portions of the existing residence on an existing building pad, as well as miscellaneous outdoor amenities.

Previously, the applicants also proposed to widen the driveway and the apron. At this time, following consultation with the Fire Department, they propose to enlarge the turn-around area only.

## LOCATION AND LOT DESCRIPTION

### **Zoning and Land Size**

The property is zoned RAS-1 and excluding roadway easement the lot is 3.21 acres in size. For development purposes the net lot area is 2.89 acres, (125,971 sq.ft.). The lot is long and narrow, having a narrow frontage along Eastfield Drive. In addition to the residence and swimming pool, the lot is developed with previously approved stable, corral, tennis court and detached garage located in the front yard area, and a guest house in the rear. Lower Willow Springs Trail crosses the lot in the rear.

## PROJECT DESCRIPTION

### **Site Plan Review**

The applicants propose to construct a 2,767 square foot house addition, which includes attaching an existing guest house to the residence and a 324 square foot garage addition, resulting in a 7,519 square foot residence and 1,030 square foot attached garage; a 264 square feet trellis and 213 square feet entryway; also proposed is grading of 50 cubic yards of dirt. The project includes associated major remodel, construction of a barbeque, arbor in the rear of the development and demolition of portions of the existing residence to accommodate the proposed additions on an existing building pad.

### **Conditional Use Permit**

A Condition Use Permit is requested to construct a 799 square foot guest house with 85 square foot attached trellis.

### **Driveway**

The Fire Department reviewed the driveway and the driveway apron and is not requiring either one to be widened. Only the turn- around area by the garage is proposed to be widened.

## MUNICIPAL CODE COMPLIANCE

### **Lot Coverage**

The proposed structural coverage on the 125,971 square foot net lot will be 18,987 sq.ft. or 15.1% in conformance with the lot coverage limitations, (20% max. permitted); the proposed total coverage, (structures and flatworks) will be 32,120 sq.ft. or 25.5% in conformance with the lot coverage limitations, (35% max. permitted).

The residential building pad exists and is 61,679 square feet; it will have coverage of 29.5%.

### **Height**

The height of the structures will vary. The main residence is proposed to be between 18'-2" high at the maximum to about 14'-3" high at the garage. Several chimneys and a cupola

is proposed as well. The highest point of the cupola is proposed at 19'-6" and for the chimneys 19'-2".

The guest house is proposed to be 15'-5" high, plus a chimney at a maximum height to 16'-9" and the arbor will be 9'-3" high.

### **Walls**

No walls are proposed. An existing wall in the rear of the garage will remain and connect to a new service yard.

### **Grading and disturbance**

Grading is proposed at 50 cubic yards in the area of the proposed guesthouse. The lot was previously disturbed and all the additions and improvements will take place on the existing building pad. The disturbance of the lot is 56.8%, which is legal nonconforming, and no variance is required.

### **Drainage**

The lot currently drains to the rear. No new drainage system is proposed for this project, as the elevations will stay the same. The Building Department will review the project for drainage.

### **Landscaping**

A preliminary landscaping plan has been submitted with this application. This project is subject to meeting the requirement of the Water Efficient Landscape ordinance, which requires the use of low water usage plans and a prescribed water budget. Following construction, the planting and irrigation will be inspected by a City hired arborist and the applicants will be required to submit a Certificate of Compliance.

### **Guest house**

Section 17.16.210 (5) of the RH Zoning Ordinance allows guest homes with a Conditional Use Permit with the following restrictions.

- Shall not exceed 800 sq.ft.
- Shall not be located in the front yard or any setback
- A kitchenette and sanitary facility of shower, sink, toilet shall be permitted
- No vehicular access or paved parking area shall be developed within fifty feet of the guest house
- Renting of a guest house is prohibited
- Occupancy of the guesthouse shall be limited to persons employed on the premises, the immediate family of the occupants of the main residence or by the temporary guests of the occupants of the main residence. No temporary guest may remain in occupancy for more than thirty days in any six-month period.
- All requirements of this title must be complied with unless otherwise set forth in the permit or approved plan.
- A landscaping plan shall be submitted to the City of Rolling Hills Planning Department staff or Planning Commission, if requested, for approval. The plan

submitted must comply with the purpose and intent of site plan review as specified in Chapter 17.16. of this Title.

The proposed guest house meets these conditions.

**Utility Lines / Septic Tank**

All utility lines for the development are already placed underground. The Los Angeles County Public Health department will review the septic system. There are two systems on the property and the applicant intends to keep both.

**Stable/corral**

There is an existing 495 square foot stable 550 square foot corral on the property accessible from the driveway.

**Planning Commission Responsibilities**

When reviewing a development application, the Planning Commission must consider whether the proposed project meets the criteria for a Site Plan Review and Conditional Use Permit as included below.

**Environmental Review**

The project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) under Class 3, Section 15303.

**Rolling Hills Community Association Review**

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

PUBLIC PARTICIPATION

Notices of the first public hearing on October 15, 2019 were mailed to residents within 1,000'-radius of the site and published in the newspaper. Notice of the field trip and this meeting were mailed to residents within 1,000'-radius of the site. As of the writing of this report, no comments or inquiries were received.

NEIGHBORING PROPERTIES

Address	Lot Size In Acres- Excl. Roadway Easement	Size In Sq.Ft. House;
11 Eastfield	2.11	3,166
9 Eastfield	3.49	5,040
17 Eastfield	1.27	5,255
6 Eastfield	1.05	8,214
8 Eastfield	1.06	4,187
10 Eastfield.	1.18	2,906
15 Eastfield	1.56	3,257

<b>Proposed:</b> <b>13 Eastfield</b>	<b>3.21</b>	<b>7,519</b>
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### Project Summary

REVIEW	EXISTING		PROPOSED	
<u>RA-S- 1 ZONE SETBACKS</u> Front: 50 ft. from front easement line Side: 20 ft. from property line Rear: 50 ft. from rear easement line	SINGLE FAMILY RESIDENCE, GARAGE, POOL, GUEST HOUSE		MAJOR ADDITION, GUEST HOUSE, WIDENED DRIVEWAY	
Construction of a new residence/ garage requires a SPR; Guest house requires a CUP;	Residence	4,752 sq.ft.	Residence	7519 sq.ft.
	Garage	706 sq.ft.	Garage	1030 sq.ft.
	Pool/spa	964 sq.ft.	Pool/spa	964 sq.ft.
	Pool eqpm.	109 sq.ft.	Pool eqpm.	109 sq.ft.
	Guest house	978 sq.ft.	Guest house	799 sq.ft.
	Stable	495 sq.ft.	Stable	495 sq.ft.
	Porches	553 sq.ft.	Entry	213 sq.ft.
	Service yard	265 sq.ft.	Attch.	349 sq.ft.
	Tennis Court	7200sq.ft.	Trellis	
	Entry	291 sq.ft.	Outdoor kitchen	34 sq.ft.
			Service yard	113 sq.ft.
			Tennis Court	7200 sq.ft.
			Arbor	162 sq.ft.
	<b>TOTAL</b>	<b>16,313</b>	<b>TOTAL</b>	<b>18,987 sq.ft.</b>
<u>STRUCTURAL LOT COVERAGE</u> (20% maximum)	13%		18,987 sq.ft. 15.1 or % of 125,971 sq.ft. net lot area	
<u>TOTAL LOT COVERAGE</u> (35% maximum)	25.5%		32,120 sq.ft. 25.5% of 125,971 sq.ft. net lot area	
<u>BUILDING PADS (30% guideline)</u>	25.6%		61,679 sq.ft. coverage - 29.5% (w/ deductions)	
<u>GRADING</u> Site Plan Review required if excavation and/or fill or combination thereof that is more than 3' and covers more than 2,000 sq.ft.) must be balanced on site.	N/A		50 c.y. to be balanced on site	
<u>DISTURBED AREA</u> (40% maximum; any graded building pad area, any remedial grading (temporary disturbance), any graded slopes and building pad areas, and any nongraded area where impervious surfaces exist.)	71,527 sq.ft. or 56.8% of the net lot Legal-non-conforming		71,527 sq.ft. or 56.8% of the net lot Legal-non-conforming	
<u>STABLE (min. 450 SQ.FT. &amp; 550 SQ.FT. CORRAL)</u>	495 sq.ft. stable 550 sq.ft. corral		495 sq.ft. stable 550 sq.ft. corral	
<u>STABLE ACCESS</u>	From drwy		From drwy	
<u>ROADWAY ACCESS-</u>	Existing		Proposed widened driveway approach	
<u>VIEWES</u>			Planning Commission review	
<u>PLANTS AND ANIMALS</u>			Planning Commission review	

## 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.

### 17.46.050      *Required findings.*

A. The Commission shall be required to make findings in acting to approve, conditionally approve, or deny a site plan review application.

B. No project which requires site plan review approval shall be approved by the Commission, or by the City Council on appeal, unless the following findings can be made:

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

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

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

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

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

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

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

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

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

## 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:

- A. That the proposed conditional use is consistent with the General Plan;
- 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;
- C. That the site for the proposed conditional use is of adequate size and shape to accommodate the use and buildings proposed;
- D. That the proposed conditional use complies with all applicable development standards of the zone district;
- 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;
- F. That the proposed conditional use observes the spirit and intent of this title.

SOURCE:      City of Rolling Hills Zoning Ordinance.